

# REPORT TO THE CITY COUNCIL



3/8/2011

Redevelopment Agency of the City of Placerville

PLACERVILLE REDEVELOPMENT PLAN ADOPTION

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# I - INTRODUCTION

## OVERVIEW

The Redevelopment Agency of the City of Placerville (“Agency”) is proposing to adopt a Redevelopment Plan for the Placerville Redevelopment Project Area (“Redevelopment Plan”). The proposed Placerville Redevelopment Project Area (“Project Area”) is 1,077 acres and includes portions of the City of Placerville (“City”) and adjacent unincorporated territory in El Dorado County (“County”).

## AGENCY BACKGROUND

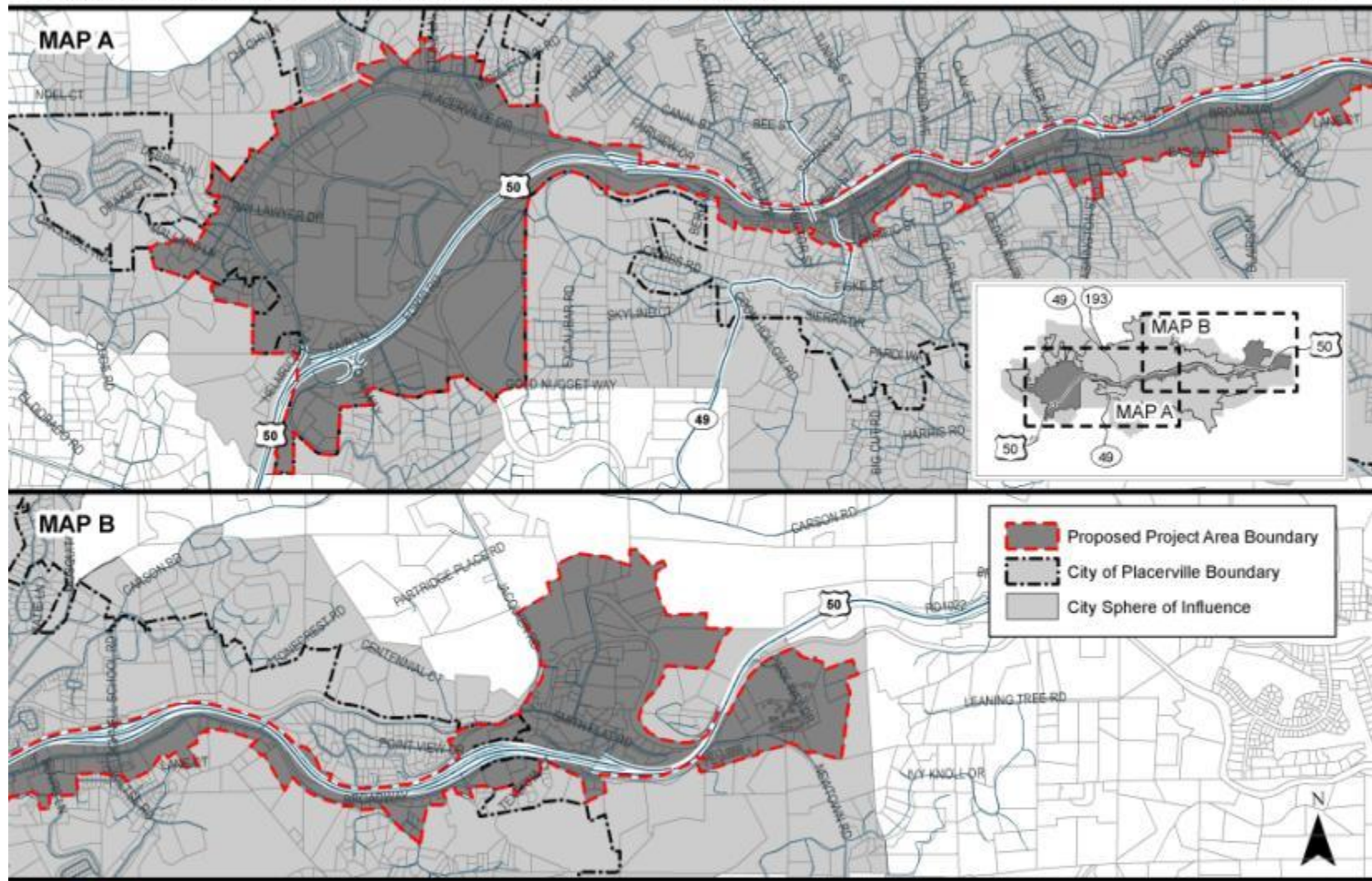
The Agency was officially established by the City Council of the City of Placerville (“City Council”) by City Council Ordinance No. 1319 on April 26, 1983. For the past 26 years, the Agency has been inactive. On August 24, 2010, the Agency was reactivated to address conditions of physical and economic blight within the City. The Agency proposes to adopt its first redevelopment project area in 2011. Exhibit i-1 presents a map of the proposed Project Area.

A portion of the proposed Project Area is located outside the City boundaries in unincorporated portions of the County, but within the City’s sphere of influence. The County has authorized the inclusion of designated County territory in the proposed Project Area. The Redevelopment Plan will be provided to the County for approval as it pertains to the designated County territory. Following approval of the Redevelopment Plan by the County and adoption of the Redevelopment Plan by the City Council, redevelopment activities will be administered by the Agency and City.

Redevelopment will allow the Agency to utilize special administrative and financial tools to revitalize the Project Area. Proposed projects and programs are described in later in Section A and Section C of this report.

PROPOSED PLACERVILLE REDEVELOPMENT PROJECT AREA

EXHIBIT i-1



**PLAN ADOPTION PROCESS**

Section 33352 of the California Community Redevelopment Law (“CRL”) (Health and Safety Code Sections 33000 *et seq.*) requires the Agency to prepare and the City Council to approve a report to the legislative body containing specified information on the proposed plan adoption. This Report to the Council (“Report”) is one of several documents the Agency must prepare during the adoption process. The Report’s primary purpose is to provide decision makers with comprehensive information concerning the proposed plan adoption. The Report, an environmental impact report, and other evidentiary documents and testimony will be considered by the Agency and the City Council at a joint public hearing. All Project Area property owners, residents, business owners, and affected taxing entities will receive notice of this public hearing by mail and through the publication of public notices in local newspapers. It is anticipated that the joint public hearing will be held on April 12, 2011 and that the Report to the City Council and other documents will be available for public review in March 2011.

The Agency has prepared other key documents in connection with preparation of the plan adoption. A Preliminary Plan was approved by the City of Placerville Planning Commission (“Planning Commission”) on September 21, 2010 and accepted by the Agency on October 12, 2010. A Statement of Preparation was sent to the State Board of Equalization, County officials, and affected taxing agencies on October 1, 2010 to notify them of the proposed plan adoption. A Preliminary Report was prepared and transmitted to the State Department of Finance, Department of Housing and Community Development, and affected taxing agencies on January 12, 2011 to provide them an opportunity to study and comment on the proposed plan adoption. The Planning Commission reviewed the proposed Redevelopment Plan and submitted their report and recommendation to the Agency and City Council at their February 1, 2011 and March 1, 2011 meetings.

**REPORT CONTENTS**

The contents of this Report are presented in fourteen sections, which generally correspond to the subdivisions presented in Section 33352 of the CRL. The sections are as follows:

- Section A: Reasons for the Proposed Plan Adoption, Including a Description of the Proposed Projects and How Such Projects will Improve or Alleviate Blight in the Project Area
- Section B: A Description of the Physical and Economic Blighting Conditions Existing in the Project Area
- Section C: Five-Year Implementation Plan
- Section D: Explanation of Why the Elimination of Blight in the Project Area Cannot be Accomplished by Private Enterprise Acting Alone or Through Financing Alternatives Other Than Tax Increment Financing
- Section E: Proposed Method of Financing, Including the Economic Feasibility of the Proposed Plan Adoption
- Section F: Method of Relocation
- Section G: Analysis of the Preliminary Plan

- Section H: Report of the Planning Commission
- Section I: Report of Community Outreach Efforts
- Section J: Statement of Conformance to the General Plan
- Section K: Environmental Documentation
- Section L: Report of the County Fiscal Officer
- Section M: Neighborhood Impact Report
- Section N: Summary of the Agency's Consultations with Affected Taxing Entities and a Response to Said Entities' Concerns Regarding the Redevelopment Plan
- Appendix 1: Additional Photos of Blighting Conditions
- Appendix 2: Five-Year Implementation Plan
- Appendix 3: Summary of Taxing Agency Consultations
- Appendix 4: County Fiscal Officer's Report

# A - REASONS FOR THE PROPOSED PLAN ADOPTION, INCLUDING A DESCRIPTION OF THE PROPOSED PROJECTS AND HOW SUCH PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHT IN THE PROJECT AREA

This Section of the Report provides an explanation of the need and reason for adopting a Redevelopment Plan for the Project Area, a background of the Project Area, a demographic profile for the Project Area, a determination as to whether the Project Area is predominantly urbanized, and a description of proposed redevelopment projects and programs and how they will alleviate blight.

The Agency desires to adopt a Redevelopment Plan for the Project Area to address blighting conditions in the Project Area, described in Section B of this Report, which only redevelopment tools and financing can alleviate. Substantial physical and economic blight exists in the Project Area, but the resources of the City alone, private enterprise, or both are insufficient to fund projects and programs necessary to alleviate blighting conditions. Because of the magnitude and costs of the proposed public improvements, the private sector is unable to solely fund capital improvements in the Project Area.

If adopted, the Redevelopment Plan would give the Agency the authority to collect tax increment revenue. Tax increment financing is the primary source of funding used to carry out redevelopment activities and undertake redevelopment projects in a redevelopment project area. When a redevelopment project area is adopted, the current assessed values of all the properties within its boundaries are designated as the base year value (pursuant to CRL Section 33328). As assessed values increase in a project area above the base year assessed values

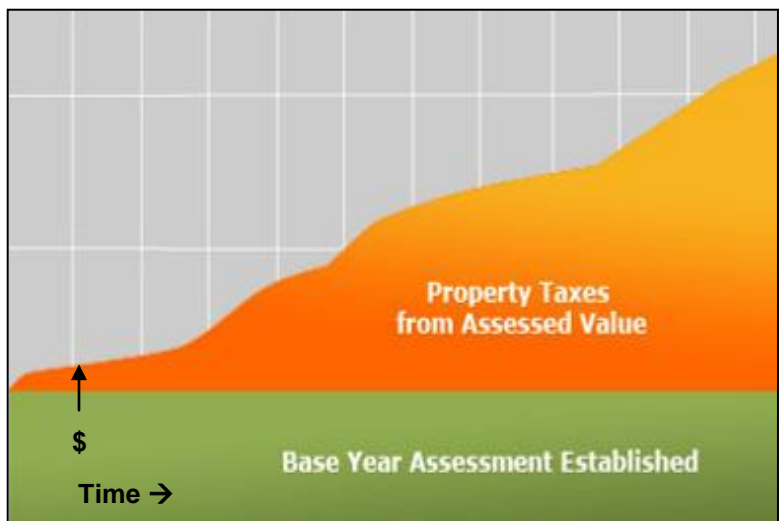


Figure 1 – Tax Increment Financing

generated, the increase in tax revenue, known as tax increment, is allocated to an agency for reinvestment back into a project area. Figure 1 is a graphical depiction of how tax increment is generated in a project area. Portions of tax increment are distributed to taxing agencies who serve the Project Area (such as schools, fire districts, and the County). The remainder of tax increment is reinvested into the Project Area to alleviate physical and economic blighting conditions. A significant portion (20 percent) is set-aside to expand and improve the community's supply of affordable housing. The remainder is used for projects and programs such as infrastructure



improvements and property improvements. A description of the Agency's proposed redevelopment projects and programs is provided later in this section.

Redevelopment has many other financial and administrative tools that can be used to alleviate blight. For example, the Agency can issue special bonds to fund redevelopment projects and programs. The Agency can also provide financial assistance to private investors to rehabilitate properties, stimulate new development, and ultimately bring in more jobs for Project Area residents and the overall region.

The Redevelopment Plan will benefit the entire community by utilizing tax increment revenue and other administrative tools to eliminate adverse conditions that hinder the viable use of the area and deter private investment. For example, redevelopment would provide the financial resources necessary to improve inadequate infrastructure such as water and sewer systems and assist with property rehabilitation, which would otherwise be imposed as a significant cost to private investors. Redevelopment of the Project Area, which contains much of the City's commercial and industrial property, is critical to fostering economic growth and job retention. The City cannot marshal sufficient funds to carry out the projects and programs required to alleviate blight in the Project Area without redevelopment due to significant losses in other sources of City revenue, such as sales taxes. Redevelopment will also help preserve and expand the City's supply of affordable housing by setting aside 20 percent of its redevelopment tax increment receipts into a Low and Moderate Income Housing Fund. This will benefit residents within the Project Area and the City as a whole by assisting Project Area residents with property improvements and increasing affordable housing opportunities.

## PROJECT AREA BACKGROUND

The proposed Project Area encompasses approximately 1,077 acres (including public right-of-way) and includes properties from within the City and unincorporated portions of the County. Approximately 75 percent of the Project Area is within the City (810 acres) and 25 percent is within unincorporated County territory (267 acres). The Project Area can generally be described in four areas of focus:

Placerville Drive – The Placerville Drive area, by virtue of its geographic location, is a distinct commercial area in the City. Its entry and exit points are at each end of the length of Placerville Drive where it intersects Highway 50. Placerville Drive is dominated by regional, neighborhood, and strip retail commercial uses, and also includes the El Dorado County Fairgrounds and many El Dorado County offices and buildings. The buildings in the Placerville Drive area were constructed after the 1930s. The Placerville Drive area includes an additional area south of Highway 50, from the eastern end of Placerville Drive to the western end of Downtown, bordered by Forni Road on the south.

Downtown – The Downtown area is one of the most defined districts in the City by virtue of the clarity of its character. The Main Street segment of the downtown has an unusually rich complement of buildings built in the 1850s through 1930s. These buildings define the overall character of the downtown area, bounded on the north by Highway 50, on the south by Miner's Ridge, on the east by Cedar Ravine, and on the west by Sacramento Street. The Downtown area also includes area south of Highway 50 from Cedar Ravine to Mosquito Road, bordered by Main Street on the south.

Broadway – The Broadway area runs in an east-west direction between Mosquito Road and Newtown Road, parallel to Highway 50 to the north. Although Broadway is a single street, it is frequently perceived as two sections, Upper Broadway and Lower Broadway, due to its different identities. Lower Broadway is largely a linear commercial strip characterized by fast food restaurants, gas stations and small cluster shopping centers. Upper Broadway includes scattered commercial enterprises including a few motels and other mixed professional and retail uses. The construction date of buildings in the Broadway area ranges from the 1880s to the 2000s.

Smith Flat/Motor City – The Smith Flat and Motor City areas are located within the unincorporated area of El Dorado County, within the City of Placerville’s sphere of influence. Smith Flat is located generally to the north of Highway 50, immediately east of the City boundaries and includes commercial and single family residential uses. The former lumber mill is also located within the Smith Flat area. Motor City is separated from Smith Flat by Highway 50 and is located generally to the southeast of Highway 50. Mobile home parks are the primary uses in the Motor City area. Most of the existing buildings in the Smith Flat/Motor City area were built after the 1930s, however two were built between 1890 and 1930.

The Project Area contains the majority of the City’s commercial and industrial businesses, as well as less than 10 percent of the City’s single- and multi-family residential properties. Table A-1 provides a summary of land uses in the Project Area. Additionally, Exhibit A-1 provides a map of land uses in the Project Area.

**Land Use** **Table A-1**

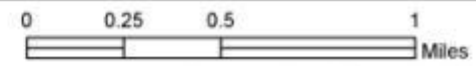
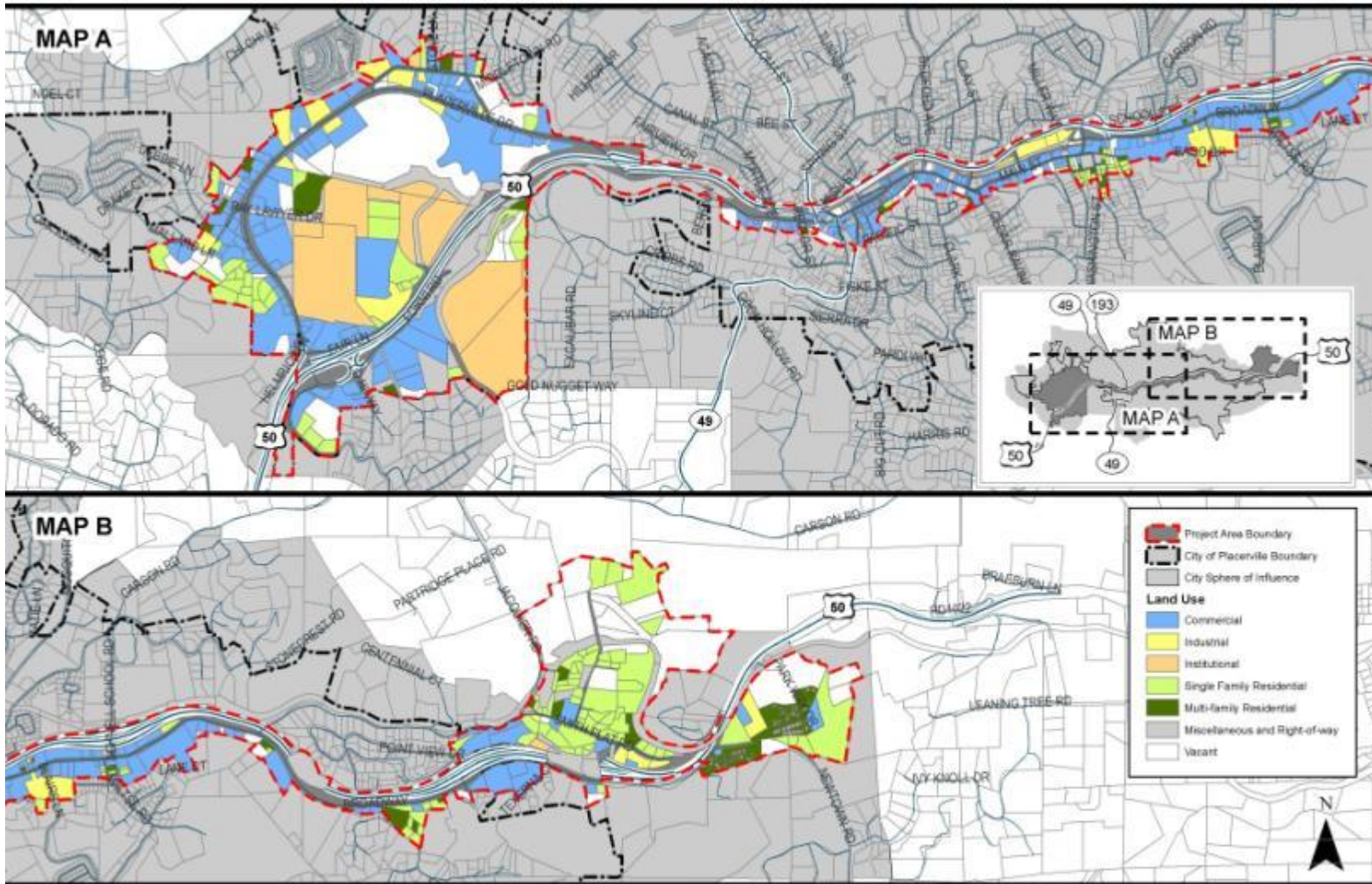
**Placerville Redevelopment Project Area**

| Land Use                  | Parcels    | Lot<br>Sq. Footage | Lot Acreage  | Percent of<br>Total Acres |
|---------------------------|------------|--------------------|--------------|---------------------------|
| Commercial                | 295        | 10,416,185         | 239          | 22.2%                     |
| <i>Retail</i>             | 249        | 9,020,481          | 207          | 19.2%                     |
| <i>Office</i>             | 46         | 1,395,704          | 32           | 3.0%                      |
| Residential               | 219        | 9,377,563          | 215          | 20.0%                     |
| <i>Single Family</i>      | 148        | 7,784,312          | 179          | 16.6%                     |
| <i>Multi-family</i>       | 71         | 1,593,251          | 37           | 3.4%                      |
| Vacant                    | 79         | 8,710,074          | 200          | 18.6%                     |
| Institutional             | 100        | 8,018,711          | 184          | 17.1%                     |
| Public Right-of-Way       | N/A        | 8,001,348          | 184          | 17.1%                     |
| Industrial                | 23         | 1,616,006          | 37           | 3.4%                      |
| Miscellaneous             | 86         | 774,234            | 18           | 1.7%                      |
| <b>Project Area Total</b> | <b>802</b> | <b>46,914,120</b>  | <b>1,077</b> | <b>100.0%</b>             |

Sources: El Dorado County Tax Roll 2010-11, RSG Field Survey, Placerville City GIS

PLACERVILLE REDEVELOPMENT PROJECT AREA LAND USES

EXHIBIT A-1



Sources: City of Placerville GIS



## PROJECT AREA DEMOGRAPHICS

The demographic profile of the Project Area illustrates the socio-economic conditions that result in the need for the plan adoption. As this Section documents, a lower median household income, higher poverty rate, higher unemployment rate and lower rates of college graduation in the Project Area indicates that the financial capacity of residents is limited, particularly when compared to nearby towns and the County as a whole. Thus, the ability to maintain and invest in property improvements is impacted. In addition, a high percentage of non-owner occupied residential units exist in the Project Area, which correlates with a lack of property maintenance. Job retention and creation is critical to improving socio-economic conditions in the Project Area. The proposed plan adoption will eliminate blighting conditions deterring private investment from the area and will stimulate job creation in the Project Area.

### Population, Households, and Median Income

Table A-2 shows the 2010 population, number of households, the median household income, and percentage of owner occupied housing units in the Project Area, City, and County. It displays information for Cameron Park, El Dorado Hills, and Shingle Springs to provide a comparison of towns close to Placerville. Data is also included for Auburn, Jackson, South Lake Tahoe and Truckee as comparison cities. The demographic data cited in this Report is obtained from ESRI Business Analyst, which is a demographic and market research company that can provide data for the specific Project Area boundary utilizing Geographic Information Systems mapping technology. ESRI Business Analyst employs a team of economists, statisticians, demographers, and analysts to provide data based on a variety of sources, including 2000 United States Census data.

**Population and Housing Comparison (2010)**

**Table A-2**

**Placerville Redevelopment Project Area**

| Location                         | Population | Number of Households | Median Household Income | % Owner Occupied Housing Units |
|----------------------------------|------------|----------------------|-------------------------|--------------------------------|
| <b>Project Area &amp; Region</b> |            |                      |                         |                                |
| Project Area                     | 930        | 360                  | \$50,900                | 52.8%                          |
| <i>City Portion</i>              | 740        | 272                  |                         |                                |
| <i>County Portion</i>            | 190        | 88                   |                         |                                |
| Placerville <sup>1</sup>         | 10,062     | 4,183                | \$51,669                | 51.5%                          |
| El Dorado County <sup>2</sup>    | 181,909    | 68,744               | \$66,079                | 58.4%                          |
| <b>Nearby Towns</b>              |            |                      |                         |                                |
| Cameron Park                     | 16,102     | 6,173                | \$73,699                | 66.7%                          |
| El Dorado Hills                  | 28,544     | 9,898                | \$107,209               | 81.8%                          |
| Shingle Springs                  | 2,911      | 1,053                | \$77,648                | 72.7%                          |
| <b>Comparison Cities</b>         |            |                      |                         |                                |
| Auburn                           | 12,414     | 5,479                | \$55,499                | 51.2%                          |
| Jackson                          | 4,049      | 1,819                | \$46,646                | 56.8%                          |
| South Lake Tahoe <sup>3</sup>    | 25,882     | 10,269               | \$46,148                | 26.1%                          |
| Truckee                          | 15,870     | 6,019                | \$71,261                | 37.5%                          |

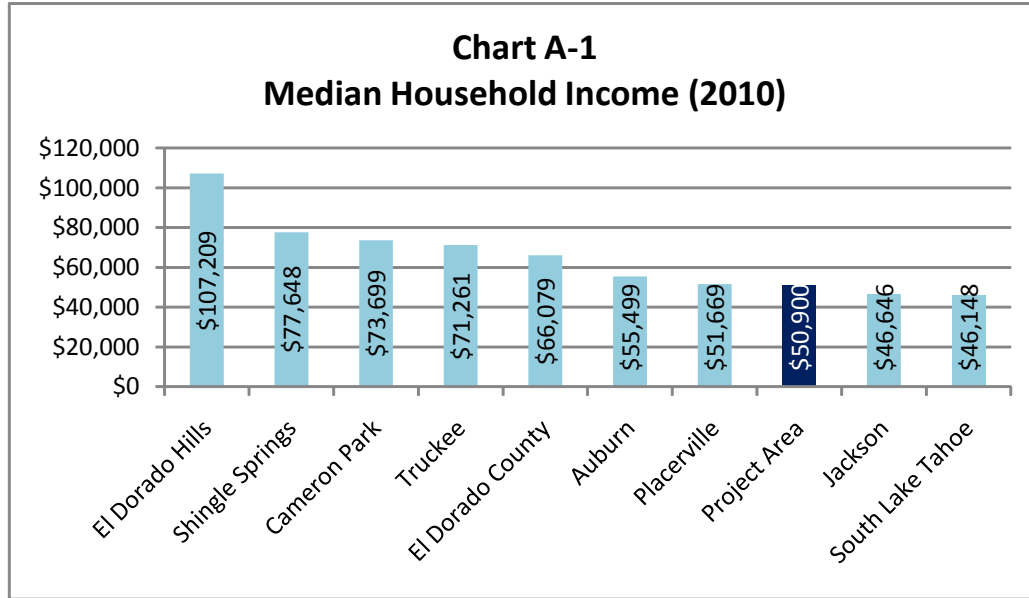
<sup>1</sup> Figures are for Placerville as a whole, including the Project Area

<sup>2</sup> Figures are for El Dorado County as a whole, including Placerville and South Lake Tahoe

<sup>3</sup> The percentage of owner-occupied homes in South Lake Tahoe and Truckee is lower due to a higher percentage of vacant homes in both communities, which may be seasonal rentals.

Source: ESRI Business Analyst Online

The Project Area has a population of 930 persons, of which 740 are within the City and 190 are in the unincorporated portion of the County. This represents 7 percent of the City’s population and less than 1 percent of the County’s population. There are 360 households in the Project Area, of which 272 are within the City and 88 are in the unincorporated portion of the County. This represents 7 percent of the City and less than 1 percent of the County’s number of households. The Project Area’s median household income is \$50,900, which is 1 percent less than the City and 23 percent less than the County’s median household income. The Project Area also has a lower median household income than all three nearby towns listed in Table A-2 and half of the comparison cities. Chart A-1 illustrates how the Project Area’s median household income compares to other areas listed in Table A-2.



Source: ESRI Business Analyst Online

Nearly half of the Project Area’s housing units are non-owner-occupied. In general, owner-occupied units are typically better maintained than rental units. According to the California Building Industry Association, “Homeowners work to maintain the value of their investment<sup>1</sup>, which translates into a greater concern for neighborhoods and surrounding communities. When citizens become homeowners, they become stakeholders as well. By increasing the number of stakeholders, communities not only enjoy increased stability, but also benefit from a new spirit of revitalization.”<sup>2</sup> Furthermore, absentee landlords often evaluate the success of their investment based on annual net operating income which results in less focus on and investment in the long-term maintenance and future livability of their properties. Thus, non-owner-occupied properties are more likely to suffer from dilapidation and deterioration. In the Project Area, an estimated 65 percent of residential properties observed to be unsafe or unhealthy due to dilapidation and deterioration (as discussed in Section B) are non-owner-occupied.<sup>3</sup>

### Poverty Levels and Unemployment Rates

Table A-3 depicts estimated poverty and unemployment rates in the Project Area, City, County, nearby towns, and comparison cities. Actual poverty rates are not available for 2010; however federal guidelines released in August 2010 by the United States Department of Health and Human Services consider families of three making \$18,310 or less as living in poverty. The average family size in all cities and towns analyzed in Table A-3 is three persons. Income data is only available for households in \$15,000 increments, thus the percentage of households making less than \$15,000

<sup>1</sup> e.g. property values

<sup>2</sup> Nevin, Alan. “Homeownership in California.” *California Building Industry Association*. 22 March 2008. 9 September 2008. < <http://www.cbia.org/go/cbia/publications/>>.

<sup>3</sup> Estimated by identifying the number of residential properties observed to be unsafe or unhealthy due to dilapidation and deterioration that have a mailing address that is different from the site address based on tax records. Owner-occupied residential homes typically have the same mailing and site address.

per year is used as a measure in this analysis. Unemployment rates shown in Table A-3 are derived by ESRI Business Analyst from the Local Area Unemployment Statistics (LAUS), Employment Projections (EP), Occupational Employment Statistics (OES), and Current Employment Statistics (CES) programs of the Bureau of Labor Statistics (BLS), as well as the American Community Survey (ACS) and Current Population Survey (CPS) from the U.S. Census Bureau. Federal statistical surveys are the principal sources for labor force trends.

**Poverty and Employment Comparison (2010)** **Table A-3**  
**Placerville Redevelopment Project Area**

| Location                         | % Households making less than \$15,000/year <sup>1</sup> | Unemployment Rate (Ages 16+) <sup>2</sup> |
|----------------------------------|--|---|
| <b>Project Area &amp; Region</b> |  |   |
| Project Area                     | 7.8%   | 22.0%                                     |
| Placerville <sup>3</sup>         | 10.4%  | 18.2%                                     |
| El Dorado County <sup>4</sup>    | 7.0%   | 13.4%                                     |
| <b>Nearby Towns</b>              |  |   |
| Cameron Park                     | 3.9%   | 11.9%                                     |
| El Dorado Hills                  | 2.9%   | 10.1%                                     |
| Shingle Springs                  | 5.9%   | 11.6%                                     |
| <b>Comparison Cities</b>         |  |   |
| Auburn                           | 10.7%  | 13.3%                                     |
| Jackson                          | 14.7%  | 12.1%                                     |
| South Lake Tahoe                 | 10.6%  | 16.5%                                     |
| Truckee                          | 3.4%   | 10.4%                                     |

<sup>1</sup> Actual poverty rates are unavailable for 2010, however federal poverty guidelines released in August 2010 consider families of three making \$18,310 or less at the poverty level. The average family size in all cities and towns in this table is three persons (rounded to the nearest whole number). Income data is only available for households in \$15,000 increments, thus the percentage of households making less than \$15,000 per year is used as a measure in this analysis.

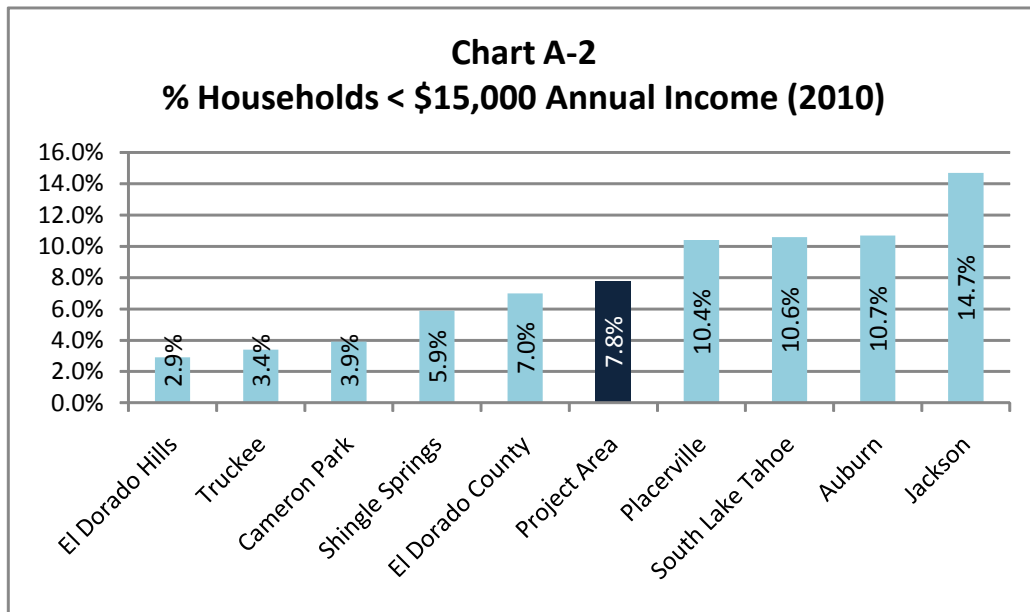
<sup>2</sup> Estimates based on data from the Local Area Unemployment Statistics (LAUS), Employment Projections (EP), Occupational Employment Statistics (OES), and Current Employment Statistics (CES) programs of the Bureau of Labor Statistics (BLS), as well as the American Community Survey (ACS) and Current Population Survey (CPS) from the U.S. Census Bureau. The California Economic Development Department reported an October 2010 unemployment rate of 17.2% for the City and 11.7% for the County, a 1-2% difference from ESRI Business Analyst Online.

<sup>3</sup> Figures are for Placerville as a whole, including the Project Area

<sup>4</sup> Figures are for El Dorado County as a whole, including Placerville and South Lake Tahoe

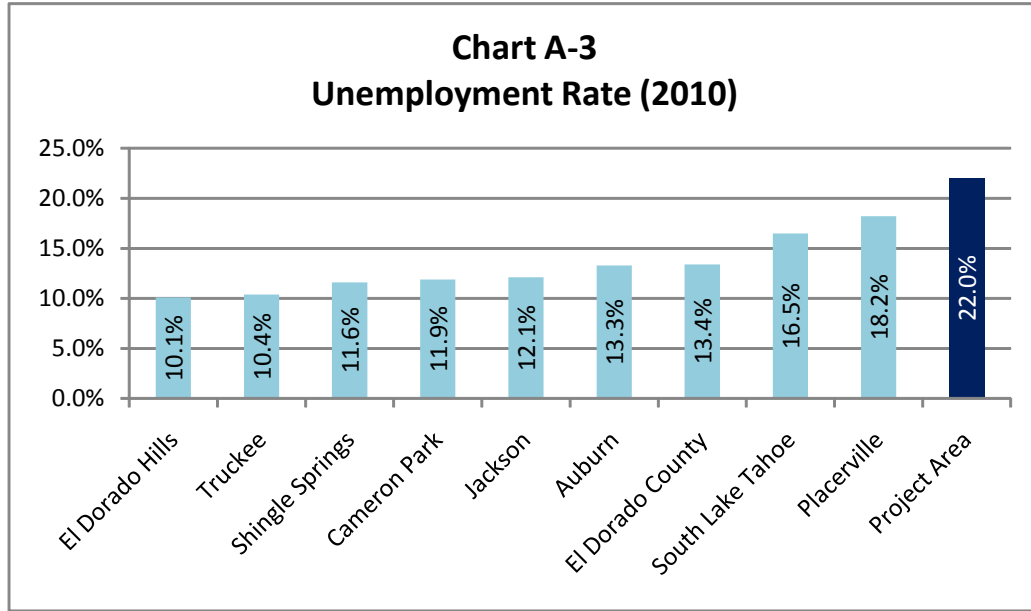
Source: ESRI Business Analyst Online

Nearly 8 percent of households in the Project Area make less than \$15,000 per year, which is less than the 2010 federal poverty level for the Project Area’s average family size. The percentage of Project Area households making less than \$15,000 per year is 11 percent greater than the County and greater than all three nearby towns and one comparison city listed in Table A-3. Chart A-2 illustrates the percentage of households making less than \$15,000 per year in the Project Area compared to other areas.



Source: ESRI Business Analyst Online

The unemployment rate in the Project Area is 22 percent based in 2010 estimates by ESRI Business Analyst, which is higher than the City (18%) and County’s (13%) unemployment rate. The Project Area’s unemployment rate is also higher than all nearby towns and comparison cities listed in Table A-3. Chart A-3 illustrates unemployment rates in the Project Area compared to other areas. The comparatively high poverty and unemployment rates for Project Area residents show that they face significant financial burdens and it is highly unlikely that they are able to afford property improvements to dilapidated and deteriorated properties as much as their counterparts in other towns or cities.



Source: ESRI Business Analyst Online

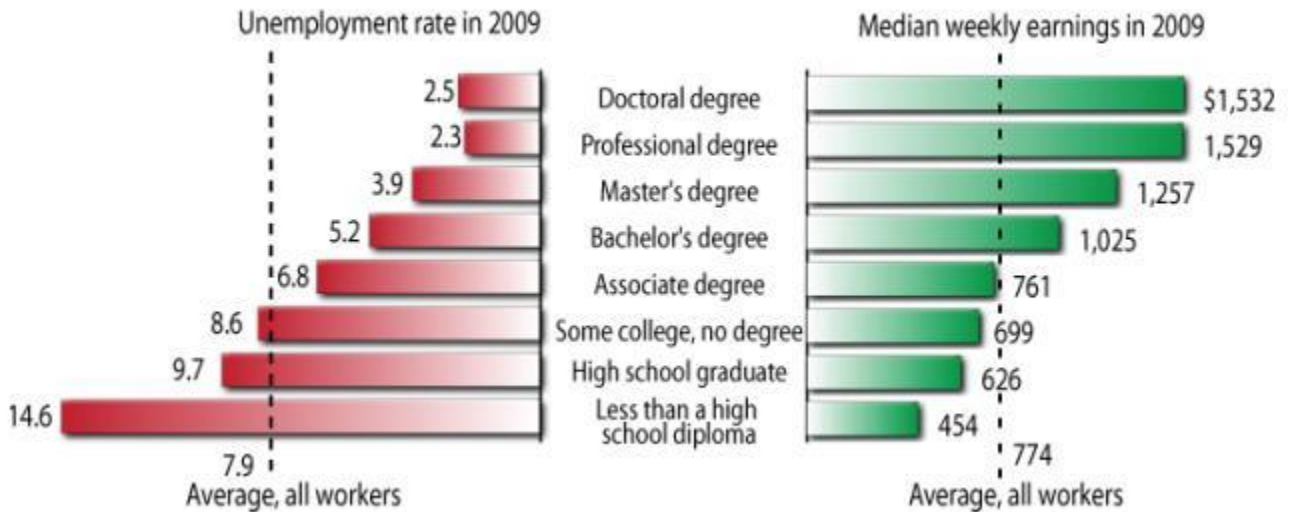
## Education

Educational attainment is an indicator of potential future household earnings and thus an indicator of the ability to invest in maintenance and improvement of real estate. Educational attainment may be correlated with household income, poverty rates, and unemployment rates. The United States Department of Labor’s Bureau of Labor Statistics (“BLS”) found that, on average, workers with a higher level of educational attainment had higher median weekly earnings and lower unemployment rates in 2009.<sup>4</sup> Chart A-4 is a graphical representation from the BLS of how educational attainment correlates wages and unemployment status.

<sup>4</sup> [http://www.bls.gov/emp/ep\\_chart\\_001.htm](http://www.bls.gov/emp/ep_chart_001.htm)

Chart A-4

# Education pays

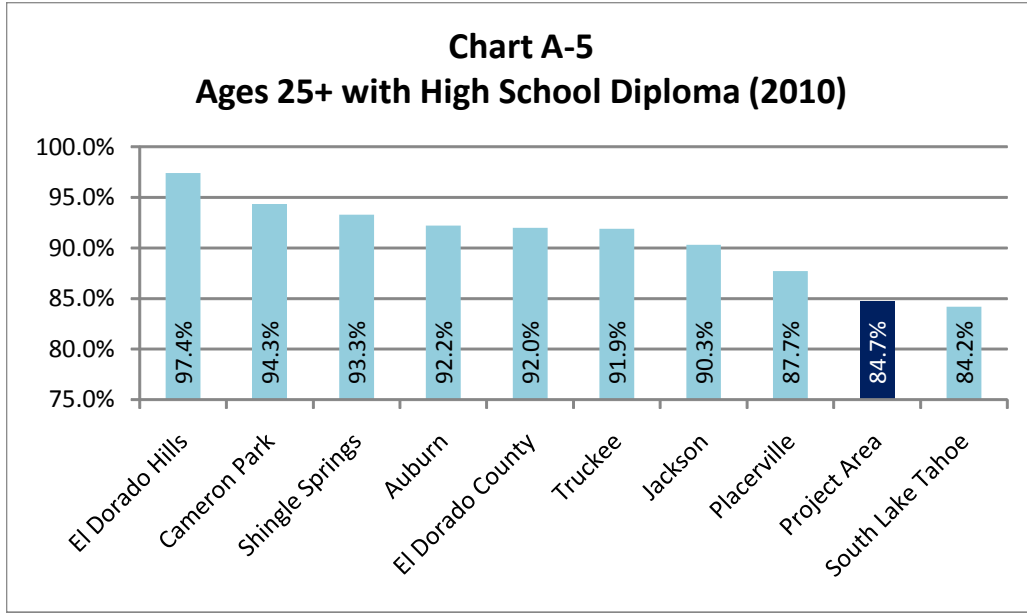


Source: Bureau of Labor Statistics, Current Population Survey

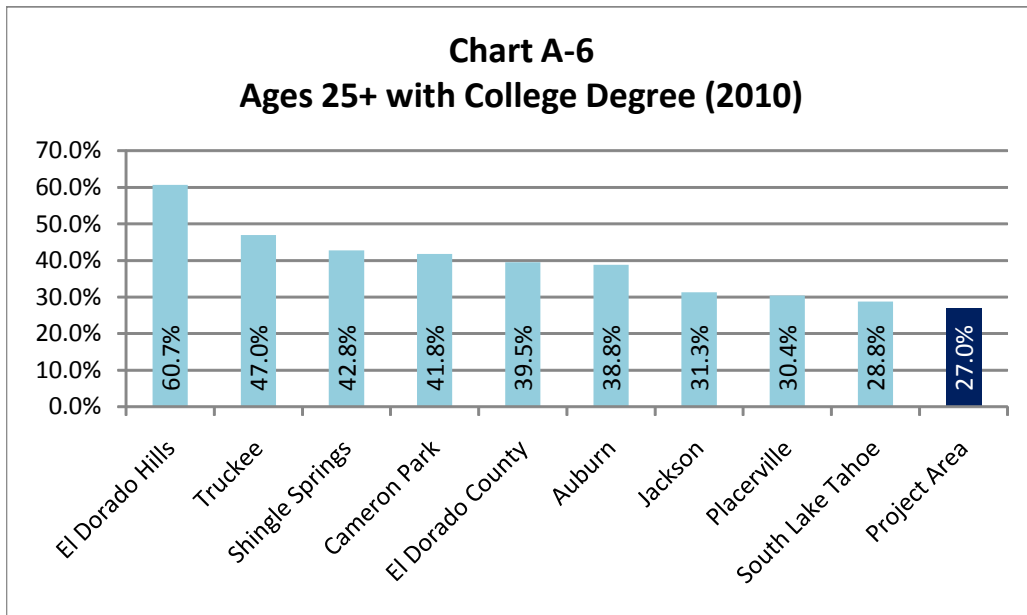
Within the Project Area, 15 percent of persons over the age of 25 do not have a high school diploma. This is 24 percent higher than the City and 91 percent higher than the County. The Project Area has a higher rate of persons over 25 with no high school diploma than all nearby towns and comparison cities used in this analysis except South Lake Tahoe, which is less than one percent higher than the Project Area. This likely due to the fact that South Lake Tahoe has an unusually high percentage of persons working in the service industry (70%, compared to roughly 50% in comparison areas)<sup>5</sup>, which may not require a high school diploma as much as other industries. The percentage of persons over the age of 25 with a college degree is less in the Project Area (27%) than the City (30%) and County (40%). Charts A-5 and A-6 illustrate the Project Area's high school and college educational attainment rate compared to other areas.

<sup>5</sup> ESRI Business Analyst Online





Source: ESRI Business Analyst Online



Source: ESRI Business Analyst Online

The City of Placerville was originally incorporated in 1854 and became the hub of the El Dorado County Government in 1857. In a dispute with the railroad, the City disbanded in 1873, but reincorporated in 1900. Today, the City's population has grown to 10,062<sup>6</sup> and the City remains the financial, commercial, civic, and government center of El Dorado County. The Project Area encompasses approximately 1,077 acres of the City's Sphere of Influence (17.1 percent of all land

<sup>6</sup> ESRI Business Analyst Online

within the Sphere of Influence) and includes the majority of the City's commercial and governmental uses. The unincorporated portions of the Sphere of Influence that are included in the Project Area include parts of Motor City, Smith Flat and smaller areas near Placerville Drive. The following analysis examines the land included in the Project Area to determine that the area is predominantly urbanized as required by the CRL.

## **A DETERMINATION AS TO WHETHER THE PROJECT AREA IS PREDOMINANTLY URBANIZED**

Pursuant to Section 33320.1(d) of the CRL, the requirement that the Project Area be predominantly urbanized applies to any project for which a final redevelopment plan is adopted on or after January 1, 1984. To qualify for inclusion in a project area, an area must be "predominantly urbanized," as defined by CRL Section 33320.1(b). An area is "predominantly urbanized" if not less than 80 percent of the land in the project area is either of the following:

- Has been or is developed for urban uses
- Is an integral part of one or more areas developed for urban uses that are surrounded or substantially surrounded by parcels that have been or are developed for urban uses.

Although the CRL specifies a percent of area that must be urbanized to qualify for inclusion into a redevelopment project, it does not specifically define "urbanized." However, several California courts have reviewed the concept of urbanization and their opinions are instructive in guiding the determination as to whether an area is predominantly urbanized. When analyzing urbanization, it is important to identify the existing land use and zoning of each parcel as well as the characteristics of the surrounding uses. Characteristics that are carefully considered include density, surrounding development, existence of public facilities, parcel size, and availability of public transit, among other things. Also, a parcel is not necessarily urbanized because it has been improved. Conversely, a vacant parcel can be considered urbanized if it meets the specific requirements to be categorized as an integral part of the urban area.

The Project Area contains urbanized land that is categorized as (1) developed for urban uses, (2) previously developed for urban uses, or (3) an integral part of an urban area.

1. Developed land in the Project Area is considered urbanized because, not only is it developed, but it is also in proximity to core urban uses, including the downtown business district, Highway 50 commercial uses and Placerville Drive commercial area. The Project Area contains 662.6 acres of land developed for urban uses.
2. Previously developed land was identified using historical aerial imagery and anecdotal information provided by City staff. Parcels considered previously developed for urban uses meet the same criteria as developed parcels. Approximately one-half acre of vacant land in the Project Area was previously developed for urban uses. It was previously a gas station according to retired City staff member Robert Shinkle.
3. Lastly, vacant land in the Project Area can be considered an integral part of the urban area. To identify integral parts of an urban area, vacant parcels of three acres or less were closely examined. Where a parcel was substantially surrounded on more than two sides by parcels

developed for urban uses, the vacant parcel was deemed an integral part of an urban use. If a vacant parcel was greater than 3 acres or was found to have more than two sides of its boundaries adjacent to vacant land, the parcel was considered vacant. The Project Area contains approximately 18.1 acres of vacant land that is an integral part of an urban area.

CRL Section 33344.5(c) requires a sufficiently detailed description of the project area to determine that the project area is predominantly urbanized. The following description responds to the requirements cited in CRL Section 33344.5(c)(1) through 33344.5(c)(6):

- The Project Area includes 1,077 acres of land within the City of Placerville and the City of Placerville Sphere of Influence.
- For the purpose of determining urbanization, the Project Area does not include any acres characterized by the conditions described in CRL Section 33031(a)(4), which is the existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes given present general plan and zoning standards and present market conditions.
- The Project Area does not include any land in agricultural use as defined by Government Code Section 51201(b).<sup>7</sup>
- The Project Area includes 212.2 acres of vacant land. A portion of the vacant land has been either previously developed (0.5 acres) or is an integral part of an urban use (18.1 acres).
- Approximately 80.3 percent of the Project Area is predominantly urbanized (864.8 acres).

Exhibit A-2 at the end of this section provides a map of the Project Area identifying parcels that are considered urbanized, integral parts of an urban use, previously developed and non-urbanized. Table A-4 provides a summary of urbanized, integral parts of an urban use, previously developed and non-urbanized land.

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<sup>7</sup> Government Code Section 51201(b) states that "Agricultural use" includes the use of land, including but not limited to greenhouses, for the purpose of producing an agricultural commodity for commercial purposes.

**Urbanization by Land Use** **Table A-4**  
**Placerville Redevelopment Project Area**

| Land Use <sup>1</sup>                    | Parcels    | Lot Square Feet   | Lot Acreage    | Percent of Total Acres |
|--|------------|-------------------|----------------|------------------------|
| <b>Urbanized Area</b>                    | <b>750</b> | <b>37,672,586</b> | <b>864.8</b>   | <b>80.3%</b>           |
| <u>Developed</u>                         | 719        | 28,863,456        | 662.6          | 61.5%                  |
| <i>Commercial</i>                        | 295        | 10,416,185        | 239.1          | 22.2%                  |
| <i>Residential</i>                       | 215        | 8,038,321         | 184.5          | 17.1%                  |
| <i>Institutional</i> <sup>2</sup>        | 100        | 8,018,711         | 184.1          | 17.1%                  |
| <i>Industrial</i>                        | 23         | 1,616,006         | 37.1           | 3.4%                   |
| <i>Miscellaneous</i> <sup>3</sup>        | 86         | 774,234           | 17.8           | 1.7%                   |
| <u>Public Right-of-Way</u> <sup>4</sup>  | N/A        | 8,001,348         | 183.7          | 17.1%                  |
| <u>Integral Part</u> <sup>5</sup>        | 29         | 786,947           | 18.1           | 1.7%                   |
| <u>Previously Developed</u> <sup>6</sup> | 2          | 20,836            | 0.5            | 0.0%                   |
| <b>Non-Urbanized</b>                     | <b>52</b>  | <b>9,241,534</b>  | <b>212.2</b>   | <b>19.7%</b>           |
| <b>Project Area Total</b>                | <b>802</b> | <b>46,914,120</b> | <b>1,077.0</b> | <b>100.0%</b>          |

<sup>1</sup> Represents existing land uses according to the El Dorado County Tax Roll. Unassigned and unknown land uses were adjusted based on RSG Field Survey observations.

<sup>2</sup> Institutional land use includes publicly owned parcels.

<sup>3</sup> Miscellaneous land use includes unassigned urbanized land uses, parking lots and unknown land uses

<sup>4</sup> Public Right-of-Way represents the total area not designated by parcel boundaries. This includes streets, railroad tracks, paved trails and highways.

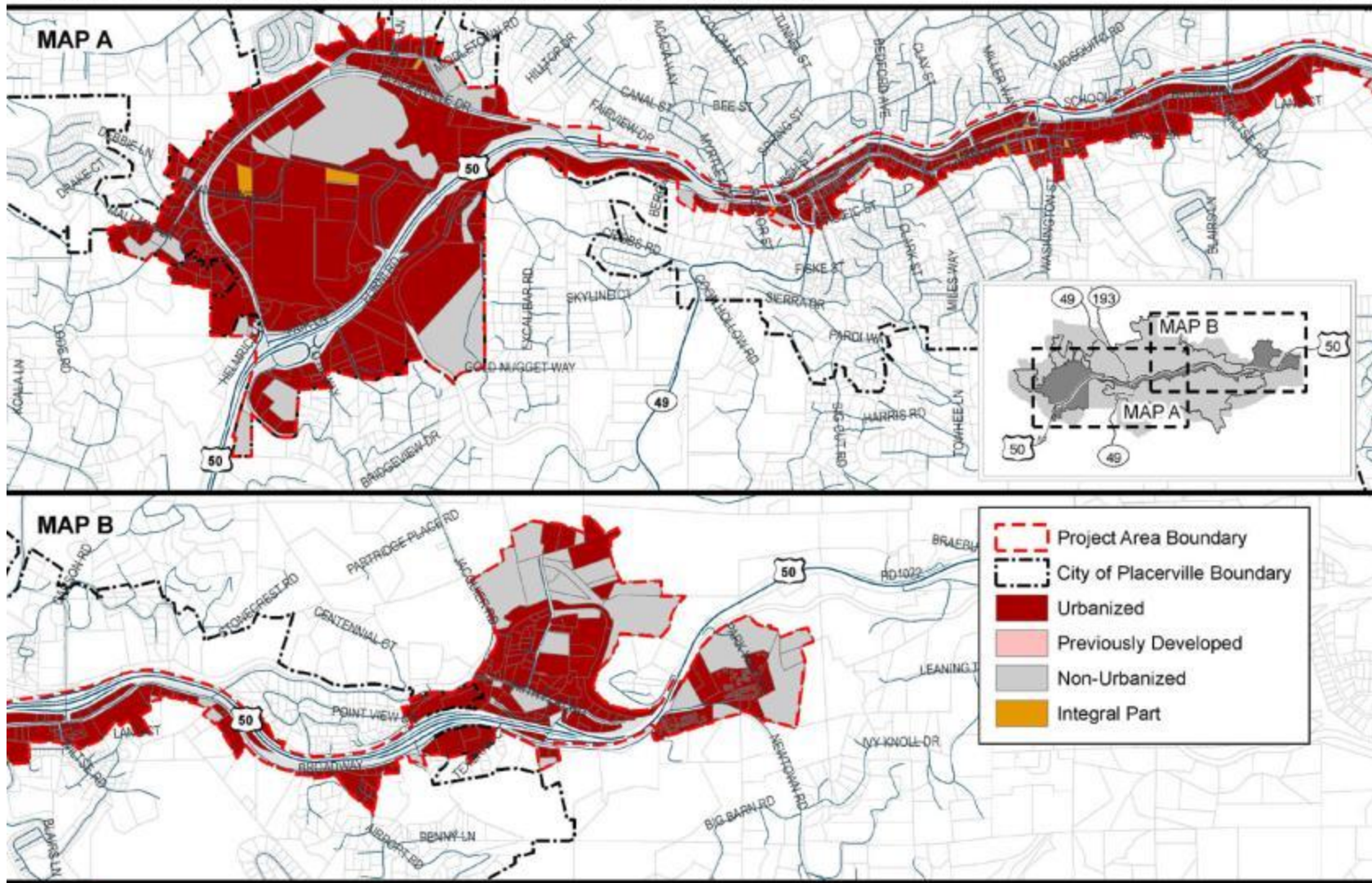
<sup>5</sup> Parcels that are an integral part of an urban area must meet the following criteria: (1) less than 3 acres, (2) adjacent to parcels with similar zoning designations, (3) and substantially surrounded by urban uses.

<sup>6</sup> Previously Developed parcels were identified by City staff.

Sources: El Dorado County Tax Roll 2010-11, RSG Field Survey, Placerville City GIS, City Staff

PLACERVILLE REDEVELOPMENT PROJECT AREA URBANIZATION

EXHIBIT A-2





## **A DESCRIPTION OF SPECIFIC PROJECTS THE AGENCY MAY PURSUE AND HOW POTENTIAL PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHTING CONDITIONS**

If the Redevelopment Plan is adopted, Project Area tax increment revenue will fund programs that will enhance property values, stimulate private investment, create jobs, supply affordable housing, and eliminate blighting conditions described in Section B of this Report. The Agency's goals intended to guide redevelopment and implementation programs in the Project Area, include:

- The elimination of blighting influences, the correction of environmental deficiencies, and the conservation, rehabilitation, and redevelopment of the Project Area.
- The enhancement and renovation of businesses within the Project Area to promote their economic viability, and the overall strengthening of the economic base of the Project Area and community.
- The cooperation of and participation by property owners, business owners, public agencies and community organizations in the redevelopment and revitalization of the Project Area.
- The provision of needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area.
- The provision of needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area.
- The attainment of an environment reflecting a high level of concern for architectural, landscape, and urban design principles.
- The conservation and preservation of buildings and structures of architectural or other historic significance to the community.
- The provision of affordable housing that serves the needs and desires of the various age and income groups of the community.
- The provision of adequate land for parking and open spaces.

The following identifies and discusses potential projects the Agency may consider over time in its efforts to improve and alleviate blight in the Project Area.

## Public Facilities and Infrastructure Improvements

As documented in Section B of this report, significant infrastructure deficiencies exist in the Project Area. The City of Placerville has several infrastructure master plans and transportation plans that are in various stages of implementation. Most of the plans have not been implemented due to lack of funding. The City has allocated a projected \$1.8 million in funding for water and sewer projects within the Project Area through its Capital Improvement budget through 2030<sup>8</sup>, however additional funding is needed. Additionally, one roundabout and two bulb-outs have been funded to implement the Main Street Streetscape Design Development Plan that is described below. No other projects or programs described in this section have been funded. Redevelopment funds are needed to alleviate public facilities and infrastructure deficiencies in the Project Area through the implementation of the plans described below. Tax increment generated in the Project Area can be leveraged for public improvements and facilities that benefit the entire Project Area and the community as a whole, and not just individual development projects. By upgrading infrastructure to support existing and future development, the Agency will create an environment that stimulates private investment and is responsive to market opportunities. The Agency estimates \$8.2 million in project costs for public facilities and infrastructure improvements throughout the life of the Project Area. This includes the estimated \$6.7 million required to implement infrastructure improvements as outlined in Table B-5 in Section B of this report. The plans and documents are summarized below:

### ***Main Street Streetscape Design Development Plan – July 2005***

This plan covers the historic Main Street downtown area. The primary objectives of the plan are to:

- Preserve and enhance the historical character and assets of Downtown.
- Improve the pedestrian shopping experience and thus bolster Downtown's retail economic viability.
- Develop a plan that is aesthetically cohesive and economically viable, a plan that can be implemented through a multi-phase and multi-year effort.

The major elements in the proposed improvements consist of the conversion of the area adjacent to the existing Bell Tower into a public plaza with significant public transit oriented facilities; accessibility improvements at the street intersections; widening of the pedestrian walkways, such as bulb-outs; addition of planting areas and accent planters; pavement textures at the crosswalks and other significant pedestrian spaces along Main Street; monument signs, new street lights, benches, and other character appropriate street furniture; areas for outdoor dining; and a roundabout at the intersection of Main Street and Clay Street. While a portion of the bulb-outs and the roundabout were recently funded, none of the other improvements proposed in the Main Street Streetscape Design Development Plan have been funded or implemented. The City does not have a funding source for these projects and cannot afford the improvements without redevelopment.

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<sup>8</sup> Projects with \$1.8 million in funding allocated within the City's Capital Improvement budget through 2030 include a Wiltse Road pressure reducing station (\$100,000 in 2012-13), Sacramento Street water line replacement (\$220,000 in 2015-2020), Main Street sewer lining (\$280,000 in 2013-14 to 2014-15), Wiltse Road/Orchard Street area sewer replacement (\$200,000 in 2025-2030), and Broadway trunk line replacement from Blairs Lane to Broadway Court (\$1 million in 2025-2030). These are projected amounts subject to change.

**Broadway Village Corridor Multi-Modal Implementation Plan – February 2010**

This plan covers an area of Broadway from Main Street to Smith Flat Road. It is intended to address four primary themes:

- The Plan includes proposals for improved non-motorized transportation facilities and improved landscape, streetscape, and transit facilities that encourage transit, bicycle, and pedestrian travel.
- The Plan develops a strategic short, mid, long range and future vision for improved transportation and land use throughout the Broadway Village Corridor.
- The Plan proposes safety, mobility, and operational improvements to improve safety and vehicular circulation along the Broadway Corridor through intersection improvements and improved access to businesses along the Corridor.
- The Plan will help take the previous planning efforts from concept to implementation.

Implementation of the Plan recommendations will:

- Improve safety, access, and mobility for pedestrians.
- Improve safety, access, and mobility for bicyclists.
- Promote the use of public transportation by providing efficient, accessible transit facilities and links to commercial businesses.
- Improve safety and efficiency for automobiles through infrastructure improvements.
- Reduce traffic congestion and greenhouse gas emissions through infrastructure improvements.
- Create an environment conducive to multi-modal transportation.

None of the improvements proposed in the Broadway Village Corridor Multi-Modal Implementation Plan have been funded or implemented. The City does not have a funding source for these projects and needs redevelopment to afford improvements.

**Placerville Drive Multi-Modal Corridor Mobility Study – January 2009**

This community-based transportation study focuses on Placerville Drive between the limits of the Placerville Drive-Forni Road interchange on the west and the Placerville Drive/Highway-50 interchange on the east.

The recommended/adopted roadway concept consists of changing the existing 2-lane and 3-lane roadway which has no median control or landscaping and serves as a “regional/commuter” facility into a “destination/downscaled” roadway. The new roadway will have a landscaped median, controlled left-turns at select locations and intersections, and will include sidewalks, bicycle lanes and room for transit service needs. In addition, Hangtown Creek Bridge will be reconstructed and is envisioned as widened for 4-lanes, yet utilized as a 2-lane facility until the additional capacity is required for traffic service. The adopted cross-sections consist of the following components:

- At the Highway-50/Forni Road/Placerville Drive, implementation of the proposed interchange redesign as previously adopted by the City of Placerville.
- Between Highway-50/Forni Road/Placerville Drive interchange to Ray Lawyer Drive, implementation of a 4-lane cross-section plus bike lanes and medians.



- Between Ray Lawyer Drive and Cold Springs Road, a wider than required 2-lane cross-section plus bike lanes and medians that is “convertible” to a 4-lane cross-section plus bike lanes and medians. The conversion is slated to occur if and when necessary as dictated by traffic volumes. Improvements elsewhere in the corridor may provide alternate opportunities for regional travel.
- Between Cold Springs Road and the Highway-50/Main Street/Placerville Drive interchange, a 2-lane cross-section plus bike lanes and medians.

The new roadway has not been funded due to lack of financial resources at the City. Redevelopment is needed to fund these improvements.

***Placerville Drive Development and Implementation Plan  
Final Preferred Vision Plan – March 2009***

This Final Preferred Vision Plan proposes an intensification and mix of land uses in order to attract more businesses and patrons to the area. It includes more public open spaces, new lane configurations for Placerville Drive, continuous sidewalks and bike lanes, as well as a multi-modal transportation facility. The Plan also describes the streetscape beautification program to enhance the attractiveness and safety of the corridor for pedestrians, bikes and vehicles alike. The three aspects of the streetscape discussed in the report include:

- Broader circulation changes.
- Future travel lane configuration changes.
- Character and amenities to be provided such as landscaping and furnishings.

Redevelopment is needed to fund the improvements proposed in the Placerville Drive Development and Implementation Plan, as the City does not have other funding sources to finance this project.

***Storm Water Management Plan – June 2005***

The Storm Water Management Plan was put in place to educate the public on storm water impacts, involve the public in decision making, eliminate and detect illicit discharge, control construction site storm water runoff, manage storm water runoff in new construction and redevelopment, and prevent pollution. The Storm Water Management Plan provides a detailed list of required activities, maintenance procedures, and other practices designed to prevent or reduce storm water pollution.

***City of Placerville Water Master Plan – December 2005***

The City Water Master Plan analyzed the general hydraulic characteristics of the water system, determined existing and future deficiencies in the system, and recommend improvements with cost estimates. In general, the recommendations provided in the Water Master Plan include improvements to the pressure control equipment, pipelines, and pump stations.

***City of Placerville Sewer System Master Plan – July 2006***

The City Sewer System Master Plan assessed the adequacy of the City’s Trunk Sewer System for current and future land use. The Sewer System Master Plan recommends that the City perform additional activities, including test area drains and catch basins, monitoring of wet weather flows,

establishment of a new manhole numbering system, completion of a full master plan and compliance with the Statewide General Waste Discharge Requirements.

### ***Hangtown Creek Master Plan – January 2007***

Hangtown Creek Master Plan provides goals and policies to improve water quality using watershed-based water management policies. Hangtown Creek Master Plan's recommended activities include removal of the sewer line from Hangtown Creek, establishment of setbacks from Hangtown Creek and associated waterways, day-lighting of Hangtown Creek and its tributaries, restoration of the habitat around Hangtown Creek, providing public access and connectivity along the greenways, education of property owners and public volunteers, and the establishment of a creek celebration day.

### ***Summary of Public Facilities and Infrastructure Improvements***

Based upon the existing plans and potential future plans, the following public facilities and infrastructure projects are intended to upgrade infrastructure to current standards, remove costly impediments to stimulate private development, improve public safety, and improve transportation and pedestrian safety. They include, but are not limited to:

- Traffic/circulation Projects: roadways, landscape, street lights, decorative and handicapped accessible crosswalks and intersections, transit improvements, interchanges, curbs, gutters, sidewalks, bridges, parking, traffic signals, bicycle paths, streetscape improvements, street medians, street furniture, utility undergrounding, and trails.
- Water, sewer and drainage improvement projects: upgraded sewer and drainage systems, new and replaced sewer and drainage pipelines, sewer parallels, monitoring systems, wastewater and sewer pump and treatment facilities, flood control systems, improved water storage and distribution facilities, and improved pressure control equipment. In addition, as the City extends its service to the sphere of influence, approximately 16,000 linear feet of the Trunk Sewer System would need to be upsized, rehabilitated and/or replaced.

### **Community Facilities Program**

The Agency desires to include a Community Facilities Program that focuses on the need for new or improved community facilities such as fire station(s), police station(s), parks, community centers, libraries, and cultural facilities. These projects are long-term in priority and are intended to encourage further investment and generally improve the quality of life for Project Area residents. The Agency estimates \$2 million in project costs for public facilities and infrastructure improvements throughout the life of the Project Area.

### **Commercial Development and Economic Revitalization Activities**

These projects and programs seek to complement the Agency's goals for urban revitalization by supporting economic development activities to retain, expand, and attract businesses in the Project Area. As documented in Section B of this report, Project Area properties suffer from depreciating property values. In addition, several of these commercial development and economic revitalization activities can remove many of the physical blighting conditions documented by partnering with property owners, tenants, and business owners to not only implement economic development activities, but also make physical improvements to properties and buildings. The Agency estimates

\$6.9 million in project costs for commercial development and economic revitalization activities through the life of the Project Area.

### ***Public/Private Development Program***

Public/private coordination occurs when the Agency participates in significant private development projects through an Owner Participation Agreement (OPA), Disposition and Development Agreement (DDA), or land assembly to assist with new development or the expansion of existing development. These activities will help facilitate private investment and reinvestment in the Project Area that could not otherwise be funded by the private sector alone.

In certain circumstances, the Agency could assemble small, underutilized, and/or poorly configured parcels into sites suitable for new development, and thereafter sell and/or lease property for private development. Land assembly would likely take place in response to property owner or developer initiated efforts to assemble the property needed for the expansion of existing uses or for the creation of sites capable of development for new uses. The Agency may also choose to participate in the acquisition of property for infrastructure or public facilities purposes, which would primarily benefit the Project Area.

The program may also include site preparation activities such as demolition and clearance, site preparation, relocation assistance, and assistance for environmental remediation. The Agency will provide relocation assistance as required by State or Federal laws and regulations, when applicable. This will ensure that uniform, fair, and equitable treatment is afforded to displaced businesses and residents as a result of land assembly.

The implementation of this program will improve the overall quality and aesthetics of the Project Area by improving existing buildings or by developing new contemporary facilities, which will alleviate related blighting conditions while increasing the overall value of the property.

### ***Targeted Business Recruitment Program***

This program would create incentives for the recruitment of specific types of businesses that would provide goods and services that are desired by the community. Types of incentives include land acquisition, land cost write-downs, and low-interest loans for commercial rehabilitation, infrastructure improvements, a faster and more flexible permitting process, or other authorized activities. In addition, the Agency would like to attract businesses that will create well paying jobs in industries with strong future growth potential.

### ***Downtown Revitalization Program***

The historic downtown Main Street area's abundance of history and architectural character provides an excellent background for Main Street as a recreational shopping and dining destination. Consequently, the preservation and enhancement of Main Street's unique character is key to Downtown's continued retail success. The Downtown Revitalization Program would create incentives for property owners to improve their building facades as well as assist with health and safety issues by bringing the buildings up to current building code. In addition, the Agency could fund infrastructure improvements in the Downtown area to alleviate substandard infrastructure deficiencies such as reduced fire flows. Special emphasis would be given on preserving historic buildings by making them safe to occupy.

### ***Business Revitalization Program***

The Business Revitalization Program would be developed to provide assistance to businesses in the Project Area to encourage restoring, modernizing, and improving the façades of commercial structures to enhance the attractiveness and visibility of the area. By eliminating physical deterioration and improving the substandard (obsolete) appearance of the commercial buildings and surrounding sites, more patrons will be attracted which will improve retail sales.

In addition, redevelopment funds could be provided to assist the business associations for Placerville Drive, Main Street and Broadway with marketing, beautification, special events, business recruitment and outreach, and other eligible activities.

### **Environmental Remediation and Brownfields Revitalization**

Properties with hazardous waste contamination have impaired property values as documented in Section B of this report. Hazardous waste contamination can severely delay the disposition and development of a property due to testing, remediation, difficulty in resolving existing or potential liability issues, and difficulty in obtaining financing for clean-up. Remediation of property that contains environmental contaminants and hazardous materials can often exceed the funding capacity of the private sector. Because of the lengthy and costly process to remediate a hazardous waste site, these properties are often left underutilized and have impaired property values. The Agency possesses unique powers under the Polanco Redevelopment Act (CRL Sections 33459-33459.8) to transfer and mitigate legal and financial liabilities that would otherwise deter a property owner or developer from seeking to better utilize brownfield sites. These projects and programs seek to mitigate environmental threats to public health and safety, and transform contaminated, underutilized properties, otherwise known as “brownfields,” into productive assets of the community. The Agency estimates \$2.1 million in project costs for environmental remediation and brownfields revitalization through the life of the Project Area.

These Programs will also help the Agency address existing blighting conditions by improving impaired property values, stimulating private investment and reducing significant risks to the health, safety, and welfare of Project Area residents and workers near contaminated properties. By making concentrated efforts in the remediation of hazardous materials and contamination, the Agency will assist in the creation of more viable locations for the private sector to create more employment and residential options in the Project Area and Citywide.

### **Affordable Housing**

Pursuant to CRL Sections 33334.2, 33334.3, 33334.4 and 33334.6, the Agency is required to deposit 20 percent of the gross tax increment it collects annually into the Low and Moderate Income Housing Fund for the creation and improvement of affordable housing. Because these funds are 20 percent of the actual tax increment collected, the Agency has estimated the set aside amount to address affordable housing is approximately \$7.6 million. The City of Placerville 2008-2013 Housing Element (“Housing Element”) identified several goals related to affordable housing.

- Goal A: To Designate Sufficient Land to Accommodate Placerville’s Share of El Dorado County’s Future Housing Needs. This goal includes the objective to produce additional housing units, including low, very-low, and extremely-low housing units.

- Goal B: To Facilitate the Development of Housing for Special Needs Households. This goal includes program objectives to: identify a site and funding for an additional emergency shelter or transitional housing facility, if necessary, to meet local needs; to improve housing accessibility for persons with disabilities; and to assist in the development of at least one senior housing project.
- Goal C: To Facilitate the Development of Housing Affordable to Lower- and Moderate-Income Households. This goal includes program objectives to: complete at least one housing development that provides very-low, low, and moderate income housing units for workforce housing; increase awareness of density bonuses and other incentives to affordable housing; increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services; reduce the initial cost-impact of City fees on affordable housing projects; continue to work with non-profit developers in the area to develop self-help housing by adding new very-low and low income housing units; and to design a first-time homebuyer program to assist very-low, low, and moderate income households.
- Goal D: To Promote Equal Housing Opportunity for all Residents. This goal's objective is to increase community awareness of fair housing.
- Goal E: To Preserve the Existing Housing Stock. This goal includes program objectives to: promote the City's low-interest and deferred-payment loans for low-income housing rehabilitation for owner-occupied and renter-occupied units; maintain a relatively current and relevant database of housing conditions identifying areas to target code enforcement, rehabilitation assistance, and neighborhood improvement efforts; correct building code violations before they become serious health and safety hazards to human habitation; and to preserve the historic/architectural integrity of historic residential structures.
- Goal F: To Conserve Existing Affordable Housing Opportunities. This goal includes program objectives to: increase rental property owner participation in the Housing Choice Voucher Program; preserve existing "at-risk" subsidized affordable rental housing units; preserve mobile home park spaces if determined to be feasible, access funds for mobile home park improvements and potential conversion to tenant ownership, if desired by park owner and residents.
- Goal G: To Promote Residential Energy Conservation. This goal includes the applicable program objective to increase the energy efficiency of older residential structures and reduce energy costs.

In addition, the El Dorado County 2008-2013 Housing Element identifies similar goals for the unincorporated portions of El Dorado County, which include the Smith Flat and Motor City areas of the Project Area. The Agency may assist in a variety of programs to increase, improve or preserve affordable housing as identified by and to implement the Housing Element as follows:

**Production**

This program would assist with the implementation of Goals A, B, and C of the Housing Element. The Agency can make loans and grants from the Low and Moderate Income Housing Fund to non-

profit and for-profit developers for the new construction or rehabilitation of affordable housing. Loans can be made on a deferred payment and/or below market interest rate basis.

The Agency can also participate in land acquisition, land cost write-down, developer recruitment, credit enhancement, identifying and developing infill housing, rehabilitating existing units and converting them to affordable units, purchasing affordability covenants, and other participation to cause affordable housing to be developed. Such affordable housing could be rental or ownership housing.

### ***Preservation***

The Agency would offer low-interest or no-interest loans or grants to assist low and moderate income homeowners in making repairs to existing residences, including mobile home parks. Such repairs would consist of correcting health and safety violations, re-landscaping, and re-painting. This preserves the affordability of the housing and extends its lifespan, as well as improving the area. Additionally, such programs can be extended to owners of rental properties to make repairs to affordable rental housing. In either case, covenants must be recorded to keep these properties affordable for the time period required by CRL. This program would assist with the implementation of Goals E and F of the Housing Element as well as address unsafe and unhealthy buildings identified in Section B of this report.

### ***Affordability Assistance***

These programs can involve direct subsidies to lower the cost of producing housing or first-time homebuyer programs to assist very low to moderate income families with mortgage assistance for the purchase of a home. The latter can take the form of a deferred loan with a low interest rate and equity sharing provisions. When the home is sold, the loan and equity share would be used to help another first-time homebuyer. Senior households in the low to moderate income category may also be targeted in such programs. This program would assist with the implementation of Goals C and F of the Housing Element.

### **Program Blight Elimination**

As outlined in Table A-5, the estimated costs of programs needed to address physical and economic blight in the Project Area is approximately \$26.8 million. Table A-5 outlines the estimated amount for each program and how each program will address the various conditions of physical and economic blight in the Project Area.



**Project Area Program Blight Elimination  
Placerville Redevelopment Project Area**

**Table A-5**

| PROGRAM NAME  | PROGRAM COST          | How Program Will Address Blight |                                 |                             |   |                            |                 |
|---|-----------------------|---------------------------------|---------------------------------|-----------------------------|---|----------------------------|-----------------|
|   |                       | Physical                        |                                 | Economic Blight             |   |                            |                 |
|   |                       | Unsafe and Unhealthy Buildings  | Conditions Hindering Viable Use | Depreciated Property Values | Impaired Property Values due to Hazardous Waste | Abnormally Low Lease Rates | High Crime Rate |
| <b>Public Facilities and Infrastructure Improvements</b>        | \$8.2 million         | X                               | X                               | X                           |   | X                          | X               |
| <b>Community Facilities Program</b>                             | \$2 million           |                                 |                                 | X                           |   | X                          | X               |
| <b>Commercial Development and Economic Revitalization</b>       | \$6.9 million         | X                               | X                               | X                           |   | X                          | X               |
| <b>Environmental Remediation and Brownfields Revitalization</b> | \$2.1 million         |                                 |                                 | X                           | X   |                            |                 |
| <b>Affordable Housing</b>                                       | \$7.6 million         | X                               |                                 | X                           |   |                            | X               |
| <b>TOTAL</b>  | <b>\$26.8 million</b> |                                 |                                 |                             |   |                            |                 |

By adopting the proposed Plan, the Agency will collect tax increment revenue in the Project Area providing necessary funding to implement blight eliminating programs in the Project Area. Without this revenue, the Agency would not be able to assist the private sector with revitalization of the Project Area. In addition, the proposed Plan provides the Agency with the ability to work towards the removal of blight and provide for affordable housing opportunities in the Project Area. As discussed later in Section D of this Report, Project Area blighting conditions cannot reasonably be expected to be reversed or alleviated by private enterprise, governmental action, or both without redevelopment and tax increment financing. Implementing the identified programs will signal to the private development community and the public at large the Agency’s commitment to the Project Area, and provide a catalyst for new private investment and reinvestment.

# B - DESCRIPTION OF THE PHYSICAL & ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

## OVERVIEW

This Section describes the physical and economic blighting conditions that exist in the Project Area and how redevelopment will help.

## PROJECT AREA PHYSICAL AND ECONOMIC BLIGHTING CONDITIONS SUMMARY

Below is a summary of the physical and economic blighting conditions affecting the Project Area. Later sections of this Report describe each condition in greater detail and explain why redevelopment is needed to alleviate blight. Exhibit B-1 shows the location of physical and economic blighting conditions in the Project Area.

### Physical Blight

- From August 2008 through August 2010, the Project Area had 56 serious code violations causing a building to be unsafe or unhealthy. A majority (73 percent) of the serious code violations in the Project Area are unpermitted construction violations. Other major categories include substandard utilities and deterioration, dilapidation and general neglect. The violations are spread throughout the Project Area.
- RSG found 116 parcels with visible conditions of serious deterioration and dilapidation in the Project Area that cause a building to be unsafe or unhealthy. Of the 116 parcels, approximately 52 percent exhibited two or more conditions of serious deterioration and dilapidation.
- The Project Area has 207 parcels that intersect a 100-year floodplain, placing buildings at a higher risk of flooding. According to City staff, 116 parcels in the Project Area experience problems with excessive dampness and/or flooding on an annual basis that result in health and safety problems. The dampness and flooding create serious health and safety problems such as mold and mildew and rodent infestations. Excessive dampness and flooding also compromise the structural integrity of buildings because it leads to wood rot and cracking of exterior walls.
- A majority of the Project Area (73%) is in a Very High Hazard fire zone as classified by Cal Fire. The remainder of the Project Area is within a High Hazard zone (14%) and Moderate Hazard zone (13%). Three locations in the Project Area along Main Street and Broadway (between Schnell School Road and Placerville Drive) have inadequate fire flow capacity. The lack of an adequate fire flow puts structures and lives at risk due to the City water



system's inability to supply the fire district with adequate infrastructure to extinguish potential fires.

- Portions of the existing sewer system are currently inadequate. Several locations experience surcharges, a condition where water and sewage rises above the top of the pipe and, depending upon conditions, may begin to rise in the connecting manholes where the pipe is charged. Surcharges can release pathogens, bacteria, harmful chemicals and toxic pollutants, impacting large portions of the Project Area. Additionally, the main trunk and treatment facilities of the City's Trunk Sewer System are located in close proximity to or within Hangtown Creek, which is heavily influenced by flooding, falling trees, and erosion. This places the Trunk Sewer System at amplified risk of rupture and failure during large storm events. Although a portion of the sewer collection system has been relocated, over 6,000 feet of the trunk sewer system remain above ground within Hangtown Creek.
- Conditions such as substandard design, obsolescence, and lack of parking hinder the viable use of the Project Area, leading to lower lease rates and vacancies.

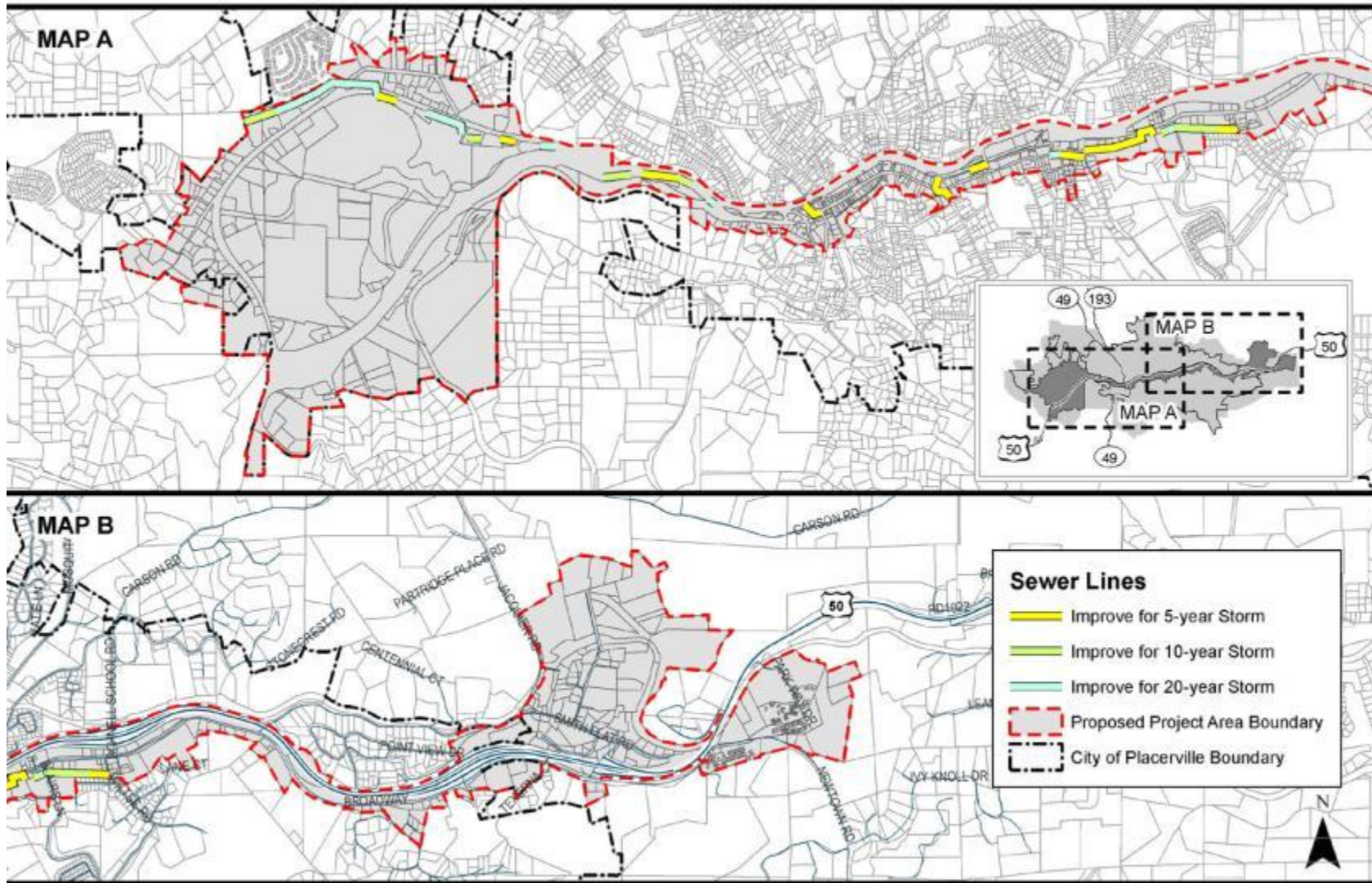
### **Economic Blight**

- Commercial property values have been depreciating at a much faster rate in the Project Area compared to the County since 2007. The median sales price per square foot of commercial properties in the Project Area dropped sharply in 2008 and 2009, suffering a 17 and 80 percent decrease respectively.
- The Project Area contains 8 active and 21 closed hazardous waste sites. Commercial sites in the Project Area with hazardous waste contamination have impaired property values. The average land value per square foot is 25 percent lower on commercial sites with open environmental contamination cases and 28 percent lower on commercial sites with closed environmental contamination cases compared to commercial sites with no history of environmental contamination in the Project Area.
- The Project Area has abnormally low retail lease rates. The Project Area's average lease rates are lower than six out of seven comparison areas in the retail sector. The Project Area's retail lease rates are also lower compared to businesses located in the remaining City.
- The Project Area has a high crime rate that currently poses a serious threat to the public safety and welfare. The Project Area's violent and property crime rate per capita was over four times higher than the City in 2009 and over three times higher in 2010.

When possible, blighting conditions were mapped to illustrate the location and severity of a particular condition. These maps are located throughout the text of this Report. Photos and descriptions of the blighting conditions observed during the Field Survey are presented throughout this Section of the Report. Additional photos of blighting conditions may be found in Appendix 1.

PLACERVILLE REDEVELOPMENT PROJECT AREA SEWER IMPROVEMENTS

EXHIBIT B-9



Sources: City of Placerville and Sewer System Master Plan Phase 1 Summary Report

## DEFINITION OF BLIGHT

CRL Section 33031 describes the conditions that constitute blight in a redevelopment project area. A blighted area is one that necessitates the creation of a redevelopment project area because the combination of conditions in an area constitute a burden on the community, and cannot be alleviated by private enterprise, governmental action, or both, without redevelopment.

CRL Section 33030 defines a blighted area as one that contains both of the following:

- An area that is predominantly urbanized and is an area in which the combination of physical and economic blighting conditions is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- An area characterized by one or more physical conditions of blight and one or more economic conditions of blight as set forth in subdivisions (a) and (b) of CRL Section 33031.

A blighted area that meets the conditions above may also be characterized by the existence of inadequate public improvements. CRL Sections 33035 and 33036 contain legislative findings and declarations that explain the effect that blighted areas have on project area inhabitants and property owners. Blighted areas create physical and economic liabilities to the community that require redevelopment in order to protect the health, safety, and general welfare of the public. Blighted areas are a menace to the community and disproportionately impact community resources such as police and fire services. Remedying blighting conditions in a community using redevelopment tools benefits not only a project area but also the entire community. The Project Area is blighted based on the presence of the following physical and economic blighting conditions:

- Unsafe and unhealthy buildings for persons to live or work;
- Conditions hindering viable use;
- Depreciated or stagnant commercial property values;
- Impaired commercial property values due to hazardous waste;
- Abnormally low retail lease rates; and
- A high crime rate that constitutes a serious threat to the public safety and welfare.

Blighting conditions are defined on the next page.

## Physical Blight and Economic Blight Defined

Section 33031 of the CRL describes the conditions that cause blight as follows:

### Physical Blight Defined ...

Section 33031(a) of the CRL describes physical conditions that cause blight as follows:

- (a) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by:
  - Serious Building Code violations
  - Serious dilapidation and deterioration caused by long-term neglect
  - Construction that is vulnerable to serious damage from seismic or geologic hazards
  - Buildings suffering from faulty or inadequate water or sewer utilities
- (b) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by:
  - Buildings of substandard, defective, or obsolete design, or construction given the present general plan, zoning, or other development standards
- (c) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- (d) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

### Economic Blight Defined ...

Section 33031(b) of the CRL describes economic conditions that cause blight as follows:

- (a) Depreciated or stagnant property values.
- (b) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
- (c) Abnormally:
  - High business vacancies
  - Low lease rates
  - High number of abandoned buildings
- (d) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- (e) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph “overcrowding” means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.
- (f) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.
- (g) A high crime rate that constitutes a serious threat to the public safety and welfare.



## BLIGHT STUDY APPROACH AND METHODOLOGY

Several data sources were used to make blight findings. Rosenow Spevacek Group, Inc. (“RSG”), the Agency’s redevelopment consultant, undertook an analysis of the physical and economic conditions in the Project Area based on the requirements of the CRL. This Report utilizes many quantitative and qualitative research tools developed by RSG to make determinations for the formation of redevelopment project areas throughout the state. Specifically, the methodology used to determine blighting conditions are as follows:

### Field Survey

RSG team members conducted a parcel-by-parcel survey from the public right-of-way (“Field Survey”) on August 11 and 12, 2010. The Field Survey was undertaken to evaluate the condition of structures and parcels, document the occurrence of vacant buildings, locate urbanized parcels, and locate inadequately sized lots in the Project Area. The focus was to identify conditions that pose a health and safety threat to occupants or visitors. The Field Survey generated parcel information in the Project Area, covering the entire 1,077 acres and 802 parcels of the Project Area. RSG used the Field Survey to obtain a broad-spectrum understanding of the blighting conditions present in the Project Area.

RSG prepared a survey instrument that provides an electronic survey sheet for each parcel within the Project Area. Each parcel was identified by the County Assessor’s Parcel Number that could be associated with the County’s Assessor Maps and information, as well as the City’s Geographic Information Systems data (“GIS”). The survey sheet was designed to provide basic physical and economic information that could be derived by field inspection of the Project Area and to record information related to the blighting conditions as defined in the CRL. The form includes six sections: (1) Deterioration and Dilapidation; (2) Defective Design; (3) Substandard Design; (4) Use; (5) Vacancy; and (6) Photos. Each section allows the surveyor to record the existence of a particular condition and take field notes. Data was recorded on a parcel-level rather than a building-level. For example, if a parcel contains more than one building, blight was recorded for the parcel as a whole rather than at each individual building. Data was not recorded on a building-level because base data from the County Assessor’s office is recorded on a parcel level. In most cases each developed parcel has only one building. Parcels with shopping centers, multifamily housing, and mobile home parks often have more than one building.

Each parcel was evaluated to determine the presence of serious dilapidation or deterioration by examining building components (roof, chimney, eaves and overhangs, plumbing, exterior building materials, walls, foundation, windows, doors, weather protection, and wiring). Survey forms were noted if one of these components was present and appeared to cause significant dilapidation or deterioration of a structure. Buildings whose structural components did not appear to have any visible signs of deterioration or showed only the beginning phases of deferred maintenance were not recorded. Buildings that were moderately or extensively in need of rehabilitation or were significantly dilapidated were noted on the survey forms if the building condition posed a threat to safety or health and exhibited signs of long-term neglect. Such conditions included: sagging roofs, broken or missing windows, holes in stucco, deteriorated external building materials, exposed wiring, inadequate weather protection, roofing with missing tiles or cracked surfaces, poorly constructed additions, and deteriorated door or window frames. No information was recorded if only deferred maintenance or minor repairs were needed; such as peeling paint that did not

jeopardize the building's weather protection, broken windows in otherwise kept-up buildings, or scratches or imperfections on exterior building materials that did not compromise the integrity of the structure.

The Field Survey team consisted of three team members designated with a specific task during the survey. The team consisted of one Associate (10+ years of experience in redevelopment and planning), one Senior Analyst (4+ years of experience in redevelopment and planning), and one Research Assistant (1+ years of experience). Each team member had prior experience conducting field surveys and all team members received training before commencing the survey. The purpose of the training was to review the specific forms, to provide examples of the types and degree of conditions that warranted recording information on the survey form. The definitions of each condition were explained and discussed and examples were reviewed to assure that each member understood the particular category. One RSG Principal (19+ years of experience) managed the survey team and was available to answer any questions. The team walked and slowly drove through the Project Area to assess parcel conditions and stopped at parcels that needed closer examination or to photograph conditions. The team also drove down alleys, when accessible, to survey the rear of buildings. During the survey, each team member was assigned a particular task. One member drove the vehicle and called out specific conditions they observed while another team member recorded information on the survey sheet. The third member verified the parcel location using GIS and parcel maps, took photographs, and also called out their observations. Thus, three members jointly made the determination of what conditions existed and to what extent. In addition, during the Field Survey, Robert Shinkle, a recently retired senior city staff member from the City's Community Development Department's Building Division rode along with RSG to share his expertise on issues in the Project Area. Mr. Shinkle worked for the City for 34 years and has expert knowledge of health and safety issues facing the Project Area. He has expertise in both public works and building inspection. RSG gained insight into specific code enforcement, building, and planning issues that negatively impact the health, safety, and welfare of Project Area workers and residents.

Information regarding whether a parcel had shifted from one type of use to another was gathered as part of the field survey. This data includes buildings that are substandard in design to accommodate the existing use or occupant. Other factors that show evidence of defective or obsolete design were collected, such as inadequate circulation, parking, access, loading facilities, and storage of materials and garbage. Information on vacant space within buildings was noted to assist in examining the Project Area market conditions. Names and contact information for properties with "for lease" or "for sale" signs were noted as references to gain insight from market area brokers and real estate professionals.

### **Other Physical and Economic Research**

The CRL definition of blight includes a number of factors that either cannot be observed from the street, or cannot be quantified based on a single parcel. To assess the presence of these factors, RSG researched other data sources to research blighting conditions as described below:

*Code Enforcement Research:* RSG collected a database of code enforcement violations in the Project Area from August 2008 through August 2010 from the City Community Development

Department and County Development Services Department. Serious code violations that make a property unsafe or unhealthy were identified and analyzed.

*Infrastructure Analysis:* Several infrastructure plans and reports were reviewed for information on faulty or inadequate infrastructure, such as water and sewer utilities. These include City's Sewer System Master Plan (2008), Hangtown Creek Master Plan (2007), Water Master Plan (2005), and Water Model Report (2005). RSG also consulted with City staff about infrastructure deficiencies and issues such as excessive dampness and flooding.

*Investigation of Development Standards:* RSG reviewed the City's General Plan and Zoning Code to identify development standards. This information was used as a basis to determine whether properties have conditions that hinder economically viable use or have irregular shapes and sizes for proper usefulness and development. Other planning documents reviewed to investigate current and future development plans, including the Placerville Drive Multi-Modal Study (2009), Placerville Drive Development and Implementation Plan (2009), Main Street Streetscape Design Development Plan (2005), Broadway Village Corridor Multi-Modal Implementation Plan (2010), and transportation studies from the El Dorado County Transportation Commission.

*Analysis of Property Information:* RSG used County Geographic Information Systems and First American Title Metroscan Information Service to obtain County Assessor's data on property information such as parcel shape, size, ownership, assessed value land use, and zoning. RSG used this data to analyze conditions throughout this Report.

*Land Use Analysis:* RSG analyzed existing land uses and spoke to City staff to determine if there are any adjacent or nearby incompatible land uses within the Project Area that prevent economic development.

*Real Estate Market and other Economic Analysis:* RSG collected data from local real estate listings to establish a baseline expectation of lease rates, vacancy rates, and property values. Statistics particular to the Project Area were obtained through LoopNet (an online real estate database), Metroscan, and field reconnaissance. These were compared to regional values to determine whether the Project Area has depreciated or stagnant property values.

*Interview of Real Estate Brokers and Property Owners:* RSG interviewed Gerald Garvin, a local real estate broker that represents several properties in the Project Area and surrounding region, about market factors and trends in the Project Area compared to the greater region. Questions addressed vacancy, lease and turnover rates, foreclosures, crime, building age, client preferences and perceptions, and recommendations. Other brokers were contacted but were not available for survey. RSG also interviewed a local property owner about their perceptions and issues operating in the Project Area.

*Hazardous Waste Research:* RSG researched environmental databases from the Environmental Protection Agency, California Water Resources Control Board, and California Department of Toxic Substances Control to determine whether the Project Area has hazardous waste sites that have impaired property values and may be eligible for Agency intervention pursuant to the Polanco Act.

*Commercial Facilities Research:* RSG analyzed whether there is a lack of necessary commercial facilities in the Project Area that are normally found in neighborhoods (such as grocery stores, drug

stores, banks and health services), as well as whether there is an excess of adult businesses. Resources include field survey observations and a general internet search.

*Crime Analysis:* RSG analyzed 2009 and 2010 crime statistics in the Project Area and the City that were provided by the Placerville Police Department to determine whether the Project Area has a high crime rate that poses a serious threat to the public safety and welfare.

## **PHYSICAL BLIGHT IN THE PROJECT AREA**

CRL Section 33031(a) describes the physical conditions that cause blight. These physical conditions are assessed in terms of their impact on the health and safety of persons in the area and the economic viability of development in the area. Generally, as economic conditions decline there is a corresponding lack of investment in physical maintenance of properties, which further perpetuates physical blight. Physical blighting conditions propagate further decline of an area and deter economic development activities by property owners and private investors. CRL Section 33036(a) declares that conditions of blight further perpetuate obsolescence, deterioration, and disuse of a property because it creates a lack of incentive for landowners to reinvest in their properties while the conditions of neighboring properties go unchanged.

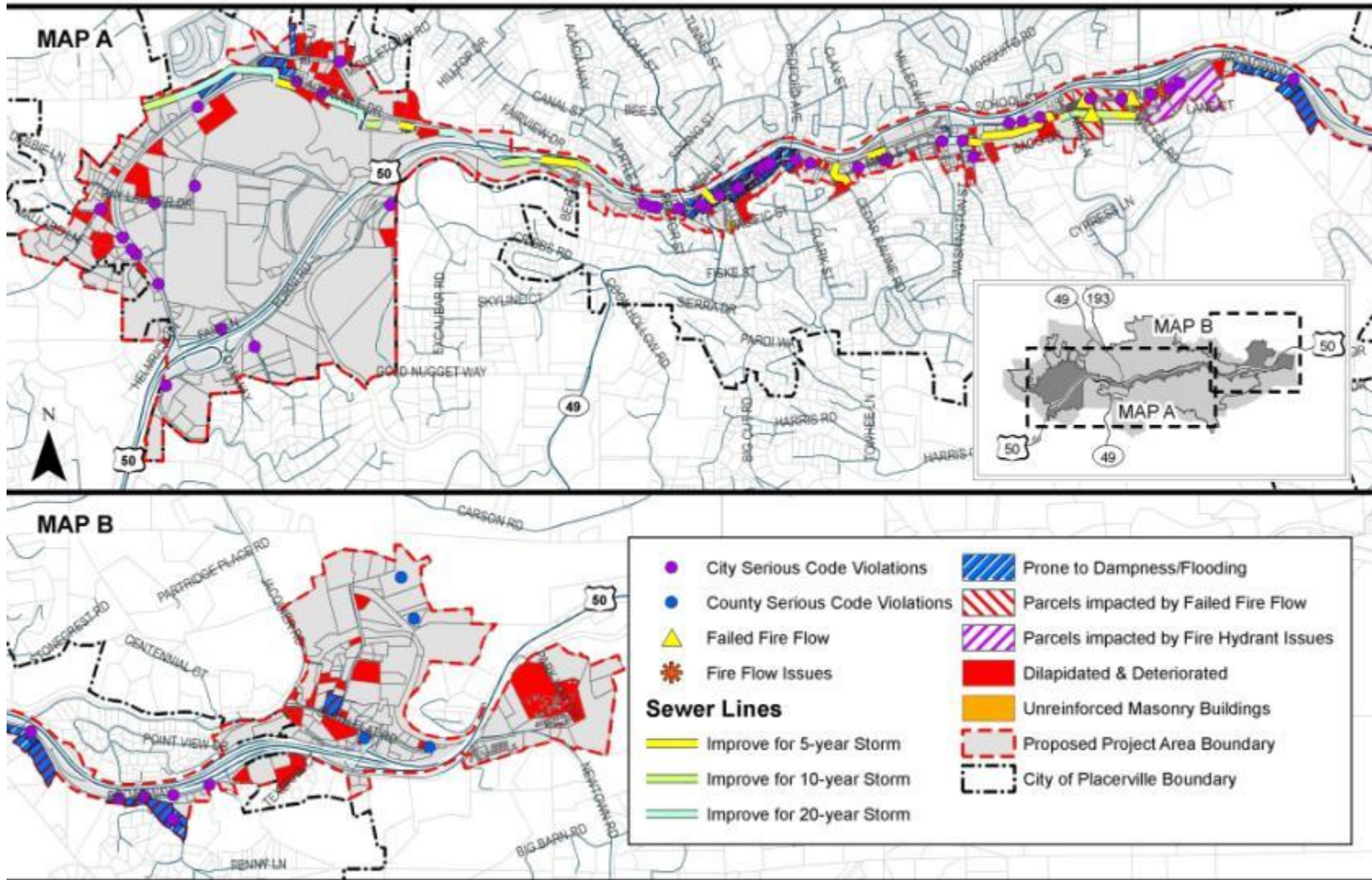
In order to assess physical blight in the Project Area, data from the Field Survey, First American CoreLogic Inc.'s Metroscan database ("Metroscan"), GIS parcel data, the City Community Development Department, the County Development Services Department, the City Code, and other resources were collected and analyzed to determine what conditions may be adversely affecting the health and safety of persons in the Project Area. The data was also analyzed to determine the adverse economic conditions that result from physically deteriorating conditions.

The Project Area suffers from physical blight in the form of unsafe and unhealthy buildings. These are caused by serious code violations, serious dilapidation and deterioration, increased risk of flooding, and inadequate or faulty water and sewer utilities. Exhibit B-2 shows the location of physical blight in the Project Area.



PLACERVILLE REDEVELOPMENT PROJECT AREA PHYSICAL BLIGHT

EXHIBIT B-2



## Unsafe and Unhealthy Buildings for Persons to Live or Work

Pursuant to the CRL, the condition of buildings in which it is unsafe or unhealthy for persons to live or work may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that may be vulnerable to damage from seismic or geologic hazards, and faulty and/or inadequate water and sewer utilities. The following discussion examines the presence of unsafe and unhealthy buildings for persons to live or work as defined by the CRL.

### ***Serious Building Code Violations***

Pursuant to CRL Section 33031(a), serious violations of local or state codes are a cause of unsafe and unhealthy buildings for persons to live or work. Buildings and structures that do not meet current uniform building requirements, or other local codes mandated to ensure human health and safety, pose a threat to the workers, patrons, and residents of an area. Code violations, whether building code violations or other code violations, can pose a threat to the safety and welfare of the community and are indicative of physical blight in an area.

The Placerville City Code (“City Code”) and El Dorado County Code (“County Code”) contains several titles that intend to maintain a healthy, safe and clean environment, define land use policy, and preserve quality-of-life standards for residents in the community. City and County staff members inspect the physical and environmental conditions of buildings and properties to determine their compliance and conformance with the City and County Codes. When the standards set forth in Title 4 (Construction Regulations), Title 5 (Business Regulations), Title 7 (Health and Sanitation), Title 8 (Public Ways and Property) and/or Title 10 (Zoning) of the City Code are compromised, a code violation occurs. Where a condition violates the standards set forth in Title 8 (Health and Safety), Title 15 (Buildings and Construction) and/or Title 17 (Zoning) of the County Code, a code violations occurs.

The City and County’s code enforcement protocols are primarily complaint-based. As with many jurisdictions across the State, City and County staff members respond to complaints from the community. In some cases, however, code violations are discovered in the course of another action while City or County staff members are out in the field. When the City or County is informed of a potential violation, the first step is inspection. If the inspection confirms the complaint, a warning letter is issued to the owner or tenant to correct the code violation within a specified time period. In some cases, a City code violation is referred to the County’s Environmental Management Department to inform them of health and safety issues such as mold. If the owner or tenant fails to correct the code violation within the specified time period, another letter may be issued to impose monetary sanctions. Unfortunately, insufficient staffing and financial resources impede the ability of City and County staff to proactively seek out code violations in the Project Area. Therefore, it is likely that a substantial amount of code violations remain undetected. Regardless, the pattern of recorded code violations is evidence of blighting conditions as described in the CRL.

Table B-1 presents serious code violations that occurred between August 2008 and August 2010 as recorded by City and County staff. For the purpose of this analysis, violations that are merely aesthetic, such as illegal signage, trash, debris, and minor parking issues, were not included as serious code violations because they do not directly impact the health, safety and welfare of people in the Project Area. A large majority of the code violations occurred on individual buildings. Three

structures have been cited two times each; the remaining 50 code violations in the City and County were recorded on individual buildings.

**Serious Code Violations by Type of Violation** **Table B-1**  
**Placerville Redevelopment Project Area**

| Type of Violation                               | # of Code Violation Cases <sup>1</sup> |              |             | % of Total Cases |
|---|--|--------------|-------------|------------------|
|   | Open Cases                             | Closed Cases | Total Cases |                  |
| Unpermitted Construction                        | 22                                     | 19           | 41          | 73%              |
| Deterioration, Dilapidation and General Neglect | 4                                      | 2            | 6           | 11%              |
| Substandard Utilities                           | 3                                      | 3            | 6           | 11%              |
| Illegal Occupancy                               | 1                                      | 0            | 1           | 2%               |
| Fire damage                                     | 0                                      | 1            | 1           | 2%               |
| Vacant/Abandoned Bldg                           | 0                                      | 1            | 1           | 2%               |
| <b>Project Area Total</b>                       | <b>30</b>                              | <b>26</b>    | <b>56</b>   | <b>100%</b>      |

<sup>1</sup> Includes serious code violations in the Redevelopment Project Area recorded by City and County Code Enforcement between August 2008 and August 2010. Case status (open/closed) is current as of December 2, 2010.

*Source: City of Placerville Code Enforcement Records and El Dorado County Code Enforcement*

As presented in Table B-1, a majority (73 percent) of serious code violations in the Project Area are unpermitted construction violations. Unpermitted construction represents serious health and safety risks for Project Area residents, employees, businesses and patrons because unpermitted construction generally does not satisfy local building codes that are put in place to protect the health and safety of tenants. Other major categories include substandard utilities and deterioration, dilapidation and general neglect. Substandard utilities are a serious health and safety issue because they lead to unsanitary facilities, mold growth, mildew hazards, as well as electrical hazards. California Health and Safety Code Sections 17920.3 and 17920.10 consider a building to be untenable if it has substandard utilities. Deterioration, dilapidation, and general neglect pose a threat to the health and safety of Project Area residents and workers due to fire vulnerability and water infiltration. It is important to note that the violations occur throughout the Project Area and not concentrated in a single area. The City’s Code Enforcement staff has recorded violations in the Placerville Drive, Downtown and Broadway areas of the City.

Because code violations are recorded using specific descriptions, serious code violations were consolidated into categories as a means to analyze the data. Each serious code violation category and corresponding City Code reference is described in detail below.

Unpermitted Construction

This category consists of properties cited by City staff for building code violations related to unpermitted or un-inspected construction, rehabilitation or remodeling by the property owner or tenants. This code violation includes illegal tenant improvements, building remodels, plumbing, and

room additions. Title 4, Chapter 1-2 of the City Code states that construction regulations are in place to “provide minimum standards to safeguard life or limb, health, property and public welfare by the enforcement of technical codes.”<sup>9</sup> The violation of these technical standards results in a code violation.

Unpermitted construction poses a serious health and safety hazard due to the compromised structural integrity of buildings in the Project Area. City staff cited many issues in the Project Area where tenant improvements had been made of inadequate or substandard quality, posing threats to health and safety of Project Area employees and patrons. Construction of inadequate or substandard quality provides inadequate protection from the elements, increases vulnerability to fire, and is increasingly susceptible to rapid deterioration. Unpermitted construction accounts for 41 violations, or 73 percent of the Project Area’s building code violations recorded by City and County staff from August 2008 through August 2010. Three unpermitted structures were cited multiple times, collecting a total of six violations (two violations in separate code violations cases and years, each). The remaining 35 unpermitted construction violations occurred on unique structures.

#### Deterioration, Dilapidation, and General Neglect

The Deterioration, Dilapidation and General Neglect category includes code violations relating to construction and buildings that are unsafe due to dilapidated and deteriorated roofing, water damage, and properties cited as safety hazards. This category generally contains codes which violate Title 7, Chapter 8-1 of the City Code regarding public nuisances. The City Code defines a public nuisance as a “thing, act, occupation or use of property which shall annoy, injure or endanger the safety, health, comfort or repose of the public; shall unlawfully interfere with, obstruct or tend to obstruct or render dangerous for passage a public park, square, street, alley, or highway; shall offend public decency; or shall in any way render the public insecure in life or in use of property.”<sup>10</sup> For the purpose of this analysis, nuisances that injure or endanger the health or safety of the public were of primary concern.

The conditions noted in this category are caused by significant and long-term deferred maintenance. The failure to properly maintain exterior surfaces, including roofs, walls, doors and windows, exposes interior structural framing and foundations to water, weakening the structural integrity of the building. Failure to maintain exterior surfaces exacerbates interior weathering and poses significant threats to health and safety of residents. Interior weathering, deterioration of roof materials and exposure to interior wiring leave a structure increasingly vulnerable to fire. Additionally, water leakage that is the result of defective design or deterioration of buildings also poses serious health risks to occupants by exposing employees, patrons or tenants of Project Area buildings to dangerous molds and fungi. According to the United States Environmental Protection Agency, health effects associated with mold exposures include allergic reactions, asthma, and other respiratory complaints. Exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold

<sup>9</sup> City of Placerville, City Code. “Construction Regulations, General Regulations, Purpose,” Title 4, Chapter 1-2. Ordinance 1623 adopted February 12, 2008.

<sup>10</sup> City of Placerville, City Code, “Health and Sanitation, Nuisances” Title 7, Chapter 8. Adopted in 1962.



infections in their lungs. Molds can also trigger asthma episodes in sensitive individuals with asthma.<sup>11</sup>

Although there were only six code violations recorded in this category recorded by City and County staff from August 2008 through August 2010, RSG and City staff identified many other deteriorated and dilapidated buildings during the Field Survey. City code enforcement is reactive and complaint-based, thus it is likely that there are many more code violations than reported by residents, patrons, or business owners in the Project Area.

Substandard Utilities

The category of Substandard Utilities includes illegal and dangerous use of electrical wiring and hazardous or inadequate plumbing. Substandard utilities include water or electrical system installation in violation of the publications cited in Title 4, Chapter 1-4 of the City Code. These publications include the California Building Code, California Electrical Code, California Mechanical Code and California Plumbing Code, among others. Specific violations of these codes include illegally adding electrical wires to a building, trenching and undergrounding of electrical wires, and exposing electrical systems without protection.

The regulations set forth in Title 4, Chapter 1-4 of the City Code “are enacted for the public health, safety and welfare.” Exposure of electrical systems and potential electrocution directly impacts the health and safety of the residents, patrons and employees of the Project Area. Furthermore, inadequate or substandard electrical systems place structures and the surrounding environment at risk of fire. Substandard utilities violations account for six code violations, or 11 percent of the code violations in the Project Area recorded by City and County staff from August 2008 through August 2010.

Other Serious Code Violations

Other serious code violations cited within the Project Area include Illegal Occupancy, Vacant and Abandoned Buildings, and Fire Damage.

The category of Illegal Occupancy includes code violations in which persons reside within structures not designed, built or permitted for permanent habitation. Illegal garage conversions and sheds that are occupied represent structures that are not designed, built or permitted for habitation. Garages, sheds and unpermitted second dwelling units are not suitable for living spaces because of substandard or nonexistent utilities, including water, sewer, electricity and gas. Illegally converted living spaces have the same health and safety issues as un-permitted construction as described earlier in this section. One violation of Illegal Occupancy was recorded by City and County staff from August 2008 through August 2010.

Fire Damage to a structure represents a significant risk to the health and safety of residents. A structure that has been impacted by fire can lack structural integrity and weatherproofing and can contain hazardous materials. Furthermore, Fire Damage usually results in a structure that is unsecured, open or accessible, which can result in persons entering without proper authorization. One code violation resulted from Fire Damage between August 2008 and August 2010.

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<sup>11</sup> <http://www.epa.gov/iedmold1/moldresources.html#Ten%20Things%20You%20Should%20Know%20About%20Mold>

The category of Vacant and Abandoned Buildings includes structures cited by Code Enforcement that are unoccupied, abandoned, unsecure, open or accessible. Properties that are vacant and abandoned are attractive to deviant youth, vagrants and criminals who knowingly enter the property without proper authorization. According to George Nielson, Chief of Police of the Placerville Police Department, vacant and abandoned buildings generally attract crime in terms of issues such as trespassing, squatters living in unsafe and unhealthy conditions, public disturbances, theft, vandalism, and possibly arson. Code enforcement cited only one building as Vacant and Abandoned between August 2008 and August 2010, however, several more structures were identified during the Field Survey with City Code Enforcement staff present.<sup>12</sup> Vacant and Abandoned Buildings are unoccupied because they are not fit for human habitation, and when entered without proper authorization, can pose a threat to the health and safety of those entering the structure.

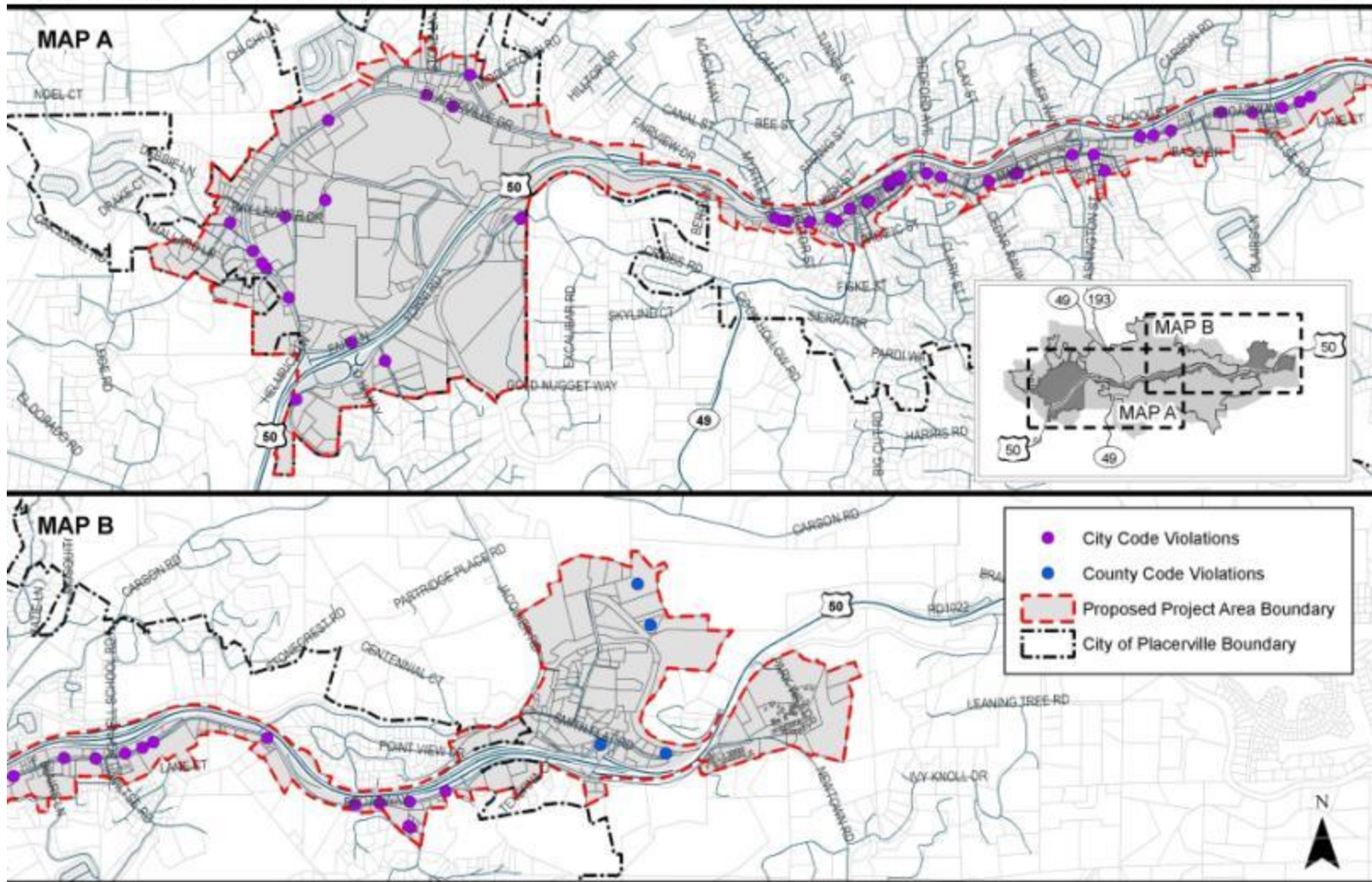
Exhibit B-3 provides a map that illustrates the location of serious code violations that were recorded for the Project Area by City and County staff between August 2008 and August 2010.

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<sup>12</sup> Vacant and Abandoned structured identified in the field are not included in Exhibit B-3 or Table B-1. Exhibit B-3 and Table B-1 only include code violations recorded by the City and County between August 2008 and August 2010.

PLACERVILLE REDEVELOPMENT PROJECT AREA CODE VIOLATIONS

EXHIBIT B-3





### ***Serious Dilapidation and Deterioration***

Serious dilapidation and deterioration creates a physical environment where it is unsafe and unhealthy for persons to live or work. The long-term neglect and lack of investment in a structure causes serious dilapidation and deterioration. The exterior shell of a building, including the roof, eaves and overhangs, walls, windows and doors is the primary indicator of neglect and disinvestment. If a roof is severely dilapidated and deteriorated, the interior of the building, including essential structural supports and the foundation, will be exposed to water and other outdoor elements in an abnormal and unplanned manner. The exposure to water leads to problems such as wood dry rot and rust. It also creates a prime location for mold, insects, mildew and fungus to propagate, posing significant health and safety risks to occupants. Besides the obvious pest and fungus infestations, exposure to water leaves internal structural elements weakened and dangerous to occupants.

The deterioration and dilapidation of an area often begins with a few buildings and spreads rapidly as neighbors and community members are deterred from investing in, improving and maintaining their properties because the condition of the surrounding properties is unpleasing or uninspiring. According to author Anthony Downs, who published a study entitled *Neighborhoods and Urban Development* as a Senior Fellow for the Brookings Institution, “each owner in an area terribly deteriorated because of lack of maintenance expects that owners around him will not maintain their properties in the future.”<sup>13</sup> The property owners develop what Downs calls “negative expectations” about future property conditions, resulting in further deterioration and dilapidation throughout the neighborhood. As these conditions become increasingly worse, the properties of a neighborhood can pose significant health and safety risks to residents, employees and patrons of the area.

The existence of deteriorated and dilapidated properties in the Project Area has impacted the expectations of property owners, resulting in decreased investment, maintenance and care for physical property. Because property owners throughout the Project Area are less inclined to invest, maintain and care for their properties, the Project Area has reached a point at which deterioration and dilapidation of structures causes significant adverse affects, increasing health and safety risks for residents, workers and patrons in the Project Area.

Table B-2 provides a summary of deteriorated and dilapidated structures found in the Project Area. These properties were identified by RSG during the Field Survey. RSG found 116 parcels with visible conditions of deterioration and dilapidation in the Project Area. Of the 116 parcels with at least one condition of deterioration and dilapidation, approximately 52 percent exhibited two or more serious conditions of deterioration and dilapidation. Exhibit B-4 at the end of this section shows the location of parcels with dilapidated and deteriorated buildings. Dilapidated and deteriorated properties were spread throughout the Project Area with no particular area of concentration. As explained earlier in the Methodology section, blight was recorded on a parcel-by-parcel level rather than on a building level due to cost constraints.

As opposed to the reactive, complaint-based procedures of City code enforcement, RSG took a proactive approach to identifying physical deterioration and dilapidation. The proactive approach has yielded a more complete and inclusive analysis of dilapidated and deteriorated properties in the

<sup>13</sup> Anthony Downs, *Neighborhoods and Urban Development*, Washington, DC: The Brookings Institution, 1981.

Project Area as each structure was closely examined. Fifteen parcels with code violations were also noted as experiencing deterioration and dilapidation. Of the 15 parcels with code violations, 27 conditions of dilapidation and deterioration were recorded. In addition, four parcels where both code violations and deterioration and dilapidation were recorded were found to be vacant, abandoned or uninhabited during the Field Survey.

**Deterioration and Dilapidation** **Table B-2**  
**Placerville Redevelopment Project Area**

| Type of Condition  | # of Conditions <sup>1</sup> | % of Total   |
|--|------------------------------|--------------|
| <i>Faulty Weather Protection</i>                                     | 57                           | 27%          |
| <i>Damaged Exterior Building Materials</i>                           | 54                           | 26%          |
| <i>Deteriorated Eaves/Overhangs</i>                                  | 27                           | 13%          |
| <i>Broken/Deteriorated Roofing</i>                                   | 24                           | 11%          |
| <i>Exposed Wiring</i>  | 16                           | 8%           |
| <i>Roof Sagging/Splitting/Buckled</i>                                | 11                           | 5%           |
| <i>Damaged/Deteriorated/Missing Foundation</i>                       | 10                           | 5%           |
| <i>Broken Window</i>   | 7                            | 3%           |
| <i>Column/Walls Split/Leaning/Buckled</i>                            | 2                            | 1%           |
| <i>Substandard Exterior Plumbing</i>                                 | 2                            | 1%           |
| <b>Total Conditions of Deterioration and Dilapidation</b>            | <b>210</b>                   | <b>100%</b>  |
| <b>Total Parcels</b>   | <b>802</b>                   |              |
| <b>Total Parcels with Deterioration and Dilapidation<sup>2</sup></b> | <b>116</b>                   | <b>14.5%</b> |

<sup>1</sup> Conditions were recorded if one or more buildings on a parcel exhibited the condition. No more than 1 condition in each category was recorded for each parcel

<sup>2</sup> The Total Parcels with Deterioration and Dilapidation indicates the number of parcels that have at least one condition of deterioration and dilapidation. Some parcels may have more than one Type of Condition.

Source: RSG Field Survey, August 2010

The most prevalent conditions found in the Project Area were Faulty Weather Protection (57 parcels), Damaged Exterior Building Materials (54 parcels), Damaged Eaves and Overhangs (27 parcels), and Broken and Deteriorated Roofing (24 parcels). The Agency could use tax increment generated in the Project Area to provide a vital funding resource to businesses, residents and property owners to improve their properties. Using these new funding resources, the Agency could invest in the improvement of the buildings and neighborhoods with the greatest needs. The most prevalent conditions, characterizing buildings as dilapidated and deteriorated, include:

### Faulty Weather Protection

This condition is used to specifically identify deteriorated weather protection on exterior surfaces, including roofs, eaves and overhangs, walls, windows and doors. RSG only noted this condition when the weather protection was severely deteriorated to the point that it exposes unprotected materials to damage from the elements, causing conditions that create serious health and safety concerns such as wood rot and mold. Water damage from faulty weather protection leads to rotting of wood, including the support beams that keep a building standing and safe to occupy. An Ohio State University Fact Sheet by William Lyon states that the key to preventing rot is keeping moisture away from wood. Rotting wood is caused by the presence of fungi which feed upon wood until it is decomposed.<sup>14</sup> The Encyclopedia Britannica further states that wood rot destroys more timber in the United States every year than fire does.<sup>15</sup> A University of Massachusetts paper also states that all wood problems are related to moisture. Different types of wood for different types of uses each have a range of optimum moisture levels. Once those levels are exceeded, the wood can no longer perform as intended.<sup>16</sup> Therefore, conditions that allow for water intrusion into a building put that building, and its occupants, at risk for both mold damage and actual decomposition of the structure made of wood.

This condition occurred concurrently with other conditions of dilapidation and deterioration on 45 parcels; over 78 percent of parcels where faulty weather protection was recorded have at least one other condition of dilapidation and deterioration.

### Damaged Exterior Building Materials

Exterior building materials, including stucco, brick, and wood, among others, are vital to protecting the interior of a structure. When the protective shell of exterior building materials is significantly damaged, interior elements are exposed to exterior conditions, including wind and water, which causes further deterioration and dilapidation and results in significant health and safety issues. Significant issues that result from interior weathering include mold growth, wood rot and structural failure. According to a study of structural collapses published in the *Journal of Performance of Constructed Facilities* in August 2003<sup>17</sup>, many collapses occurred in response to conditions like exterior cracking and damage that was noticeable to building occupants. An earlier study published in the same journal also found that damage and cracking of structural elements was a major symptom in structural failures.<sup>18</sup> RSG observed 54 parcels with damaged exterior building materials. Damaged exterior building materials were observed concurrently with at least one other condition of dilapidation and deterioration on 33 parcels.

<sup>14</sup> <http://ohioline.osu.edu/hyg-fact/3000/3300.html>. Retrieved November 22, 2010.

<sup>15</sup> <http://www.britannica.com/facts/5/290668/wood-rot-as-discussed-in-rot-plant-disease>. Retrieved November 22, 2010.

<sup>16</sup> <http://bct.eco.umass.edu/publications/by-title/wood-myths-facts-and-fictions-about-wood/>. Retrieved November 22, 2010.

<sup>17</sup> Wardhana, K., and Hadipriono, F.C., "Study of Recent Building Failures in the United States," *Journal of Performance of Constructed Facilities*, August 2003

<sup>18</sup> Eldukair, Z.A., and Ayyub, B.M., "Analysis of Recent U.S. Structural and Construction Failures," *Journal of Performance of Constructed Facilities*, February, 1991

### Deteriorated Eaves and Overhangs

Eaves and overhangs are important to the overall health of a structure because they protect the exterior of walls, windows, doors and foundation and interior structural supports for the roof from weathering. RSG recorded deteriorated and dilapidated eaves and overhangs on 27 parcels in the Project Area.

### Broken and Deteriorated Roofing

The roof of a building is very important to a structure because it protects the interior, and other less-durable materials, from the elements and water intrusion. Additionally, in Placerville, which receives snow fall, the roof must be strong and sturdy to protect occupants from potential collapse as snow will increase the weight load on the structure, beginning with the roof and extending to the foundation. When the roof is deteriorated, dilapidated or damaged, the remainder of the structure is compromised. As a result, moisture can develop and create health and safety issues in the form of mold growth or structural instability, particularly during increased weight loads in snow storms. According to the National Roofing Contractors Association, moss and algae growing on wood shakes causes moisture to buildup on the roof system's surface, causing accelerated rotting. Furthermore, moss and algae penetrate the roofing materials, creating cracks and crevices for water penetration. RSG observed 24 parcels with buildings that had broken and deteriorated roofing in the Project Area. Additionally, sagging, splitting and buckled roofs were observed on 11 parcels.

### Building Age

The Field Survey and an analysis of the El Dorado County Tax Roll for Fiscal Year 2009-10 revealed that the oldest portions of the City are contained within the Project Area boundaries. The age of buildings and lack of investment by property owners are two factors that have greatly contributed to the deterioration and dilapidation of Project Area buildings. Without regular maintenance, minor failures and dilapidation becomes major deterioration and dilapidation, placing occupants of buildings in the Project Area at greater health and safety risk.

Table B-3 provides a summary of the age of properties within the Project Area and the total number of physical deterioration and dilapidation conditions recorded on buildings by decade. The building age analysis presented in Table B-3 is dependent upon El Dorado County Tax Roll information, so parcels without adequate building construction dates were removed. Approximately 58 percent, or 443, of all the developed parcels in the Project Area contain building age data. The developed parcels with building age data were segregated to a database where building age and physical deterioration and dilapidation conditions could be compared.<sup>19</sup>

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<sup>19</sup> Developed parcels that did not have detailed building age data were excluded from this analysis, as were the deterioration and dilapidation conditions related to those parcels. Because some conditions were removed from the database, the values presented in this analysis may not match the values in other sections of this report.

**Construction Date and Physical Blight by Decade**  
**Placerville Redevelopment Project Area**

**Table B-3**

| Decade Built        | Number of Buildings | % of Total Buildings | Total Physical Blight Conditions | Buildings with One or More Conditions of Physical Blight | % of Buildings with One or More Conditions of Physical Blight |
|---------------------|---------------------|----------------------|----------------------------------|--|---|
| 1850 - 1859         | 3                   | 0.7%                 | 0                                | 0  | 0.0%  |
| 1860 - 1869         | 7                   | 1.6%                 | 7                                | 3  | 42.9%   |
| 1870 - 1879         | 5                   | 1.1%                 | 3                                | 1  | 20.0%   |
| 1880 - 1889         | 13                  | 2.9%                 | 5                                | 3  | 23.1%   |
| 1890 - 1899         | 9                   | 2.0%                 | 6                                | 4  | 44.4%   |
| 1900 - 1909         | 6                   | 1.4%                 | 3                                | 3  | 50.0%   |
| 1910 - 1919         | 14                  | 3.2%                 | 15                               | 6  | 42.9%   |
| 1920 - 1929         | 12                  | 2.7%                 | 10                               | 6  | 50.0%   |
| 1930 - 1939         | 28                  | 6.3%                 | 19                               | 10   | 35.7%   |
| 1940 - 1949         | 49                  | 11.1%                | 29                               | 15   | 30.6%   |
| 1950 - 1959         | 68                  | 15.3%                | 30                               | 15   | 22.1%   |
| 1960 - 1969         | 78                  | 17.6%                | 19                               | 13   | 16.7%   |
| 1970 - 1979         | 53                  | 12.0%                | 14                               | 10   | 18.9%   |
| 1980 - 1989         | 52                  | 11.7%                | 11                               | 5  | 9.6%  |
| 1990 - 1999         | 25                  | 5.6%                 | 1                                | 1  | 4.0%  |
| 2000 - 2009         | 21                  | 4.7%                 | 0                                | 0  | 0.0%  |
| <b>Total</b>        | <b>443</b>          | <b>100.0%</b>        | <b>172</b>                       | <b>95</b>  | <b>21.4%</b>  |
| Built Prior to 1985 | 368                 | 83.1%                | 165                              | 91   | 24.7%   |

Note: 95 out of 128 parcels with physically blighted buildings included complete construction data. Furthermore, 443, or approximately 58%, of parcel tax records in the Project Area contain complete construction data.

Sources: El Dorado County Tax Roll, First American CoreLogic, Inc., and RSG Field Survey August 2010

Table B-3 identifies several glaring issues with older structures in the Project Area. Table B-3 shows that a large portion of buildings in the Project Area were built prior to 1980, with development beginning to increase in the 1930s and slowing down in the 1970s. There are three distinct time periods in the development of buildings in the Project Area. The first time period, from 1850 to 1929, was characterized by slow and steady growth. Between 1930 and 1969, the Project Area experienced rapid expansion as over half of the Project Area buildings were constructed. Beginning in 1970, growth began to slow and, since 1970, progressively fewer buildings have been constructed in the Project Area.

Prior to 1930, the Project Area experienced slow but steady growth, adding an average of 9 buildings per decade between 1850 and 1929. During this time period, a total of 69 buildings were built, just 15.5 percent of the total buildings in the Project Area. During the Field Survey, RSG identified 26 of these 69 buildings (37.7 percent) as having at least one condition of physical deterioration and dilapidation. Additionally, these 26 buildings exhibited 49 total conditions of physical blight, approximately two conditions per blighted building.

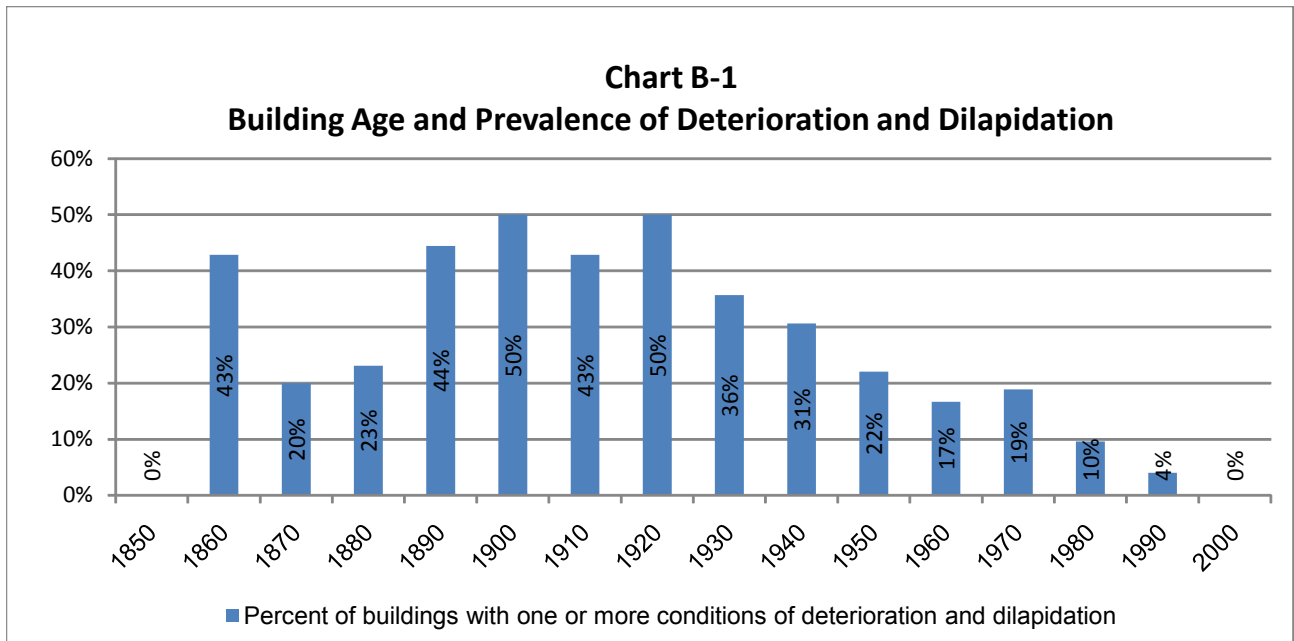
The greatest decade of growth, based on the number of buildings developed, occurred between 1960 and 1969 when 78 buildings were added to the Project Area. In all, 223 buildings, or 50.3 percent of all Project Area buildings, were built between 1930 and 1969. Of these buildings, 53

(23.7 percent) were identified as having at least one condition of physical blight. These 53 blighted buildings account for approximately 59 percent of all buildings exhibiting physical blight. Further, these 53 buildings exhibit 97 conditions of physical blight, averaging approximately two conditions of physical deterioration and dilapidation per blighted parcel.

Following 1970, growth began to slow and a total of 151 buildings were built between 1970 and 2010. Of these 151 buildings, 16 (10.5 percent) exhibited at least one condition of physical deterioration and dilapidation.

A substantial amount of buildings in the Project Area were built prior to 1985. Of the 443 buildings in the Project Area with age data available, 83.1 percent (368) were built prior to 1985. Furthermore, approximately 24.7 percent (91 buildings with 165 conditions of dilapidation and deterioration) of the structures built prior to 1985 exhibit at least one condition of physical deterioration and dilapidation.

Dividing the Project Area into these three generations characterized by different rates of development, the correlation between building age and physical condition can be observed. Chart B-1 illustrates the prevalence of deterioration and dilapidation on buildings as they age. It is important to note that newer construction may have replaced older existing buildings, thus the building age data in this section is not necessarily representative of when the Project Area was initially developed.



Sources: El Dorado County Tax Roll, First American CoreLogic, Inc., and RSG Field Survey August 2010

Chart B-1 reveals that as the age of structures in the Project Area increase, the percent of structures with dilapidation and deterioration will generally increase as well. Deterioration and dilapidation is a natural phenomenon of aging structures where routine maintenance and upkeep are deferred for extended periods of time. By nature, older structures are more difficult to rehabilitate and as structures age, rehabilitation becomes more expensive due to the need to bring buildings up to current building codes. Stewart Brand, author of How Buildings Learn, What

Happens After They're Built, states that a lack of maintenance results in buildings becoming unusable, with threats of structural failure. Brand states that:

*"... due to deterioration and obsolescence, a building's capital value (and the rent it can charge) about halves by twenty years after construction. Most buildings you can expect to completely refurbish from eleven to twenty-five years after construction."*<sup>20</sup>

As stated in Table B-3, approximately 83.1 percent of buildings in the Project Area with age data were built prior to 1985 and 26.4 percent of these structures exhibit some form of deterioration and dilapidation. It is clear that many of the buildings older than 25 years old have not been rehabilitated. These buildings, older than 25 years, according to Brand, should require complete refurbishment, as evidenced by the prevalence of deterioration and dilapidation on over one-in-four buildings (26.4 percent).

With the adoption of the Project Area, the Agency could extend opportunities to property owners to improve their buildings. By providing funding for rehabilitation programs or other improvement projects in the Project Area, the Agency can mitigate the health and safety hazards that exist on properties due to significant deterioration and dilapidation.

Exhibit B-4 illustrates parcels with deterioration and dilapidation, as identified during the Field Survey. Photos 1-16 display examples of dilapidated and deteriorated properties observed in the Project Area by RSG during a field survey in August 2010. Additional photos of blighted properties are included in Appendix 1.

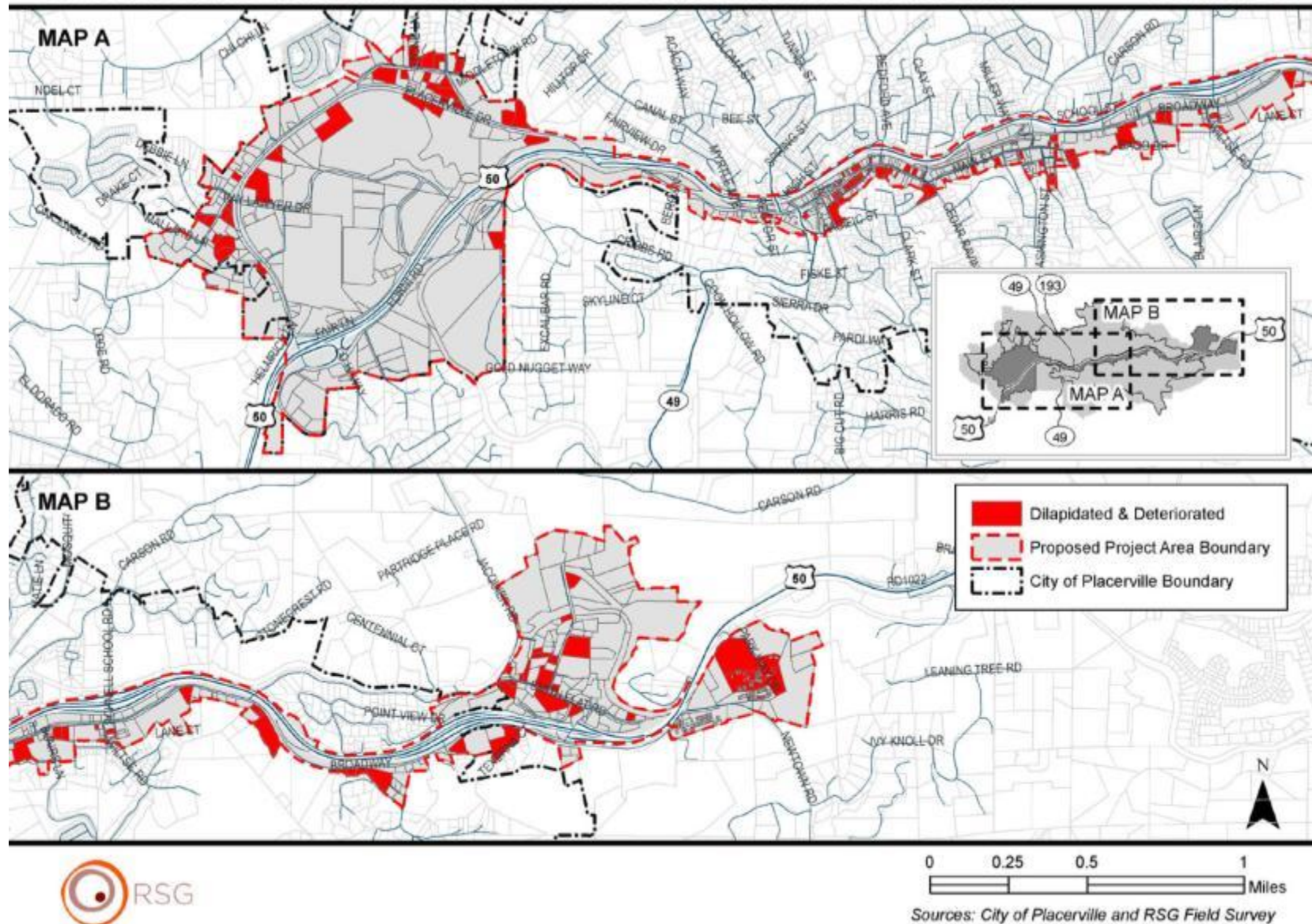
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<sup>20</sup> Brand, Stewart. *How Buildings Learn, What Happens After They're Built*. New York, NY: Penguin Books, 1994.



PLACERVILLE REDEVELOPMENT PROJECT AREA DETERIORATION AND DILAPIDATION

EXHIBIT B-4





**Photo 1:** This commercial structure, built in 1947, is located at 418 Placerville Drive and exhibits severely damaged exterior building materials and a sagging roof. A roof in this condition indicates that the underlying structural components are compromised, weathered and dilapidated. When the structural components of a roof are flawed to this extent, the roof is a significant hazard to the health and safety of occupants.





**Photo 2:** These buildings were built in 1957 and are located at 308 Placerville Drive. The structures have faulty weather protection and extensive exposed wiring outdoors. The plywood underneath the overhang is not sealed or painted, exposing the structural components of this building to accelerated deterioration from weathering. Extensive exposed wiring leaves patrons and tenants at significant risk of electrical shock. In addition, both structures have a deteriorated roof. The roof on the left structure is warped and the roof on the right structure is warped with peeling tiles. As discussed earlier in this section, roofs in this condition do not properly protect the interior from the elements and lead to mold, mildew, and collapse, placing the health and safety of patrons and employees at risk.



**Photo 3:** This structure is located on Winter Lane, a street near Placerville Drive in the western-most portion of the City. This structure is poorly constructed, as a shed-like corrugated metal structure has been attached to a home. The structure exhibits severely damaged exterior building materials due to lack of adequate care and maintenance and faulty weather protection. The corrugated metal on the left side of the building is warped and the wood panels on the right side of the building are exposed to the elements, leading to wood rot and mold. The condition of the structure places occupants at risk of health and safety hazards.



**Photo 4:** These buildings are at 301 and 305 Main Street in Downtown Placerville. The structure on the right is the former Hangman’s Tree Tavern. These buildings have been deemed uninhabitable by the City. The paint, foundation, exterior wall, and door materials are very old, damaged and severely dilapidated. According to City staff, the awning pulled stucco off the building and eventually fell off entirely in 2009. Engineering reports dating back to October 2000 began investigating floor settling and exterior cracking in the unreinforced masonry building. The last engineering report dated September 2007 concluded that the buildings “present a significant risk of life or injury to the occupants in the building and anyone in the immediate vicinity.” The report recommended that the buildings be immediately shored to prevent collapse or preferably demolished. As recently as August 2010, one engineering firm followed up on a previous report indicating concern that none of the recommendations had been implemented and reiterating their concern of a potential building collapse. The City is currently in the planning process to demolish the buildings.





**Photo 5:** This is a commercial office building built in 1900 is located at 516 Main Street in Downtown Placerville. The exterior building materials are extremely damaged due to faulty weather protection and neglect. Additionally, the building has substandard exterior plumbing. According to retired City staff member Robert Shinkle, the gutters run straight into the City's sewer system, which can cause overloads to the system. A smoke test conducted by the City confirmed that the roof drains to the sanitary sewer system.





**Photo 6:** This is the base of a commercial structure located at 460 Main Street in Downtown Placerville. Built in 1973, the foundation of this structure has been severely damaged, leaving a pipe exposed to the elements. A damaged foundation can lead to overall structural failure and collapse.



**Photo 7:** This structure, located at 489 Main Street, is an unreinforced masonry structure owned by the City. It was the former location of City Hall. The structure has an inadequate foundation, causing concrete to fall away from the walls. An inadequate foundation could cause the structure to collapse, placing occupants at significant risk. Falling façade materials threaten the health and safety of employees, patrons and residents walking the streets of Placerville. The City is unable to sell or lease this structure due to its severely dilapidated condition, placing a significant drain on City resources.



**Photo 8:** This building is at located at 3089 Hazard Street, near the intersections of Main Street/Spanish Ravine Road and Washington Street. This structure is severely dilapidated and unsafe to occupy. Prolonged neglect has led to broken windows, deteriorated roofing, damaged eaves and overhangs, and a significantly damaged exterior. When exterior materials are dilapidated to this extent, the interior of the structure is exposed to accelerated weathering and damage, leading to structural failure or complete collapse.





**Photo 9:** This commercial building at 1370 Broadway is severely dilapidated and unsafe to occupy. It has damaged exterior building materials due to faulty weather protection and long-term neglect. The wood siding at the back of the building is peeling and rotted, compromising the structural integrity of the building. Portions of the exterior wall have been patched with boards, indicating that the original wood siding provides inadequate weather protection and exposes the interior to damage from the elements.



**Photo 10:** This is a photograph of a motel located at 1676 Broadway. The motel was built in 1979. The structure in the rear of the property is severely dilapidated, with a sagging roof, damaged eaves and overhangs, and exposed outdoor wiring. The metal panels on top of the roof are warped and provide inadequate weather protection. The plywood siding also lacks adequate weather protection and portions are rotting. A damaged exterior and inadequate weather protection exposes the interior building materials to the elements, leading to accelerated damage and conditions such as mold. According to retired City staff member Robert Shinkle, this site also has regular issues with flooding, which is an unsafe and unhealthy condition discussed in detail later in this report.



**Photo 11:** This is a vacant multi-family residential property located at 2100 Ferndale Court and built in 1952. The property has been deemed uninhabitable by the City due to major code violations. According to City staff, this structure was illegally converted from a single family dwelling to a multi-family residential property without permits or entitlements. Unpermitted construction represents a threat to the health and safety of occupants due to a lack of construction standards. The property was overcrowded and had excessive trash and inoperable vehicles on-site. There are several other boarded units behind the building shown in the photograph.





**Photo 12:** This residential building is located at 3038 Orchard Lane, near the intersection of Schnell School Road and Broadway. The building's exterior, eaves, and overhangs are damaged due to faulty weather protection and long-term neglect. The boarded window on the second story and extensive vegetation surrounding the building indicate that the structure is possibly vacant. Faulty weather protection fails to protect the exterior wood siding from the elements, which has led to unnatural and accelerated weathering. The exterior is distorted and bowed and portions are rotting. When exterior building materials become damaged to this extent, the interior is exposed to damage from the elements and the structural integrity of the building is compromised, making it unsafe to occupy. It also exposes occupants to health and safety hazards related to mold and pest infestations.



**Photo 13:** This building is part of a transitional multi-family property at the intersection of Airport Road and Broadway. According to Robert Shinkle, several units have burned down or were significantly damaged in a fire. The buildings are also located within a 100-year flood plain and are prone to flood damage. The unit pictured here is significantly damaged with faulty weather protection, dilapidated roofing, damaged eaves and overhangs, and missing doors, windows, and exterior siding. The structure does not have an adequate foundation, making it susceptible to collapse. Structures in this extensive state of disrepair are uninhabitable and experience accelerated damage due to weathering and pest infestations. This structure is unsafe to occupy and poses a health and safety hazard to passersby. The property is not blocked off and is accessible by the public.





**Photo 14:** This structure, built in 1936, is located at 2145 Smith Flat Road in the unincorporated Smith Flat area of the Project Area. The door of this building is missing and has been replaced with plywood, indicating that it is uninhabited. The roof is severely dilapidated and the building has faulty weather protection. When a roof and structure are not protected from weathering, the interior of the structure becomes weathered and dilapidated at an accelerated rate. A dilapidated and weathered structure is a significant hazard to occupants' health and safety due to mold growth, pest infestation, and increased risk of collapse.



**Photo 15:** This structure, located on Smith Flat Road in the unincorporated Smith Flat area of the Project Area, was built in 1897 and exhibits extensive physical damage. The roof, eaves and overhangs, and other exterior building materials are broken and deteriorated. Lack of adequate weather protection exposes the interior building materials to damage and compromises the structural integrity of the building. Structures in this condition are unsafe to occupy due to structural failure and risk of collapse. Boarded doors and windows indicate that the building is vacant.





**Photo 16:** This residential property is located on Parkway Drive within the Motor City unincorporated portion of the Project Area. This trailer has been severely damaged in a fire and is no longer habitable. Rehabilitation is not realistic because the damage to this trailer is so extensive.



### **Unreinforced Masonry Construction**

Pursuant to Section 33031(a)(1) of the CRL, construction that is vulnerable to seismic or geologic hazards is a physical condition that causes buildings to be unsafe or unhealthy for persons to live or work. Unreinforced masonry construction is a construction type in which there is no steel reinforcement within a masonry wall. Unreinforced masonry buildings were constructed when wall reinforcement was generally not used, floors and roofs were generally not anchored to the walls and low-strength lime mortar was used between bricks or blocks<sup>21</sup>.

Between 1933 and 1955, building codes became more stringent and required wall reinforcement. While the California Seismic Safety Commission knows the locations of over 25,500 unreinforced masonry buildings throughout the state, only about two-thirds of the owners of unreinforced masonry buildings have retrofitted the buildings to meet current building codes.<sup>22</sup> Many buildings in the downtown area were constructed prior to 1933 and were built using brick, block or stone. Because these buildings were typically built without reinforcing steel, they are more vulnerable in the event of an earthquake.

According to the California Department of Conservation, Placerville is in a close proximity to the Foothills Fault System. In 1888, 1909 and 1975, significant earthquakes in the magnitude range of 5 to 6 occurred in the Foothills Fault System. Within the Foothills Fault System, the Melones Fault Zone has been active. Two earthquakes with magnitudes of approximately 3 were recorded in 1950 and 1960 along the Melones Fault Zone.<sup>23</sup>

Most recently, the 1975 Oroville earthquake, with a 6.1 magnitude, alarmed seismologists of the Foothills Fault System's active nature. Some buildings in Placerville were reported as damaged following the 1975 Oroville earthquake. In particular, the Hangman's Tree Bar and adjacent building at 301 Main Street were damaged.

The Hangman's Tree Bar and adjacent building at 301 Main Street near the intersection of Center Street and Main Street is the most extensively studied unreinforced masonry building in the Project Area. In 2000 and 2001, Carlton Engineering filed reports on the structural integrity of the Hangman Tree Bar. In 2000, Carlton Engineering's report on the Hangman Tree Bar stated that "unreinforced, non-grouted brick walls with lime mortar are inherently weak and brittle, and cracks should be taken seriously."<sup>24</sup> In 2001, Carlton Engineering stated that unreinforced masonry buildings are "prone to failure in even moderate seismic events." The cracking became more evident in 2001 as Carlton Engineering noted that the Hangman Tree Bar was "very old" and "near the end of its useful life," and concluded that it was uncertain as to whether the walls, once repaired, would be adequately stabilized.<sup>25</sup>

<sup>21</sup> Association of Bay Area Governments, "Shaken Awake Report," [http://www.abag.ca.gov/bayarea/eqmaps/shelppop/typ2\\_f.html](http://www.abag.ca.gov/bayarea/eqmaps/shelppop/typ2_f.html)

<sup>22</sup> Seismic Safety Commission, "Status of the Unreinforced Masonry Building Law," 2003, [http://www.seismic.ca.gov/pub/URM\\_Report\\_June26\\_2003.pdf](http://www.seismic.ca.gov/pub/URM_Report_June26_2003.pdf)

<sup>23</sup> Cramer, Chris H., Topozada, Tousson R., and Parke, David L., "Seismicity fo the Foothills Fault System Between Folsom and Oroville, California," California Geology, August 1978, [http://www.consrv.ca.gov/cgs/geologic\\_hazards/earthquakes/pdfs/Documents/CG\\_AUG1978.pdf](http://www.consrv.ca.gov/cgs/geologic_hazards/earthquakes/pdfs/Documents/CG_AUG1978.pdf)

<sup>24</sup> Burkhart, Tom, Carlton Engineering, Inc., "Old Hangman's Tree," October 20, 2000

<sup>25</sup> Burkhart, Tom, Carlton Engineering, Inc., "Re: Old Hangman's Tree," January 17, 2001

In 2002, Neil Moore proposed several options for the owner of the Hangman's Tree Bar. At this point, the property owner contracted with Neil Moore for the design of a structural system that would reinforce the walls of the Hangman's Tree Bar and the adjacent building at 301 Main Street. However, shortly after the report, the project was placed on hold.

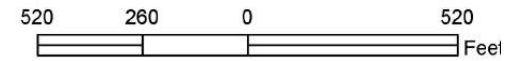
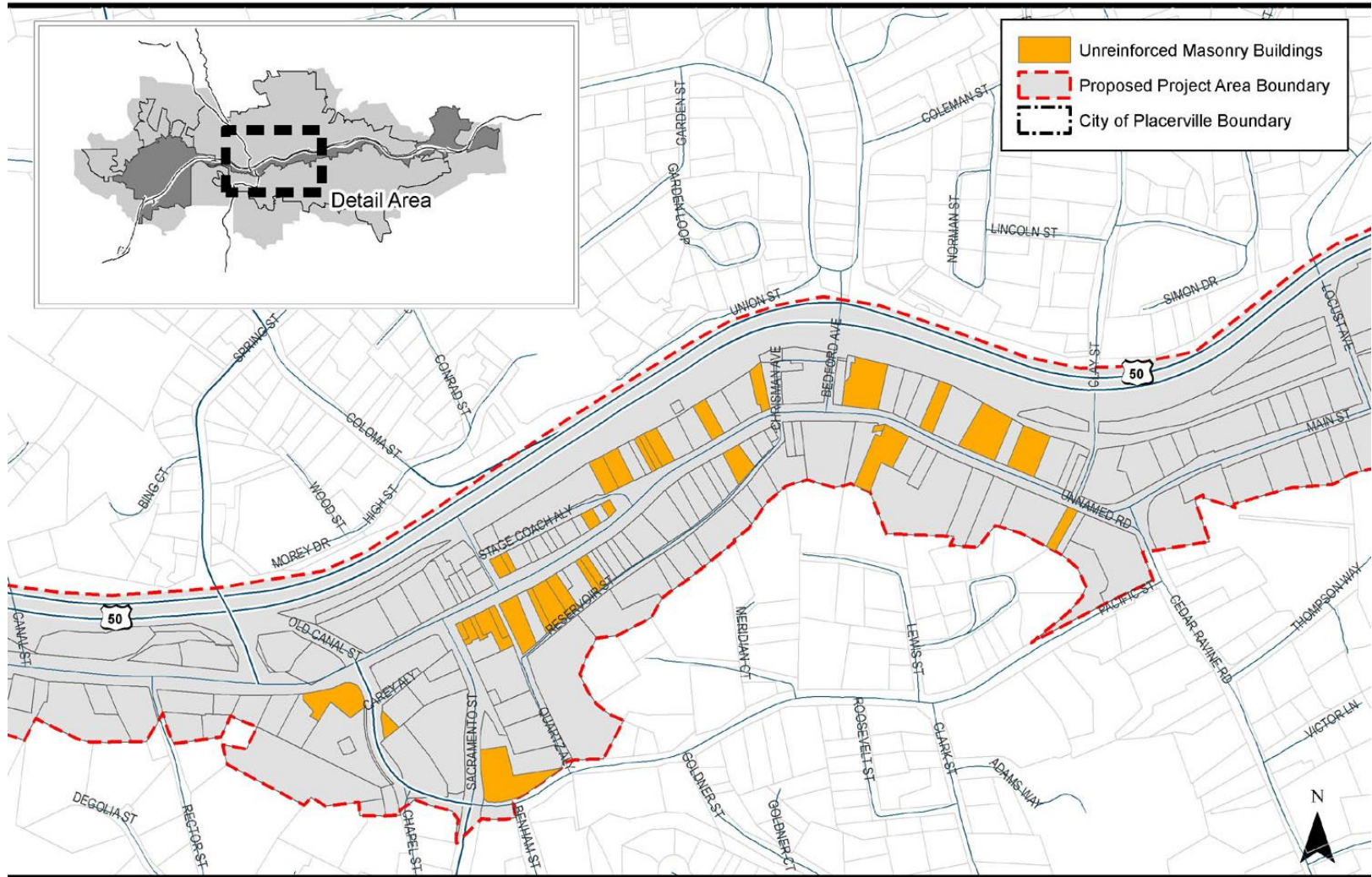
In 2007, the Streeter Group was hired to analyze and file a report on the Hangman's Tree Bar. By 2007, the buildings presented a "significant risk of life or injury to the occupants of the buildings or anyone in the immediate vicinity." The Streeter Group recommended that the buildings be immediately retrofitted or demolished.

Finally, in 2010, Neil Moore submitted a letter to the City stating that the building at 301 Main Street, adjacent to the Hangman's Tree Bar, was a threat to the lives of citizens. Moore identified two potential areas of collapse that would threaten the health and safety of pedestrians and motorists. The Center Street wall and Main Street walls were identified as having fall zones that, in the event of a collapse, could reach the midway out into the street.

A number of unreinforced buildings were identified by City staff during the Field Survey. A total of 33 unreinforced masonry buildings were identified in downtown Placerville. Exhibit B-5 provides the locations of unreinforced masonry buildings within downtown Placerville. Photo 17 shows a damaged unreinforced masonry wall on the Hangman's Tree Bar.

PLACERVILLE REDEVELOPMENT PROJECT AREA UNREINFORCED MASONRY BUILDINGS

EXHIBIT B-5



Sources: City of Placerville and RSG Field Survey





**Photo 17:** This is a photo of the Hangtown Tree Bar as seen from Center Street near Placerville City Hall. This structure was constructed of unreinforced masonry and has become significantly dilapidated to the point at which it requires a chainlink fence barrier. Several studies have been conducted on this building and most recently, it was identified as a threat to the health and safety of citizens beyond the proximity protected by chainlink fencing.

***Increased Risk of Flooding***

Several buildings in the Project Area are vulnerable to dampness and/or flooding on a regular basis due to their location and nature of construction. The lower levels of buildings (such as basements) and lots become flooded or have excessive dampness. In some situations, the flooding and dampness is so severe that multiple sump pumps are required to remove water from the basements.<sup>26</sup> The flooding and dampness create serious health and safety problems such as mold and mildew and rodent infestations. It also compromises the structural integrity of buildings because, in some cases, excessive moisture leads to wood rot and cracking of exterior walls.

According to former City staff member Robert Shinkle, buildings on 116 parcels within the Project Area experience dampness and/or flooding that lead to health and safety problems on a regular basis. These are shown in Exhibit B-6 at the end of this section. The City has not kept an official record of buildings that experience these issues due to lack of resources; however Mr. Shinkle has observed flooding and dampness in these buildings after working in the City's Community Development and Public Works Departments for 34 years. Flooding and dampness have been reoccurring problems in these buildings for at least the past 34 years, and in many cases since their construction. In most cases, dampness and flooding occur every winter when groundwater levels rise. Tables B-4-a and B-4-b provide details about specific health and safety problems at buildings with regular dampness and flooding.

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<sup>26</sup> Walt Yost Neighbors Staff Writer, "Gallery Set for Historic Placerville Building," Sacramento Bee, July 6, 1997



**Health & Safety Issues at Buildings with Recurring Dampness Flooding  
Placerville Redevelopment Project Area**

**Table B-4-a**

| Address/Location       | Building Type                    | Issue   | Health & Safety Concerns |
|------------------------|----------------------------------|---|--------------------------|
| 415 Placerville Drive  | Office & Retail Stores           | Parking lot floods every year (since construction). Water makes contact with building.  | Mold growth and rats     |
| 640 Placerville Drive  | Chiropractor                     | Parking lot floods (since construction). Water makes contact with building.   | Mold growth and rats     |
| 680 Placerville Drive  | Offices                          | Lower level and parking lot flood (since construction).   | Mold growth and rats     |
| 2850 Cold Springs Road | Ferguson's Gas & Kitchen Gallery | Building floods (at least the last 34 years; use wood slats and sand bags to mitigate); located in 100-year floodplain.   | Mold growth and rats     |
| 2875 Cold Springs Road | Private Residence                | Lot floods (at least the last 34 years); located in 500-year floodplain but floods more frequently due to obstructions in the creek channel and undersized culverts. Water makes contact with building. | Mold growth and rats     |
| 2878 Cold Springs Road | Frank's Body Shop                | Building floods (at least the last 34 years); located in 500-year floodplain but floods more frequently due to obstructions in the creek channel and undersized culverts.                               | Mold growth and rats     |

Source: *Bud Shinkle, retired Community Development Department Staff Member*

**Health & Safety Issues at Buildings with Recurring Dampness Flooding  
Placerville Redevelopment Project Area**

**Table B-4-b**

| Address/Location   | Building Type   | Issue   | Health & Safety Concerns |
|--|---|---|--------------------------|
| 555 Placerville Drive  | Snowline Hospice Thrift Store                               | Parking lot floods every year (since construction); located in 100-year floodplain. Water makes contact with building.  | Mold growth and rats     |
| Between Spring Street & Bedford Avenue between Highway 50 and Reservoir Street             | Buildings in western portion of Downtown, mostly commercial | Groundwater rises from 2-3 feet every winter, flooding buildings (since constructed). The bottom floor of businesses are below creek level. Located in 100-year floodplain. | Mold growth and rats     |
| 1144 Broadway Court  | Light Manufacturing   | Basement floods due to seepage (at least the last 34 years); located in 100-year floodplain.  | Mold growth and rats     |
| Between 1540 Broadway and 1778 Broadway;<br>Between 3013 Airport Road and 3050 Warren Lane | Commercial and residential buildings                        | Prone to frequent flooding (since construction); located in 100-year floodplain.  | Mold growth and rats     |
| 2021 Smith Flat Road   | Smith Flat House Center for Health                          | Basement w/ old mine shaft potentially floods (since construction).   | Mold growth and rats     |
| Between Locust Avenue and El Dorado Trail along Broadway                                   | Commercial and industrial buildings                         | Box culvert is undersized with restrictions. Water backs up due to bridge restricting flow of water. Has occurred since the bridge was constructed in the 1920s-1930s.      | Mold growth and rats     |

Source: *Bud Shinkle, retired Community Development Department Staff Member*

In addition to the health and safety concerns identified in Tables B-4a and B-4b, flooding and dampness expose buildings to excessive moisture. This compromises the structural integrity of buildings, as excessive moisture leads to problems such as wood rot and cracking of exterior walls. For example, excessive moisture contributed to unsafe conditions at the Hangman’s Tree Bar and adjacent building at 301 Main Street. As discussed in the prior section, three different engineers conducted structural evaluations of the buildings between 2000 and 2010. In addition to problems with unreinforced masonry, they found that the buildings have problems high moisture levels and occasional flooding, leading to dryrotting of lumber. The Hangman’s Tree Bar at 305 Main Street buckled in part due to dry-rot of the wood and settlement of the unreinforced masonry building. The engineers’ reports state that extensive water damage is visible to the wall framing located in the north-east corner of the building and along the upper east wall.

Most of the buildings (77 percent) that experience regular dampness and/or flooding are located in Special Flood Hazard Areas designated by the Federal Emergency Management Agency. A Special Flood Hazard Area is an area that will be inundated by a flood event having a 1 percent chance of being equaled or exceeded in any given year. The 1 percent annual chance flood is also referred to as a 100-year flood.<sup>27</sup> Based on the expected flood water level, areas predicted to have flood events are mapped out on floodplain maps, or Flood Insurance Rate maps. The Special Flood Hazard Areas, or 100-year floodplains, are also shown in Exhibit B-6. There are 207 parcels in the Project Area that are located within the 100-year floodplains; of which 92 (44 percent) experience regular dampness and/or flooding.

Title Four, Chapter Nine of the Placerville City Code sets provisions for flood damage protection.<sup>28</sup> It states:

“The flood hazard areas of the city are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare [...] It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- To protect human life and health;
- To minimize expenditure of public money for costly flood control projects;
- To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- To minimize prolonged business interruptions;

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<sup>27</sup> Federal Emergency Management Agency website

<sup>28</sup> The unincorporated County portion of the Project Area is not within a floodplain, thus County code information is not provided.

- To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.”

Among other things, Title Four, Chapter Nine of the City Code requires that the lowest floor of any newly constructed or substantially improved structure be built at a level at or above the base flood elevation. The majority of the Project Area was built before these provisions were set in place in 1990,<sup>29</sup> thus older buildings do not meet these construction standards and are vulnerable to serious damage from flooding. This places a serious burden on the community because it endangers human life and health, disrupts commerce, and leads to other adverse conditions as quoted above in the City Code. Buildings that experience regular dampness and flooding have problems with mold, rodent infestations, and cause untreated water to enter the sewer system. Redevelopment could give the Agency the resources necessary to assist property owners with improvements to mitigate dampness and flooding, such as the installation of subterranean draining systems.

The property shown in Photo 18 displays a Downtown business that is affected by dampness and flooding.

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<sup>29</sup> Of the buildings that have a known building age, 90 percent were built prior to 1990 (see Table B-3).

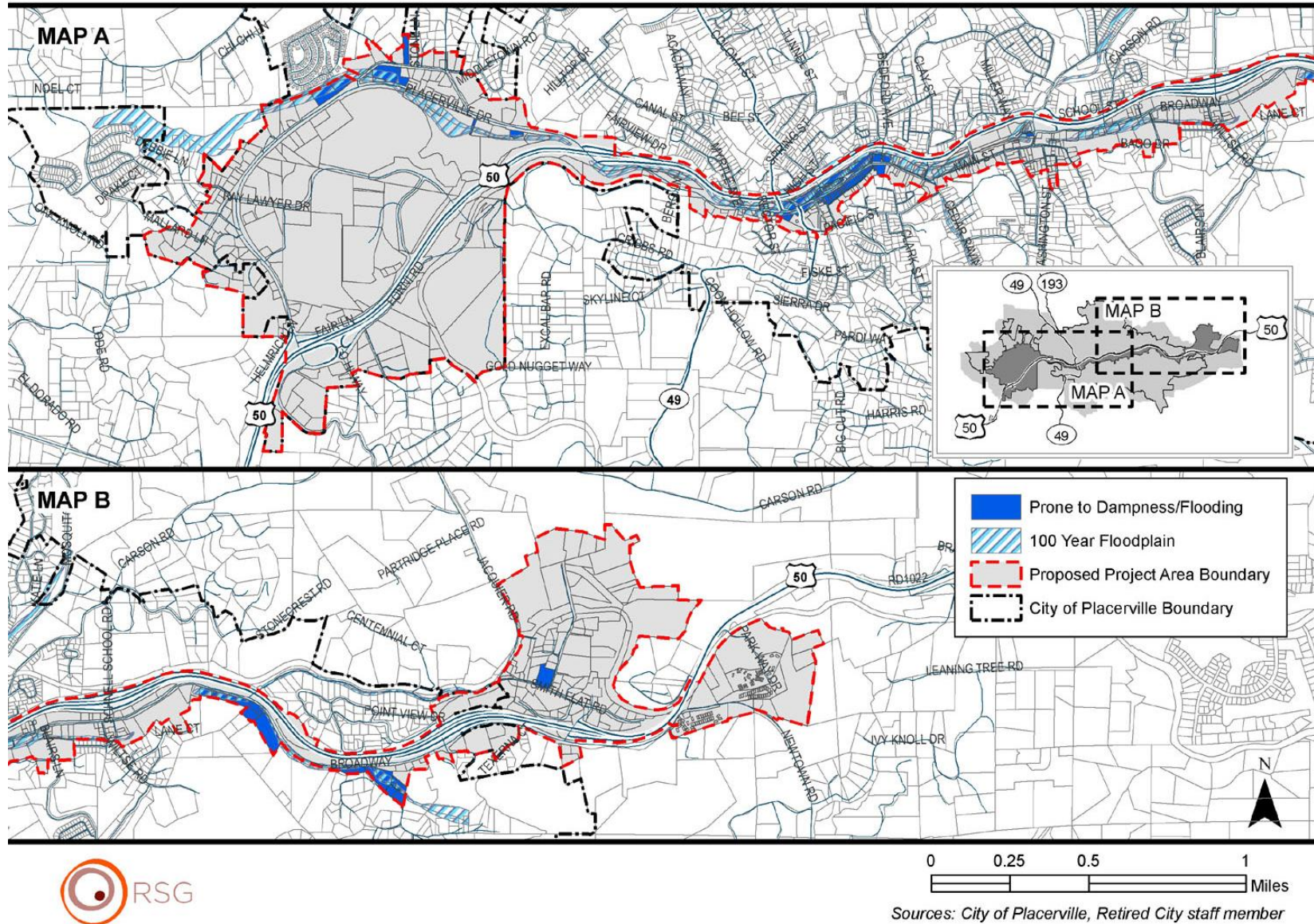


**Photo 18:** This is a photograph of 263 Main Street. This building exhibits signs of damaged exterior building materials and, according to retired City staff member Robert Shinkle, experiences significant flooding and dampness in the basement. Mr. Shinkle indicated that the building is currently vacant due in part to these issues. This building requires continuous pumping of the basement to alleviate flooding and dampness. These conditions are present in several buildings along Main Street in the Downtown corridor.



PLACERVILLE REDEVELOPMENT PROJECT AREA RECURRING DAMPNESS/FLOODING

EXHIBIT B-6



**Faulty or Inadequate Water or Sewer Utilities**

Pursuant to CRL Section 33031(a)(1), faulty or inadequate water and sewer utilities that cause a building or structure to be deemed unsafe or unhealthy for persons to live or work are physical conditions of blight. The Project Area contains several instances where the water, sewer and storm systems are faulty or inadequate, making buildings unsafe. Several City-sponsored studies and reports have quantitatively evaluated the status of these systems over the last two decades.

The City’s water is provided by the El Dorado Irrigation District (“EID”), however, it is the City’s responsibility to maintain the infrastructure and distribution system to supply water to households and businesses in the City and Project Area. The storm and sewer systems are maintained by the City and sewer wastewater is mitigated at City-owned sewer plants.

The estimated cost to improve the water, sewer and wastewater distribution and collection systems is approximately \$6.7 million, as summarized in Table B-5.

| <b>Costs to Implement the Proposed Water, Sewer &amp; Wastewater Improvements</b> |  | <b>Table B-5</b>          |
|---|--|---------------------------|
| <b>Placerville Redevelopment Project Area</b>                                     |  |                           |
| Task  |  | Anticipated Project Costs |
| Water Distribution System   |  | \$219,784                 |
| Hydrologic and Hydraulic Analysis   |  | \$250,000                 |
| Complete the Hangtown Creek Watershed Master Plan                                 |  | \$50,000                  |
| Relocate the Trunk Sewers   |  | \$6,000,000               |
| Creek Restoration and Maintenance   |  | \$150,000                 |
| <b>Total</b>  |  | <b>\$6,669,784</b>        |

*Source: City of Placerville Department of Public Works, Water Master Plan, Sewer System Master Plan, Storm Water Management Plan and Hangtown Creek Master Plan*

Table B-5 illustrates an approximate total cost of \$219,784 for the improvements to the Project Area water distribution system, including new pipelines, hydrants, and the associated environmental, engineering, administration, contingencies and inspections. An additional \$1,368,216 in improvements to the water distribution system would be performed in areas around Downtown as described in the Water Master Plan, including north of Highway 50, where many of the EID water connections are located. Due to the interconnectivity of the system, improvements on one end of the Main Street Service Zone or Schnell School Service Zone will have reciprocal effects on the other end. Though the Project Area-specific costs to improve the waster distribution system are represented in Table B-5 as \$219,784, the investments in other areas of the Main Street Service Zone or Schnell School Service Zones, totaling over \$1.5 Million, will have large impacts on the Project Area water service, storage and transmission.

Table B-5 also summarizes sewer and waste water improvements. Relocating the Trunk Sewer System remains as the largest and most costly improvement to the City’s sewer and wastewater systems. Additional improvements include hydrologic and hydraulic analyses, completing the Watershed Master Plan, and creek restoration and maintenance. The total costs for improvement to the water, sewer and wastewater systems total \$6,669,784. Projects will be completed through



implementation of the City’s Water Master Plan, Sewer System Master Plan, Storm Water Management Plan, and Hangtown Creek Master Plan, as described in Section A of this report.

Water Utilities are Inadequate for Fire Protection

The California Code of Regulations, Title 22, regarding Water Works Standards, provides figures for the minimum operating pressure during peak hour demand during an average day and peak hour demand plus fire flow demand. According to the City of Placerville Water Master Plan<sup>30</sup>, the City fails to meet the peak hour demand plus fire flow demand in several locations that serve the Project Area. Water is provided and stored by the EID and is distributed through the City via 37 miles of 4-inch to 12-inch pipelines and an additional 2 miles of small (less than 4-inch) diameter pipes, maintained by the City. According to the Water Master Plan, the agreement between the City and the EID states that water will be supplied to the City based on the availability of water, provided that the City “will not incur any deficiencies greater than all other District customers.”

The Water Master Plan summarizes the results of the City Water Model Report<sup>31</sup> and cites deficiencies in the City’s water system. The two service zones that supply water to the Project Area are the Main Service Zone, which services the Project Area along Main Street and Broadway between Schnell School Road and Placerville Drive, and the Schnell School Service Zone, which services the Project Area East of Schnell School Road.

The primary concern raised in the Water Master Plan pertains to inadequate fire flows. Title 3, Chapter 10 of the City Code provides specific requirements for fire hydrant locations and specifications. In summary, there must be adequate fire flow capacity for a prescribed duration, whether it is achieved by having multiple hydrants within a close proximity or increased fire flow capacity. It is expected that required and available fire flows will vary throughout the City. As indicated by Mike Pott, the El Dorado County Fire District Fire Prevention Specialist, some commercial areas in the City require higher fire flows than others.

According to the Water Master Plan, “the existing distribution system generally cannot convey required fire flows at sufficient pressure to some areas of the Main Service Zone.” The Project Area has three junctions in the Main Service Zone that have inadequate fire flow capacity. A commercial area at 1323 Broadway, which includes the Carriage Trade Shopping Center and Save Mart, contains two junctions that fail to meet adequate fire flow standards. The third junction that fails to meet fire flow standards is at the intersection of Schnell School Road and Broadway. This area generally serves several small restaurants and commercial strip centers. The lack of an adequate fire flow at these locations puts structures and lives at risk due to the fire department’s inability to extinguish potential fires. A total of 26 parcels<sup>32</sup> covering an area of approximately 15.3 acres are impacted by the failed fire flows. The locations of these 26 parcels are identified in Exhibit B-7 at the end of this section.

Further east on Broadway, the Schnell School Service Zone provides water to the Grocery Outlet center at 1426 Broadway, among other retail and residential buildings. While the fire flow around the Grocery Outlet is adequately high, there are an inadequate number of fire hydrants. The one

<sup>30</sup> Kennedy/Jenks Consultants, “City of Placerville Water Master Plan,” December 13, 2005

<sup>31</sup> Kennedy/Jenks Consultants, “City of Placerville Water Model Report,” December 13, 2005

<sup>32</sup> The City reports that any parcel with 250 feet of a hydrant with fire flow issues will be impacted.

fire hydrant near the Grocery Outlet cannot alone provide adequate fire flow protection. The lack of adequate fire hydrants in the Grocery Outlet center places structures and lives at risk insufficient water availability during a potential fire. A total of 6 parcels covering a land area of approximately 14.0 acres are impacted by the inadequate number of fire hydrants and need an additional fire hydrant to provide adequate fire protection. Exhibit B-7 at the end of this section shows locations with inadequate fire flow, fire hydrant issues and parcels that are impacted. Collectively, these inadequacies make it unsafe for people to occupy portions of the Project Area.

Several improvements were recommended to improve the distribution system in the near-term and make buildings safe in the event of a fire. The Water Master Plan suggests merging the lower pressure zone of the Schnell School Zone within the Project Area, generally serving the Grocery Outlet and surrounding retail, and the Main Service Zone to improve pressures during high-demand periods. Also, near-term recommended pipeline improvements included replacing a 4-inch diameter pipe that crosses United States Highway 50 (Highway 50) at Coloma Street within the Project Area, which has been shut down due to excessive leaking and is inadequately sized. The Water Master Plan suggests increasing the 4-inch pipeline size to at least 8-inches. Additional recommended improvements affecting the Project Area include construction of a new storage system to meet short-term high-demand time periods and decrease the City's dependence on the EID water supply and storage facilities. These improvements would improve fire flow and increase safety in the event of a fire.

Title 3, Chapter 11 of the City Code imposes requirements on fire protection services for new development, finding it essential that the City develop in an orderly way by allowing new developments to move forward only if adequate fire protection services will be in place to serve the new development. This provision requires the developer to pay a fee as a condition to any permit for new residential, commercial, institutional or industrial development. Furthermore, according to Title 7, Chapter 3 of the City Code, locations where water booster pump stations are required to provide water service to owners of a new development, additional fees will be charged to reimburse the City for installation, energy costs, repair, maintenance and replacement of any water booster pump. Additional, long-term fees will be imposed to cover the costs of running, powering and maintaining the water booster pumps. While these fees will help mitigate problems in new development, they will not provide funding to fix existing problems.

The importance of adequate fire flows is amplified by the ubiquitous and hazardous fire-prone environment in the context of the Project Area. Table B-6 presents information on Fire Hazard Severity Zones as depicted by the California Department of Forestry and Fire Protection ("Cal Fire"). The Fire Hazard Severity Zones produced by Cal Fire are designed to assign a hazard zone class based on the contextual factors that influence the spread of fire. Cal Fire defines "hazards" as the physical conditions that give a likelihood that an area will burn over a 30 to 50-year period without future modifications.<sup>33</sup> Fire Hazard Severity Zones are based on factors such as fuel (material that can burn, including structures and vegetation), slope and fire weather, and the potential for damage based on factor such as the ability of a fire to ignite the structure, the flammability of the construction material, and mitigation measures that reduce the risk.

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<sup>33</sup> California Department of Forestry and Fire Protection, "California's Fire Hazard Severity Zones," [http://www.fire.ca.gov/fire\\_prevention/downloads/FHSZ\\_fact\\_sheet.pdf](http://www.fire.ca.gov/fire_prevention/downloads/FHSZ_fact_sheet.pdf)

Classification of a zone as a moderate, high or very high fire hazard zone is based on a combination of how a fire will behave and the probability of flames and embers threatening buildings.<sup>34</sup>

Different Fire Hazard Severity Zones require different roof improvements. Moderate Fire Severity Zones require a Class C roof, High Fire Severity Zones require a Class B roof and Very High Hazard Severity Zones require a Class A roof. The definitions of various roofing classes depend upon the materials used, underlying construction and sheathing. Sheathing can be solid plywood or lath, underlayment may be foil, tar paper or felt and roofing material may be shake shingle, asphalt composition shingle or clay tile. Pursuant to California Health and Safety Code Section 13132.7(a), all new construction or roof replacement or repair involving more than half the roof where the structure falls within a very high fire hazard zone, the roof is required to be classified as at least a Class B. For all other fire hazard zones, the roof classification is required to be at least Class C.

| <b>Fire Hazard Zones</b>                      |                                | <b>Table B-6</b> |
|---|--------------------------------|------------------|
| <b>Placerville Redevelopment Project Area</b> |                                |                  |
| Hazard Zone Class                             | Total Square Feet <sup>1</sup> | % of Total Area  |
| Very High Hazard                              | 35,237,673                     | 73.1%            |
| High Hazard                                   | 6,703,389                      | 13.9%            |
| Moderate Hazard                               | 6,248,503                      | 13.0%            |
|   | 48,189,565                     | 100.0%           |

<sup>1</sup> Values are approximate and may not match those in other analyses

Source: California Department of Forestry and Fire Protection

According to Cal Fire, a majority of the Project Area is in an area of Very High Hazard. Table B-6 provides that 73.1 percent of the Project Area, approximately 35,000,000 square feet, is within a Very High Hazard zone. The remainder of the Project Area is within a High Hazard zone (13.9%) and Moderate Hazard zone (13.0%). These figures indicate that the entire Project Area is at least within a Moderate Hazard Zone and a majority of the Project Area is in a Very High Hazard Zone. The boundaries of the Very High, High and Moderate Hazard Zones are illustrated on Exhibit B-8 at the end of this section.

Due to inadequate fire flow, portions of the Project Area within Very High Hazard Zones are unable to mitigate the potential hazard with adequate fire suppression efforts. Little has been done to improve the conditions due to the enormous financial costs to the City to improve the Project Area water system. The City does not have the ability to fund the improvements without redevelopment due to a budget shortfall that is further discussed in Section D of this Report. Where inadequate fire flows and fire hazards are present, the residences and businesses in the service area remain at risk of a fire that would be difficult to extinguish. Without the improvements to the water distribution system, the businesses and residents served by inadequate fire flows remain unprotected from fire. With the proposed Project Area, the Agency would have the power, authority and capital to invest in

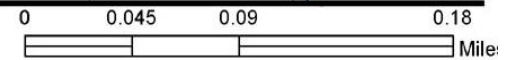
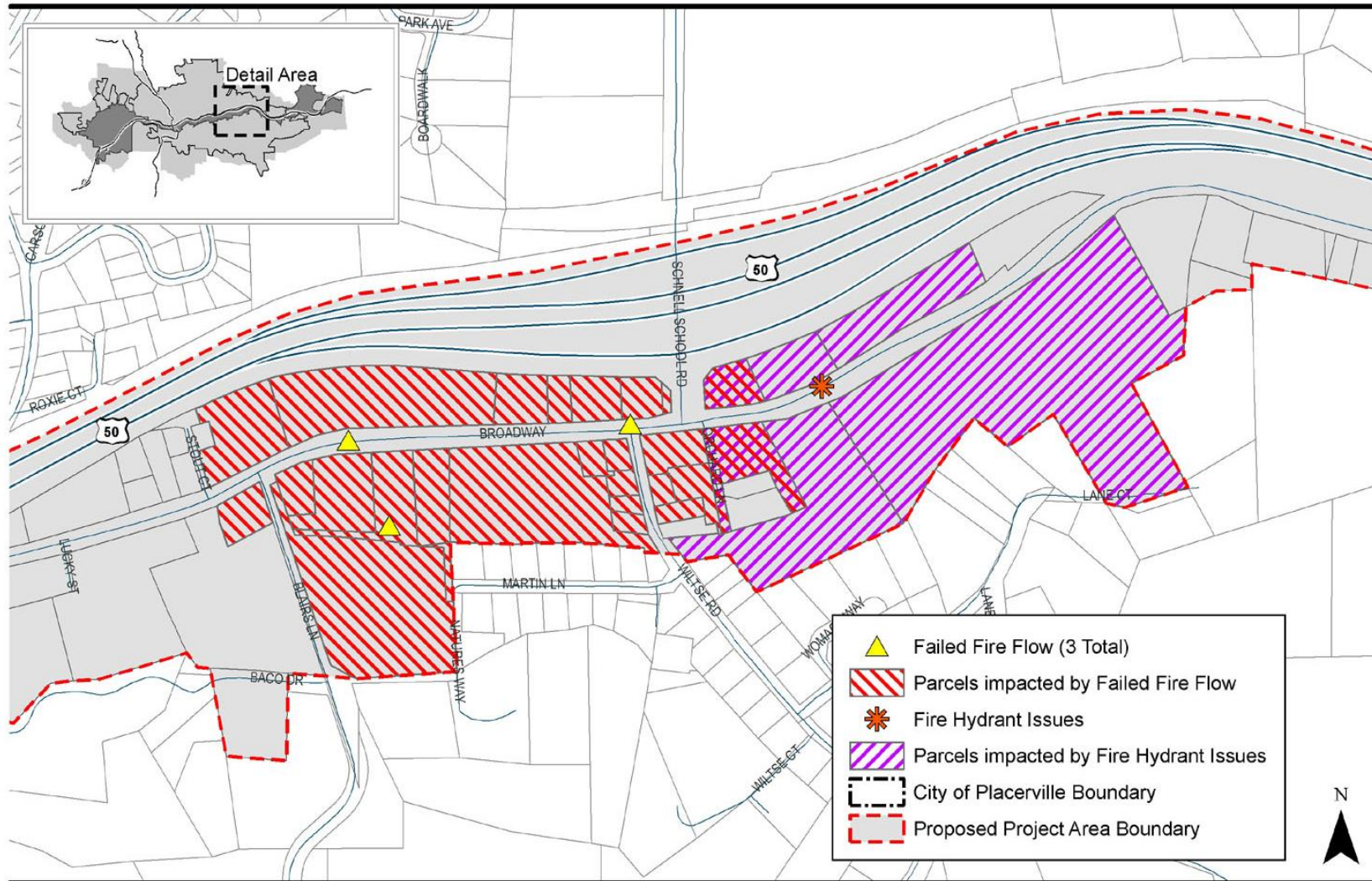
<sup>34</sup> California Department of Forestry and Fire Protection, "Questions about Fire Hazard Severity Zones," [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_faqs.php#desig15](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs.php#desig15)



the water system and fund capital improvement projects, such as the inadequacies related to fire flow, for the benefit of Project Area residents, employees, business owners and patrons.

PLACERVILLE REDEVELOPMENT PROJECT AREA PARCELS IMPACTED BY LOW FIRE FLOWS

EXHIBIT B-7



Sources: City of Placerville, California Department of Forestry and Fire Protection

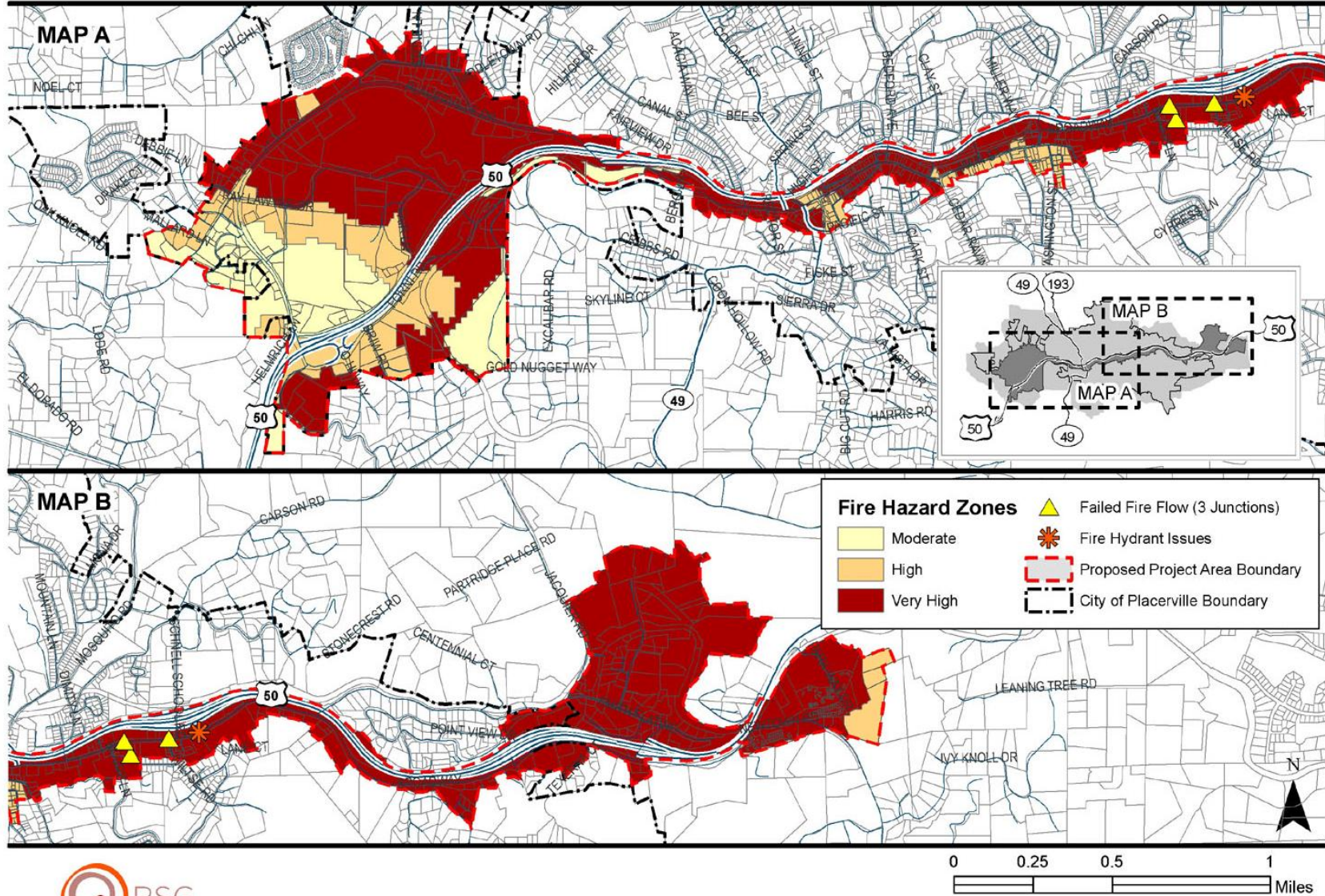
Note: Parcels impacted by failed fire flow and fire hydrant issues are within 250 foot of the identified failure or issue.





PLACERVILLE REDEVELOPMENT PROJECT AREA FIRE FLOWS AND FIRE HAZARD ZONES

EXHIBIT B-8



Sources: City of Placerville, California Department of Forestry and Fire Protection



### Sewer and Wastewater Utilities

The City's sewer and wastewater utilities are in different states of disrepair throughout the Project Area. They are housed in a Trunk Sewer System that conveys wastewater from throughout the City to the City's Hangtown Creek Wastewater Treatment Plant. The Trunk Sewer System runs parallel to and inside Hangtown Creek, which spans the entire length of the Project Area beginning near Smith Flat and ending in the western side of the City. The state of the Trunk Sewer System is a safety hazard due to its location, age, and overloaded capacity from storm drains that feed into the system.

The Trunk Sewer System used to be located entirely within Hangtown Creek. Although approximately 4,200 linear feet of the Trunk Sewer System has been relocated out of Hangtown Creek, approximately 6,000 linear feet remains in the creek.<sup>35</sup> This places the creek at increased risk of contamination from the Trunk Sewer System. Additionally, development has constrained Hangtown Creek and the Trunk Sewer System to a small area between buildings along Main Street and Broadway to the south and Highway 50 to the north. Sewer utilities are at extremely amplified risk of rupture and failure during large storm events because they are constrained to such a small area.

Public Works Director Randy Pesses states that recent events in 2009 and 2010 caused significant concerns for the Trunk Sewer System, Hangtown Creek, and adjacent utilities due to the Trunk Sewer System's location in the creek. In 2009, a large tree near Placerville Drive fell across Hangtown Creek. The tree blocked creek-water flows and endangered the Trunk Sewer System. City staff had to quickly remove the tree to avoid damage to the system. If a similar event were to occur unexpectedly or within an unmonitored portion of Hangtown Creek, it could cause significant damage. More recently, in 2010, a retaining wall collapsed into Hangtown Creek. The debris from the retaining wall fell on the Trunk Sewer Line, crushing the sewer pipe. The Trunk Sewer System was heavily damaged and service to customers was disrupted. It required extensive and expensive repairs.

Portions of the wastewater system are located in underground trenches that also house water distribution pipes. The water distribution pipes provide potable water to residences and businesses in the Project Area. Before the 1980s, the City placed sewer and water lines in universal hand-dug trenches with only one foot of horizontal separation between the two lines. In the 1980s, changes to health standards increased the required separation distance tenfold to 10 feet of horizontal separation. Since this change, all pipe systems that are replaced in the City have been constructed to meet current requirements for pipeline separations. Still, much of the City's pipelines remain within close proximity to each other. According to Mr. Pesses, the presence of multiple pipelines in one trench can result in significant health and safety risks. The pipelines can be simultaneously ruptured due to seismic events or human accident. Mr. Shinkle adds that the water distribution system can be contaminated if a water service breaks and comes in contact with soil contaminated with untreated sewage leaking from old and overtaxed sewer pipes. Whether natural or accidental, the water system, and the residents, employees and patrons it serves, are at greater risk of being contaminated by and exposed to raw sewage due to the close proximity of the two pipelines.

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<sup>35</sup> Randy Pesses, Director of Public Works, City of Placerville, "Ongoing Efforts Towards Comprehensive Watershed Improvement for Hangtown Creek Watershed and its Tributaries within the City of Placerville, December 9, 2008



The age of the Trunk Sewer System is particularly dangerous to the viability of the sewer and wastewater collection system. According to City staff, the age of the pipelines dictates the risk of failures. City staff state that pipelines typically last for 40 to 50 years. As they reach this age and begin to fail, the risks include flooding, sink holes and road damage. The pipelines in much of the City and Project Area are now over 60 years old, which is beyond their reasonably expected lifespan.<sup>36</sup>

The combination of the pipelines' old age and undesirable location in Hangtown Creek increase the sewer and wastewater system's risk of failure and contamination. According to the Hangtown Creek Master Plan, the Trunk Sewer System is the "biggest concern for sources of fecal bacteria" in Hangtown Creek.<sup>37</sup> The Hangtown Creek Master Plan states that fecal bacteria colonies contain several pathogens that could significantly threaten public health, including hepatitis, dysentery, and typhus. The presence of fecal bacteria, while perfectly natural at certain concentrations, is an indicator of sewer line leaks or failure in higher concentrations. When fecal bacteria colony counts rise above 200 colonies/100 mL, fecal bacteria becomes a public-health risk. In 1997, the average fecal bacteria colony count reached 153.3 colonies/100 mL. The City was required to take drastic steps to reline the sewer pipes to extend the life of the Trunk Sewer System. Still, a major storm event could significantly damage the Trunk Sewer System and release bacteria because it is located in such close proximity to Hangtown Creek.

Portions of the sewer system in the Project Area have a common pipeline that collects sewer water and storm water. According to the General Plan EIR, "many older buildings are equipped with roof drains connected directly to sewer lines." City staff confirms that many roof storm drains in the Project Area remain connected to the sewer system. When roof drains connect to sewer lines, the increased flow in the sewer system can overload the pipelines or sewage treatment facilities. The pipelines and sewage treatment facilities are also overloaded when water from buildings with excessive dampness and flooding are pumped or drained into the sewer system. These conditions lead to surcharges in the Trunk Sewer System.

According to a Phase I Summary Report that is part of the City's Sewer System Master Plan ("Summary Report"), several portions of the Trunk Sewer System currently experience surcharges.<sup>38</sup> A surcharge is a "condition where water rises above the top of the pipe and, depending upon conditions, may begin to rise in the connecting manholes where the pipe is charged."<sup>39</sup> Mr. Shinkle states that the increased pressure has blown off manhole covers, and in some cases manhole covers have to be removed to prevent pressurized flow from entering buildings. Surcharges can release pathogens, bacteria, harmful chemicals and toxic pollutants, placing the health and safety of residents, patrons and employees in the Project Area at risk. Outflows from the sewer system in this nature are prohibited by the State Water Resources Control Board's General Waste Discharge Requirement. As a result, the State mandated that the City build a new sewer plant to serve the City's residential and commercial customers, which is currently operational. The total cost to build the new facility was approximately \$45 million. In order to pay

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<sup>36</sup> Mountain Democrat Staff, "City Explains Sewer Costs," October 16, 2009

<sup>37</sup> Hangtown Creek Master Plan Committee, "Draft Hangtown Creek Master Plan," January 23, 2007

<sup>38</sup> Specific locations that experience surcharges will be identified in the Report to the City Council as more information becomes available.

<sup>39</sup> Holmes International and CXS Consulting Inc., "Sewer System Master Plan, Phase I Summary Report," August 2006



for these State mandated improvements, Placerville residents experienced an 88 percent increase in their sewer bills.<sup>40</sup> Further improvements are necessary; however the City cannot fund the improvements due to budget cuts and additional taxes would place a burden on City residents.

Surcharges typically occur during 5, 10, and 20 year storm events. A 5 year storm has a 20 percent chance of occurring in a year, and results in 3.63 inches of rain within 24 hours. A 10 year storm has a 10 percent chance of occurring in a year, and results in 4.24 inches of rain within 24 hours. A 20 year storm has a 5 percent chance of occurring in a year, and results in 4.79 inches of rain within 24 hours. When these storm events occur, roof storm drains connected directly to sewer lines and water pumped or drained from buildings with excessive flooding and dampness increase flow in the sewer system, which overloads pipelines and sewage treatment facilities. Exhibit B-9 at the end of this section indicates the locations where sewer surcharges will continue to occur during 5, 10 and 20 year storm events to the City's main sewer lines without adequate sewer improvements. This condition could be mitigated by installing larger diameter pipelines and performing overall system improvements that decrease the amount of inflow and infiltration that comes into the city collection system.

The City of Placerville Public Works Department began imposing conditions of approval on development projects in 2004 to improve the faulty sewer and wastewater system. The conditions of approval require new development to incorporate storm water detention facilities to mitigate increased runoff from impervious surfaces on the development site into the sewer system. These conditions of approval have created unanticipated costs and financial burden on developers in the Project Area, making development, rehabilitation and redevelopment in the Project Area cost-prohibitive.

The City's Public Works Department has developed a project proposal to address the inadequacies of the Trunk Sewer System, including the location and age of the sewer lines and the threat they impose upon the health and safety of employees, tenants and residents of the Project Area. The proposed project would involve developing a comprehensive flood control plan for the City, completing the Hangtown Creek Watershed Master Plan, relocating the remaining Trunk Sewer System, and ongoing restoration of Hangtown Creek. The largest task within the proposed project is to relocate the 6,000 linear feet of the Trunk Sewer System that remains in the Hangtown Creek channel. The Summary Report also suggests upsizing about 2,500 linear feet of the Trunk Sewer System to avoid sewer system outflows. The Department of Public Works issued cost estimates for each segment of the proposed project, which are outlined earlier in this section of the Report in Table B-5.

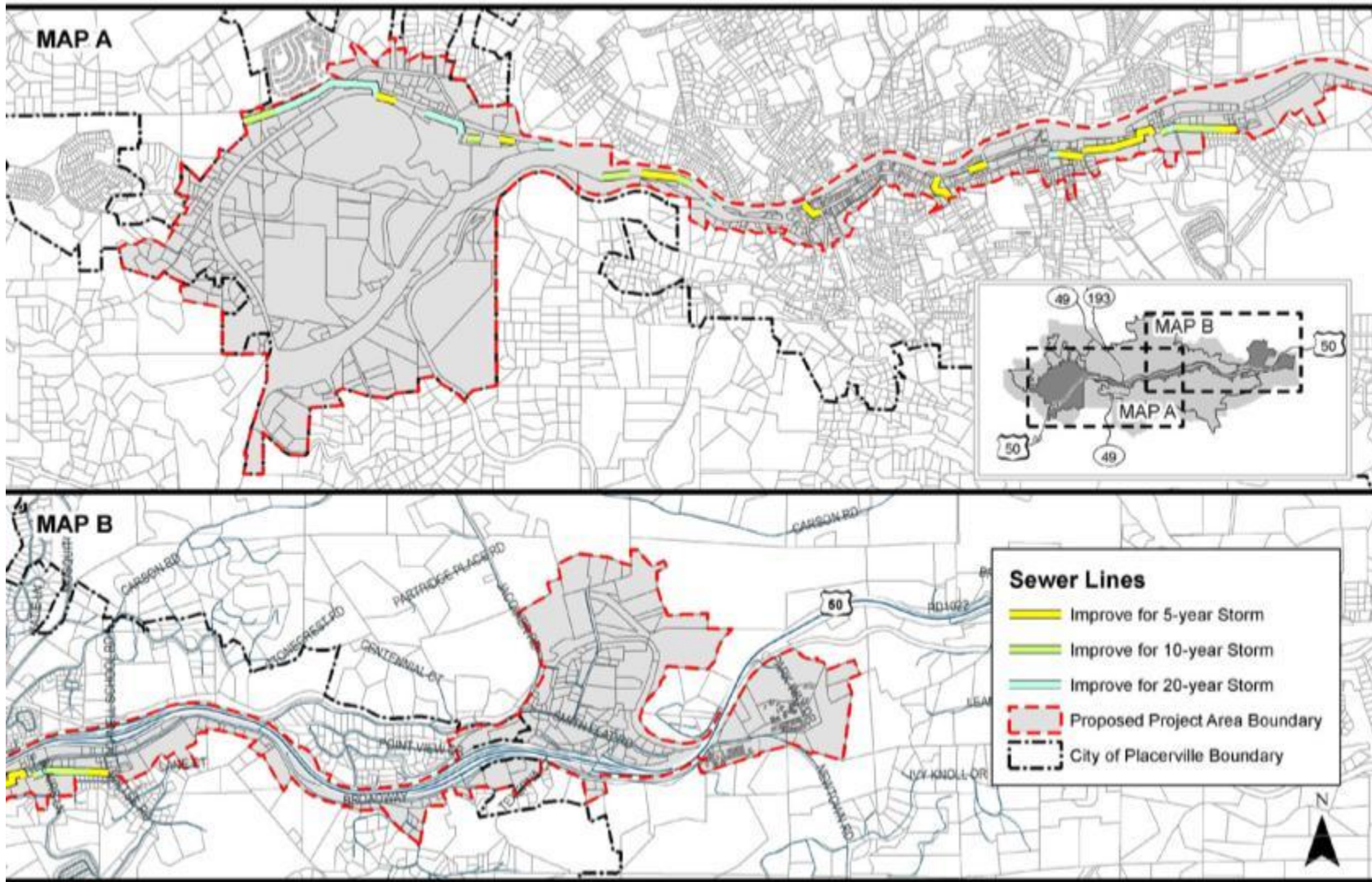
The City's sewer and wastewater collection systems are inadequate due to the location and age of the pipelines. Furthermore, the presence of stormwater connections to the sewer system make overloading of pipes and sewage treatment facilities a significant problem. Without improvements, these systems pose a significant threat to the potable water supply and Hangtown Creek. The health and safety of Project Area residents, employees and patrons is significantly threatened, as the water supply is depended upon for residential and commercial applications throughout the Project Area. Redevelopment is needed to provide the financial resources necessary to improve the City's sewer and wastewater collection systems.

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<sup>40</sup> Mountain Democrat Staff, "More Sacto Whining," Mountain Democrat, August 30, 2010

PLACERVILLE REDEVELOPMENT PROJECT AREA SEWER IMPROVEMENTS

EXHIBIT B-9



Sources: City of Placerville and Sewer System Master Plan Phase 1 Summary Report



## Conditions Preventing or Substantially Hindering the Viable Use of Buildings or Lots

Pursuant to CRL Section 33031(a)(2), a building's or lot's viable use or capacity may be prevented or substantially hindered by substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. For the purpose of this analysis, viability is defined as "capable of working, functioning or developing adequately and financially sustainable."<sup>41</sup>

### *Defective/Substandard Design and Obsolescence*

Obsolescence is the result of a combination of blighting factors, including the age and deterioration of a building, lack of maintenance, obsolete design as well as lack of up-to-date equipment and technologies as contemporary market standards evolve. Many older buildings in the project area have defective and/or substandard design that hinders their viable use. They are not built to meet current development standards and are in greater need of repairs, making them more expensive to maintain. Charlie Downs, owner of ANOVA Architects in Downtown Placerville and member of the Placerville Area Convergence Team, expressed that the downtown is underutilized in part due to conditions hindering viable use. In many cases, it is cost prohibitive to remodel older buildings due to structural deficiencies. For example, he attempted to remodel an unreinforced masonry building downtown but had to stop because the wall would fall as they remodeled. The project was ultimately abandoned and he moved to another building.

As discussed earlier in this Report, buildings on 116 parcels within the Project Area suffer from excessive dampness and flooding on a regular basis because they are not built to current development standards. Title Four, Chapter Nine of the City Code requires that the lowest floor of any newly constructed or substantially improved structure be built at a level at or above the base flood elevation. This provision was enacted to prevent adverse effects of flooding such as health and safety hazards, prolonged business interruptions and an impaired tax base. The majority of the Project Area was built before these provisions were set in place in 1990,<sup>42</sup> thus older buildings that do not meet these construction standards are vulnerable to damage from excessive dampness and flooding. This limits their use and in some cases disrupts commerce when customers cannot access buildings and lots due to flooding.

According to a local real estate broker interviewed for this Report<sup>43</sup>, businesses prefer newer buildings that have more amenities and are less expensive to maintain. Substandard design, such as buildings with unreinforced masonry and excessive dampness and flooding, has led to lower lease rates in the Project Area. The Economic Blight section of this report shows that the Project Area has abnormally low retail lease rates. Substandard design has also caused several buildings on the market to remain vacant, such as the former City Hall. The building is too expensive to renovate to bring up to current development standards.

<sup>41</sup> "Viability." Merriam-Webster's Collegiate Dictionary. 10<sup>th</sup> ed. 1998

<sup>42</sup> Of the buildings that have a known building age, 90 percent were built prior to 1990 (see Table B-3).

<sup>43</sup> See the Economic Blight section of this report for more information on real estate broker interviews.



### ***Lack of Parking and Loading Facilities Downtown***

The Downtown portion of the Project Area lacks sufficient parking to support businesses in the area. Gary Pigg, a recently retired City employee who worked in the City's Community Development department for 32 years, analyzed the number of parking spaces required in relation to building square footage in Downtown buildings in December 2010. Buildings Downtown total an estimated 507,985 square feet.<sup>44</sup> It is estimated that 20 percent is unleaseable (bathrooms, storage, hallways, etc.), resulting in 406,388 leasable square feet. An 80 percent occupancy factor was applied to account for potential vacancies at any given time, leaving 325,110 square feet that is occupied and in need of parking spaces. The City Code requires 1 parking space per 200 square feet of general office and retail uses, which comprise the majority of the Downtown area. This results in the need for 1,625 parking spaces. The Downtown area currently has 953 parking spaces provided in public lots, private lots, and on-street parking. Therefore, 672 additional parking spaces are needed in the Downtown area to provide parking for both employees and customers.

The Downtown area also lacks adequate loading facilities to serve businesses along Main Street. There is only one small loading area on the eastern end of Main Street that can fit a small moving truck. This prohibits businesses that require a larger loading area from locating in the Downtown portion of the Project Area.

### **ECONOMIC BLIGHT IN THE PROJECT AREA**

The previous discussion outlined the physical conditions of blight within the Project Area. CRL Section 33031(b) describes the economic conditions that cause blight. In order to show that the Project Area is blighted, economic conditions of blight described in CRL Section 33031(b) were also analyzed. In order to assess economic blight in the Project Area, data from brokers, market studies, First American Title Metroscan Information Service, Geographic Information Systems, hazardous waste databases, the City of Placerville Police Department, El Dorado County Sheriff, and other resources were collected and analyzed to determine what conditions may be adversely affecting the economic viability of the community. Economic blighting conditions present in the Project Area include depreciated property values, impaired property values due to hazardous wastes, abnormally low lease rates, and high crime rates that pose a serious threat to public safety and welfare. Exhibit B-10 shows the location of economic blight in the Project Area. The following discussion substantiates the seriousness of these conditions.

Economic blight is a major factor in why redevelopment is needed in the Project Area. The Placerville Area Convergence Team ("PACT"), a coalition of Placerville property and business owners, see redevelopment as a necessity to leverage historic and natural resources to create a vibrant and economically robust community. According to PACT member Charlie Downs of ANOVA Architects, many Project Area businesses are failing. Mr. Downs has lived in Placerville since 1978 and owned a business in the City since the early 1980s. He has witnessed countless proposals to improve the City for the past 30 years. While there have been a lot of good ideas and collective will to improve the Project Area, the City and private sector lack funding to implement the ideas. Redevelopment is needed to fund projects and programs to alleviate blight and attract businesses and consumers to the Project Area.

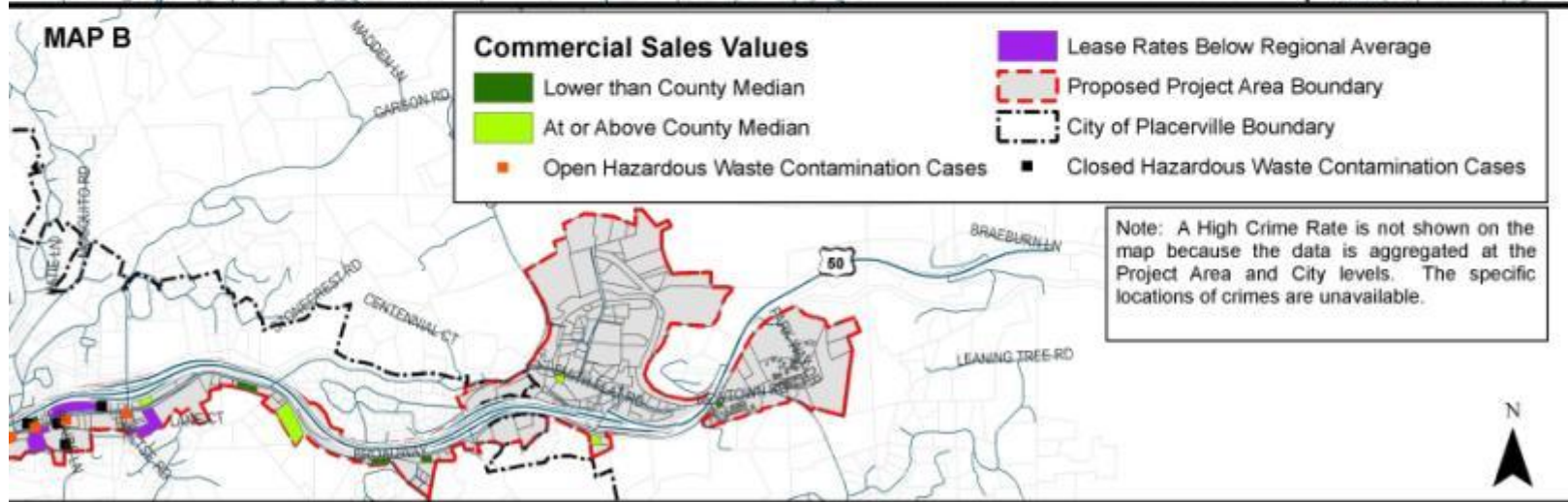
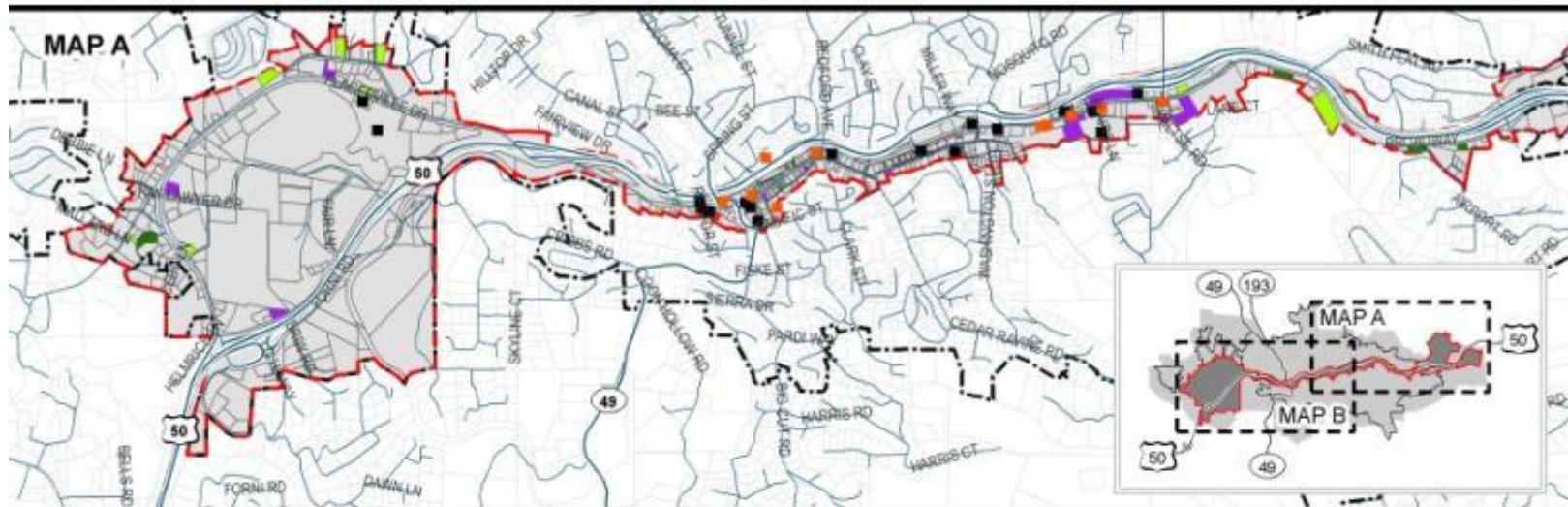
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<sup>44</sup> Square footage was estimated using assessor's data combined with visual and historic inspections.



PLACERVILLE REDEVELOPMENT PROJECT AREA ECONOMIC BLIGHT

EXHIBIT B-10



Sources: State Water Resources Control Board Geotracker Database, Metroscan, LoopNet



**Depreciated or Stagnant Property Values**

Depreciated or stagnant property values are a blighting condition pursuant to Section 33031(b)(1) of the CRL. Decreasing property values indicate an economic decline in the Project Area.

**Commercial Property Values**

Commercial property values have been depreciating at a much faster rate in the Project Area compared to the County since 2007.<sup>45</sup> Table B-7 and accompanying Chart B-2 show that the median sales price per square foot of commercial properties in the Project Area generally grew from 2001 to 2007, then dropped sharply after suffering a 17 percent decrease in 2008 and an 80 percent decrease in 2009. The findings are the result of a comprehensive analysis of sales in the Project Area and County from January 2001 through August 2010. Sales prices were controlled for the range of size in properties sold by dividing the total sales price by the floor area of each property. Additionally, the sales prices for prior years were converted to current (2010) dollar values according to the California Consumer Price Index. Exhibit B-11 at the end of this section shows the location of commercial properties sold over the last ten years that had a sales price below the County median.

**Commercial Property Value Analysis Ten-Year Trend** **Table B-7**  
**Placerville Redevelopment Project Area**

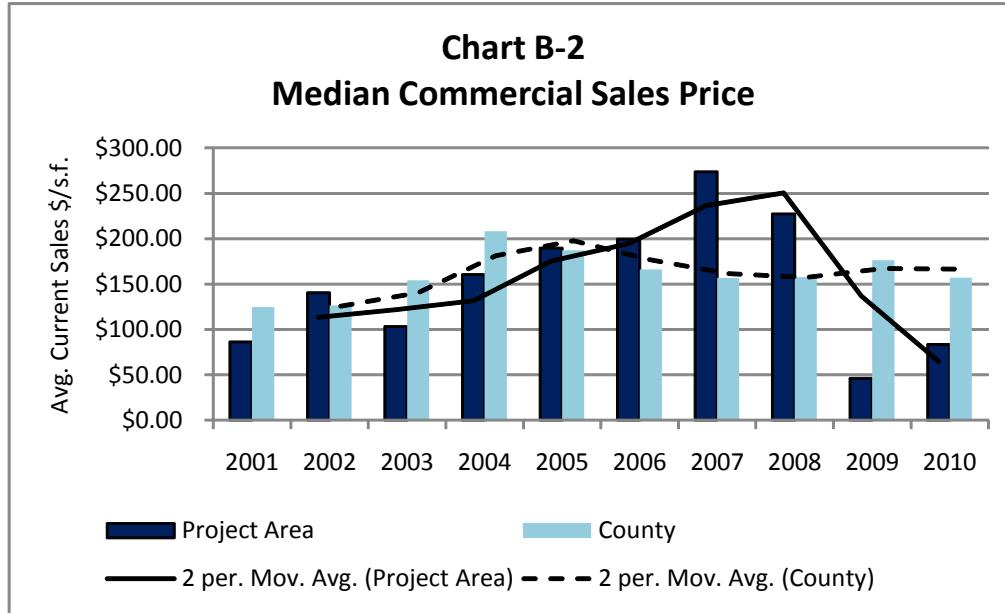
| Year | Median Sales \$/s.f. <sup>1</sup> |                 |          |                 |
|------|-----------------------------------|-----------------|----------|-----------------|
|      | Project Area                      | %Δ <sup>2</sup> | County   | %Δ <sup>2</sup> |
| 2001 | \$86.18                           |                 | \$124.70 |                 |
| 2002 | \$140.41                          | 63%             | \$126.48 | 1%              |
| 2003 | \$103.05                          | -27%            | \$154.22 | 22%             |
| 2004 | \$160.64                          | 56%             | \$208.48 | 35%             |
| 2005 | \$189.79                          | 18%             | \$187.08 | -10%            |
| 2006 | \$199.43                          | 5%              | \$166.23 | -11%            |
| 2007 | \$273.79                          | 37%             | \$156.72 | -6%             |
| 2008 | \$227.47                          | -17%            | \$157.77 | 1%              |
| 2009 | \$46.11                           | -80%            | \$176.38 | 12%             |
| 2010 | \$83.67                           | 81%             | \$156.92 | -11%            |

<sup>1</sup> Median sales price per building square footage. Adjusted for inflation using the California Consumer Price Index. County figures do not include Project Area properties.

<sup>2</sup> Percent change not adjusted for inflation

Sources: First American Title Metroscan Information Service, California Department of Industrial Relations California Consumer Price Index

<sup>45</sup> Commercial property values in the Project Area were not compared to commercial property values in the remaining City because the Project Area contains the majority of commercial properties within the City.



Note: "2 per. Mov. Avg." stands for "Two-Period Moving Average". The trendline plots the average between two points.

Sources: *First American Title Metroscan Information Service, California Department of Industrial Relations California Consumer Price Index*

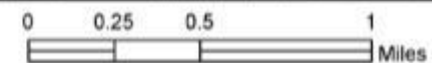
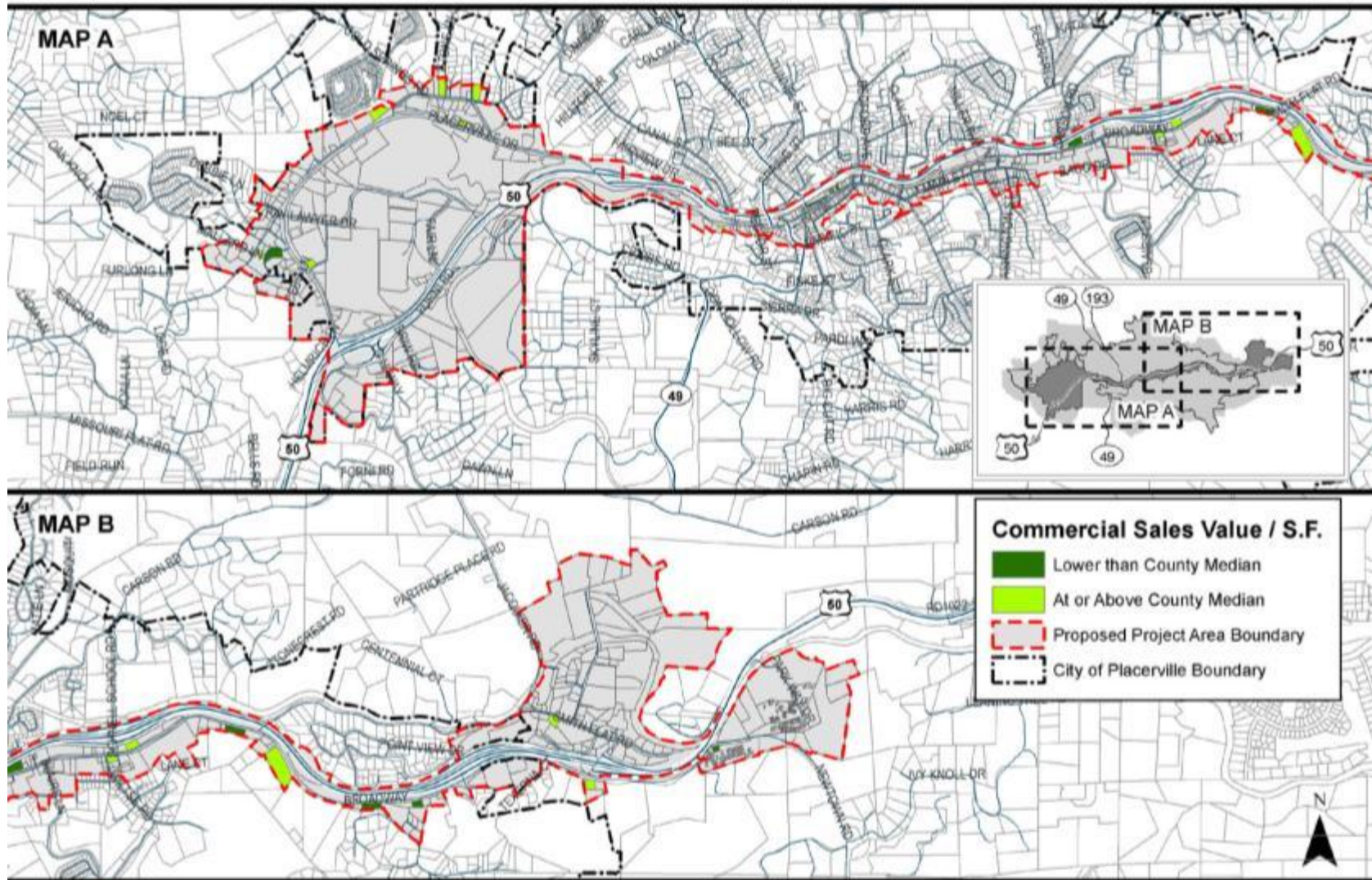
Although the median sales price of commercial properties was once stronger in the Project Area than the County, it suffered a very sharp decline and dropped to be lower than the County in 2009 and 2010. The Project Area was hit harder than the County during the national recession that began in 2007. The "Great Recession", as it is commonly called, resulted in the collapse of large financial institutions, downturns in the stock market, a major foreclosure crisis, and record high rates of unemployment. It has led to declines in consumer spending, resulting in the failure of many commercial businesses. Property values have fallen as the demand for commercial properties has decreased. Based on recent sales data, property values have started to rise in 2010 but are still significantly lower than the remaining County. Overall, property values have declined in both the Project Area and County, however depreciation was more severe in the Project Area.

Depreciated and stagnant property values place a significant burden on the community by limiting individual property owners' opportunities for economic advancement and decreasing tax revenues that can be used to fund local services.



COMMERCIAL PROPERTY SALES VALUE COMPARISON (2001-2010)

EXHIBIT B-11



Source: Metroscan





## Impaired Property Values Due to Hazardous Waste

CRL Section 33031(b)(2) defines impaired property values due to hazardous waste as an economic blighting condition. Hazardous waste as defined by the CRL includes any substance, liquid or solid, specified in California Health and Safety Code 25281(h). The U.S. Environmental Protection Agency (“EPA”) defines hazardous waste as any substance that is dangerous to human health or the environment. Hazardous waste can include dangerous substances in liquid, solid, gas or sludge form resulting from the use of commercial products or the by-products of manufacturing processes.<sup>46</sup>

Environmental contamination not only has serious health and safety ramifications, but affects the value of the property where the toxins are located. It can also have a significant impact on the property value of surrounding properties. Environmental contamination poses serious financial barriers to the redevelopment and reuse of a property. This section discusses these barriers in detail.

A "brownfields site" is a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.<sup>47</sup> Redevelopment of brownfields sites requires regulatory oversight, typically from the Department of Toxic Substances Control (“DTSC”) or Regional Water Quality Control Board, and involves:

- Phase I and Phase II environmental site assessments
- Development of remedial action plans
- Cleanup of the sites

The costs of assessment and cleanup of brownfields sites often make redevelopment of those sites economically infeasible for private parties without public assistance from redevelopment agencies and local, state, and federal grant programs.

According to information published online by J.C. Norby & Associates, a professional real estate appraisal company, case histories document devastating consequences for many who have purchased, invested in, or made loans on real estate impaired by chemicals and toxic compounds. In many cases, the cost of remediation exceeds the property’s market value.<sup>48</sup> Short of a full property appraisal, it is difficult to fully assess how hazardous wastes may impair the property values of specific sites. However, it is a generally accepted truth that hazardous waste contamination, and even the perception of contamination, can have drastic effects on property values. In March 2007, Karen Swanson of the National Association of Realtors stated in the *Field Guide to Effects of Hazardous Wastes on Property Values*, “The presence of hazardous waste and

<sup>46</sup> US EPA, “Wastes- Hazardous Waste,” <http://www.epa.gov/wastes/hazard/index.htm>

<sup>47</sup> Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9601).

<sup>48</sup> J.C. Norby and Associates. “Hazardous and Environmental Services.” Accessed October 1, 2010. <http://www.jcnorby.com/HazEnviron.htm>.

its associated stigma can have serious ramifications on the value of the subject property, not to mention the values of surrounding properties and neighborhoods.”<sup>49</sup>

In a study of federally designated Superfund hazardous waste sites<sup>50</sup>, authors Michael Greenberg and Justin Hollander found that hazardous waste sites have a negative stigma<sup>51</sup> that reduces the value and marketability of a site as well as adjacent land. Both Greenberg and Hollander argue that the time it takes to remediate a site, proximity to a contaminated site, and the type of contamination are major constraints that can negatively impact the value and/or marketability of the contaminated site and surrounding properties. According to William Kinnard<sup>52</sup>, the following criteria are commonly used for measuring the decreased market value of contaminated properties:

- Cost to Correct
- Reduced Marketability
- Inability to Obtain Mortgage Financing
- Reduced Net Operating Income
- Higher Capitalization Rate

Current and future environmental liability concerns can also create barriers for private enterprise to obtain financing during the assessment, cleanup, redevelopment, and sale of a brownfields site. The state recognizes the valuable role that redevelopment agencies can play in the redevelopment of brownfields sites. In 1990, the California Legislature passed AB 3193 (Chapter 1113, Statutes of 1990) enacting the Polanco Redevelopment Act (“The Polanco Act”), under CRL Section 33459.1. This legislation is a tool that redevelopment agencies can use to transfer and mitigate environmental liability and financial concerns for property owners and developers during the redevelopment of a brownfields site. The Polanco Act empowers redevelopment agencies to engage in environmental assessment activities and cleanup efforts while maintaining immunity from liability under State law. In order to obtain immunity for itself and private developers, a redevelopment agency must ensure that a cleanup plan is approved by the DTSC or a Regional Water Quality Control Board.

In order to assess ongoing environmental contamination within the Project Area, research was conducted on hazardous waste sites using information from DTSC’s EnviroStor<sup>53</sup> database, the State Water Resources Control Board’s (“SWRCB”) Geotracker<sup>54</sup> database, and the Environmental

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<sup>49</sup> Swanson, Karen. “Field Guide to Effects of Hazardous Wastes on Property Values”. *National Association of Realtors*. March 2007.

<sup>50</sup> Greenberg, M. and J. Hollander. “Neighborhood Stigma Twenty Years Later: Revisiting Superfund Sites in Suburban New Jersey.” *Appraisal Journal*. 2006.

<sup>51</sup> According to Greenberg and Hollander, stigma is defined as an environmental condition that reduces the value and/or marketability of a site and sometimes adjacent land.

<sup>52</sup> Kinnard, William N. “The Cutting Edge 1998.” *The Royal Institution of Chartered Surveyors*. 1998.

<sup>53</sup> EnviroStor is an online research and Geographic Information System tool that allows you to search for information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC’s oversight.

<sup>54</sup> The SWRCB’s Geotracker is a similar online research tool as Envirostor but pulls information from different databases, such as Leaking Underground Storage Sites (“LUST”) and Spills, Leaks, Investigations, and Cleanups (“SLIC”).

Protection Agency's ("EPA") CERCLIS<sup>55</sup> database. According to these databases, the Project Area contains 8 active and 21 closed hazardous waste sites. An active hazardous waste site signifies that there is an ongoing case that has been opened by a Federal or State regulatory agency and that the site is undergoing an assessment, remediation, or site monitoring. A closed hazardous waste site signifies that a Federal or State regulatory agency has determined that a site does not require any further remediation. However, in some cases a closed hazardous waste site may contain land use restrictions limiting the future use of the site as a result of residual contamination that may remain. A list of active hazardous waste sites is displayed in Table B-8. Exhibit B-12 shows the location of active and closed hazardous waste sites in the Project Area.

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<sup>55</sup> CERCLIS is the acronym for the EPA's comprehensive environmental response, compensation, and liability information system. CERCLIS is the national database and management system that the EPA uses to track activities of hazardous waste sites considered for cleanup under the Comprehensive Environmental Response and Liability Act ("CERCLA"), which is commonly known as Superfund. Superfund sites are land within the United States that has been contaminated by hazardous waste and identified by the EPA as a candidate for remediation because it poses a risk to human health and/or the environment.

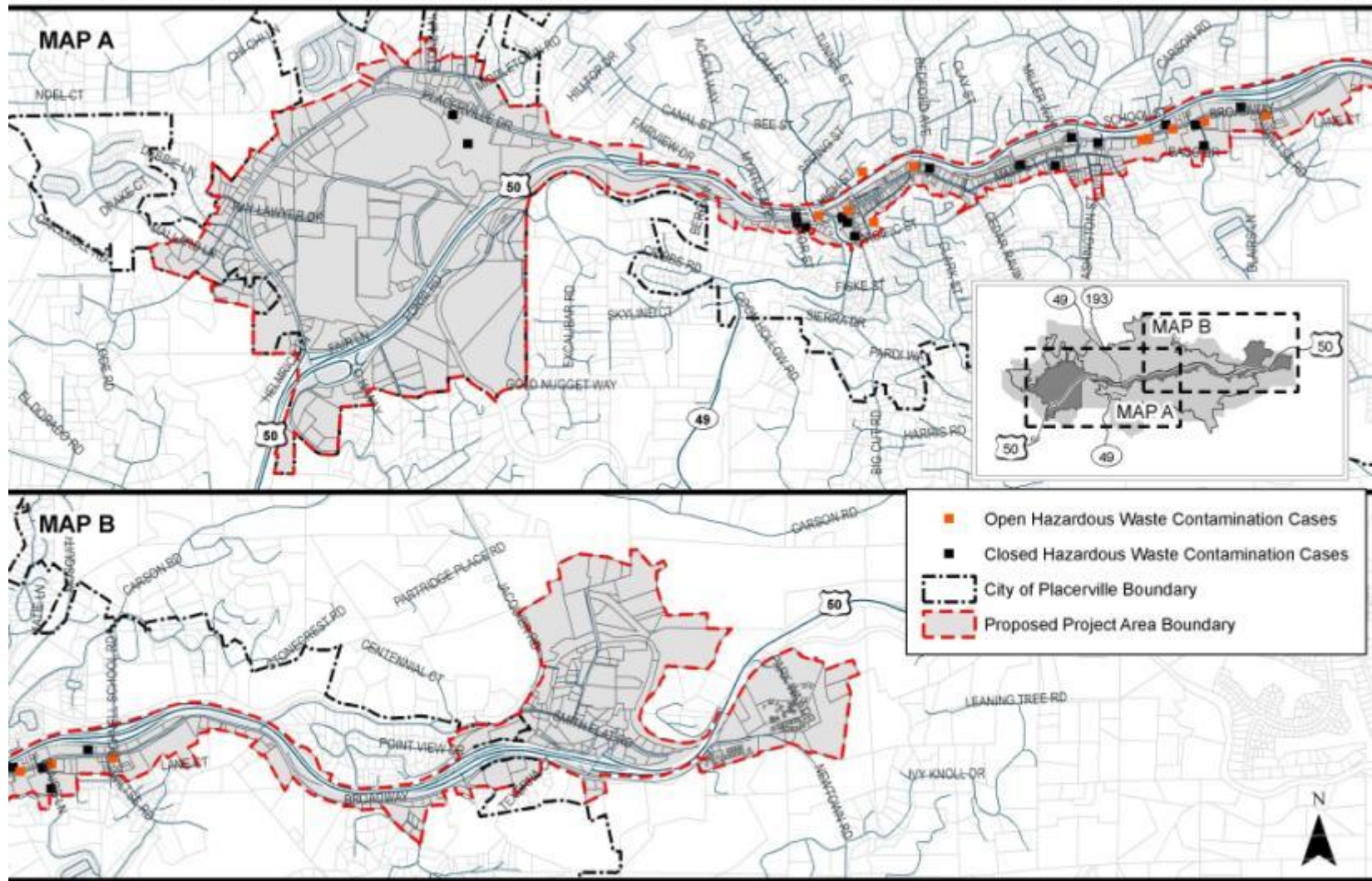
**Active Hazardous Waste Contamination Cases****Table B-8****Placerville Redevelopment Project Area**

| Site Name                   | Address                | Contaminant   | Media Affected  |
|-----------------------------|------------------------|---|---|
| PUBA Former Arco            | 1232 Broadway          | Benzene, Diesel, Gasoline, Toluene, Xylene  | Under Investigation                                   |
| PUBA Former Exxon           | 1240 Broadway          | Benzene, Diesel, Gasoline, Toluene, Xylene  | Under Investigation                                   |
| Former Placerville Cleaners | 1261 Broadway          | Tetrachloroethylene (PCE), Chlorinated Solvents (PCE), Volatile Organic Compounds (VOC) | None specified  |
| Beacon # 3684 (Former)      | 1312 Broadway          | Gasoline  | Aquifer used for drinking water supply                |
| Texaco                      | 1390 Broadway          | Gasoline  | Aquifer used for drinking water supply                |
| Shell SS                    | 151 Main Street        | Gasoline  | Aquifer used for drinking water supply                |
| Blackwell Property          | 240 Main Street        | Tetrachloroethylene (PCE)   | None specified  |
| Main Street Courthouse      | 495 Main Street        | Not specified - under investigation   | Groundwater, Surface water (Hangtown Creek)           |
| Cefalu Property             | 3025 Sacramento Street | Volatile Organic Compounds  | Surface water, aquifer used for drinking water supply |
| Caltrans - Highway 50       | Highway 50, Eastbound  | Diesel, Gasoline, Volatile Organic Compounds  | Other groundwater (not drinking)                      |

Source: State Water Resources Control Board Geotracker database, accessed December 2, 2010



**PLACERVILLE REDEVELOPMENT PROJECT AREA HAZARDOUS WASTE CONTAMINATION SITES EXHIBIT B-12**



The SWRCB’s Geotracker environmental database reveals that active hazardous waste sites in the Project Area have been polluted with contaminants such as tetrachloroethylene, chlorinated solvents, gasoline, diesel, heating/fuel oil, and volatile organic compounds. According to the SWRCB, the aforementioned contaminants have led to the contamination of surface water, groundwater, and aquifers used for the drinking water supply. These contaminants, located throughout the Project Area, increase the length of time and costs to redevelop these sites and can decrease the value of surrounding properties. According to Glen R. Mueller, the difficulty in estimating and assembling up-front cleanup costs and weighing the risks provide significant challenges to private developers. Furthermore, another challenge for private development lies in aligning capital investors who are willing to take the risk associated with investments on hazardous waste sites.<sup>56</sup> More importantly, hazardous waste contaminants pose a serious threat to the health, safety, and welfare of those that live and work in the Project Area.

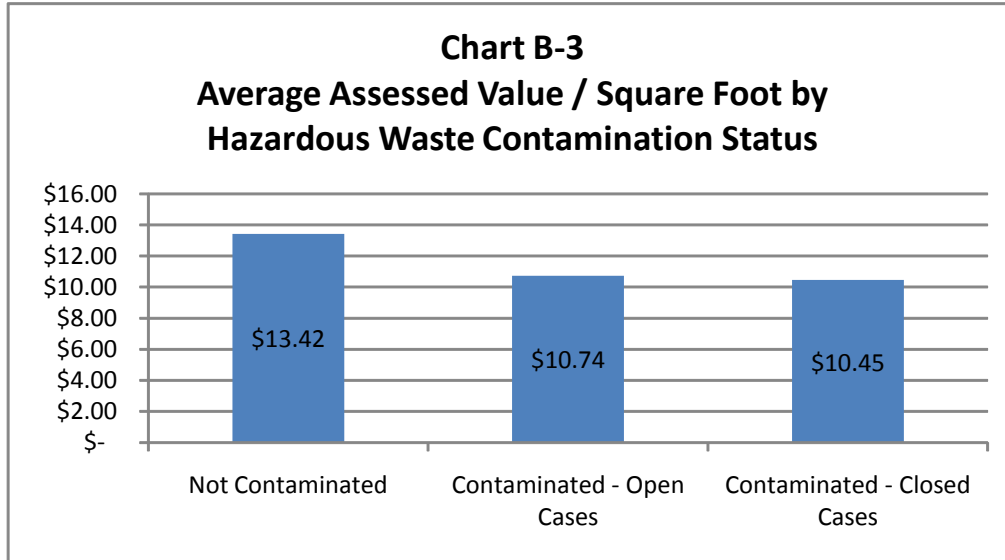
Commercial sites in the Project Area with hazardous waste contamination have impaired property values. As shown in Table B-9 and Chart B-3, the average land value per square foot is 25 percent lower on commercial sites with open environmental contamination cases and 28 percent lower on commercial sites with closed environmental contamination cases. This is compared to commercial sites with no history of environmental contamination in the Project Area.

**Property Values & Hazardous Waste - Commercial Sites** **Table B-9**  
**Placerville Redevelopment Project Area**

|                             | Average Land AV/s.f. |      |
|-----------------------------|----------------------|------|
| Not Contaminated            | \$ 13.42             |      |
| Contaminated - Open Cases   | 10.74                | -25% |
| Contaminated - Closed Cases | 10.45                | -28% |

*Sources: State Water Resources Control Board Geotracker database and First American Title Metroscan Information Service*

<sup>56</sup> Mueller, Glenn R, “Brownfields Capital-Unlocking Value in Environmental Redevelopment,” *Journal of Real Estate Portfolio Management*, 2006.



Sources: State Water Resources Control Board Geotracker database and First American Title Metroscan Information Service

If a Redevelopment Plan is adopted, the Agency will have the authority to assist with hazardous waste remediation under the Polanco Act. The Agency will have the ability to utilize tax increment generated from within the Project Area to facilitate the environmental assessment, cleanup, and redevelopment of active hazardous waste sites. Specifically, as discussed in Section A of this report, the Agency’s Proposed Projects and Programs identify an environmental remediation program to help fund, in part, remediation costs of sites contaminated with hazardous materials.

**Abnormally Low Retail Lease Rates**

According to CRL Section 33031(b)(3), abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings are economic blighting conditions. The Project Area has abnormally low retail lease rates when compared to neighboring communities. Retail lease rates were analyzed for this blighting condition because the majority of the Project Area’s commercial uses (207 acres, or 86.6 percent) are retail. A low lease rate in the dominant commercial use is indicative of stagnant or declining market conditions.

Table B-10 and accompanying Chart B-4 show that the Project Area has abnormally low retail lease rates when compared to other cities and towns in the region. The Project Area contains the majority of the City’s businesses, so a comparison to other cities is necessary. Seven cities and towns were selected for a comparison based on their location, size, and demographics such as median household income. The Project Area’s average retail lease rates are lower than five comparison areas. The Project Area’s retail lease rates are over 15 percent lower in the majority of these cases. The Project Area’s retail lease rates are also lower compared to businesses located

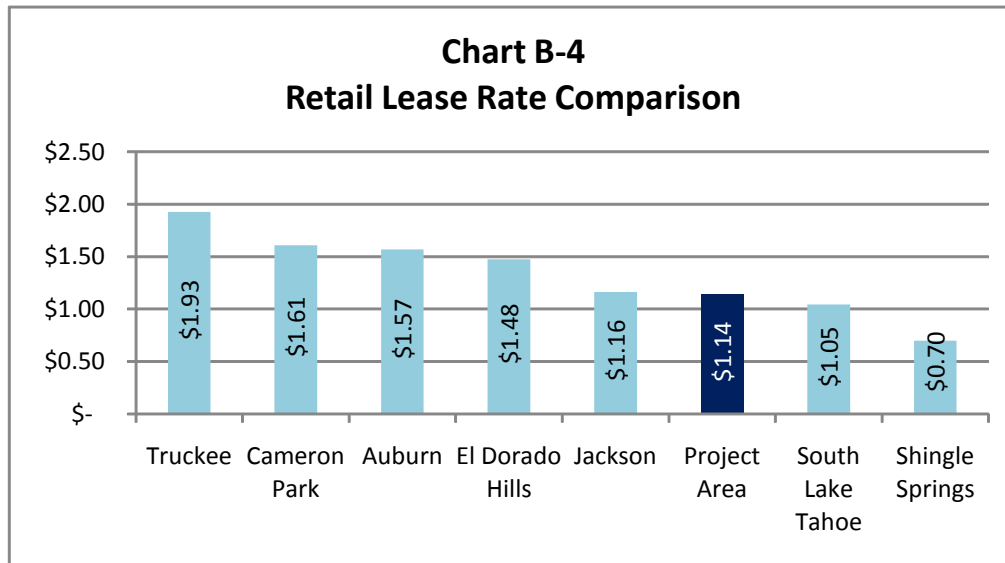
in the remaining City.<sup>57</sup> Exhibit B-13 shows the location of retail properties for lease that had an asking lease rate below the regional average at the time of this analysis.<sup>58</sup>

**Lease Rate Comparison** **Table B-10**  
**Placerville Redevelopment Project Area**

| Project Area     | Retail      |      |
|------------------|-------------|------|
|                  | Avg \$/s.f. | %Δ   |
| Project Area     | \$ 1.14     |      |
| Auburn           | \$ 1.57     | -38% |
| Cameron Park     | \$ 1.61     | -42% |
| El Dorado Hills  | \$ 1.48     | -30% |
| Jackson          | \$ 1.16     | -2%  |
| South Lake Tahoe | \$ 1.05     | 8%   |
| Shingle Springs  | \$ 0.70     | 38%  |
| Truckee          | \$ 1.93     | -69% |

Note: %Δ is the percent difference of the Project Area value from the comparable region's value

Source: LoopNet 6/22/10-11/17/10



Source: LoopNet 6/22/10-9/23/10

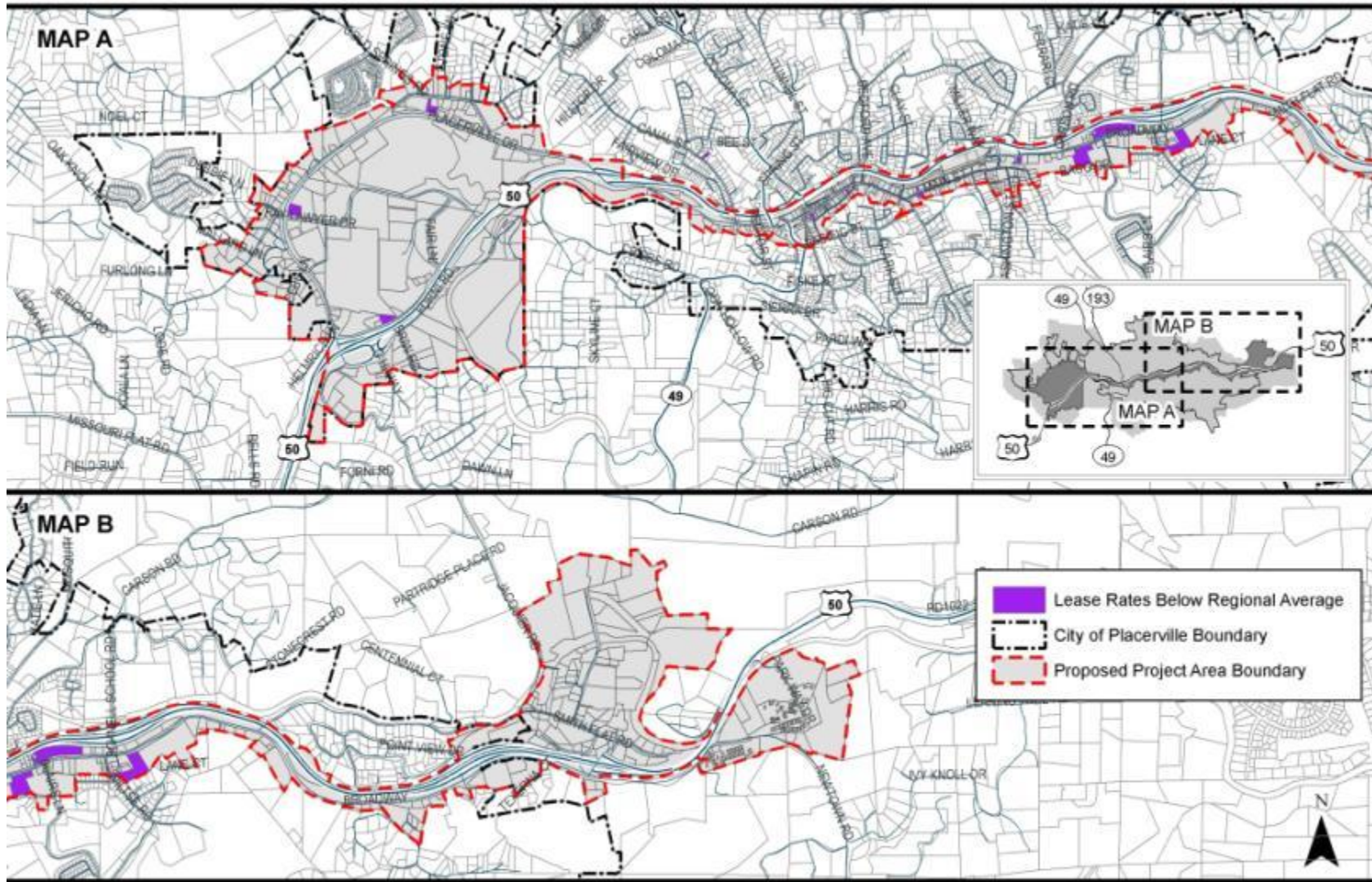
<sup>57</sup> Average lease rates were calculated based on listings published on LoopNet, an online real estate service, between June 22, 2010 and September 23, 2010.

<sup>58</sup> The regional average of all comparison areas was \$1.33 from June to September 2010.



ASKING RETAIL LEASE RATES BELOW REGIONAL AVERAGE

EXHIBIT B-13



Note: Does not display properties that were not up for lease at the time of this analysis

In addition to analyzing published lease rates, RSG conducted a survey of real estate brokers and property owners familiar with the region.<sup>59</sup> The survey involved contacting real estate brokers and property owners who listed property for lease in the Project Area between June and October 2010. The professionals interviewed indicated that in addition to the general economic downturn coinciding with the national recession, the high cost of making improvements presents significant financial challenges to property and business owners in the Project Area. This is especially true with older building stock, which comprises much of the Project Area as discussed earlier in Section B. According to Gerald Garvin, a realtor with Coldwell Banker who has worked in the region for over 13 years, lease rates are much lower and vacancy rates are much higher in older buildings. Businesses looking for a new location prefer newer buildings in areas such as Missouri Flat Road (in unincorporated County territory just outside the Project Area) and El Dorado Hills that have more amenities and are less expensive to maintain. Project Area lease rates are 54 percent lower for retail uses compared to Missouri Flat Road.<sup>60</sup> Project Area lease rates are also 7 to 30 percent lower than El Dorado Hills lease rates as shown earlier in Table B-10.

Redevelopment could give the Agency the financial and administrative resources needed to provide incentives for new and existing businesses. As indicated in Section A of this report, incentives could include financial assistance for making property improvements and a faster and more flexible permitting process for businesses that will revitalize the local economy and provide jobs.

### **High Crime Rate**

A high crime rate that constitutes a serious threat to public safety and welfare is classified as an economic blighting condition pursuant to CRL Section 33031(b)(7). When an area suffers from high levels of crime, businesses and other investors are often unwilling to locate their businesses and/or invest their private dollars into these neighborhoods because of the increased level of risk. This can further perpetuate other blighting conditions, such as dilapidation and deterioration resulting from long-term neglect.

In order to determine this condition is present in the Project Area, the rate of Part I crimes was analyzed in the Project Area, City, and comparison areas. Part I crimes consist of violent crimes against the person, and property crimes that pose a serious threat to public safety and welfare. These include homicide, non-negligent manslaughter, robbery, forcible rape, aggravated assault, burglary, larceny/theft, motor vehicle theft, and arson. As shown in Table B-11, the Project Area has a significantly higher rate of Part I crimes per capita compared to the City as a whole.

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<sup>59</sup> One real estate broker and one property owner were surveyed. Additional real estate brokers and property owners were contacted but not available to take a survey.

<sup>60</sup> Based on Missouri Flat Road property listings advertised on LoopNet, 6/22/10 to 9/23/10

**Part I Crimes by Type (2009 & 2010)**

**Table B-11**

**Placerville Redevelopment Project Area**

|               | 2009         |                     |               |                     |                   | 2010         |                     |               |                     |                   |
|---------------|--------------|---------------------|---------------|---------------------|-------------------|--------------|---------------------|---------------|---------------------|-------------------|
|               | Project Area | Crimes/1000 Persons | City (net PA) | Crimes/1000 Persons | % in Project Area | Project Area | Crimes/1000 Persons | City (net PA) | Crimes/1000 Persons | % in Project Area |
| Homicide      | 0            | 0.00                | 0             | 0.00                | n/a               | 0            | 0.00                | 0             | 0.00                | n/a               |
| Rape          | 0            | 0.00                | 5             | 0.54                | 0%                | 2            | 2.15                | 7             | 0.75                | 22%               |
| Assault       | 40           | 43.01               | 115           | 12.34               | 26%               | 33           | 35.48               | 86            | 9.23                | 28%               |
| Arson         | 1            | 1.08                | 0             | 0.00                | 100%              | 1            | 1.08                | 0             | 0.00                | 100%              |
| Robbery       | 7            | 7.53                | 0             | 0.00                | 100%              | 4            | 4.30                | 2             | 0.21                | 67%               |
| Burglary      | 21           | 22.58               | 27            | 2.90                | 44%               | 22           | 23.66               | 43            | 4.61                | 34%               |
| Theft         | 86           | 92.47               | 57            | 6.11                | 60%               | 58           | 62.37               | 79            | 8.47                | 42%               |
| Vehicle Theft | 8            | 8.60                | 12            | 1.29                | 40%               | 5            | 5.38                | 12            | 1.29                | 29%               |
| <b>Total</b>  | <b>163</b>   | <b>175.27</b>       | <b>216</b>    | <b>23.17</b>        | <b>75%</b>        | <b>125</b>   | <b>134.41</b>       | <b>229</b>    | <b>24.57</b>        | <b>55%</b>        |

Sources: City of Placerville Police Department, United States Census

Based on data from the City of Placerville Police Department, the Project Area's Part I crime rate per capita was over seven times higher than the City in 2009 and over five times higher in 2010. Although the Project Area only contains seven percent of the City's population and 35 percent of the City's land area, it was the site of 75 percent of the City's crimes in 2009 and 55 percent of the City's crimes in 2010. The City of Placerville Police Department occasionally responds to calls for service in portions of the Project Area that are unincorporated County territory. Thus, the data in Table B-11 may include some incidents that took place in unincorporated portions of the Project Area but does not include additional incidents that were addressed by the El Dorado County Sheriff.<sup>61</sup>

A high crime rate poses a serious burden on Project Area occupants and businesses. According to a business owner interviewed for this Report, loitering and trespassing are significant problems that drive down business. Redevelopment could help reduce crime by making improvements such as new lighting to increase visibility at night.

### **INADEQUATE PUBLIC IMPROVEMENTS, STREETS, AND SEWER UTILITIES**

According to CRL Section 33030(c), a blighted area may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities when other physical and economic blighting conditions also exist. Inadequate public improvements may include a lack of curbs, gutters, sidewalks, street paving, and electrical systems, as well as existing public improvements that are in poor condition.

Inadequate improvements within the Project Area include roadways in poor condition and a lack of curbs, gutters, and sidewalks. The City's Pavement Management System Report states that approximately 24 percent of City streets sampled for a pavement condition survey have a pavement condition rating ("PCI") equal to or less than 41 (out of 100), indicating that the roads are in very poor, poor, or failed condition. Roads in such condition within the Project Area are listed below with corresponding PCI.

- Stout Court from Broadway to the end (196 linear feet); PCI 6
- Berg Lane from Forni Road to City Limits (60 linear feet); PCI 12
- Blairs Lane from Broadway to the end (729 linear feet); PCI 13
- Broadway Court from Broadway and Mosquito to the Pedestrian Trail (349 linear feet); PCI 15
- Point View Drive from Cadinal Drive to Broadway (399 linear feet); PCI 20
- Reservoir Street from Center Street to Main Street (1,080 linear feet); PCI 23

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<sup>61</sup> The El Dorado County Sheriff has a crime database available, however it cautions that a report of a crime in its Crime Report Archives does not mean that a crime occurred. The report may have been declared unfounded or filed falsely. A report may have also been taken at the location on record, but the crime occurred at another location. Therefore, the County's crime data was not included in this analysis. In contrast, the City of Placerville Police Department's data consists of actual crimes that were reported to the Federal Bureau of Investigation's Uniform Crime Reporting system.



- Forni Road from Berg Lane to Main Street (1,132 linear feet); PCI 26
- Smith Flat Road from Centennial Court to City Limits (508 linear feet); PCI 26
- Main Street from Forni Road to Spring Street (908 linear feet); PCI 30
- Bedford Avenue from Spring Street to Main Street (416 linear feet); PCI 35
- Lane Drive from Wiltse Road to Lane Court (605 linear feet); PCI 35
- Sheridan Street from Main Street to Sherman Street (1,131 linear feet); PCI 36
- Ronald Loop from Point View Drive to Letitia Avenue (1,540 linear feet); PCI 38

A total of 9,053 linear feet of streets within the Project Area were found to have PCI indicating very poor, poor, or failed conditions.

Photo 19 displays a street in the Project Area that is inadequate and needs repair.



**Photo 19:** This is a photograph of a road by a residential property at 181 Placerville Drive. The infrastructure in this portion of the City is very old and has been neglected for some time, leaving large potholes and inadequate drainage as hindrances to private rehabilitation and redevelopment of residential properties. The properties serviced by this infrastructure were also found to be physically deteriorated and damaged.

Additionally, the majority of buildings in the unincorporated Motor City portion of the Project Area are on septic systems and not connected to a sewer system. According to Fred Sanford at the El Dorado County Environmental Health Department, the area has old septic systems that fail occasionally due to wear and tear. When a septic system fails, it is similar to a sewage spill, however it is contained on the property. The spill typically covers a ten foot area, then soaks back into the ground (unless it is raining, in which case it remains above ground until it stops raining). When a failure is reported, the County will conduct an inspection and issue a permit to fix the problem. They will be connected to the sewer system if a sewer line is within 200 feet of the property, or it will have a new septic system installed. The property owner is responsible for the cost. Aging and failing septic systems place a burden on the community due to the high cost of replacing the system or connecting to the sewer system. Redevelopment would provide the resources necessary to connect Motor City residents to the City's sewer system and mitigate sewage spills.

## **SUMMARY OF BLIGHTING CONDITIONS**

Based on the observations and research contained in this section of the Report, the Project Area exhibits a significant amount of both physical and economic blight. The Project Area suffers from buildings in which it is unsafe or unhealthy for persons to live or work due to serious building code violations, serious dilapidation and deterioration caused by long-term neglect, increased risk of flooding, and faulty and inadequate water and sewer utilities. It also suffers from the economic blighting conditions of depreciated commercial property values, impaired commercial property values due in part to hazardous wastes, abnormally low retail lease rates, and a high crime rate that poses a serious threat to the public safety and welfare. In addition, the Project Area is characterized by the existence of inadequate public improvements, such as streets in need of repair and inadequate water and sewer utilities.

Physical and economic blighting conditions in the Project Area are causing a reduction in, or lack of, optimal utilization of the Project Area. For example, conditions such as dilapidation, deterioration, and flooding make Project Area buildings undesirable to new tenants, leading to lower lease rates and business vacancies to compete with newer building stock outside the Project Area. These blighting conditions do not act in isolation, but are dynamic and influence each other. Physical deterioration of a residential property may contribute to lower property values and cause a property owner to relocate or deter other potential property owners from moving into the community. A commercial or industrial business may relocate due to actual or perceived criminal activity in the area. A business may relocate due to recurring problems with flooding. The loss of lease income from a lack of private investment may impair the property owner from performing structural upkeep on the building, leading to a physically deteriorated unit over time. Because the City and private entities cannot fund improvements to address these physical and economic blighting conditions acting alone, Agency assistance is required.

The public sector and private enterprise cannot afford the high cost of making infrastructure and other improvements that are necessary to revitalize the Project Area. The City has undergone budget cuts due to decreases in revenue over the past several years and cannot fund redevelopment on its own. Developers are unable to afford high development impact fees to improve sewer and storm water infrastructure. Additionally, private citizens cannot be expected to pay for the high cost of infrastructure and other improvements. A more detailed analysis of the financial need for redevelopment is presented in Section D of this Report. Given the financial constraints of the City and private sector, Project Area blighting conditions constitute a serious burden on the community.

# C - FIVE-YEAR IMPLEMENTATION PLAN

A Five-Year Implementation Plan contains the following information for a five-year planning period: 1) specific goals and objectives for the Project Area, 2) the specific projects to be completed in the Project Area, 3) expenditures to be made during the five-year planning period, and 4) an explanation of how these goals, objectives, and expenditures will eliminate blight within the Project Area.

A Five-Year Implementation Plan has been prepared for the Project Area and included in Appendix 2.



# D - EXPLANATION OF WHY THE ELIMINATION OF BLIGHT IN THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR THROUGH FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT

Section 33352(d) of the CRL requires an explanation of why the elimination of blight in the Project Area cannot be accomplished by private enterprise alone, or by the use of governmental financing alternatives other than tax increment financing. This section provides this required explanation.

## WHY CITY FUNDING SOURCES ARE INADEQUATE TO ADDRESS BLIGHT

Funding sources other than tax increment that are typically utilized to implement redevelopment include Community Development Block Grant (“CDBG”) Funds; City capital improvement funds; assessment districts; developer participation; and other private sources. The cost to remediate blight far exceeds those that could be reasonably expected to be borne by the City, local agencies or the private sector. Currently, the City has used other funding sources when available, such as CDBG funds and grants, but these other funding sources have historically been inadequate and continue to be inadequate, especially in light of the State-wide general economic downturn.

City resources are insufficient to fund the breadth and scale of redevelopment efforts that would reverse the blighting conditions enumerated in Section B of this report and lift the burden placed on the community without the assistance of redevelopment. As shown in Table A-5 in Section A of this Report, the total estimated cost of blight remediation activities totals \$26.8 million. It is impractical for the City to bear these excessive costs because of stagnant and declining revenues the City is already experiencing. Fiscal year 2010-11 is the fourth consecutive year of decline in the General Fund budget, which started with an estimated deficit of over \$200,000. According to the City’s fiscal year 2010-11 Mid-Year Operating Budget Analysis, there has been minimal growth or decline in major revenues to the City’s General Fund from the prior year including:

- Sales Tax - \$8,023 increase (following three years of decline since fiscal year 2006-07)
- Other Taxes - \$113,322 increase (following three years of decline since fiscal year 2006-07)
- Licenses and Permits - \$42,255 decrease
- Intergovernmental Revenues - \$89,822 decrease
- Charges for Services - \$4,884 increase (following a year of decline since 2008-09)
- Fines and Forfeitures - \$1,533 increase (following three years of decline since fiscal year 2006-07)
- Use of Money and Property - \$47,979 decrease
- Other Financing Sources - \$71,615 increase

Sales tax is the largest source of revenue for the City’s General Fund, accounting for 48 percent of revenues in fiscal year 2010-11. It suffered a major 31 percent decline from 2006-07 through 2009-10 and is predicted to rise only 5.36 percent in fiscal year 2010-11. In order to offset declining revenues, the City made several budget balancing measures such as a 10 percent Mandatory Time

Off personnel cost savings plan, a reduction in City Hall janitorial services, trimmed line items in each department, deferred capital outlay line items, minimized conference, training, travel and overtime budgets, and closure of the Aquatics Center in September 2010. The proposed budget does not include any salary increases and is unable to fund many of the City's goals and objectives due to severe economic times. The historic and current lack of City funding for redevelopment improvements is expected to continue into the indefinite future.

These circumstances demonstrate the City's inability to fund redevelopment projects and programs required to eliminate blight and the need for tax increment revenues to the Agency as a means to fund redevelopment of the Project Area. The City's revenue sources are not adequate, either historically, currently, or prospectively, to fund intensive public improvement, economic development, building rehabilitation, or affordable housing programs in the Project Area.

### **WHY OTHER GOVERNMENTAL FUNDING SOURCES ARE INADEQUATE TO ELIMINATE BLIGHT**

Financial assistance from the City, County, State of California and the U.S. Federal governments may be used by the Agency to fund redevelopment program expenses. In terms of the City, the State Board of Equalization announced last year that, for the first time in history since the passage of Proposition 13, a negative inflation factor would be applied to assessed values. A November 30, 2009 news release announced a negative inflation factor of -0.237 percent, based on the performance of the California Consumer Price Index from October 2008 to October 2009. The news release stated that for homeowners, "The decline in taxes owed will be about \$2.60 per \$100,000 in assessed value." Applied citywide, countywide, and statewide, a negative growth factor in assessed value had serious financial consequences on local and state governments.

The State of California is currently facing a budget shortfall of more than \$25 billion. El Dorado County is grappling with closing an \$11 million budget deficit this year alone. Both state and county funding sources are currently constrained and are not a legitimate source for the potential funding of redevelopment in the Project Area. The Agency also actively solicits financial assistance in the form of grants and loans from the State and Federal government. However, the Agency does not anticipate that these funding sources will be sufficient, in and of themselves, to complete the program of redevelopment.

Other potential sources of funding include Federal CDBG and HOME funds. The purpose of CDBG funds is to develop viable communities and expand economic opportunities primarily to low and moderate income people. These Federal funds are very limited and there are many competing programs and projects seeking funding. Other Federal grant programs are very limited in scope and frequently require matching funds from the local jurisdiction. Given the restrictions placed on these funding sources, redevelopment of the Project Area would not be feasible if the Agency relied on such funding to any significant extent. Although the Agency will apply for such funding if available, it cannot be counted on to achieve the Agency's funding needs to address blighting conditions.

In 2006 voters in California passed Proposition 1C, 1E and 84 to help fund capital infrastructure improvements throughout the State, but these funds are largely earmarked for certain State programs and are focused on disaster preparedness, storm water, water and park improvements. State Housing and Community Development bond and grant programs are largely focused on

affordable housing needs and communities throughout the State must compete for a limited pool of funds. The City and Agency will continue to seek and apply for any funding that becomes available. However, these sources cannot be relied upon to complete the projects needed to address blighting conditions in the Project Area.

### **WHY PRIVATE ENTERPRISE ALONE CANNOT ELIMINATE BLIGHT**

Although the City will continue to leverage private financing sources to fund projects, these have not and likely never will be sufficient for the type and amount of improvements required. If the private sector had the means to improve the proper utilization of the Project Area and reverse the blighting conditions alone, then it would have done so over the years. Additionally, the nature of many of the projects proposed to be undertaken by the Agency is such that only the public sector would construct them. It is unlikely that street improvements, traffic signals, storm drains, flood control, and the like are to be constructed and fully funded by the private sector. If the City does not secure financing, these important capital projects may be significantly delayed or never happen.

Special Assessment Districts and Mello-Roos Community Facilities Districts are examples of public/private partnership financing mechanisms where the actual cost of financing is borne by private owners, however, the mechanism must be facilitated by a governmental entity. Assessment districts are becoming more widespread in the State as a means to pay for improvements. Assessments are levied upon properties within a designated area to fund improvements directly benefitting that area, and are paid in association with property taxes. The use of assessment districts is limited and regulated by state law, and are most commonly related to street improvements, landscape and lighting, and parks. However, in an area such as the Project Area that already faces challenges in attracting private investment, imposing additional taxes through assessments on property may in fact deter private investment by increasing costs paid annually by property owners. This effect was seen when the City raised development impact fees to improve the Trunk Sewer System near Hangtown Creek. It put a burden on private investors and hindered new development. If the City were to further increase taxes and fees, it is likely that new development and rehabilitation would decrease based on this experience. Additionally, the City Council cannot form a district in an area if the owners disapprove, making creation of new districts very challenging. Assessment districts impose a financial burden that area businesses and potential developers may be unable to bear. As indicated by the continued presence of blighting conditions, which can be found throughout the Project Area, some property owners do not have the resources to maintain their properties, much less rehabilitate them or pay for area-wide improvements such as those that may be funded through assessment districts.

Similar to Assessment Districts, the 1982 Mello-Roos Community Facilities Act authorized the formation of a Community Facilities District (“CFD”) to finance capital improvement projects and to pay for ongoing operations and maintenance of certain facilities. Formation of a CFD requires extensive front-end investment and the affirmative vote of two-thirds of the affected property owners where the vote is weighted based on the quantity of acres owned. For this reason CFDs are typically most successful where only one or a very limited number of property owners are involved – usually in vast undeveloped areas under a single ownership. These features make successful CFDs very difficult to accomplish within redevelopment project areas, including the Project Area. Where possible, the City will continue to use this financing resource.

Similarly Public Utility Districts provide a mechanism for issuing bonds secured by the revenues of a utility district to pay for capital improvements, but these too require approval by a majority vote of residents of the district. This constraint makes their use in redevelopment project areas rather uncommon.

Business Improvement Districts (“BID”) and Property and Business Improvement Districts (“PBID”) allow business districts to establish an assessment that generates revenue to support enhanced services to a designated area. PBIDs are financed through an additional fee paid by businesses within the designated area, and the fee is typically added to the annual business licensing charges. PBIDs provide for an assessment on commercial property and typically result in substantially more revenue generation. PBIDs are therefore more apt to have a greater positive impact on the local commercial district; however, their creation requires petition support from businesses that would pay more than 50 percent of the annual fee to be collected from the proposed area. They also have a cap on assessments and a five-year maximum life requiring a new petition process to renew the fee. The Agency could provide an important source of seed capital to help bring such a funding source to fruition. However, the amount of capital that could be raised from the limited number of commercial enterprises in the Project Area would be very limited. The revenue may be helpful in funding promotion and management activities, but would not be adequate to fund the level of infrastructure and capital investment needed to address blighting conditions throughout the area as identified elsewhere in this Report.

Finally, the prevalence of unsafe and unhealthy buildings, conditions hindering viable use, depreciated property values, hazardous waste issues that impair property values, low lease rates, and a high crime rate, as detailed in Section B of this Report, are direct indicators that the private sector alone has been unable to marshal the private debt and equity resources to overcome such problems. Socio-economic conditions in the Project Area such as high unemployment rates are reflected in a lack of property maintenance investments, resulting in physical decay and unsafe structures. For these reasons, it cannot be reasonably expected that private enterprise acting alone would have the means to accomplish redevelopment of the Project Area. Without the provision of tax increment revenue financing, sufficient revenue would not be available to fund the needed programs and improvements.

The Project Area needs a catalyst, in the form of strategic redevelopment investment by the Agency, to overcome these adverse private property conditions. Tax increment financing will be an essential component of a successful redevelopment program in the Project Area. It provides a dedicated source of revenue for the Agency to invest into housing and other redevelopment programs, without burdening property owners or residents with additional costs that they cannot afford.



# E - PROPOSED METHOD OF FINANCING, INCLUDING THE ECONOMIC FEASIBILITY OF THE PROPOSED PLAN ADOPTION

Section 33352 of the CRL requires that a report of an agency to a legislative body include information on the proposed method of financing, including information on the economic feasibility of the Project Area. The proposed Redevelopment Plan will allow taxes attributable to the Project Area, which are allocated to the Agency pursuant to Section 33670(b) of the CRL, to be used within the Project Area.

The redevelopment plan adoption will allow taxes attributable to the Project Area, which are allocated to the Agency pursuant to CRL Section 33670(b), to be used within the Project Area. The Agency intends to finance redevelopment of the Project Area from the following resources:

- Financial assistance from the City, County, State of California, and/or Federal Government;
- Proceeds from the lease or sale of Agency-owned property;
- Tax increment revenue;
- Bonded debt;
- Loans from private financial institutions; and
- Any other legally available source.

The more typical sources of redevelopment financing may be employed as described below.

## **Financial Assistance from the City, County, State, and/or Federal Government**

The Agency may obtain loans and advances from the City for initial operating capital. The City may also defer payments on Agency loans for land purchases, benefiting the Agency's cash flow. Such assistance may be employed to meet short-term cash flow needs. However, as explained in Section D, the City's fiscal year 2010-11 Operating Budget required many reductions in order to maintain a balanced budget. It is highly unlikely that the City will have funds to resolve blighting conditions within the near future due to the current state of the economy. The County could also potentially provide financial assistance in the future, particularly for the unincorporated portions of the Project Area, however it too is grappling with its own budget shortfalls.

As available, other funds such as state-apportioned road funds, state housing and infrastructure bond funds, state and federal transportation funds, and federal Community Development Block Grants will be appropriately used in conjunction with Agency funds for costs of project implementation. The State of California's budget crisis continues to worsen as repercussions from the nation's economic recession persists. Although both City and State financial assistance are uncertain options for the Agency in the near future due to current financial challenges, the Agency will continue to seek opportunities to obtain assistance as the economy shows signs of recovery.

## **Lease or Sale of Agency-owned Property**

The Agency may sell, lease, or otherwise encumber its property holdings to pay the costs of project implementation.

## **Participation in Development**

If the Agency enters into agreements with property owners, tenants, and/or other developers that provide for revenues to be paid or repaid to the Agency, such revenues may be used to pay project implementation costs.

## **Property Tax Increment**

The Agency will collect property tax increment as provided for in CRL Section 33670(b), and as authorized in the Redevelopment Plan, to employ tax increment financing to fund redevelopment activities. Tax increment revenue is intended to fund ongoing redevelopment activities and to pay indebtedness incurred by the Agency. Indebtedness includes principal and interest on loans, monies advanced, or debts (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, redevelopment activities.

Tax increment revenues will be distributed to address an array of obligations. As required by CRL Section 33334.2, 20 percent of the Project Area's tax increment revenue will be deposited into the Agency's Low and Moderate Income Housing Fund for the purposes of increasing, improving, and preserving the community's supply of low and moderate income housing.

The remaining 80 percent of the tax increment revenue will be used to pay for Agency obligations to taxing entities, debt service costs, and other program expenditures such as infrastructure, capital facilities, and economic development programs within the Project Area.

Consistent with the CRL, the Redevelopment Plan incorporates certain time limits that affect the Agency's ability to use and collect tax increment revenue. The first of these is the time limit to incur debt, which is 20 years from the date of adoption of the Redevelopment Plan. The second time limit is the 45 year period (starting from the date of adoption of the Redevelopment Plan) during which the Agency may collect tax increment revenue.

If the Redevelopment Plan is adopted in May 2011, the Agency would be permitted to incur debt until May 2031, and collect tax increment revenue until May 2056.

## **Bonded Debt**

Under the proposed Redevelopment Plan, the Agency would have the capacity to issue bonds and/or notes for any of its corporate purposes, payable in whole or in part from tax increment revenue generated from the Project Area. Any bonds issued by the Agency are the responsibility of the Agency, and neither the City nor its taxpayers are liable for debt service on the bonds. Redevelopment bonds are typically issued based on current cash flows, without regard to the potential increase in revenues that may lie ahead.

The proposed Redevelopment Plan includes a \$70 million limit on the amount of bonded debt that may be outstanding at any one time.

## Other Available Sources

Any other loans, grants, or financial assistance from the federal government, or any other public or private source will be used, as available and appropriate. The Agency will also consider use of the powers provided by the CRL to provide construction and other funds for appropriate projects. Where feasible and appropriate, the Agency may use assessment district and/or Mello-Roos bond financing to pay for the costs of public infrastructure, facilities, and operations.

## PROJECTED TAX INCREMENT REVENUES

The primary source of project financing in the Project Area is the collection of tax increment revenue. Tables E-1a and E-1b present a preliminary forecast of Project Area tax increment revenues. The forecast is based on several assumptions noted below:

*2010-11 Base Year Value:* The Agency would receive property tax increment revenue from Project Area assessed value growth in excess of the 2010-11 base year value established by the State Board of Equalization and County Auditor-Controller. The County Auditor-Controller's report prepared pursuant to CRL Section 33328 reports a base year value of \$275 million (net non-homeowner exemptions).

*Assessed Value Growth Rates:* Projections constructed for the Project Area have conservatively applied a 2 percent annual growth rate on assessed values within the Project Area.

*First Year of Receipt:* If the Agency completes the adoption of the Redevelopment Plan by May 2011, the Agency could start receiving tax increment revenue from the Project Area beginning in fiscal year 2012-13. Tax increment revenues would be collected for a 45-year period from the date of adoption of the Redevelopment Plan, or until May 2056.

*New Value Added:* New development would increase the total assessed value of the Project Area. It is estimated that \$234.3 million of new development value would be added from fiscal years 2014-15 through 2039-40.

The phasing of this new value, inclusive of inflationary development and land costs, is included in Table E-1a, and is subject to change. New development assumptions were estimated based on potential future projects identified by City staff and the current inventory of developable vacant land. Specifically, these assumptions include the following:

- Residential: 251 units
- Commercial (Public and Private): 1,203,047 square feet
- Industrial: 1,274,718 square feet

*County Administrative Fees:* The County Auditor-Controller levies a charge for apportioning property taxes to the Agency. Based on other redevelopment project areas in the County, Agency staff estimates that these administrative fees would equal approximately 2 percent of gross tax increment revenue annually.

*Taxing Agency Statutory Payments:* Consistent with Section 33607.5, the Agency will be remitting payments to affected taxing agencies in the Project Area. These payments commence when the

Agency begins to collect tax increment revenue from the Project Area and continue for the duration of the 45-year timeframe to collect tax increment revenue.

For the first 10 years the Agency collects tax increment revenue, the Statutory Payments are equal to 25 percent of the Project Area's annual non-housing tax increment revenue. Subsequently, these Statutory Payments are subject to two increases. Beginning in the eleventh year, in addition to the first 25 percent share, the Agency would be required to pay an additional 21 percent of the incremental increase in non-housing tax increment revenues exceeding amounts in the tenth payment year. Then, beginning in the thirty-first year, The CRL further provides for a second increase in the Statutory Payments of 14 percent of the incremental increase in non-housing tax increment revenues in excess of the thirtieth year.

In total, these three tiers of Statutory Payments amount to approximately 32 percent of projected Project Area non-housing revenues. The actual amount of the Statutory Payments will vary based on the amount of tax increment revenues collected each year. A forecast of Statutory Payments has been included in Table E-1b. Should actual tax increment revenues exceed or fall below these projections, actual Statutory Payments would be higher or lower.

*Housing Set-Aside Revenues:* As required by CRL Section 33334.2, the Agency would deposit not less than 20 percent of Project Area's gross tax increment revenues into the Agency's Housing Fund for the purposes of increasing, improving, and preserving the community's supply of affordable housing.

*Non-housing Revenues:* Finally, the tax increment revenue remaining after County administrative fees, taxing agency payments, and housing set aside deposits, would be available for eligible redevelopment projects, such as infrastructure improvements, development incentives, rehabilitation and remediation costs, and other non-housing uses.

Tables E-1-a and E-1-b present annual estimates of assessed values, new development, gross tax increment revenue, County administrative fees, taxing agency payments, and net revenues to the Agency's housing and non-housing funds. A summary of these annual projections delineating the cumulative total and net present value of these figures is presented in Table E-2.



**Tax Increment Projections** **Table E-1-a**  
**Placerville Redevelopment Project Area**

| Year              | Assessed Value Forecast |                          |                  |               | Total                 | Increment | Gross Tax Incr. Revenue |
|-------------------|-------------------------|--------------------------|------------------|---------------|-----------------------|-----------|-------------------------|
|                   | Secured 2.0%            | Unsecured & Utility 0.0% | New Develop. (1) |               |                       |           |                         |
| <b>BY 2010-11</b> | <b>237,541,809</b>      | <b>37,873,287</b>        |                  |               | <b>\$ 275,415,096</b> |           |                         |
| 1 2011-12         | 242,292,645             | 37,873,287               | -                | 280,165,932   |                       |           |                         |
| 2 2012-13         | 247,138,498             | 37,873,287               | -                | 285,011,785   | \$ 9,596,689          | \$ 95,967 |                         |
| 3 2013-14         | 252,081,268             | 37,873,287               | -                | 289,954,555   | 14,539,459            | 145,395   |                         |
| 4 2014-15         | 257,122,893             | 37,873,287               | 4,703,447        | 299,699,628   | 24,284,532            | 242,845   |                         |
| 5 2015-16         | 267,062,868             | 37,873,287               | 42,371,645       | 347,307,800   | 71,892,704            | 718,927   |                         |
| 6 2016-17         | 315,623,203             | 37,873,287               | 22,270,616       | 375,767,106   | 100,352,010           | 1,003,520 |                         |
| 7 2017-18         | 344,651,695             | 37,873,287               | 22,270,616       | 404,795,598   | 129,380,502           | 1,293,805 |                         |
| 8 2018-19         | 374,260,757             | 37,873,287               | 22,270,616       | 434,404,660   | 158,989,564           | 1,589,896 |                         |
| 9 2019-20         | 404,462,000             | 37,873,287               | 6,021,089        | 448,356,376   | 172,941,280           | 1,729,413 |                         |
| 10 2020-21        | 418,692,751             | 37,873,287               | 11,874,522       | 468,440,560   | 193,025,464           | 1,930,255 |                         |
| 11 2021-22        | 439,178,619             | 37,873,287               | 6,021,089        | 483,072,994   | 207,657,898           | 2,076,579 |                         |
| 12 2022-23        | 454,103,701             | 37,873,287               | 17,915,162       | 509,892,151   | 234,477,055           | 2,344,771 |                         |
| 13 2023-24        | 481,459,241             | 37,873,287               | 23,659,016       | 542,991,544   | 267,576,448           | 2,675,764 |                         |
| 14 2024-25        | 515,220,622             | 37,873,287               | 9,471,600        | 562,565,509   | 287,150,413           | 2,871,504 |                         |
| 15 2025-26        | 535,186,067             | 37,873,287               | 9,145,522        | 582,204,875   | 306,789,779           | 3,067,898 |                         |
| 16 2026-27        | 555,218,220             | 37,873,287               | 6,021,089        | 599,112,596   | 323,697,500           | 3,236,975 |                         |
| 17 2027-28        | 572,464,095             | 37,873,287               | 8,301,162        | 618,638,544   | 343,223,448           | 3,432,234 |                         |
| 18 2028-29        | 592,380,562             | 37,873,287               | 8,301,162        | 638,555,011   | 363,139,915           | 3,631,399 |                         |
| 19 2029-30        | 612,695,358             | 37,873,287               | 2,280,073        | 652,848,718   | 377,433,622           | 3,774,336 |                         |
| 20 2030-31        | 627,274,940             | 37,873,287               | 1,171,678        | 666,319,905   | 390,904,809           | 3,909,048 |                         |
| 21 2031-32        | 641,015,551             | 37,873,287               | 1,171,678        | 680,060,516   | 404,645,420           | 4,046,454 |                         |
| 22 2032-33        | 655,030,973             | 37,873,287               | 1,171,678        | 694,075,939   | 418,660,843           | 4,186,608 |                         |
| 23 2033-34        | 669,326,705             | 37,873,287               | 7,650,670        | 714,850,662   | 439,435,566           | 4,394,356 |                         |
| 24 2034-35        | 690,516,923             | 37,873,287               | -                | 728,390,210   | 452,975,114           | 4,529,751 |                         |
| 25 2035-36        | 704,327,261             | 37,873,287               | 52,853           | 742,253,402   | 466,838,306           | 4,668,383 |                         |
| 26 2036-37        | 718,467,717             | 37,873,287               | 52,853           | 756,393,857   | 480,978,761           | 4,809,788 |                         |
| 27 2037-38        | 732,890,982             | 37,873,287               | -                | 770,764,269   | 495,349,173           | 4,953,492 |                         |
| 28 2038-39        | 747,548,801             | 37,873,287               | 48,625           | 785,470,713   | 510,055,617           | 5,100,556 |                         |
| 29 2039-40        | 762,549,375             | 37,873,287               | 48,625           | 800,471,287   | 525,056,191           | 5,250,562 |                         |
| 30 2040-41        | 777,849,960             | 37,873,287               | -                | 815,723,247   | 540,308,151           | 5,403,082 |                         |
| 31 2041-42        | 793,406,959             | 37,873,287               | -                | 831,280,246   | 555,865,150           | 5,558,652 |                         |
| 32 2042-43        | 809,275,099             | 37,873,287               | -                | 847,148,386   | 571,733,290           | 5,717,333 |                         |
| 33 2043-44        | 825,460,601             | 37,873,287               | -                | 863,333,888   | 587,918,792           | 5,879,188 |                         |
| 34 2044-45        | 841,969,813             | 37,873,287               | -                | 879,843,100   | 604,428,004           | 6,044,280 |                         |
| 35 2045-46        | 858,809,209             | 37,873,287               | -                | 896,682,496   | 621,267,400           | 6,212,674 |                         |
| 36 2046-47        | 875,985,393             | 37,873,287               | -                | 913,858,680   | 638,443,584           | 6,384,436 |                         |
| 37 2047-48        | 893,505,101             | 37,873,287               | -                | 931,378,388   | 655,963,292           | 6,559,633 |                         |
| 38 2048-49        | 911,375,203             | 37,873,287               | -                | 949,248,490   | 673,833,394           | 6,738,334 |                         |
| 39 2049-50        | 929,602,707             | 37,873,287               | -                | 967,475,994   | 692,060,898           | 6,920,609 |                         |
| 40 2050-51        | 948,194,761             | 37,873,287               | -                | 986,068,048   | 710,652,952           | 7,106,530 |                         |
| 41 2051-52        | 967,158,656             | 37,873,287               | -                | 1,005,031,943 | 729,616,847           | 7,296,168 |                         |
| 42 2052-53        | 986,501,829             | 37,873,287               | -                | 1,024,375,116 | 748,960,020           | 7,489,600 |                         |
| 43 2053-54        | 1,006,231,866           | 37,873,287               | -                | 1,044,105,153 | 768,690,057           | 7,686,901 |                         |
| 44 2054-55        | 1,026,356,503           | 37,873,287               | -                | 1,064,229,790 | 788,814,694           | 7,888,147 |                         |
| 45 2055-56        | 1,046,883,633           | 37,873,287               | -                | 1,084,756,920 | 809,341,824           | 8,093,418 |                         |
| <b>Total</b>      |                         |                          |                  |               |                       |           | <b>\$ 188,689,464</b>   |
| <b>NPV @ 6.5%</b> |                         |                          |                  |               |                       |           | <b>38,041,705</b>       |

(1) New development assumptions are based on potential build-out of vacant opportunity sites throughout the Project Area over the next 30 years

Sources: El Dorado County Auditor Controller, First American Title Metroscan Information Service, City of Placerville, RSG



**Tax Increment Projections** **Table E-1-b**  
**Placerville Redevelopment Project Area**

| Year              | Gross Tax Incr. Revenue | County Admin -2.0%    | Statutory Payments     | Housing              | Net to Agency Nonhousing | Total                 |
|-------------------|-------------------------|-----------------------|------------------------|----------------------|--------------------------|-----------------------|
| <b>BY 2010-11</b> |                         |                       |                        |                      |                          |                       |
| 1 2011-12         |                         |                       |                        |                      |                          |                       |
| 2 2012-13         | \$ 95,967               | \$ (1,919)            | \$ (19,193)            | \$ 19,193            | \$ 55,661                | \$ 74,854             |
| 3 2013-14         | 145,395                 | (2,908)               | (29,079)               | 29,079               | 84,329                   | 113,408               |
| 4 2014-15         | 242,845                 | (4,857)               | (48,569)               | 48,569               | 140,850                  | 189,419               |
| 5 2015-16         | 718,927                 | (14,379)              | (143,785)              | 143,785              | 416,978                  | 560,763               |
| 6 2016-17         | 1,003,520               | (20,070)              | (200,704)              | 200,704              | 582,042                  | 782,746               |
| 7 2017-18         | 1,293,805               | (25,876)              | (258,761)              | 258,761              | 750,407                  | 1,009,168             |
| 8 2018-19         | 1,589,896               | (31,798)              | (317,979)              | 317,979              | 922,139                  | 1,240,119             |
| 9 2019-20         | 1,729,413               | (34,588)              | (345,883)              | 345,883              | 1,003,059                | 1,348,942             |
| 10 2020-21        | 1,930,255               | (38,605)              | (386,051)              | 386,051              | 1,119,548                | 1,505,599             |
| 11 2021-22        | 2,076,579               | (41,532)              | (415,316)              | 415,316              | 1,204,416                | 1,619,732             |
| 12 2022-23        | 2,344,771               | (46,895)              | (514,010)              | 468,954              | 1,314,911                | 1,783,865             |
| 13 2023-24        | 2,675,764               | (53,515)              | (635,816)              | 535,153              | 1,451,280                | 1,986,433             |
| 14 2024-25        | 2,871,504               | (57,430)              | (707,848)              | 574,301              | 1,531,925                | 2,106,226             |
| 15 2025-26        | 3,067,898               | (61,358)              | (780,121)              | 613,580              | 1,612,839                | 2,226,419             |
| 16 2026-27        | 3,236,975               | (64,739)              | (842,342)              | 647,395              | 1,682,499                | 2,329,894             |
| 17 2027-28        | 3,432,234               | (68,645)              | (914,197)              | 686,447              | 1,762,946                | 2,449,393             |
| 18 2028-29        | 3,631,399               | (72,628)              | (987,490)              | 726,280              | 1,845,002                | 2,571,282             |
| 19 2029-30        | 3,774,336               | (75,487)              | (1,040,090)            | 754,867              | 1,903,892                | 2,658,759             |
| 20 2030-31        | 3,909,048               | (78,181)              | (1,089,664)            | 781,810              | 1,959,393                | 2,741,203             |
| 21 2031-32        | 4,046,454               | (80,929)              | (1,140,230)            | 809,291              | 2,016,004                | 2,825,295             |
| 22 2032-33        | 4,186,608               | (83,732)              | (1,191,807)            | 837,322              | 2,073,748                | 2,911,070             |
| 23 2033-34        | 4,394,356               | (87,887)              | (1,268,258)            | 878,871              | 2,159,340                | 3,038,211             |
| 24 2034-35        | 4,529,751               | (90,595)              | (1,318,083)            | 905,950              | 2,215,123                | 3,121,073             |
| 25 2035-36        | 4,668,383               | (93,368)              | (1,369,100)            | 933,677              | 2,272,239                | 3,205,916             |
| 26 2036-37        | 4,809,788               | (96,196)              | (1,421,137)            | 961,958              | 2,330,498                | 3,292,455             |
| 27 2037-38        | 4,953,492               | (99,070)              | (1,474,020)            | 990,698              | 2,389,704                | 3,380,402             |
| 28 2038-39        | 5,100,556               | (102,011)             | (1,528,139)            | 1,020,111            | 2,450,294                | 3,470,406             |
| 29 2039-40        | 5,250,562               | (105,011)             | (1,583,342)            | 1,050,112            | 2,512,097                | 3,562,209             |
| 30 2040-41        | 5,403,082               | (108,062)             | (1,639,469)            | 1,080,616            | 2,574,935                | 3,655,551             |
| 31 2041-42        | 5,558,652               | (111,173)             | (1,696,718)            | 1,111,730            | 2,639,030                | 3,750,760             |
| 32 2042-43        | 5,717,333               | (114,347)             | (1,772,886)            | 1,143,467            | 2,686,634                | 3,830,101             |
| 33 2043-44        | 5,879,188               | (117,584)             | (1,850,576)            | 1,175,838            | 2,735,191                | 3,911,028             |
| 34 2044-45        | 6,044,280               | (120,886)             | (1,929,820)            | 1,208,856            | 2,784,718                | 3,993,574             |
| 35 2045-46        | 6,212,674               | (124,253)             | (2,010,649)            | 1,242,535            | 2,835,236                | 4,077,771             |
| 36 2046-47        | 6,384,436               | (127,689)             | (2,093,095)            | 1,276,887            | 2,886,765                | 4,163,652             |
| 37 2047-48        | 6,559,633               | (131,193)             | (2,177,190)            | 1,311,927            | 2,939,324                | 4,251,251             |
| 38 2048-49        | 6,738,334               | (134,767)             | (2,262,966)            | 1,347,667            | 2,992,934                | 4,340,601             |
| 39 2049-50        | 6,920,609               | (138,412)             | (2,350,458)            | 1,384,122            | 3,047,617                | 4,431,739             |
| 40 2050-51        | 7,106,530               | (142,131)             | (2,439,700)            | 1,421,306            | 3,103,393                | 4,524,699             |
| 41 2051-52        | 7,296,168               | (145,923)             | (2,530,727)            | 1,459,234            | 3,160,285                | 4,619,518             |
| 42 2052-53        | 7,489,600               | (149,792)             | (2,623,574)            | 1,497,920            | 3,218,314                | 4,716,234             |
| 43 2053-54        | 7,686,901               | (153,738)             | (2,718,278)            | 1,537,380            | 3,277,504                | 4,814,885             |
| 44 2054-55        | 7,888,147               | (157,763)             | (2,814,876)            | 1,577,629            | 3,337,878                | 4,915,508             |
| 45 2055-56        | 8,093,418               | (161,868)             | (2,913,407)            | 1,618,684            | 3,399,460                | 5,018,143             |
| <b>Total</b>      | <b>\$ 188,689,464</b>   | <b>\$ (3,773,789)</b> | <b>\$ (57,795,401)</b> | <b>\$ 37,737,893</b> | <b>\$ 89,382,381</b>     | <b>\$ 127,120,274</b> |
| <b>NPV @ 6.5%</b> | <b>38,041,705</b>       | <b>(760,834)</b>      | <b>(10,492,852)</b>    | <b>7,608,341</b>     | <b>19,179,678</b>        | <b>26,788,019</b>     |

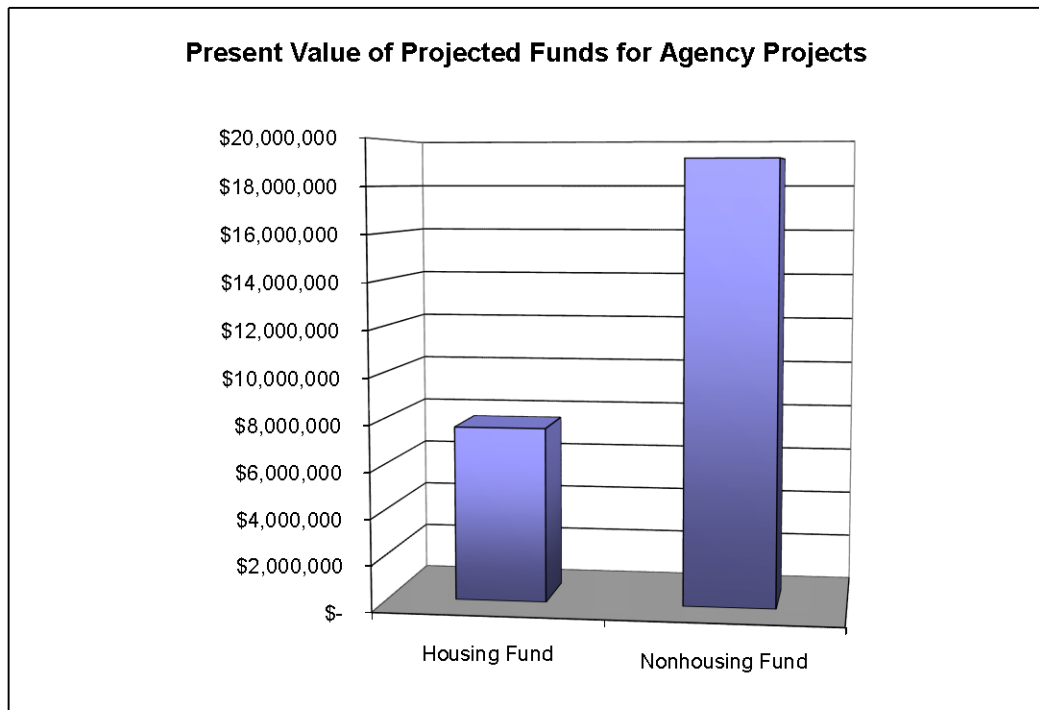
Sources: El Dorado County Auditor Controller, First American Title Metroscan Information Service, City of Placerville, RSG



**Summary of Projected Tax Increment Revenues  
Placerville Redevelopment Project Area**

**Table E-2**

| Assumptions                                |                          |                                  |
|--|--------------------------|----------------------------------|
| Base Year Value (2010-11)                  | \$                       | 275,415,096                      |
| Annual Assessed Value Growth Rate (1)      |                          | 2%                               |
| Total New Development Value                | \$                       | -                                |
| Forecast                                   |                          |                                  |
|  | Cumulative<br>(45 Years) | Discounted<br>6.5% Discount Rate |
| Gross Tax Increment Revenue                | \$ 188,689,464           | \$ 38,041,705                    |
| Less: County Administrative Fee            | (3,773,789)              | (760,834)                        |
| Less: Taxing Agency Payments (HSC 33607.5) | (57,795,401)             | (10,492,852)                     |
| Total to Agency                            | 127,120,274              | 26,788,019                       |
| <b>Housing Fund (2)</b>                    | 37,737,893               | <b>7,608,341</b>                 |
| <b>Nonhousing Fund (3)</b>                 | 89,382,381               | <b>19,179,678</b>                |



- (1) Exclusive of new development
- (2) Equals 20 percent of gross tax increment revenue
- (3) Equals 80 percent of gross tax increment revenue less County Administrative Fee and Taxing Agency Payments

Because the cumulative figures show revenues over each of the next 45 years, it is appropriate to analyze projected revenues by discounting in terms of today's values. Using a conservative 6.5 percent discount rate, the total projected revenue that may be available to the Agency to fund project costs is approximately \$26.8 million, consisting of \$7.6 million for affordable housing

purposes<sup>62</sup>, and \$19.2 million for non-housing purposes. These projected revenues are compared to total project costs in the following section.

**ECONOMIC FEASIBILITY ANALYSIS**

Section A of this Report includes a description of projects and other potential programs proposed by the Agency. Table E-3 below summarizes projected sources and uses of tax increment revenue from the Project Area assuming the Redevelopment Plan is adopted.

| <b>Sources and Uses</b>                                  |    | <b>Table E-3</b> |                      |                      |
|--|----|------------------|----------------------|----------------------|
| <b>Placerville Redevelopment Project Area</b>            |    |                  |                      |                      |
|  |    | Housing          | Nonhousing           | Total                |
| <b>Sources</b>   |    |                  |                      |                      |
| Net Tax Increment Revenue to Agency                      | \$ | 7,608,341        | \$ 19,179,678        | \$ 26,788,019        |
| <b>Total Sources</b>                                     |    | <b>7,608,341</b> | <b>19,179,678</b>    | <b>26,788,019</b>    |
| <b>Uses</b>  |    |                  |                      |                      |
| Affordable Housing Projects/Programs                     |    | 7,600,000        |                      | 7,600,000            |
| Public Facilities and Infrastructure Improvements        |    |                  | 8,200,000            | 8,200,000            |
| Community Facilities Program                             |    |                  | 2,000,000            | 2,000,000            |
| Commercial Development and Economic Revitalization       |    |                  | 6,900,000            | 6,900,000            |
| Environmental Remediation and Brownfields Revitalization |    |                  | 2,100,000            | 2,100,000            |
| <b>Total Uses</b>  | \$ | <b>7,600,000</b> | \$ <b>19,200,000</b> | \$ <b>26,800,000</b> |

Approximately \$26.8 million in net tax increment revenue (in net present value) will be available to the Agency to fund projects and programs over the 45-year period the Agency is authorized to collect tax increment. The Agency will implement projects and programs that increase and preserve the supply of affordable housing, improve public facilities and infrastructure, revitalize commercial and economic development, and remediate environmental contamination. These are described in detail in Section A of this report.

The anticipated amount of tax increment would be sufficient for the Agency to implement the projects and programs discussed in detail in Section A. As with any redevelopment project, the Agency will work closely with the private sector to leverage tax increment revenue for the most effective impact on Project Area blight. It is the Agency’s intent that redevelopment activities will stimulate long-term private investment in the Project Area.

<sup>62</sup> Equals 20 percent of gross tax increment revenue (\$38 million in net present value)



# F - METHOD OF RELOCATION

In the event that the Redevelopment Plan is adopted and implementation actions include relocation of residents or businesses, the Agency will adhere to the State Relocation Guidelines, consisting of the State Relocation Law (Government Code 7260 through 7277), and the California Relocation Assistance and Real Property Acquisition Guidelines as established in the California Code of Regulations, Title 25, Chapter 6 (collectively “Relocation Guidelines”).

If relocation is necessary to implement the Redevelopment Plan in order to eliminate blighting conditions, the Relocation Guidelines ensure that the Agency will meet its relocation responsibilities to any families, persons, businesses, or nonprofit local community institutions to be temporarily or permanently displaced as a consequence of the Redevelopment Plan’s implementation.

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacements.

# G - ANALYSIS OF THE PRELIMINARY PLAN

Section 33352(g) of the CRL requires the inclusion of an analysis of the Preliminary Plan for the Project Area.

The Planning Commission approved a Preliminary Plan for the Project Area (“Preliminary Plan”) on September 21, 2010 by Resolution No. 2010-2. The Preliminary Plan was subsequently approved and accepted by the Agency on October 12, 2010 by Resolution No. RA-2010-3.

In accordance with Section 33324 of the CRL, the Preliminary Plan describes the boundaries of the Project Area and includes general statements of land uses and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the Project Area. The Preliminary Plan addresses how the Project Area would attain the purposes of the CRL. The Preliminary Plan also discusses how the proposed redevelopment of the Project Area is consistent with the community’s general plan and describes the impact of the Redevelopment Plan upon residents of the Project Area and surrounding neighborhoods. A copy of the Preliminary Plan is incorporated into this Report by reference.

The proposed plan adoption conforms to the standards and provisions of the Preliminary Plan, as detailed below:

- Project Area Location and Description: This section of the Preliminary Plan describes the boundaries of the Project Area. The proposed boundaries are identical to those described in the Preliminary Plan.
- General Statement of Proposed Planning Elements: This section of the Preliminary Plan states that the Project Area’s land uses, proposed layouts of principal streets, proposed population densities, proposed building intensities, and proposed building standards shall be subject to and controlled by the City and County’s General Plans, Zoning Ordinances, and other local codes, as amended from time to time. These planning elements have been incorporated into the Redevelopment Plan. The Redevelopment Plan does not propose any changes to population or development densities or land use designations. Within the County territory, uses that are in conformity with the County General Plan as it currently exists or as it may from time to time be amended, shall be permitted uses under the Redevelopment Plan until such time as the County territory is annexed to the City.
- Attainment of the Purposes of the CRL: This section of the Preliminary Plan generally sets forth the objectives of the Project Area. To this end, the Redevelopment Plan contains a detailed list of redevelopment goals that permit the Agency to complete its redevelopment program to eliminate blighting conditions in the Project Area in accordance with the CRL.
- Consistency with the General Plan of the City and County: The Preliminary Plan and Redevelopment Plan conform to the standards, policies and provisions of the City and County’s General Plans, as they exist or are hereafter amended.
- General Impact of the Proposed Project Upon the Residents of the Project Area and Surrounding Neighborhoods: This section of the Preliminary Plan states that residents in

and around the Project Area will benefit from improved physical and economic conditions by implementation of the Redevelopment Plan. Other impacts associated with the implementation of the Redevelopment Plan have been assessed and analyzed in the Environmental Impact Report for the Redevelopment Plan, addressed in Section K of this Report, and the Neighborhood Impact Report, addressed in Section M of this Report. The Redevelopment Plan provides the Agency with the redevelopment tools and policies necessary to achieve positive impacts and mitigate negative impacts.

# H - REPORT OF THE PLANNING COMMISSION

Section 33352(h) of the CRL requires inclusion of a report of the Planning Commission. The Planning Commission adopted its report on the conformity of the Redevelopment Plan with the City's General Plan on February 1, 2011, which is incorporated by reference herein. The Redevelopment Plan was later revised and the Planning Commission subsequently adopted a revised report of conformity on March 1, 2011. Pursuant to the Planning Commission's action, the Redevelopment Plan is in conformity with the City's General Plan.



## I - REPORT OF COMMUNITY OUTREACH EFFORTS

Pursuant to Section 33385 of the CRL, a Project Area Committee (“PAC”) is required when the Agency proposes to adopt a new redevelopment plan if either: (1) a substantial number of low or moderate income persons reside in the project area and the redevelopment plan, as adopted, will authorize the Agency to acquire property on which any persons reside by eminent domain; or (2) the redevelopment plan, as adopted, contains one or more public projects that will displace a substantial number of low or moderate income persons. The Redevelopment Plan does not authorize the Agency to use the power of eminent domain to acquire real property occupied as a residence, and thus does not require the formation of a PAC.

However, Agency staff has conducted several meetings with local officials, property owners, businesses, and tenants as part of the dialogue on the proposed plan adoption. Staff anticipates these meetings will continue as the Redevelopment Plan is considered. Agency staff held two community meetings (on November 10, 2010 and January 26, 2011) to educate the community and seek their input on the proposed Redevelopment Plan. Agency staff will be holding a third community information meeting prior to the joint public hearing to field additional questions and discuss the Redevelopment Plan with stakeholders and interested parties. Notice of the community meeting will be included in the notice of the joint public hearing, which should be mailed to property owners and taxing agencies in March 2011 and published in a local newspaper in March and April 2011. Staff will inform the Agency Board and City Council by early April 2011 of the outcome of the community meeting. In addition to the community meetings, Agency staff attended several Placerville Area Convergence Team meetings and briefed them on the redevelopment process.

The Agency has taken steps to form a Redevelopment and Economic Development Advisory Committee (“REDAC”). The purpose of the REDAC will be to advise the Agency Board and City Council on all matters relating to redevelopment and economic development. The Agency Board and City Council will hold a joint meeting to discuss the REDAC’s formation and purpose in June 2011, after the adoption of the Redevelopment Plan is considered in May 2011. Notice of the REDAC informational meeting will be included in the notice of the joint public hearing, inviting stakeholders to provide public input and obtain information about how to apply for membership on the REDAC.

# J - STATEMENT OF CONFORMANCE TO THE GENERAL PLAN

Section 33352(j) of the CRL requires a report of General Plan conformance per Section 65402 of the Government Code. As set forth in Section H, the Planning Commission determined that the Redevelopment Plan is in conformity with the General Plan of the City on February 1, 2011 and March 1, 2011.

# K - ENVIRONMENTAL DOCUMENTATION

Section 33352(k) of the CRL requires the inclusion of the report prepared pursuant to Section 21151 of the Public Resources Code. An Environmental Impact Report (“EIR”) is being prepared in connection with the Redevelopment Plan by Gail Ervin Consulting pursuant to California Environmental Quality Act, Public Resources Code Sections 21000, et. seq. (“CEQA”) guidelines. A Draft EIR is incorporated herein by reference. A Final EIR will be completed in March 2011 and presented for Agency certification on April 26, 2011.

The Draft EIR reviewed all potential environmental impacts associated with the implementation of the Redevelopment Plan. Topics addressed in the Draft EIR include: air quality, biological resources, climate change, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, public services, public utilities, and transportation and traffic. The Draft EIR also addresses all other topics and sections required by CEQA.

The Draft EIR analyzes the significant, short- and long-term impacts related to the adoption of the Redevelopment Plan. The Draft EIR is a program-level EIR as there is no specific development project associated with the Redevelopment Plan. The Draft EIR includes as much detail as possible given the programmatic nature of the Redevelopment Plan in order to maximize information available for the public review, thereby minimizing the extent of future project-specific environmental documentation. The Draft EIR includes information gathered from an Initial Study/Notice of Preparation released on October 14, 2010, consultation with potentially affected agencies, and available literature and reference documents.

The Draft EIR was completed and circulated for public review on December 20, 2010. Comments on the Draft EIR were due on February 9, 2011. A joint public hearing to consider the adequacy of the Final EIR will be held concurrently with the joint public hearing on the Redevelopment Plan anticipated to occur in April 2011, with the Agency considering certifying the Final EIR at a subsequent meeting.

## **Summary of Environmental Impacts**

In general, the Draft EIR concludes that because general land use types, densities, and intensities that could be developed pursuant to the proposed Redevelopment Plan could ultimately be developed under the existing General Plan and other related land use policy documents, the adoption and implementation of the Redevelopment Plan would not cause significant adverse impacts in the areas of air quality, biological resources, climate change, hazards and hazardous materials, hydrology and water quality, noise, public services, public utilities, and transportation and traffic. In general, the Draft EIR determines that the implementation activities identified within the Redevelopment Plan are intended to mitigate existing problems and remove barriers to planned development within the Project Area. The Redevelopment Plan is an environmentally superior alternative because it provides the means to eliminate physical and economic blighting conditions in

the Project Area and thereby stimulate and encourage the revitalization, reuse, and new development of Project Area properties.

The Draft EIR identifies two significant and unavoidable impacts in the area of cultural resources. Redevelopment projects and redevelopment-engendered development could result in: 1) the potential alteration, removal, or destruction of historic resources; and 2) the cumulative degradation or loss of archaeological or historic resources, including human remains. The Project Area and surrounding region have been inhabited by prehistoric peoples for thousands of years, and historic peoples since the 1800s. Given this fact, there are many historic resources within the Project Area and potential sites of archaeological significance. Redevelopment activities could potentially involve the demolition, alteration, or movement of historic resources or disturbance of archaeological resources over the life of the Redevelopment Plan. However, the Draft EIR states that these impacts could be the same or worse without redevelopment. Although redevelopment removes barriers to encourage new development, there could be development in the Project Area regardless of whether the Redevelopment Plan is adopted; albeit development at most sites would occur much later, if at all, without redevelopment. In order to mitigate these impacts, the Agency would adhere to all local and regional policies regarding historic and archeological resources and strive to preserve valuable cultural resources.

The Final EIR will include responses to comments received during the 45-day review period on the Draft EIR. It will be considered by the City Council and Agency Board at a joint public hearing prior to its certification.



# L - REPORT OF THE COUNTY FISCAL OFFICER

On November 23, 2010, the County of El Dorado Auditor-Controller provided the Agency a report prepared in accordance with Section 33328 of the CRL, using the 2010-11 equalized roll as the “base year” assessment roll for the purposes of calculating tax increment in the Project Area. In addition, on October 20, 2010, the State Board of Equalization submitted a similar report for state-assessed non-unitary assessed values in the Project Area. Together, the County and State Board of Equalization report that the total Project Area secured, unsecured, and state-assessed value in 2010-11 is \$281,880,247 (\$275,415,096 net of non-homeowner exemptions).

Copies of the base year report prepared by the County Auditor-Controller and State Board of Equalization are included in Appendix 4.

# M - NEIGHBORHOOD IMPACT REPORT

CRL Section 33352(m) requires that a Neighborhood Impact Report discuss the impact that the proposed Redevelopment Plan will have on low and moderate income persons or families in the following areas: relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood.

Additional issues that the neighborhood impact report must address include: the number of low or moderate income dwelling units to be removed or destroyed; the number of low or moderate income persons or families expected to be displaced; the general location of housing to be rehabilitated, developed or constructed; the number of dwelling units planned for construction or rehabilitation to house persons and families of low or moderate income (other than replacement housing); the projected means of financing the aforementioned dwelling units; and the projected timetable for meeting a redevelopment plan's relocation, rehabilitation, and replacement housing objectives.

This neighborhood impact report was prepared using data from the EIR, information gathered during the preparation of the Preliminary Report, the Agency's 2011-12 to 2015-16 Implementation Plan, and other public sources, including the City of Placerville. Additional demographic and income information was gathered from U.S. Census reports via ESRI Business Analyst Online and the California Department of Housing and Community Development.

## **Relocation**

The Project Area contains approximately 360 residential households, with an average household income of \$50,900. Based on State guidelines, approximately 28 of these households are very low income, approximately 39 are low income, and approximately 135 are moderate income. At this time, no projects have been proposed for the Project Area that would involve displacement of very low, low or moderate-income residents. However, should displacement occur in the future, the Agency will handle those activities on a case-by-case basis, in accordance with its method of relocation, as contained in Section F of this Report. Any future displacement will be mitigated by applicable relocation assistance requirements (including financial payments and advisory assistance), and replacement housing plan requirements of State law. As a public agency formed under the provisions of State law, the Agency is required to adhere to the State Relocation Law (Government Code Sections 7260 through 7277) and follow the California Relocation Assistance and Real Property Acquisition Guidelines ("State Guidelines") as established in the California Code of Regulations, Title 25, Chapter 6.

Prior to commencement of any acquisition activity that may cause substantial displacement (other than an insignificant amount of non-residential displacement), the Agency will adopt a specific relocation plan in conformance with the State Guidelines. To the extent appropriate, the Agency may supplement those provisions provided in the State Guidelines to meet particular relocation needs of a specific project. Such supplemental policies, if adopted in the Agency's sole discretion, will not involve reduction, but instead enhancement of the relocation benefits required by State law.

Residents will not be displaced due to an Agency assisted development unless and until there are suitable relocation facilities available for occupancy at rents or costs comparable to those paid at the time of displacement, and/or affordable (pursuant to the CRL) to such residents. Prior to commencing projects that may displace very low to moderate income persons and households, the Agency will prepare a replacement housing plan that complies with Section 33413(a) of the CRL. The Agency will assist residents in finding housing that is decent, safe and sanitary and within their financial means, in reasonably convenient locations and otherwise suitable to their needs. Any displacement which occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and other assistance identified in the project-specific replacement housing plans as required by State law. Additionally, the Agency will offer reentry opportunities where feasible to existing business owners and tenants.

### **Traffic Circulation**

The Redevelopment Plan permits the Agency to implement projects to improve traffic circulation, which are mentioned in Section A of this Report. The proposed improvements include, but are not limited to: construction and repair of roadways, street medians, controlled left turns, bike lanes, sidewalks, and public transit-oriented facilities. Many improvements are guided by transportation plans in the Placerville Drive, Broadway, and Main Street areas as discussed in Section A of this report. The projects proposed by the Agency will improve circulation, mitigate traffic deficiencies, and provide general benefits to the Project Area consistent with the circulation element of the General Plan and other related documents.

Transportation and traffic impacts resulting from the adoption and implementation of the Redevelopment Plan are discussed in Section 6.10 of the EIR, incorporated herein by reference. It concludes that the Redevelopment Plan would have a less than significant impact on transportation and traffic. All new development and redevelopment within the Project Area will be consistent with the General Plan, which controls the land use designations and intensities within the city. As such, the Redevelopment Plan will not alter or intensify the General Plan's land uses, traffic generation, levels of service, or intersection capacities. Therefore, no traffic or circulation impacts are anticipated that have not already been considered by the General Plan. The implementation of redevelopment activities and programs will, however, stimulate growth in the Project Area and encourage new development and investment from the private sector which will potentially result in increases in local traffic volumes.

### **Environmental Quality**

A primary goal of redevelopment is to continue to improve the overall environmental quality of the Project Area by addressing existing deficiencies. The Redevelopment Plan seeks to eliminate existing blighting conditions and cause improvements including new development, revitalization of existing properties, infrastructure improvements, preservation of historic resources, and other public improvements. Future development will be reviewed by the City and Agency to ensure that architectural, landscaping, and urban design principals are adhered to and that compatibility in land uses is maintained.

The EIR reviewed the environmental impacts of the Redevelopment Plan, including potential new development and public improvements that could be facilitated by the Agency. The EIR analyzed the following ten areas:

- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Public Utilities
- Transportation and Traffic

As discussed earlier in Section K, the Draft EIR concludes that the adoption and implementation of the Redevelopment Plan would not cause significant adverse impacts in the areas of air quality, biological resources, climate change, hazards and hazardous materials, hydrology and water quality, noise, public services, public utilities, and transportation and traffic. The Draft EIR does, however, identify two significant and unavoidable impacts in the area of cultural resources. Redevelopment projects and redevelopment-engendered development could result in: 1) the potential alteration, removal, or destruction of historic resources; and 2) the cumulative degradation or loss of archaeological or historic resources, including human remains. Redevelopment activities could potentially involve the demolition, alteration, or movement of historic resources or disturbance of archaeological resources over the life of the Redevelopment Plan. However, the Draft EIR states that these impacts could be the same or worse without redevelopment. Although redevelopment removes barriers to encourage new development, there could be development in the Project Area regardless of whether the Redevelopment Plan is adopted; albeit development at most sites would occur much later, if at all, without redevelopment. In order to mitigate these impacts, the Agency would adhere to all local and regional policies regarding historic and archeological resources and strive to preserve valuable cultural resources.

Because the Redevelopment Plan does not propose uses or intensities beyond the General Plan, Zoning Ordinance, and other related land use policy documents, adherence to adopted land use policies will ensure that implementation of the Redevelopment Plan will lessen or avoid potential impacts. Where applicable, the EIR outlines mitigation measures, which will be required of future development. This will ensure that quality of the environment is maintained. During implementation of the Redevelopment Plan, specific redevelopment proposals may warrant further specific environmental analysis as required by CEQA.

### **Availability of Community Facilities and Services**

Implementation of the Redevelopment Plan is not expected to significantly impact the City's existing community facilities and services beyond what is projected under the General Plan. Section 6.8 of the EIR determined that the Redevelopment Plan would have a less than significant impact on public facilities including fire and emergency medical services, public safety, and public schools.

The Redevelopment Plan provides that any redevelopment activity is subject to, and consistent with, the policies set forth in the City's General Plan, Zoning Ordinance, and local codes and ordinances, as they now exist or are hereafter amended; the General Plan incorporates policies to mitigate impacts on public services and facilities. Implementation of the Redevelopment Plan and its proposed projects are expected to improve the City's existing community facilities and services. The Redevelopment Plan will allow the Agency to utilize tax increment revenues to provide for improved community facilities such as fire station(s), police station(s), parks, community centers, libraries, and cultural facilities, which will be of benefit to the Project Area and the greater community.

Adoption of the Redevelopment Plan alone would not cause impacts to community services and facilities. However, the implementation of specific development within the Project Area may have an impact in the future. These developments would be assessed on an individual basis prior to approval to evaluate specific impacts. The following summarizes the current level of service provided by the community service providers serving the Project Area.

### ***Fire and Emergency Medical Services***

The El Dorado County Fire District ("EDCFD") provides fire protection to the Project Area and surrounding communities. It has 88 paid firefighters on staff and 45 volunteer firefighters. The California Department of Forestry and Fire Protection ("CDF") and the United States Forest Services ("USFS") also provide emergency medical services ("EMS") to the County. EMS service is provided through a subcontract with the El Dorado County Regional Prehospital Emergency Services Operational Authority.

EDCFD maintains two stations in the Project Area. Station 25 is located at 3034 Sacramento Street. It is staffed 24 hours a day, 7 days a week by an engine company (with 3 staff persons) and medic unit (with 2 staff persons). The average response time for this station is 7.47 minutes per incident. Station 26 is located at 730 Main Street, which is an unstaffed station housing the district's aerial ladder.

The primary emergency medical facilities serving the Project Area are Marshall Medical in Placerville and Mercy Hospital in Folsom. Marshall Medical is an independent, nonprofit hospital serving the west slope of the County. The main hospital campus is located in Placerville, just south of the Project Area. It is fully accredited with outpatient and emergency services. The nearest trauma centers serving the Project Area and County are the UC Davis Medical Center in Davis and Mercy San Juan Hospital in Carmichael.

Emergency medical services and ambulance transportation are provided by a division of the County Public Health Department. Transport services and dispatch are contracted under a performance based contract with the El Dorado County Regional Prehospital Emergency Services Operational Authority. The Project Area is also served by several helicopter air ambulance services.

### ***Public Safety***

The Project Area is served by the Placerville Police Department ("PPD") and the El Dorado County Sheriff ("EDCS"). The PPD Station is located at 730 Main Street in Placerville. At any given time, there are at least two officers and one sergeant on duty from the PPD's Patrol Division. According to the 2007/2008 Capital Improvement Program budget the PPD has outgrown its current facility



and needs to either relocate to an existing building, build a new facility, or substantially remodel its current facility. The Redevelopment Plan would provide the resources necessary to improve police and other community facilities.

The EDSO provides service to the unincorporated areas of the County with a staff of 383 people, including 185 sworn officers. It operates an office at 300 Fair Lane in the Project Area, as well as a jail facility.

**Public Parks**

The City has six public parks and trails that are accessible to Project Area residents and visitors:

- The El Dorado Trail, which goes through the eastern portion of the Project Area, is a multi-purpose recreational trail with emphasis towards biking, hiking and equestrian use.
- City Park is located at 3071 Benham Street in downtown Placerville, just south of the Project Area. It contains a meeting hall (Scout Hall), a tot lot area, basketball courts, swings, slides, various playground equipment, picnic facilities, turf areas, and restrooms.
- Gold Bug Park is located one mile north of the Project Area on Bedford Avenue. Visitors can enjoy gold panning, the historic stamp mill, self-guided and guided tours, two miles of hiking trails, and the Hattie Museum and Gift Shop.
- Lions Park is located at 3633 Cedar Ravine Road, approximately one mile south of the Project Area. The park consists of 24 acres of recreational opportunities including two softball fields, two tennis courts, a tot lot, picnic facilities, turf areas, horseshoe pits, walking trails, a Frisbee golf course, and restrooms.
- Lumsden Park is located at 3144 Wiltse Road, just south of the Project Area. The park consists of four acres of recreational opportunities including a small fishing pond, tot lot play area, turf areas, picnic facilities, horseshoe pits, and restrooms.
- Rotary Park is located at 3155 Clark Street in downtown Placerville, about half a mile south of the Project Area. This four acre park includes a little league ball field, swing and slides in the tot lot area, picnic tables, barbecue pits, lawn area, and restrooms.

**Community Facilities & Recreation**

The City of Placerville Recreation and Parks Department operates out of Town Hall at 549 Main Street, located in the downtown portion of the Project Area. Town Hall can be rented out for community events, as can Gold Bug Park and Lions Park. The department also hosts several adult and youth sports leagues and special interest classes throughout the City at Town Hall, Scout Hall, and various parks, schools, and private venues.

The El Dorado County Public Library serves residents of Placerville and neighboring communities. It is located in the Project Area at 345 Fair Lane. In addition to lending books, the library hosts various public programs and events for the community.

**Public Schools**

The Project Area is served by three school districts. The Placerville Union School District and Mother Lode Union School District are K-8 districts that serve different portions of the Project Area. The El Dorado Union High School District, Los Rios Community College District, and El Dorado County Office of Education serve the entire Project Area. The Placerville Union School District is

comprised of four schools. The Mother Lode Union School District is comprised of two schools. The El Dorado High School Union School District has two schools that serve the Project Area. The following section describes the Redevelopment Plan's affect on these schools in more detail.

### **Affect of School Population and Quality of Education**

The Project Area is served by Placerville Union School District, Mother Lode Union School District, El Dorado Union High School District, and the Los Rios Community College District. Section 6.8 of the EIR stated that the Redevelopment Plan will result in less than significant impacts upon area schools.

A school facilities report was prepared for the proposed plan adoption and sent to the Department of Finance on October 1, 2010 pursuant to Section 33328.1(b) of the CRL. It estimated student growth in the Project Area at 387 net new school age children over the 30-year duration of the Redevelopment Plan. This includes 211 new students within the Placerville Union School District boundaries, 32 within the Mother Lode Union School District boundaries, and 144 within the El Dorado Union High School District boundaries. Assuming the Redevelopment Plan removes barriers to General Plan build out in the Project Area, the Placerville Union School District has determined this will result in the need for 3 additional regular education and 1 special education classrooms at Schnell Elementary School, 2 additional regular education classrooms and 1 special education at the Markham Middle School, as well as additional bathroom, locker and kitchen facilities. Both the Mother Lode Union School District and El Dorado Union High School District determined that their facilities are adequate to accommodate the additional students. The CRL also provides statutory payments from generated tax increment to any affected school districts, irrespective of whether the district suffers impacts from the Redevelopment Plan. This revenue may be used for capital and operational purposes, including school facilities.

### **Property Taxes and Assessments**

The Redevelopment Plan calls for various methods of financing its implementation. Because redevelopment agencies do not have the constitutional authority to impose taxes, implementation of the Redevelopment Plan will not cause an increase in property tax rates. Rather, the principal method of financing redevelopment will be the utilization of tax increment revenues generated by the Project Area. Tax increment financing reallocates property tax revenues generated by increases in the assessed value of property in the Project Area. Although redevelopment may increase the overall assessed valuation of the Project Area as development and reinvestment occurs, the property owners in the Project Area will not experience increases in property taxes beyond those normally allowed by other state law and state constitutional provisions.

New development within the Project Area will be assessed at market value as determined by the County Assessor ("Assessor"). Regardless of whether property is in the Project Area or not, the Assessor may increase property valuations for existing properties at the maximum rate of two percent per year allowed under Proposition 13. The Assessor will reassess the added value to property and improvements due to any new development or rehabilitation that occurs. In cases where property changes ownership, the property will be reassessed, generally at the value established by the sales price. Additional levies resulting from the formation of special assessment districts would increase property taxes within the assessment district, regardless of whether or not it

is in the Project Area. However, such districts will require voter approval from those that live within the boundary of such district.

### **Low and Moderate Income Housing Program**

#### Number of Dwelling Units Housing Low and Moderate Income Households Expected to be Destroyed or Removed by the Redevelopment Project

The Agency does not anticipate the destruction or removal of any residential units in the Project Area.

#### Number of Persons and Families of Low and Moderate Income Expected to be Displaced by the Redevelopment Project

The Agency does not anticipate the displacement of any individuals.

#### General Location of Replacement Low and Moderate Income Housing to be Rehabilitated, Developed and Constructed

The Agency does not anticipate that any housing units would be removed or destroyed as a result of implementation of the Redevelopment Plan. However, if any destruction or removal occurs as a result of an Agency project pursuant to applicable sections of the CRL, it is the Agency's intention that any replacement housing units be located within the Project Area or in nearby areas that permit residential uses. Any new units may be constructed in areas within the Project Area where such uses are permitted.

#### Number of Dwelling Units Housing Persons of Low and Moderate Income Planned for Construction or Rehabilitation Other than Replacement Housing

The Project Area has an estimated 424 existing housing units in the Project Area. Based on the inventory of vacant land in the Project Area zoned for residential use, preliminary forecasts indicate that approximately 251 housing units may be developed in the Project Area if it is fully built-out. The number of units is subject to numerous factors and therefore is subject to change. The CRL requires at least 15 percent of newly developed and substantially rehabilitated housing units in the Project Area to be restricted to very low to moderate income residents over the life of the Redevelopment Plan. The Implementation Plan, attached as Appendix 2 to this Report, estimates that 40 housing units may be newly developed or substantially rehabilitated for very low to moderate income residents to meet this requirement.

#### Projected means of Financing Rehabilitation and New Construction of Housing for Low and Moderate Income Households

The Agency intends to utilize not less than 20 percent of its tax increment revenues to finance the rehabilitation, construction and purchase of, and mortgage assistance to, housing for low and moderate income households, in accordance with the provisions of the CRL as it now exists or may hereafter be amended. The Agency will also cooperate with the City to pool funds and resources beyond tax increment set aside funds if it is determined to be necessary by both legislative bodies in order to improve the City's affordable housing stock.

Projected Timetable for Meeting the Redevelopment Plan's Relocation, Rehabilitation and Replacement Housing Objectives

The Agency has no plans to remove any housing units at this time. However, if any units are destroyed or removed as a result of an Agency project pursuant to applicable sections of the CRL, replacement housing would be completed within four years following the demolition of any occupied affordable unit.

The time frame for rehabilitating units pursuant to the Redevelopment Plan will be subject to the availability of housing fund revenues. Rehabilitation activities will be gradually phased over duration of the Redevelopment Plan.

# N - SUMMARY OF AGENCY'S CONSULTATIONS WITH AFFECTED TAXING ENTITIES RESPONSE TO SAID ENTITIES CONCERNS REGARDING THE REDEVELOPMENT PLAN

On October 1, 2010, the affected taxing agencies and the State Board of Equalization were sent a "Statement of Preparation" for the proposed redevelopment plan adoption. On November 23, 2010, the County of El Dorado Auditor-Controller delivered a fiscal officer's report with information required by CRL Section 33328. The report states that the total Project Area secured, unsecured, and state-assessed value in 2010-11 is \$281,880,247 (275,415,096 net of non-homeowner exemptions). The report also lists the following taxing agencies affected by the proposed Redevelopment Plan:

- County of El Dorado
- City of Placerville
- Placerville Elementary School District
- Mother Lode Elementary School District
- El Dorado High School District
- Los Rios Community College District
- County Superintendent of Schools
- County Water Agency
- El Dorado County Fire
- El Dorado Irrigation District

On January 12, 2011, the affected taxing agencies were sent a copy of the Preliminary Report and a draft of the proposed Redevelopment Plan for the Project Area. As a part of these mailings, the Agency offered to consult with the affected taxing agencies pursuant to Section 33328 of the CRL. Agency staff has consulted with the County, El Dorado Irrigation District, and El Dorado County Fire District. Appendix 3 summarizes all taxing agency correspondence that has taken place in relation to this plan adoption as of March 1, 2011.

The Agency will transmit a notice of the April 12, 2011 joint public hearing to the California State Department of Finance and Department of Housing and Community Development on February 23, 2011, and to all affected taxing agencies on March 11, 2011. The Agency will again offer to consult with the affected taxing agencies.



# 1 APPENDIX 1: ADDITIONAL PHOTOS OF BLIGHTING CONDITIONS

Attached as a separate document.



**Photo 1:** This is a photograph of 438 Main Street in Downtown Placerville, built in 1876. This unreinforced masonry building has damaged and deteriorated building materials due to lack of adequate weather protection. The corrugated metal roof is deteriorated and rusted. The bricks on the side exterior wall are damaged and portions have fallen away from the building.



**Photo 2:** This is a photograph of 371 Main Street. The corrugated metal roof is deteriorated and rusted. Portions of the metal panels are warped and provide inadequate weather protection, exposing the materials underneath to damage from the elements. The bricks on the side wall are damaged and portions have fallen off the building. Falling bricks compromise the structural integrity of the building and pose a significant health and safety threat to occupants and passersby.





**Photo 3:** This building located at 459 Main Street in Downtown Placerville was built in 1886 and was vacant at the time of RSG's field survey. The cracks on the rear exterior wall indicate that the wall is falling away from the rest of the structure.



**Photo 4:** This building is located at 3059 Quartz Alley, south of Main Street in Downtown Placerville. Many of the buildings on this alley have been neglected for a prolonged period of time and exhibit physical conditions such as a lack of weather protection, deteriorated and damaged roofing and overhangs, and other damaged exterior building materials. This building in particular has a severely damaged roof that is warped and exposes the materials underneath to the elements. Faulty weather protection has led to a damaged exterior that is rotting and molding.





**Photo 5:** This footbridge is located behind 360 Main Street in Downtown Placerville. The bridge connects the second story of 360 Main Street to Quartz Alley. This bridge is poorly constructed and is a significant safety hazard, as it may collapse at any time.



**Photo 6:** This is the rear of 352 Main Street in Downtown Placerville. The wiring for this structure is exposed on the roof and poses a significant health and safety hazard. The wires, extending from the electrical meter, are unsecured and running across the roof into the building. They are also within reach of the public right-of-way at Quartz Alley. Inadequate wiring poses risk of electrical shock and is a significant fire hazard.





**Photo 7:** This building is located at 665 Placerville Drive in the Placerville Drive commercial area. It was constructed in 1940. This roof is extremely deteriorated due to long-term neglect, allowing water and moisture to penetrate the structural components of this building. Water and moisture corrode structural materials, making the building less structurally sound and leading to mold infestations. This places residents' health and safety at significant risk.



**Photo 8:** This commercial building is located at 175 Placerville Drive in the Placerville Drive commercial area. It was built in 1977. The building has damaged exterior building materials and exposed wiring that create a fire hazard. Substandard building materials have been used on the external shell of the building. In particular, unsealed plywood has been used in place of a door and affixed with an air conditioning unit that is severely deteriorated.





**Photo 9:** This building is located at 615 Placerville Drive in the Placerville Drive commercial area, near the western end of the City. This building has faulty weather protection, which has resulted in deteriorated eaves and overhangs. The picture shows the water damage that has resulted from the lack of adequate weather protection and poorly configured eaves and overhangs. Several structural supports appear to have been replaced due to water damage and the remaining structure poses a health and safety hazard to residents, patrons and employees.





**Photo 10:** This building is located at 574 Placerville Drive in the Placerville Drive commercial area. A severely deteriorated roof and inadequate weather protection poses a significant threat to the health and safety of patrons and employees. According to the National Roofing Contractors Association, moss and algae growing on wood shakes causes moisture to buildup on the roof system's surface, causing accelerated rotting. Furthermore, moss and algae penetrate the roofing materials, creating cracks and crevices for water penetration.



**Photo 11:** This is the back of a commercial store at Hillside Plaza on 384 Placerville Drive in the Placerville Drive commercial area. It has a poorly constructed overhang affixed to the building with nails with an inadequate foundation. The two-by-fours holding the overhang up are simply sitting on a parking-lot surface. The lack of an adequate foundation and poor construction is a significant health and safety concern as it can collapse on passersby.





**Photo 12:** This mobile home is located at 3076 Washington Street near Downtown Placerville and the Broadway commercial area. The mobile home is supported by cinder blocks, which does not provide an adequate foundation. The mobile home is buckling down toward the right. The structure is not safe to occupy due to risk of collapse.



**Photo 13:** This structure was built in 1934 and was formerly used as a roller skating rink until it was boarded and deemed to be unusable by the City. It has dilapidated roofing, deteriorated eaves, and damaged exterior building materials. The structure has been fenced off and boarded to prevent persons from entering as it is unsafe to occupy.





**Photo 14:** This structure is located on Parkway Drive in the Motor City portion of the Project Area. At the time of RSG's field survey, the building was inhabited despite having broken doors and windows, a dilapidated and sagging roof, and damaged wood siding that created holes in the exterior wall. The structure is unsafe and unhealthy to occupy because it fails to protect residents from the elements and is structurally unsound.





**Photo 15:** This building is located at 2915 Jacquier Road in the Smith Flat portion of the Project Area. The addition on the side of the property is poorly constructed with untreated plywood. The exterior building materials are damaged and have faulty weather protection, accelerating weather induced damage.



**Photo 16:** This building is located at 2021 Smith Flat Road in the unincorporated Smith Flat area. Portions of the walls are damaged and rotting. This roof is warped in several locations and is severely rusted, providing inadequate protection from the elements. A roof in this condition is prone to structural collapse, placing employees and patrons' health and safety at significant risk.





**Photo 17:** This structure is located on Alexander Court in the Smith Flat area of the Project Area. The building has damaged exterior building materials, as the corrugated metal siding is warped in places. The windows have been boarded with unpainted and unsealed plywood. Both conditions expose the interior to weather-induced damage, compromising the building's structural integrity.





**Photo 18:** This structure is located on Alexander Court in the Smith Flat portion of the Project Area. Faulty weather protection has caused the exterior building materials, eaves, and overhangs to become damaged. The corrugated metal siding is warped and rusted and provides inadequate protection to interior building materials. Additionally, this structure does not have an in-tact foundation, which increases risk of collapse. These conditions make the structure unsafe to occupy.

# 2 APPENDIX 2: FIVE-YEAR IMPLEMENTATION PLAN

Attached as a separate document.



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# FIVE YEAR IMPLEMENTATION PLAN

## REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE

**FISCAL YEARS 2011-12 THROUGH 2015-16**

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March 8, 2011





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## INTRODUCTION

### About This Implementation Plan

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Every five years, redevelopment agencies are required to adopt implementation plans that establish five-year operational and financial work programs for carrying out the redevelopment and affordable housing responsibilities of the agencies. This is the first Five Year Implementation Plan ("Implementation Plan") for the Redevelopment Agency of the City of Placerville ("Agency"). It covers a five-year planning period for fiscal years 2011-12 through 2015-16 for the Placerville Redevelopment Project Area ("Project Area"). This Implementation Plan also contains the Agency's Ten-Year Housing Compliance Plan ("Housing Compliance Plan") for meeting the Agency's affordable housing requirements for their first 10-year compliance period (Fiscal Years 2011-12 to 2020-21), including obligations for producing, replacing, and expending funds for affordable housing.

This Implementation Plan builds a general framework to develop a more detailed redevelopment strategy for the Project Area in the future. The Agency intends to use this Implementation Plan as a catalyst for forming short and long term goals for the Project Area over the life of the Redevelopment Plan with the Redevelopment Advisory Committee after its adoption.

## LEGAL AUTHORITY

In 1993, the Legislature passed Assembly Bill 1290 (Chapter 942, Statutes of 1993), which enacted the California Community Redevelopment Law Reform Act and made sweeping changes to state redevelopment law (Health and Safety Code §§33000 *et seq.*) ("CRL") in a major effort to increase both the effectiveness and accountability of redevelopment agencies. One notable statutory change was the addition of Article 16.5 (§§33490 *et seq.*) to the CRL, which required redevelopment agencies to adopt five year implementation plans for their Project Area on or before December 31, 1994, and every five years thereafter. CRL Section 33490(a) requires that the Implementation Plan contain:

- The Agency's goals and objectives, programs, and projects within the Project Area for the next five years, including estimated expenditures.
- An explanation of how the goals and objectives, programs, projects, and expenditures will eliminate blight and promote affordable housing within the Project Area.
- A specific section that addresses the Agency's housing responsibilities, including the Agency's Low and Moderate Income Housing Fund ("Housing Fund") and the Agency's requirements for producing and replacing affordable housing.

Given this required content, the Implementation Plan can naturally serve as more than just a compliance document to adhere to the legal mandates of state law. The Implementation Plan provides the Agency an opportunity to thoughtfully craft a purposeful and deliberate strategy for the next five years.

## PURPOSE OF THE IMPLEMENTATION PLAN

The Agency's intentions for this Implementation Plan are to:

- Establish focused redevelopment and housing strategies for the next five years that provide a roadmap for decision-making about resource allocation, budget, and community engagement.



- Create an administrative management tool for Agency staff that provides a measurable, track-able, and programmatic work plan for the execution of the Agency's operations.
- Provide educational and informative background about the role, powers, and tools of redevelopment agencies, and a historical overview of the Agency, its accomplishments, and the Project Area.
- Furnish data and information to fulfill the affordable housing compliance requirements of the CRL.

## ORGANIZATION OF THE DOCUMENT

The contents of this Implementation Plan are organized into three distinct sections:

- **Section I: Overview and Background.** This section provides a narrative overview and background description of redevelopment in California, and a profile description of the Agency and the Project Area.
- **Section II: Implementation Plan.** This section outlines the Agency's strategic redevelopment plan for the next five years, including a comprehensive work program of projects and programs. The projects and programs contained in the work program represent the strategic priorities of the Agency. The future implementation of each project or program is subject to funding availability and approval by the Agency.<sup>1</sup>
- **Section III: Housing Compliance Plan.** This section contains the Agency's housing compliance plan for its first 10-year compliance period (Fiscal Years 2011-12 to 2020-21), including the production, replacement, and expenditure of funds for affordable housing. This section fulfills the requirements of CRL Sections 33413(b)(4) and 33490(a).

---

<sup>1</sup> CRL Section 33490(a)(1)(B) provides that the adoption of an implementation plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or community.



## **SECTION I: OVERVIEW & BACKGROUND**



## ABOUT REDEVELOPMENT IN CALIFORNIA

### The Public Value & Benefit of Redevelopment

In 1952, California voters adopted Article XVI, Section 16 allowing the provision of tax increment financing for redevelopment of blighted communities. Californians recognized the need to provide a mechanism to reinvest in economically and physically blighted communities throughout California. The CRL was established as part of the Health and Safety Code (§§33000 *et seq.*) as a tool to assist local governments and to prescribe the powers of a redevelopment agency. A redevelopment agency prepares and carries out plans for the improvement, rehabilitation, and redevelopment of blighted areas through the assembly of land for development, utilization of tax increment, issuance of bonds, investment in infrastructure, and the creation of affordable housing opportunities. Redevelopment agencies throughout the State use redevelopment tools differently to address the unique problems within their communities. Redevelopment spurs new development, creates jobs, and generates tax revenues in declining urbanized areas by developing partnerships between local governments and private entities. Redevelopment is one of the most effective ways to revitalize an area plagued by social, physical, environmental, or economic conditions hindering private investment.

Redevelopment is a process created to assist local governments in eliminating physical and economic blight from a designated redevelopment project area. The goal of redevelopment is to create a safe, economically viable, and balanced community that provides all of the socially desirable attributes that communities take pride in: public and private improvements, good jobs, retail amenities, recreational opportunities, affordable housing, and increased property values. A redevelopment project area is established when an area exhibits conditions of both physical and economic blight (CRL §§33030 and 33031) as described below.

### BLIGHT

The CRL emphasizes redevelopment's role in eliminating blighting conditions in communities and takes great lengths to define blight. As defined by the CRL, blight constitutes physical and economic liabilities that affect the health, safety, and general welfare of a community. CRL Section 33030

#### Redevelopment by the Numbers:

**\$40.79 billion.** Redevelopment's economic contribution to California in 2006-2007.

**\$13.** Every \$1 of redevelopment agency spending generates nearly \$13 in total economic activity.

**303,946. Full and part time jobs** created in just one year (2006-2007).

**78,750 units** of affordable housing built or rehabilitated since 1995 by redevelopment agencies.

**18,522 units** of low and moderate income housing expected to be built or refurbished over the next two years.

**\$2 billion.** State and local taxes generated through redevelopment construction activities in 2006-2007.

**20%** of property tax revenues generated from redevelopment activities must be used to increase supply of affordable housing.

**2<sup>nd</sup> largest** funder of affordable housing in California after the federal government.

Source: California Redevelopment Association, 2009.





describes a blighted area as being predominantly urbanized and substantially affected by the physical and economic properties of blight to such an extent that the community cannot reasonably be revived without redevelopment.

The CRL describes the physical and economic conditions that cause blight as follows:

#### **Physical Conditions (CRL §33031(a))**

- Buildings with serious code violations, dilapidation, or deterioration such that it is unsafe or unhealthy for a person to live or work.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.
- Adjacent or nearby incompatible uses that prevent development.
- Existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes.

#### **Economic Conditions (CRL §33031(b))**

- Depreciated or stagnant property values.
- Impaired property values due to hazardous wastes.
- Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings in an area developed for urban use and served by utilities.
- A serious lack of commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores and banks.
- Serious residential overcrowding.
- An excess of bars, liquor stores, or adult-oriented businesses that have led to problems of public safety and welfare.
- A high crime rate that constitutes a threat to the public safety and welfare.

In accordance with the CRL, the existence of blight has been established in the Project Area and requires the implementation of redevelopment tools within the projects and programs established in this Five Year Implementation Plan.

### **TAX INCREMENT FINANCING**

Tax increment financing is the primary source of funding used to carry out redevelopment activities and undertake redevelopment projects in a redevelopment project area. When a redevelopment project area is adopted, the current assessed values of all the properties within its boundaries are designated as the base year value (CRL §33328). As assessed values increase in a project area above the base year assessed values generated, the increase in tax revenue, known as tax increment, is allocated to an agency for reinvestment



Figure 1 - Tax Increment Financing



back into a project area. Figure 1 is a graphical depiction of how tax increment is generated and distributed in a project area.

### 20 Percent Housing Set-Aside Fund

A portion of tax increment revenue received by a redevelopment agency must be used for the creation and preservation of affordable housing within its Project Area. The CRL requires that a minimum of 20 percent of tax increment revenue be set aside into a separate fund that is restricted for the purpose of creating low and moderate income housing (CRL §33334.2). Redevelopment agencies may use these funds for activities such as acquiring property, constructing on-site and off-site improvements related to affordable housing development, constructing or rehabilitating affordable housing units, providing subsidies to ensure affordability, and issuing bonds. Redevelopment agencies are one of the primary entities producing affordable housing throughout the State.

### Pass-Through Payments

To ensure that the community's other service providers continue to receive funding for their critical activities, redevelopment agencies are required to remit payments to affected taxing agencies in the project area from the tax increment allocation (CRL §33607.5). Affected taxing agencies typically include school districts, community college districts, and the county. The CRL prescribes an allocation formula to calculate payments unless the Agency has negotiated pass-through agreements with the taxing agencies.

The remaining portion of the tax increment revenue, after the required 20 percent contribution to the Housing Fund and statutory payments to the affected taxing agencies, are then available for eligible redevelopment projects, such as infrastructure improvements, community facilities, development incentives, debt service, and general administration of the Agency. The revenues cannot be used to finance the ongoing operational and maintenance costs of public facilities.

## WHAT IS A REDEVELOPMENT PLAN?

A redevelopment plan provides a legal framework for long-term planning and the implementation of revitalization activities in a redevelopment project area. It also establishes a financing method by authorizing the agency's use of financing tools to implement projects and policies. The redevelopment plan also sets the basic goals, powers, and limitations within which the redevelopment agency must conduct its activities over the life of the project area. It does not provide a detailed, rigid course of actions to achieve those goals but establishes how the agency intends to alleviate blight in the project area. For redevelopment Project Area established on or after 1994, the general framework of redevelopment plans includes the following items:

1. Time limit to establish loans, advances, and indebtedness to be paid with the proceeds of property taxes may not exceed 20 years from the adoption of the redevelopment plan (CRL §33333.2).
2. Loans, advances, or indebtedness may be repaid over a 45-year period from the adoption of the redevelopment plan.
3. The effectiveness of a redevelopment plan may not to exceed 30 years from the adoption of the redevelopment plan.



4. After the time limit on the effectiveness of the redevelopment plan has expired, an agency shall have no authority to act pursuant to the redevelopment plan, except to pay previously incurred indebtedness and to enforce existing covenants and contracts.
5. An agency may commence eminent domain proceedings to acquire property within the project area for a period not to exceed 12 years from the adoption of the redevelopment plan.
6. If a redevelopment plan authorizes the issuance of bonds, the redevelopment plan should include a limit on the amount of bonded indebtedness that can be outstanding at one time.

In some instances, these time and financial limitations may be extended or increased but only via an amendment to the redevelopment plan.



## ABOUT THE PROJECT AREA

### History and Profile

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#### HISTORY

Placerville is named after the placer gold deposits found in its river beds and hills in the late 1840s during the California Gold Rush. It was originally known as Hangtown due to a giant white oak that was used to hang criminals who murdered and robbed for gold. The City of Placerville was incorporated in 1854, before it disbanded in 1873 and incorporated again in 1900. Today, Placerville is the seat of El Dorado County and is a hub of industry such as mining, lumber, agriculture, light manufacturing, tourism, and recreation.

The Redevelopment Agency of the City of Placerville (“Agency”) was officially established by the City Council of the City of Placerville (“City Council”) by City Council Ordinance No. 1319 on April 26, 1983. For the past 26 years, the Agency has been inactive. On August 24, 2010, the Agency was reactivated to address conditions of physical and economic blight within the City. The City Council adopted a Redevelopment Plan for the Placerville Redevelopment Project (“Redevelopment Plan”) on May 10, 2011. It gives the Agency special administrative tools and financial resources to alleviate blighting conditions in the proposed Placerville Redevelopment Project Area (“Project Area”). Blighting conditions include unsafe and unhealthy buildings, conditions hindering viable use, depreciated property values, impaired property values due to hazardous waste, abnormally low lease rates, and a high crime rate.

According to ESRI Business Analyst, the City’s population in 2010 was 10,062, of which 930 resided in the Project Area. Approximately 83 percent are under the age of 65 (8,311 persons in the City and 768 persons in the Project Area).

#### LOCATION

The proposed Project Area encompasses approximately 1,077 acres (including public right-of-way) and includes properties from within the City and unincorporated portions of the County. Approximately 75 percent of the Project Area is within the City (810 acres) and 25 percent is within unincorporated County territory (267 acres). The Project Area can generally be described in four areas of focus:

Placerville Drive – The Placerville Drive area, by virtue of its geographic location, is a distinct commercial area in the City. Its entry and exit points are at each end of the length of Placerville Drive where it intersects Highway 50. Placerville Drive is dominated by regional, neighborhood, and strip retail commercial uses, and also includes the El Dorado County Fairgrounds and many El Dorado County offices and buildings. The buildings in the Placerville Drive area were constructed after the 1930s. The Placerville Drive area includes an additional area south of Highway 50, from the eastern end of Placerville Drive to the western end of Downtown, bordered by Forni Road on the south.

Downtown – The Downtown area is one of the most defined districts in the City by virtue of the clarity of its character. The Main Street segment of the downtown has an unusually rich complement of buildings built in the 1850s through 1930s. These buildings define the overall character of the downtown area, bounded on the north by Highway 50, on the south by Miner’s Ridge, on the east by Cedar Ravine, and on the west by Sacramento Street. The Downtown area also includes area south of Highway 50 from Cedar Ravine to Mosquito Road, bordered by Main Street on the south.





Broadway – The Broadway area runs in an east-west direction between Mosquito Road and Newtown Road, parallel to Highway 50 to the north. Although Broadway is a single street, it is frequently perceived as two sections, Upper Broadway and Lower Broadway, due to its different identities. Lower Broadway is largely a linear commercial strip characterized by fast food restaurants, gas stations and small cluster shopping centers. Upper Broadway includes scattered commercial enterprises including a few motels and other mixed professional and retail uses. The construction date of buildings in the Broadway area ranges from the 1880s to the 2000s.

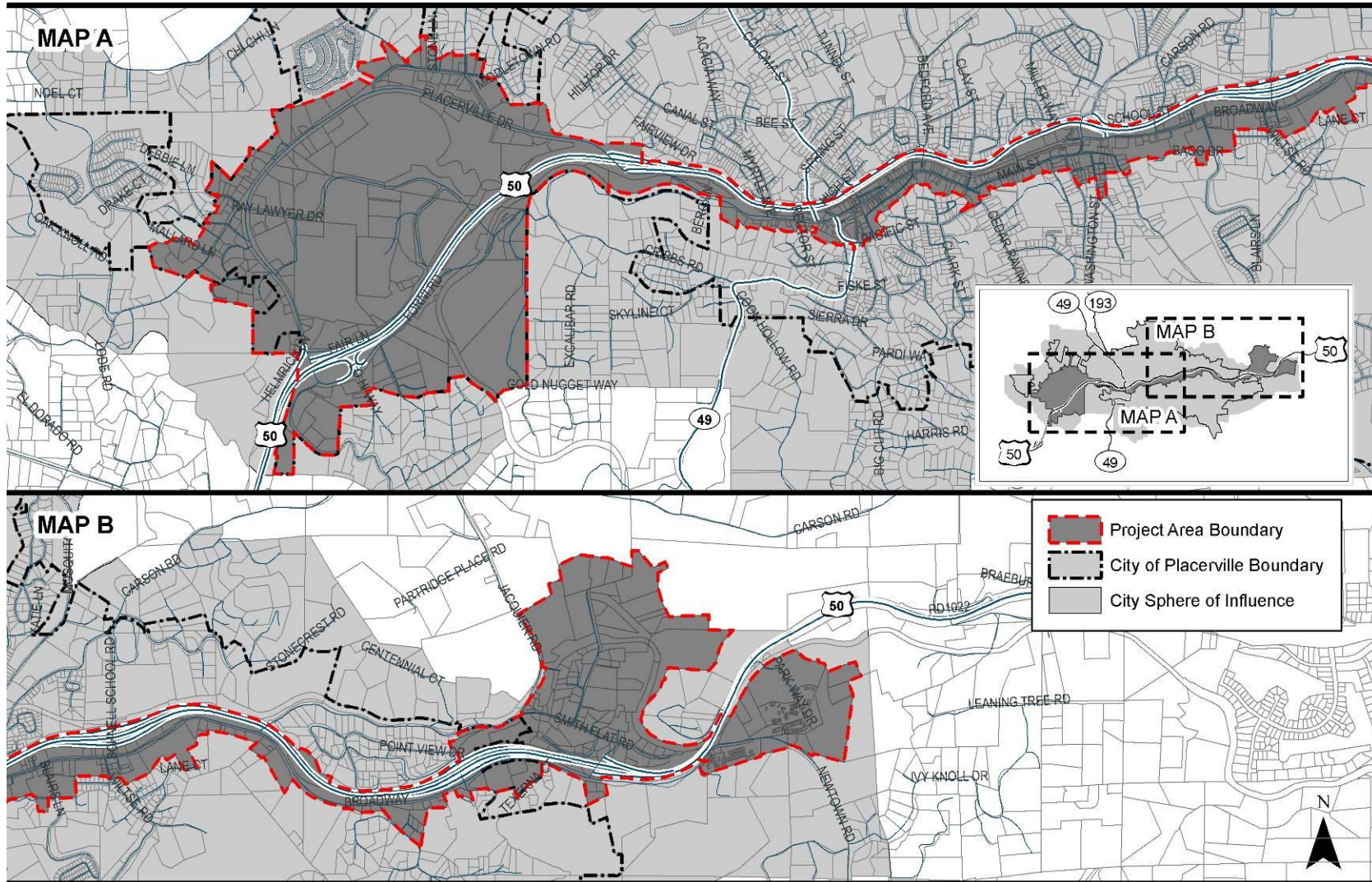
Smith Flat/Motor City – The Smith Flat and Motor City areas are located within the unincorporated area of El Dorado County, within the City of Placerville’s sphere of influence. Smith Flat is located generally to the north of Highway 50, immediately east of the City boundaries and includes commercial and single family residential uses. The former lumber mill is also located within the Smith Flat area. Motor City is separated from Smith Flat by Highway 50 and is located generally to the southeast of Highway 50. Mobile home parks are the primary uses in the Motor City area. Most of the existing buildings in the Smith Flat/Motor City area were built after the 1930s, however two were built between 1890 and 1930.

The Project Area contains the majority of the City’s commercial and industrial businesses, as well as less than 10 percent of the City’s single- and multi-family residential properties. Exhibit A provides a map of the Project Area.



**PLACERVILLE REDEVELOPMENT PROJECT AREA**

**EXHIBIT A**



## PLAN LIMITS

The Redevelopment Plan for the Project Area sets forth limitations with regard to the effectiveness of the Redevelopment Plan, collecting tax increment revenue, incurring bonded indebtedness, and the use of eminent domain. Table 1 presents the time and financial limitations for the Project Area.

| <b>Redevelopment Plan Limits</b>         |              | <b>TABLE 1</b> |
|--|--------------|----------------|
| <b>Limit</b>                             |              | <b>Expires</b> |
| Plan Duration                            | 2041         | 30 years       |
| Receive Tax Increment/Repay Indebtedness | 2056         | 45 years       |
| Establish Indebtedness                   | 2031         | 20 years       |
| Eminent Domain <sup>1</sup>              | 2023         | 12 years       |
| Amount of Bonded Indebtedness            | \$70,000,000 |                |
| Amount of Tax Increment                  | No limit     |                |

<sup>1</sup> The Agency shall not use the power of eminent domain to acquire real property that is occupied as a residence.



## **SECTION II: IMPLEMENTATION PLAN**





## REDEVELOPMENT PLAN GOALS

### Community Reinvestment and Revitalization

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The Redevelopment Plan's goals and objectives emphasize eliminating physical and economic blight that interferes with the successful revitalization of commercial areas and the enhancement and conservation of residential neighborhoods within the Project Area. The Agency will continue to pursue the comprehensive Redevelopment Plan goals, objectives and strategies as appropriate. The goals of the Agency for the next five years are as follows:



**Eliminate Blight.** Eliminate blighting influences, correct environmental deficiencies, and conserve, rehabilitate, and redevelop the Project Area.



**Improve Public Infrastructure and Facilities.** Provide needed improvements to streets, curbs, gutters, water and sewer utilities and other public utilities and facilities within the Project Area. Provide needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area. Provide adequate land for parking and open spaces.



**Strengthen Economic Base.** Enhance and renovate businesses within the Project Area to promote their economic viability, and strengthen the overall economic base of the Project Area and community.



**Ensure Quality Design and Development.** Attain an environment reflecting a high level of concern for architectural, landscape, and urban design principles.



**Preserve Historic and Cultural Resources.** Conserve and preserve buildings and structures of architectural or other historic significance to the community.



**Coordinate Stakeholder Participation.** Encourage the cooperation of and participation by property owners, business owners, public agencies and community organizations in the redevelopment and revitalization of the Project Area.



**Housing for All.** Provide affordable housing that serves the needs and desires of the various age and income groups of the community.



The next section of this Plan lists potential activities that the Agency may pursue over the next five years to achieve the goals outlined above.



## REDEVELOPMENT WORK PROGRAM









### Five Year Work Program for Reinvestment & Revitalization in the Project Area

Table 2 below describes the proposed redevelopment projects and programs to be implemented by the Agency in the Project Area over the next five years. It lists the goals and strategies that would be achieved, implementation tools that may be used, projected timeframe, estimated costs<sup>2</sup>, and the blighting conditions that would be alleviated in the Project Area by each project and program. The available fund balance will be used to fund projects with undetermined costs. The Agency will prioritize project expenditures based on readiness, marketability and other pertinent factors.

| Proposed Redevelopment Programs 2011-12 through 2015-16  |  |                                   | TABLE 2  |
|--|--|-----------------------------------|--|
| Project/Description  | Goals Achieved   | Projected Timeframe               | Blighting Conditions Alleviated  |
| <p><b>Infrastructure Improvements.</b> The Agency will make significant infrastructure improvements throughout the Project Area to enhance vehicular, bicycle, and pedestrian accessibility and safety, increase fire safety, improve the City’s water and sewer system, and support new development. Additional projects and programs may be pursued based on future opportunities and needs. An estimated \$500,000 will be spent on this program over the next five years.</p>  |  |                                   |  |
| <p><input type="checkbox"/> <b>Fire Flow Safety Improvements.</b> Improvements will be made to meet adequate fire flow standards in the City water system’s Main Service Zone, which serves the Project Area along Main Street and Broadway between Schnell School Road and Placerville Drive. Improvements include merging the lower pressure zone of the Schnell School Service Zone with the Main Service Zone and replacing pipelines to improve water pressure in areas that currently have inadequate fire flow.</p> |  <p>ACCESS</p>  <p>CLEAN</p> | <p>2012-13<br/>to<br/>2015-16</p> | <p>Unsafe and unhealthy buildings<br/>Inadequate public improvements</p> |

<sup>2</sup> Costs are subject to change, and completion of these projects may require future action by the Agency.



| Proposed Redevelopment Programs 2011-12 through 2015-16   |   |                           | TABLE 2  |
|---|---|---------------------------|--|
| Project/Description   | Goals Achieved  | Projected Timeframe       | Blighting Conditions Alleviated                                  |
| <p>□ <b>Trunk Sewer System Improvements.</b> The City's Trunk Sewer System conveys wastewater from throughout the City to the Hangtown Creek Wastewater Treatment plant. The Agency will relocate and replace pipelines to mitigate bottlenecks that lead to surcharges, where water rises above the top of the pipe and connecting manholes and creates safety hazards.</p>  |  <br>ACCESS CLEAN   | 2012-13<br>to<br>2017-18  | Unsafe and unhealthy buildings<br>Inadequate public improvements |
| <p>□ <b>Implementation of Multi-Modal Transportation Studies.</b> The Agency will begin to implement the Broadway Village Corridor Multi-Modal Transportation Plan and the Placerville Drive Multi-Modal Corridor Mobility Study to improve vehicular, bicycle, and pedestrian circulation, reduce traffic, promote use of public transportation, and encourage new development and revitalization of the Project Area.</p> |   <br>ACCESS CLEAN INVEST       | 2013-14<br>and<br>Ongoing | Inadequate public improvements                                   |
| <p>□ <b>Main Street Streetscape Design and Development Plan.</b> Portions of the Main Street Streetscape Design and Development Plan will be implemented to preserve and enhance the historical character and assets of Downtown and improve the pedestrian shopping experience. Implementation of the plan will encourage people to patronize Downtown and strengthen its economic viability.</p>                          |   <br>ACCESS CLEAN INVEST | 2013-14<br>and<br>Ongoing | Inadequate public improvements                                   |



| Proposed Redevelopment Programs 2011-12 through 2015-16  |                |                     | TABLE 2   |
|--|----------------|---------------------|---|
| Project/Description  | Goals Achieved | Projected Timeframe | Blighting Conditions Alleviated   |
| <p><b>Beautification &amp; Historic Preservation.</b> A primary goal of redevelopment is to eliminate physical blight. The following programs aim to eliminate dilapidation and deterioration, make buildings safer, preserve and rehabilitate historic resources, and enhance the visual appearance of the Project Area. Beautification will make the Project Area a more desirable place to live, work, and shop, leading to increased economic activity and development. Additional projects and programs may be pursued based on opportunities in the local market. An estimated \$200,000 will be spent on this program over the next five years.</p> |                |                     |   |
| <p><input type="checkbox"/> <b>Historic Building Preservation &amp; Restoration.</b> The Agency may assist property owners with the preservation and restoration of historic buildings to preserve valuable cultural resources in the Project Area.</p>  |                | Ongoing             | Unsafe and unhealthy buildings<br>Depreciated property values<br>Abnormally low lease rates |
| <p><input type="checkbox"/> <b>Commercial Building Rehabilitation Program.</b> The Agency may provide loans or grants to assist commercial property owners with building rehabilitation. Potential activities include the installation of sprinkler systems, safety improvements to unreinforced masonry buildings, Americans with Disability Act (“ADA”) Accessibility Guidelines improvements, and façade improvements.</p>  |                | Ongoing             | Unsafe and unhealthy buildings<br>Depreciated property values<br>Abnormally low lease rates |
| <p><input type="checkbox"/> <b>Blighted Property Acquisition.</b> The Agency may acquire blighted and vacant properties to encourage revitalization of the Project Area.</p>   |                | Ongoing             | Unsafe and unhealthy buildings<br>Depreciated property values<br>Abnormally low lease rates |





## FINANCIAL RESOURCES

The level of funding for specific projects will vary based on future property tax values. The Agency's ability to fund projects will also be impacted by the potential termination of redevelopment agencies to help balance the State's budget in fiscal year 2011-12. Agency staff will be following this issue closely to plan accordingly for the future.

The following cash flow presents the revenues (excluding Housing Fund revenues) the Agency may have available after administrative expenses for the next five years to fund the implementation plan activities described previously. The projections are based on a two percent annual growth rate in assessed values over the five year period (see footnotes in Table 3 for more details). Outlined in the cash flow are projected tax increment receipts, taxing agency statutory payments, and projected Agency administration costs. Funds available to implement future programs are identified as the remaining funds net of these operation and debt service obligations.

As shown on Table 3, it is estimated that \$1.2 million in new tax increment will be generated over the next five years, of which \$625,630 will be needed to pay obligations such as deposits into the Housing Fund, taxing agency statutory payments, and administration. It is estimated that \$575,000 will be allocated to non-housing redevelopment projects and programs. The Project Area is not expected to begin collecting tax increment revenue until fiscal year 2012-13.



**Non-Housing Redevelopment Tax Increment Cash Flow Projection 2011-12 to 2015-16**

**TABLE 3**

|   | 2011-12 | 2012-13  | 2013-14  | 2014-15  | 2015-16  | Total     |
|---|---------|----------|----------|----------|----------|-----------|
| <b>Beginning Fund Balance</b>                             | \$ -    | \$ -     | \$ 1,064 | \$ 854   | \$ 2,419 |           |
| <b>Revenue</b>  |         |          |          |          |          |           |
| Tax Increment Revenue <sup>1</sup>                        | -       | 95,967   | 145,395  | 242,845  | 718,927  | 1,203,134 |
| <b>Total Revenue</b>                                      | -       | 95,967   | 145,395  | 242,845  | 718,927  | 1,203,134 |
| <b>Expenses / Encumbrances</b>                            |         |          |          |          |          |           |
| LMIHF Transfers <sup>2</sup>                              | -       | 19,193   | 29,079   | 48,569   | 143,785  | 240,627   |
| Taxing Agency Payments <sup>3</sup>                       | -       | 19,193   | 29,079   | 48,569   | 143,785  | 240,627   |
| County Admin Fee <sup>4</sup>                             | -       | 1,919    | 2,908    | 4,857    | 14,379   | 24,063    |
| Admin, Operations, Planning <sup>5</sup>                  | -       | 9,597    | 14,539   | 24,285   | 71,893   | 120,313   |
| <b>Total Expenses</b>                                     | -       | 49,903   | 75,605   | 126,280  | 373,842  | 625,630   |
| <b>Net Cash Flow</b>                                      | -       | 46,064   | 70,854   | 117,419  | 347,504  | 581,841   |
| Planned Projects & Programs <sup>6</sup>                  |         | 45,000   | 70,000   | 115,000  | 345,000  | 575,000   |
| <b>Ending Balance Available for New Projects/Program:</b> | \$ -    | \$ 1,064 | \$ 854   | \$ 2,419 | \$ 2,504 |           |

<sup>1</sup> Tax Increment based upon 2010-11 base year value provided in the County Fiscal Officer's report. Projections assume a 2% growth rate in assessed value. Tax increment is assumed to be one percent of the incremental value (the assessed value minus the base year value).

<sup>2</sup> LMIHF Transfers equal 20% of gross tax increment revenue.

<sup>3</sup> Calculated pursuant to CRL Section 33607.5.

<sup>4</sup> Estimated to be 2% of gross tax increment.

<sup>5</sup> Admin and Planning expenses estimated to be 10% of gross tax increment revenue.

<sup>6</sup> Does not include costs for all proposed projects and programs. Costs for several projects and programs are to be determined based on market opportunities and the available fund balance in the Agency budget.

Notes:

- a. Total revenues do not reflect potential for future bond issues.
- b. Developer participation may supplement revenues needed to fund redevelopment project
- c. All ongoing/planned projects and programs will be prioritized based upon available revenues.



## **SECTION III: HOUSING COMPLIANCE PLAN**



## INTRODUCTION

### Overview of the Housing Compliance Plan

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The CRL requires agencies to adopt an affordable housing compliance plan that identifies how the redevelopment agency will achieve the affordable housing production requirements for a project area. The compliance plan must be consistent with the jurisdiction's housing element and must also be reviewed and, if necessary, amended at least every five years in conjunction with the cyclical preparation of the housing element or the agency's five year implementation plan. This section of the Implementation Plan addresses specific requirements in the CRL with respect to the anticipated housing program for the Agency's first ten-year planning period (fiscal years 2011-12 through 2020-21) ("Compliance Period"). The Housing Compliance Plan details the Agency's Housing Goals and proposed work program during the Compliance Period. Furthermore, the Housing Compliance Plan evaluates the Agency's affordable housing requirements for the next ten years (fiscal years 2011-12 through 2020-21) and the life of the Redevelopment Plan.

The Agency is required to allocate 20 percent of the tax increment revenue it receives from the Project Area to increase and improve housing affordable to very low, low, and moderate income households. A Housing Fund has been established for this revenue. The Agency has the authority to expend the Housing Fund either inside or outside the Project Area.

Redevelopment agencies use implementation plans to establish ten-year objectives to achieve compliance with the CRL in its affordable housing programs. These generally fall into three categories:

- Housing Production – Based on the number of housing units constructed or substantially rehabilitated over a ten-year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low and moderate income households.
- Replacement Housing – Another legal obligation for redevelopment agencies is to ensure that any housing units destroyed or removed as a result of an agency redevelopment project are replaced within four years.
- Expenditures by Household Types – There are specific requirements on the amount of Housing Funds an agency must spend over a ten-year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65 in proportion to the demographics of the community.

### AFFORDABLE HOUSING WORK PROGRAM

The list below describes the proposed affordable housing projects and programs in the Project Area over the next five years. It lists the goals and strategies that would be achieved, projected timeframe, and estimated costs<sup>3</sup> of each project and program. The cost for most projects and programs will be determined based on market opportunities and availability of the Agency budget.

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<sup>3</sup> Costs are subject to change, and completion of these projects may require future action by the Agency.





**Proposed Affordable Housing Programs 2011-12 through 2015-16**

**TABLE 4**

| Project/Description  | Goals Achieved   | Projected Timeframe |
|--|--|---------------------|
| <p><b>Affordable Housing Program.</b> The Agency strives to provide and maintain quality affordable housing throughout the Project Area. Activities include, but are not limited to, rental subsidies and rehabilitation assistance. An estimated \$275,000 will be spent on this program over the next five years.</p>          |  |                     |
| <p><input type="checkbox"/> <b>Preservation of Affordable Units.</b> According to the City's 2008-2013 Housing Element, there are 232 units at six apartment complexes that are at risk of becoming market rate by 2023. The Agency may provide rental subsidies to preserve the affordable housing units within the City.</p>   |  <p>LIVE</p>            | <p>Ongoing</p>      |
| <p><input type="checkbox"/> <b>Residential Rehabilitation Program.</b> The Agency may assist low and moderate income homeowners with rehabilitation of dilapidated and deteriorated properties in the Project Area.</p> <p>Approximately four very low to moderate income persons will be assisted over the next five years.</p> |  <p>CLEAN      LIVE</p> | <p>Ongoing</p>      |



## **AFFORDABLE HOUSING COMPLIANCE BLUEPRINT FOR AGENCY HOUSING ACTIVITIES**

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The Housing Compliance Plan serves as a blueprint for Agency activities within the Project Area and outlines how it will meet its low and moderate income housing responsibilities and eliminate blight. This Housing Compliance Plan presents a summary of the Agency's inclusionary and replacement housing programs as mandated by Sections 33413(b)(4) and 33490(a)(2) and (3) of CRL Section 33000 *et. seq.* Specifically, it presents a forecast of the number of affordable housing units that may be required over the ten-year Compliance Period, and assesses the Agency's plans to facilitate the creation of the required number of affordable housing units within this timeframe.

Adoption of a Housing Compliance Plan does not constitute approval of any specific project, program, or expenditure; and it does not change the need to obtain any required approval of a specific program, project, or expenditure from the Agency or community. The Housing Compliance Plan is a general statement of direction rather than an unalterable course of action. As such, in order to effectuate its purposes due to unknown circumstances or new opportunities that arise from time to time, the Agency may amend the Housing Compliance Plan during the five-year term of the Implementation Plan at any point, including but not limited to the mid-term opportunity as required by CRL.

### **HOUSING PRODUCTION**

Since 1976, redevelopment agencies have been required to assure that at least 30 percent of all new or substantially rehabilitated units developed by an agency are available at affordable costs to households of very low, low, or moderate income. Of this 30 percent, not less than 50 percent are required to be available at affordable costs to very low income households. Further, for all units developed in the project area by entities other than an agency, the CRL requires that at least 15 percent of all new or substantially rehabilitated dwelling units within the project area be made available at affordable costs to low or moderate income households. Of these, not less than 40 percent of the dwelling units are required to be available at affordable costs to very low income households. These requirements are applicable to housing units as aggregated, and not on a project-by-project basis to each dwelling unit created or substantially rehabilitated unless so required by an agency. Appendix 2 provides a glossary of terms related to affordable housing covenants, affordability limits, and inclusionary unit satisfaction.

The Inclusionary Housing Obligations table on the following page summarizes the production goals over various time periods as required by the CRL. The number of affordable units required is based on statutory thresholds prescribed by the CRL, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during the Compliance Period.

To estimate the number of housing units that need to be affordable to low and moderate income households, the Agency estimated the total number units to be constructed or substantial rehabilitated in the Project Area and applied formulas established in the CRL. The following inclusionary housing analysis includes projections for the number of dwelling units to be constructed or substantially rehabilitated during the Compliance Period, the next ten years, and over the life of the Redevelopment Plan.



| <b>Inclusionary Housing Obligation</b>   |   | <b>TABLE 5</b>                         |                              |  |
|--|---|--|------------------------------|--|
| <b>Time Period</b>                       | <b>Total Units Produced (Market &amp; Affordable)</b> | <b>Total Affordable Units Required</b> | <b>Very Low Income Units</b> |  |
| <b>First Compliance Period</b>           |   |  |                              |  |
| <b>2011-12 through 2020-21</b>           |   |  |                              |  |
| Total Units                              | 78  | 12                                     | 5                            |  |
| <b>Second Compliance Period</b>          |   |  |                              |  |
| <b>2020-21 through 2029-30</b>           |   |  |                              |  |
| Total Units                              | 58  | 9                                      | 4                            |  |
| <b>Remaining Plan Duration</b>           |   |  |                              |  |
| <b>2030-31 through 2040-41</b>           |   |  |                              |  |
| Total Units                              | 114   | 17                                     | 7                            |  |
| <b>Total Redevelopment Plan Duration</b> |   |  |                              |  |
| Total Units <sup>1</sup>                 | 250   | 38                                     | 16                           |  |

<sup>1</sup> Unit production predicted based on an inventory of vacant residential land in the Project Area.

Note: Numbers may not appear to add correctly due to rounded decimals

Residential development projected throughout the next ten years is estimated to generate a need for 12 affordable income restricted units, including 5 very low income units. The estimated need throughout the duration of the Redevelopment Plan is 38 affordable income restricted units, including 16 very low income units. The inclusionary housing obligation is estimated based on the potential build out of land zoned for residential use in the Project Area. The inclusionary housing obligation may change based on the level of development actually achieved in future years. The Agency will monitor Project Area development and adjust its inclusionary unit production obligation in future years as necessary.

Table 6 shows the number of affordable housing units the Agency anticipates to produce through the end of the Compliance Period (fiscal year 2020-21) to meet its inclusionary housing obligation. The table also shows the anticipated number of units the Agency will need to produce through the remaining life of the Redevelopment Plan in order to meet its predicted inclusionary housing obligation.



**Inclusionary Housing Fulfillment**

**TABLE 6**

| Time Period  | Total | Very Low |
|--|-------|----------|
| <b>First Compliance Period (2011-12 through 2020-21)</b>     |       |          |
| Total Units Required   | 12    | 5        |
| Total Units Produced   | 15    | 5        |
| Remaining Surplus/(Deficit)                                  | 3     | -        |
| <b>Second Compliance Period (2020-21 through 2029-30)</b>    |       |          |
| Total Units Required   | 9     | 4        |
| Total Units Produced   | 10    | 4        |
| Cumulative Remaining Surplus/(Deficit)                       | 5     | -        |
| <b>Remaining Plan Duration (2030-31 through 2040-41)</b>     |       |          |
| Total Units Required   | 17    | 7        |
| Total Units Produced   | 15    | 7        |
| Cumulative Remaining Surplus/(Deficit)                       | 3     | -        |
| <b>Total Redevelopment Plan Duration (2011 through 2041)</b> |       |          |
| Total Units Required   | 38    | 16       |
| Total Units Produced   | 40    | 16       |
| Ending Surplus   | 2     | -        |

Note: Numbers may not appear to add correctly due to rounded decimals.

As Table 6 shows, development that is projected to occur in the Project Area over the next ten years will generate the need for 12 affordable units, 5 of which must be restricted to very low income households. During the same time period, the Agency will strive to produce 15 affordable units, including 5 very low income units. This would generate a total surplus of 3 affordable units as of June 30, 2020.

Residential development projected throughout the entire duration of the Redevelopment Plan is estimated to generate a need for 38 affordable income restricted units, including 16 very low income units. The Agency will strive to produce 40 affordable units, including 16 very low income units, throughout the duration of the Redevelopment Plan to meet its inclusionary housing requirements.

The Agency does not anticipate being the direct developer of any affordable housing units throughout the Compliance Period.

**REPLACEMENT HOUSING**

The CRL requires that whenever housing occupied by low and moderate income persons or households are destroyed as part of an Agency project, the Agency is responsible for ensuring that an equivalent number of replacement units are constructed or substantially rehabilitated. These units must provide at least the same number of bedrooms destroyed, and 100 percent of the replacement units must be affordable to the same income categories (i.e. very low, low, and moderate) as those removed.





The Agency does not anticipate that any housing units will be destroyed as a result of Agency activity during the Compliance Period, thus there is no need for replacement housing at this time.

## HOUSING PROGRAM CASH FLOW ANALYSIS

The Agency's primary source of funding for housing projects and programs is the annual deposit of 20 percent of its tax increment revenue into the Housing Fund. The CRL requires that these funds be used to increase, improve, and preserve the community's supply of housing available, at affordable housing cost, to persons and families of very low, low, and moderate incomes. Other sources of Housing Fund revenues include interest earnings, bond proceeds, loan repayments, and other miscellaneous revenue. The following table presents the Agency's Housing Fund projected cash flow over the next ten years.

As shown on Table 7, it is estimated \$1.8 million will be deposited into the Housing Fund over the next ten years, of which \$175,000 will be needed to pay obligations such as administration and operating costs. It is estimated that \$212,000 will be allocated to affordable housing projects and programs over the next five years as described earlier in Table 4. An estimated \$1.6 million will be allocated to affordable housing projects and programs over the entire ten-year Compliance Period.



**Housing Fund Cash Flow Projections 2011-12 to 2020-21**

**TABLE 7**

|   | 2011-12     | 2012-13       | 2013-14         | 2014-15       | 2015-16         | Cum. 5-Year |
|---|-------------|---------------|-----------------|---------------|-----------------|-------------|
| <b>Beginning Fund Balance</b>                             | \$ -        | \$ -          | \$ 274          | \$ 1,445      | \$ 157          |             |
| <b>Revenue</b>  |             |               |                 |               |                 |             |
| LMIHF Deposit <sup>1</sup>                                | -           | 19,193        | 29,079          | 48,569        | 143,785         | 240,627     |
| <b>Total Revenue</b>                                      | -           | 19,193        | 29,079          | 48,569        | 143,785         | 240,627     |
| <b>Expenses / Encumbrances</b>                            |             |               |                 |               |                 |             |
| Admin, Operations, Planning <sup>2</sup>                  | -           | 1,919         | 2,908           | 4,857         | 14,379          | 24,063      |
| <b>Total Expenditures</b>                                 | -           | 1,919         | 2,908           | 4,857         | 14,379          | 24,063      |
| <b>Net Cash Flow</b>                                      | -           | 17,274        | 26,445          | 45,157        | 129,564         | 218,440     |
| Planned Projects & Programs <sup>3</sup>                  |             | 17,000        | 25,000          | 45,000        | 125,000         | 212,000     |
| <b>Ending Balance Available for New Projects/Program:</b> | <b>\$ -</b> | <b>\$ 274</b> | <b>\$ 1,445</b> | <b>\$ 157</b> | <b>\$ 4,564</b> |             |

**Housing Fund Cash Flow Projections 2016-17 to 2020-21**

|   | 2016-17         | 2017-18         | 2018-19         | 2019-20       | 2020-21         | Cum. 10-Year |
|---|-----------------|-----------------|-----------------|---------------|-----------------|--------------|
| <b>Beginning Fund Balance</b>                             | \$ 4,564        | \$ 5,198        | \$ 3,083        | \$ 4,264      | \$ 558          |              |
| <b>Revenue</b>  |                 |                 |                 |               |                 |              |
| LMIHF Deposit <sup>1</sup>                                | 200,704         | 258,761         | 317,979         | 345,883       | 386,051         | 1,750,004    |
| <b>Total Revenue</b>                                      | 200,704         | 258,761         | 317,979         | 345,883       | 386,051         | 1,750,004    |
| <b>Expenses / Encumbrances</b>                            |                 |                 |                 |               |                 |              |
| Admin, Operations & Planning <sup>2</sup>                 | 20,070          | 25,876          | 31,798          | 34,588        | 38,605          | 175,000      |
| <b>Total Expenditure</b>                                  | 20,070          | 25,876          | 31,798          | 34,588        | 38,605          | 175,000      |
| <b>Net Cash Flow</b>                                      | 185,198         | 238,083         | 289,264         | 315,558       | 348,004         | 1,594,547    |
| Planned Projects & Programs <sup>3</sup>                  | 180,000         | 235,000         | 285,000         | 315,000       | 345,000         | 1,572,000    |
| <b>Ending Balance Available for New Projects/Program:</b> | <b>\$ 5,198</b> | <b>\$ 3,083</b> | <b>\$ 4,264</b> | <b>\$ 558</b> | <b>\$ 3,004</b> |              |

<sup>1</sup> Equals 20% of gross tax increment revenue, assuming a 3% growth rate in assessed value. Tax increment is assumed to be one percent of the incremental value (the assessed value minus the base year value).

<sup>2</sup> Admin and Planning expenses estimated to be 10% of gross tax increment revenue.

<sup>3</sup> Does not include costs for all proposed projects and programs. Costs for several projects and programs are to be determined based on market opportunities and the available fund balance in the Agency budget.

Notes:

- a. Total revenues do not reflect potential for future bond issues.
- b. Developer participation may supplement revenues needed to fund redevelopment project
- c. All ongoing/planned projects and programs will be prioritized based upon available revenues.



## EXPENDITURES BY HOUSEHOLD TYPES

Effective January 2002, expenditure of Housing Fund revenues is subject to certain legal requirements. At a minimum, the Agency's Housing Fund revenue is to be expended in proportion to the community's need for very low and low income housing, as well as the proportion of the low income population under the age of 65.

The community's proportionate need is based on statistics from the Sacramento Area Council of Governments, used by local government to meet state requirement for affordable housing by category, and the United States Department of Housing and Urban Development Comprehensive Housing Affordability Strategy ("CHAS") allocation numbers. However, as data relating to low income person under the Age of 65 is not readily available from the US Census, the metric that closest approximates it is from the CHAS database which represents data of low income households below the age of 62.

Table 8 shows the minimum Housing Fund expenditure thresholds for very low and low income persons as well as the maximum housing expenditure thresholds for households over 65 years of age required over the term of the Compliance Period. The Agency has projected \$1.6 million of Housing Fund expenditures for projects and programs implemented over the Compliance Period. The Agency will strive to spend future Housing Fund expenditures in the proportions detailed in Table 8 in order to meet the minimum proportion of expenditures required for very low and low income households and not exceed the maximum proportion of expenditures permitted for moderate income/unrestricted households.



**Estimated Proportional Expenditure Allocation, 2011-12 through 2020-21**

**TABLE 8**

| Income Level                | RHNA Allocation 2006-2013 (Units) <sup>1</sup> | Targeting Requirement (% of Total) | 2011-12 to 2015-16 |      | 2016-17 to 2020-21 |      | 2011-12 to 2020-21 |      |
|-----------------------------|--|------------------------------------|--------------------|------|--------------------|------|--------------------|------|
|                             |  |                                    | Expenditure        | %    | Expenditure        | %    | Expenditure        | %    |
| Very Low (min)              | 50   | 28%                                | \$63,600           | 30%  | \$408,000          | 30%  | \$471,600          | 30%  |
| Low (min)                   | 56   | 31%                                | \$65,720           | 31%  | \$421,600          | 31%  | \$487,320          | 31%  |
| Moderate/Unrestricted (max) | 75   | 41%                                | \$82,680           | 39%  | \$530,400          | 39%  | \$613,080          | 39%  |
|                             | 181  | 100%                               | \$212,000          | 100% | \$1,360,000        | 100% | \$1,572,000        | 100% |

| Age Category                      | CHAS Allocation (Households) <sup>2</sup> | Targeting Requirement (% of Total) | 2011-12 to 2015-16 |      | 2016-17 to 2020-21 |      | 2011-12 to 2020-21 |      |
|-----------------------------------|---|------------------------------------|--------------------|------|--------------------|------|--------------------|------|
|                                   |   |                                    | Expenditure        | %    | Expenditure        | %    | Expenditure        | %    |
| Non-Age Restricted (min)          | 2,603                                     | 79%                                | \$169,600          | 80%  | \$1,088,000        | 80%  | \$1,257,600        | 80%  |
| Age-Restricted (max) <sup>3</sup> | 695                                       | 21%                                | \$42,400           | 20%  | \$272,000          | 20%  | \$314,400          | 20%  |
|                                   | 3,298                                     | 100%                               | \$212,000          | 100% | \$1,360,000        | 100% | \$1,572,000        | 100% |

<sup>1</sup> Sacramento Area Council of Governments

<sup>2</sup> Data of low income households under the age of 65 is not readily available from the Census. The nearest metric for such Census data represents households under the age of 62 (available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>).

<sup>3</sup> Age-restricted means any housing unit that is not available to all persons regardless of age.





## **APPENDIX 1: GLOSSARY OF HOUSING TERMS**



## APPENDIX 1

### Glossary of Housing Terms

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There are many ways in which the Agency may create inclusionary units that satisfy the requirements outlined in CRL Section 33413 including new construction of for-sale and rental housing, substantial rehabilitation, and the purchase of covenants on multifamily rental housing.

New Construction & Substantial Rehabilitation: For-sale (affordable) inclusionary units or inclusionary multifamily rental housing may be created by assisting new construction or providing financing for purchasers of new housing, and by substantially rehabilitating such units per the CRL's definition. To be counted toward the Agency inclusionary unit need, for sale units must be covered by a 45-year affordability covenant and rental units by a 55-year affordability covenant.

Purchase of Covenants: The Agency may use the Housing Fund to subsidize multifamily units that are not substantially rehabilitated or newly constructed, by the purchase of an affordability covenant. The affordability covenants on multifamily units would restrict such units for a period of 55 years. Such units must be occupied by and affordable to very low and low income households. The Agency may only meet up to 50 percent of their required inclusionary unit need in this manner. Furthermore, 50 percent of the covenants purchased must be affordable to very low and low income households. Inclusionary units secured by the Agency through the purchase of covenants, substantial rehabilitation, and new construction that are located within the Project Area boundaries can be counted on a one-for-one basis. If the units are located outside of the Project Area they only receive one-half ( $\frac{1}{2}$ ) credit (counted on a two-for-one basis). Mutual self-help housing units receive a  $\frac{1}{3}$  credit towards satisfying inclusionary unit production requirements.

Mutual Self-help Housing: Mutual self-help housing refers to very low or low income, owner-occupied housing units where residents have contributed at least 500 hours of work on the unit to ensure safe and sanitary housing. Mutual self-help housing units must be deed restricted for at least 15 years. Each housing production unit must have a covenant recorded with the county pursuant to CRL Section 33334.3 in order to be counted.

### DURATION OF AFFORDABILITY COVENANTS

Prior to January 1, 2002: for no less than the period of land use controls established in the redevelopment plan.

After January 1, 2002: for the longest feasible time, but not less than 55 years for rental housing and 45 years for owner occupied housing.

Under Section 33413, rental housing units may be replaced prior to the expiration of the 55-year period with equally affordable and comparable rental units in another location within the City if (i) the replacement units are available for occupancy prior to the displacement of any persons residing in the subject units and (ii) the comparable replacement units are not developed using moneys in the Housing Fund.

Under Section 33413, owner-occupied units may be sold prior to the expiration of the 45-year period for a price in excess of what would otherwise be allowed if the units are subject to an equity sharing agreement or some other program that protects the Agency's investment of Housing Fund moneys. The Agency must deposit the excess proceeds in the Housing Fund and within three years from the date of the sale of the units, spend funds to make affordable an equal number of units at the same



income level as the units sold. Only the units originally assisted by the Agency can be counted towards the Agency's obligations under Section 33413.

## **AFFORDABILITY INCOME AND COST LEVELS**

Section 50052.5 of Health and Safety Code defines affordable housing cost as:

- Extremely Low – Not more than 30% of 30% of the County median household income.
- Very Low - Not more than 30% of 50% of the County median household income.
- Low - Not more than 30% of 70% (or 30% of 60% for rental projects) of the County median household income.
- Moderate - Not more than 35% of 110% (or 30% of 120% for rental projects) of the County median household income.

The following tables detail income limits and affordable housing costs for rental and ownership units in Placerville based on the 2010 El Dorado County Area Median Income.



## EL DORADO COUNTY 2010 Affordable Income Limits

*(Income figures based on Department of Housing and Community Development Income Limits dated June 17, 2010)*

| 1 Person Household      |                              | 2 Person Household      |               | 3 Person Household      |               | 4 Person Household      |               |
|-------------------------|------------------------------|-------------------------|---------------|-------------------------|---------------|-------------------------|---------------|
| Median Income: \$51,150 |                              | Median Income: \$58,500 |               | Median Income: \$65,800 |               | Median Income: \$73,100 |               |
| Income Category         | Annual Income <sup>(1)</sup> | Income Category         | Annual Income | Income Category         | Annual Income | Income Category         | Annual Income |
| Very Low                | \$25,600                     | Very Low                | \$29,250      | Very Low                | \$32,900      | Very Low                | \$36,550      |
| Low                     | \$40,950                     | Low                     | \$46,800      | Low                     | \$52,650      | Low                     | \$58,500      |
| Moderate                | \$61,400                     | Moderate                | \$70,150      | Moderate                | \$78,950      | Moderate                | \$87,700      |

| 5 Person Household      |               | 6 Person Household      |               | 7 Person Household      |               | 8 Person Household      |               |
|-------------------------|---------------|-------------------------|---------------|-------------------------|---------------|-------------------------|---------------|
| Median Income: \$78,950 |               | Median Income: \$84,800 |               | Median Income: \$90,650 |               | Median Income: \$96,500 |               |
| Income Category         | Annual Income | Income Category         | Annual Income | Income Category         | Annual Income | Income Category         | Annual Income |
| Very Low                | \$39,500      | Very Low                | \$42,400      | Very Low                | \$45,350      | Very Low                | \$48,250      |
| Low                     | \$63,200      | Low                     | \$67,900      | Low                     | \$72,550      | Low                     | \$77,250      |
| Moderate                | \$94,700      | Moderate                | \$101,750     | Moderate                | \$108,750     | Moderate                | \$115,750     |

### DEFINITIONS

1. Annual Income: Gross income from all sources for all members of the household.





**EL DORADO COUNTY  
 2010 Affordable Rent Limits**

*(Income figures based on Department of Housing and Community Development Income Limits dated June 17, 2010)*

| <b>Studio</b>                  |  | <b>1 Bedroom</b>               |                         | <b>2 Bedroom</b>               |                         | <b>3 Bedroom</b>               |                         |
|--------------------------------|--|--------------------------------|-------------------------|--------------------------------|-------------------------|--------------------------------|-------------------------|
| <b>Median Income: \$51,150</b> |  | <b>Median Income: \$58,500</b> |                         | <b>Median Income: \$65,800</b> |                         | <b>Median Income: \$73,100</b> |                         |
| Income Category                | Monthly Affordable Rent <sup>(1)</sup> | Income Category                | Monthly Affordable Rent | Income Category                | Monthly Affordable Rent | Income Category                | Monthly Affordable Rent |
| Very Low                       | \$639                                  | Very Low                       | \$731                   | Very Low                       | \$823                   | Very Low                       | \$914                   |
| Low                            | \$767                                  | Low                            | \$878                   | Low                            | \$987                   | Low                            | \$1,097                 |
| Moderate                       | \$1,407                                | Moderate                       | \$1,609                 | Moderate                       | \$1,810                 | Moderate                       | \$2,010                 |

| <b>4 Bedroom</b>               |                         | <b>5 Bedroom</b>               |                         | <b>6 Bedroom</b>               |                         | <b>7 Bedroom</b>               |                         |
|--------------------------------|-------------------------|--------------------------------|-------------------------|--------------------------------|-------------------------|--------------------------------|-------------------------|
| <b>Median Income: \$78,950</b> |                         | <b>Median Income: \$84,800</b> |                         | <b>Median Income: \$90,650</b> |                         | <b>Median Income: \$96,500</b> |                         |
| Income Category                | Monthly Affordable Rent | Income Category                | Monthly Affordable Rent | Income Category                | Monthly Affordable Rent | Income Category                | Monthly Affordable Rent |
| Very Low                       | \$987                   | Very Low                       | \$1,060                 | Very Low                       | \$1,133                 | Very Low                       | \$1,206                 |
| Low                            | \$1,184                 | Low                            | \$1,272                 | Low                            | \$1,360                 | Low                            | \$1,448                 |
| Moderate                       | \$2,171                 | Moderate                       | \$2,332                 | Moderate                       | \$2,493                 | Moderate                       | \$2,654                 |

**DEFINITIONS**

1. Affordable Rent: Monthly rent amount would be adjusted for a reasonable utility allowance.



**EL DORADO COUNTY  
 2010 Affordable Income Limits**

*(Income figures based on Department of Housing and Community Development Income Limits dated June 17, 2010)*

| <b>Studio</b>                  |  | <b>1 Bedroom</b>               |                                 | <b>2 Bedroom</b>               |                                 | <b>3 Bedroom</b>               |                                 |
|--------------------------------|--|--------------------------------|---------------------------------|--------------------------------|---------------------------------|--------------------------------|---------------------------------|
| <b>Median Income: \$51,150</b> |  | <b>Median Income: \$58,500</b> |                                 | <b>Median Income: \$65,800</b> |                                 | <b>Median Income: \$73,100</b> |                                 |
| Income Category                | Monthly Affordable Housing Cost <sup>(1)</sup> | Income Category                | Monthly Affordable Housing Cost | Income Category                | Monthly Affordable Housing Cost | Income Category                | Monthly Affordable Housing Cost |
| Very Low                       | \$639  | Very Low                       | \$731                           | Very Low                       | \$823                           | Very Low                       | \$914                           |
| Low <sup>(2)</sup>             | \$895  | Low                            | \$1,024                         | Low                            | \$1,152                         | Low                            | \$1,279                         |
| Moderate <sup>(3)</sup>        | \$1,641  | Moderate                       | \$1,877                         | Moderate                       | \$2,111                         | Moderate                       | \$2,345                         |

| <b>4 Bedroom</b>               |                                 | <b>5 Bedroom</b>               |                                 | <b>6 Bedroom</b>               |                                 | <b>7 Bedroom</b>               |                                 |
|--------------------------------|---------------------------------|--------------------------------|---------------------------------|--------------------------------|---------------------------------|--------------------------------|---------------------------------|
| <b>Median Income: \$78,950</b> |                                 | <b>Median Income: \$84,800</b> |                                 | <b>Median Income: \$90,650</b> |                                 | <b>Median Income: \$96,500</b> |                                 |
| Income Category                | Monthly Affordable Housing Cost | Income Category                | Monthly Affordable Housing Cost | Income Category                | Monthly Affordable Housing Cost | Income Category                | Monthly Affordable Housing Cost |
| Very Low                       | \$987                           | Very Low                       | \$1,060                         | Very Low                       | \$1,133                         | Very Low                       | \$1,206                         |
| Low                            | \$1,382                         | Low                            | \$1,484                         | Low                            | \$1,586                         | Low                            | \$1,689                         |
| Moderate                       | \$2,533                         | Moderate                       | \$2,721                         | Moderate                       | \$2,908                         | Moderate                       | \$3,096                         |

**DEFINITIONS**

1. Monthly Housing Costs: Amount of mortgage payment principal and interest, mortgage insurance, property taxes, and property insurance. and reasonable utility allowance
2. Low Income Affordable Housing Costs: Assumes affordable housing costs computed at 30% of 70% of median income.
3. Moderate Income Affordable Housing Costs: Assumes affordable housing costs computed at 35% of 110% of median income; may not be less than 28% of household's gross income.



Redevelopment Agency of the City of Placerville  
3101 Center Street  
Placerville, California 95667  
(530) 621-CITY

Adopted March 8, 2011

Prepared By:



# 3 APPENDIX 3: SUMMARY OF TAXING AGENCY CONSULTATIONS

Attached as a separate document.



**REDEVELOPMENT AGENCY OF THE CITY OF PLACERVILLE  
PLACERVILLE REDEVELOPMENT PLAN ADOPTION**

**TAXING AGENCY CONSULTATION LOG SHEET**

| <b>NAME/ADDRESS/PHONE #</b>   | <b>TYPE OF CONTACT</b>  | <b>DATE/TIME</b>   | <b>NOTES ON CONVERSATION</b>  |
|---|---|--------------------|---|
| County of El Dorado<br><br>Board of Supervisors<br>330 Fair Lane<br>Placerville, CA 95667<br><br>Gayle Erbe-Hamlin / Terri Daly<br>Former / Current Chief Administrative<br>Officer<br>330 Fair Lane<br>Placerville, CA 95667 | Meeting with County Staff and Supervisor John Sweeney   | June 23, 2010      | Met with Supervisor, CAO and Deputy to discuss redevelopment project and possible approaches to including unincorporated area           |
|   | Meeting with Supervisor Sweeney   | July 21, 2010      | Met briefly with Supervisor Sweeney to discuss recommended approach to redevelopment governance and delegation of authority to City RDA |
|   | By Certified Mail: Copies of the Statement of Preparation   | October 1, 2010    |   |
|   | By Certified Mail: Notice of Preparation and Initial Study  | October 14, 2010   |   |
|   | By Certified Mail: Draft EIR  | December 20, 2010  |   |
|   | By Certified Mail: Preliminary Report   | January 12, 2011   |   |
|   | By Certified Mail: Legal Notice of Joint Public Hearing   | March 11, 2011     |   |
|   | Board of Supervisors Redevelopment Orientation  | September 28, 2010 | Presentation to BOS by City staff and PACT representatives about reasons for and goals of redevelopment                                 |
|   | Board of Supervisors Authorizes Redevelopment of Designated County Territory (1 <sup>st</sup> Reading of Ordinance) | October 19, 2010   | Presentation by consultant and consideration of 1 <sup>st</sup> reading of ordinance  |
|   | Board of Supervisors Authorizes Redevelopment of Designated County Territory  | October 26, 2010   | 2 <sup>nd</sup> reading of ordinance  |
|   | Meeting with County staff and Supervisor  | February 16, 2011  | Meeting with staff to discuss Redevelopment Plan, applicable policies in the unincorporated area and implications on the County         |
|   | Board of Supervisors Adopts Redevelopment Plan as it pertains to County Territory                                   | March 22, 2011     |   |

|   |  |                   |   |
|---|--|-------------------|---|
| City of Placerville<br><br>City Council<br>3101 Center Street<br>Placerville, CA95667<br><br>John Driscoll/M. Cleve Morris<br>Interim City Manager/City Manager<br>3101 Center Street<br>Placerville, CA95667   | By Certified Mail: Copies of the Statement of Preparation  | October 1, 2010   |   |
|   | By Certified Mail: Notice of Preparation and Initial Study | October 14, 2010  |   |
|   | By Certified Mail: Draft EIR                               | December 20, 2010 |   |
|   | By Certified Mail: Preliminary Report                      | January 12, 2011  |   |
|   | By Certified Mail: Legal Notice of Joint Public Hearing    | March 11, 2011    |   |
| El Dorado County Water Agency<br><br>Board of Directors<br>3932 Ponderosa Road, Suite 200<br>Shingle Springs, CA 95682<br><br>April Naatz/Dave Eggerton<br>Interim General Manager/General Manager<br>3932 Ponderosa Road, Suite 200<br>Shingle Springs, CA 95682 | By Certified Mail: Copies of the Statement of Preparation  | October 1, 2010   |   |
|   | By Certified Mail: Notice of Preparation and Initial Study | October 14, 2010  |   |
|   | By Certified Mail: Draft EIR                               | December 20, 2010 |   |
|   | By Certified Mail: Preliminary Report                      | January 12, 2011  |   |
|   | By Certified Mail: Legal Notice of Joint Public Hearing    | March 11, 2011    |   |
| El Dorado Irrigation District<br><br>Board of Directors<br>2980 Mosquito Road<br>Placerville, CA 95667<br><br>Jim Abercrombie<br>General Manager<br>2980 Mosquito Road<br>Placerville, CA 95667   | By Certified Mail: Copies of the Statement of Preparation  | October 1, 2010   |   |
|   | By Certified Mail: Notice of Preparation and Initial Study | October 14, 2010  |   |
|   | By Certified Mail: Draft EIR                               | December 20, 2010 |   |
|   | By Certified Mail: Preliminary Report                      | January 12, 2011  |   |
|   | Meeting with EID staff                                     | February 8, 2011  | Met with Director and staff to discuss redevelopment projections, impacts and policies. Discussed implications on EID infrastructure. |
|   | By Certified Mail: Legal Notice of Joint Public Hearing    | March 11, 2011    |   |

|  |  |                   |   |
|--|--|-------------------|---|
| <p>El Dorado County Fire District</p> <p>Board of Directors<br/>P.O. Box 807<br/>Camino, CA 95709</p> <p>Bruce M. Lacher<br/>Fire Chief<br/>P.O. Box 807<br/>Camino, CA 95709</p>  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |   |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |   |
|  | Fire Board Meeting   | November 18, 2010 | City Manager presentation to Fire Board |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |   |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |   |
|  | Staff meeting  | March 17, 2011    | Presentation to Fire Board              |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |   |
| <p>El Dorado County Office of Education</p> <p>Board of Education<br/>6767 Green Valley Road<br/>Placerville, CA 95667</p> <p>Vicki L. Barber<br/>Superintendent of Schools<br/>6767 Green Valley Road<br/>Placerville, CA 95667</p> | By First-Class Mail: Request for School Facilities Projections | September 8, 2010 |   |
|  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |   |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |   |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |   |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |   |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |   |
| <p>Placerville Union School District</p> <p>Board of Education<br/>1032 Thompson Way<br/>Placerville, CA 95667</p> <p>Nancy Lynch<br/>Superintendent<br/>1032 Thompson Way<br/>Placerville, CA 95667</p>                             | By First-Class Mail: Request for School Facilities Projections | September 8, 2010 |   |
|  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |   |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |   |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |   |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |   |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |   |

|  |  |                   |  |
|--|--|-------------------|--|
| Mother Lode Union School District<br><br>Board of Trustees<br>3783 Forni Road<br>Placerville, CA 95667<br><br>Tim Smith<br>Superintendent<br>3783 Forni Road<br>Placerville, CA 95667                          | By First-Class Mail: Request for School Facilities Projections | September 8, 2010 |  |
|  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |  |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |  |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |  |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |  |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |  |
| El Dorado Union High School District<br><br>Board of Trustees<br>4675 Missouri Flat Road<br>Placerville, CA 95667<br><br>Sherry J. Smith<br>Superintendent<br>4675 Missouri Flat Road<br>Placerville, CA 95667 | By First-Class Mail: Request for School Facilities Projections | September 8, 2010 |  |
|  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |  |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |  |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |  |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |  |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |  |
| Los Rios Community College District<br><br>Board of Trustees<br>1919 Spanos Ct.<br>Sacramento, CA 95825<br><br>Brice W. Harris<br>Chancellor<br>1919 Spanos Ct.<br>Sacramento, CA 95825                        | By First-Class Mail: Request for School Facilities Projections | September 8, 2010 |  |
|  | By Certified Mail: Copies of the Statement of Preparation      | October 1, 2010   |  |
|  | By Certified Mail: Notice of Preparation and Initial Study     | October 14, 2010  |  |
|  | By Certified Mail: Draft EIR                                   | December 20, 2010 |  |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |  |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | March 11, 2011    |  |
| California State Department of Finance   | By Certified Mail: School Facilities Report                    | October 1, 2010   |  |
|  | By Certified Mail: Preliminary Report                          | January 12, 2011  |  |
|  | By Certified Mail: Legal Notice of Joint Public Hearing        | February 23, 2011 |  |

|  |   |                   |  |
|--|---|-------------------|--|
| California Department of Housing & Community Development | By Certified Mail: Preliminary Report                   | January 12, 2011  |  |
|  | By Certified Mail: Legal Notice of Joint Public Hearing | February 23, 2011 |  |



# 4 APPENDIX 4: COUNTY FISCAL OFFICER'S REPORT

Attached as a separate document.



# County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE  
PLACERVILLE, CALIFORNIA 95667  
Phone: (530) 621-5487 FAX: (530) 295-2535

JOE HARN, CPA  
Auditor-Controller

BOB TOSCANO  
Assistant Auditor-Controller

November 23, 2010

City of Placerville Redevelopment Agency  
Attn: John Discoll  
3101 Center Street  
Placerville, CA 95667  
Via Email with Hard Copies to Follow

Re: Project Area Reports Pursuant to H&S Code §33328

Enclosed are the reports for Project Area pursuant to Health and Safety Code §33328. I have cc'd the affected Taxing Jurisdictions as required by State Law. These reports are based on the proposed boundary lines for the Project.

I will also send you an email with an invoice for this work pursuant to H&S Code §33328.7.

Regards,

A handwritten signature in blue ink that reads "Sally Zutter".

Sally Zutter  
Property Tax Manager

Cc:

County of El Dorado:  
County General Fund  
Accumulative Capital Outlay Fund  
Road District Tax Fund  
CSA#7  
City of Placerville  
Placerville Elementary School District  
Mother Lode Elementary School District  
El Dorado High School District  
Los Rios Community College  
County Superintendent of Schools  
El Dorado County Water Agency  
El Dorado County Fire Protection District  
El Dorado Irrigation District

**EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY  
PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11**

**SCHEDULE OF BASE YEAR ASSESSED VALUES [HS\$33328(a)]**

|                    | Land       | Improvements | Personal Property | Aircraft | Homowner Exemptions | Miscellaneous Exemptions | Base Total  |
|--------------------|------------|--------------|-------------------|----------|---------------------|--------------------------|-------------|
| <b>TRA 001-002</b> |            |              |                   |          |                     |                          |             |
| Local Secured      | 10,405,560 | 28,818,574   | 338,389           | 0        | 0                   | 126,434                  | 39,436,089  |
| Utility            | 0          | 0            | 0                 | 0        | 0                   | 0                        | 0           |
| Unsecured          | 0          | 2,754,356    | 3,587,117         | 0        | 0                   | 0                        | 6,341,473   |
| Totals             | 10,405,560 | 31,572,930   | 3,925,506         | 0        | 0                   | 126,434                  | 45,777,562  |
| <b>TRA 001-027</b> |            |              |                   |          |                     |                          |             |
| Local Secured      | 18,547,438 | 31,121,059   | 2,466,264         | 0        | 35,000              | 0                        | 52,134,761  |
| Utility            | 364,510    | 0            | 0                 | 0        | 0                   | 0                        | 364,510     |
| Unsecured          | 0          | 7,305,449    | 4,216,544         | 0        | 0                   | 0                        | 11,521,993  |
| Totals             | 18,911,948 | 38,426,508   | 6,682,808         | 0        | 35,000              | 0                        | 64,021,264  |
| <b>TRA 001-043</b> |            |              |                   |          |                     |                          |             |
| Local Secured      | 46,136,632 | 84,741,632   | 4,493,776         | 0        | 133,000             | 6,159,576                | 129,212,464 |
| Utility            | 0          | 0            | 0                 | 0        | 0                   | 0                        | 0           |
| Unsecured          | 143,020    | 7,423,744    | 10,985,580        | 0        | 0                   | 94,141                   | 18,458,203  |
| Totals             | 46,279,652 | 92,165,376   | 15,479,356        | 0        | 133,000             | 6,253,717                | 147,670,667 |
| <b>TRA 078-002</b> |            |              |                   |          |                     |                          |             |
| Local Secured      | 913,894    | 1,429,772    | 0                 | 0        | 35,000              | 0                        | 2,343,666   |
| Utility            | 0          | 0            | 0                 | 0        | 0                   | 0                        | 0           |
| Unsecured          | 0          | 16,017       | 46,231            | 0        | 0                   | 0                        | 62,248      |
| Totals             | 913,894    | 1,445,789    | 46,231            | 0        | 35,000              | 0                        | 2,405,914   |
| <b>TRA 090-022</b> |            |              |                   |          |                     |                          |             |
| Local Secured      | 9,327,676  | 11,465,510   | 77,653            | 0        | 329,000             | 85,000                   | 20,785,839  |
| Utility            | 0          | 0            | 0                 | 0        | 0                   | 0                        | 0           |
| Unsecured          | 0          | 6,929        | 1,212,072         | 0        | 0                   | 0                        | 1,219,001   |
| Totals             | 9,327,676  | 11,472,439   | 1,289,725         | 0        | 329,000             | 85,000                   | 22,004,840  |
| <b>TOTAL</b>       |            |              |                   |          |                     |                          |             |
| Local Secured      | 85,331,200 | 157,576,547  | 7,376,082         | 0        | 532,000             | 6,371,010                | 243,912,819 |
| Utility            | 364,510    | 0            | 0                 | 0        | 0                   | 0                        | 364,510     |
| Unsecured          | 143,020    | 17,506,495   | 20,047,544        | 0        | 0                   | 94,141                   | 37,602,918  |
| Totals             | 85,838,730 | 175,083,042  | 27,423,626        | 0        | 532,000             | 6,465,151                | 281,880,247 |

Prepared By: Sally Zutter, 11/18/10

EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY - PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11

BASE YEAR ASSESSED VALUE AS SHOWN ON ASSESSMENT ROLL [HS§33328(a)]

|          |                                |                        | Secured Base Assessed Value |              |                   |          |                      |                          |            |  |
|----------|--------------------------------|------------------------|-----------------------------|--------------|-------------------|----------|----------------------|--------------------------|------------|--|
| Assessee | TRA                            | Parcel                 | Land                        | Improvements | Personal Property | Aircraft | Homeowner Exemptions | Miscellaneous Exemptions | Base Total |  |
| 1        | PLACERVILLE CITY OF            | 001-002 001-201-03-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 2        | PLACERVILLE CITY OF            | 001-002 001-201-04-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 3        | PLACERVILLE CITY OF            | 001-002 001-201-12-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 4        | PLACERVILLE CITY OF            | 001-002 001-201-13-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 5        | CITY OF PLACERVILLE            | 001-002 001-211-17-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 6        | PLACERVILLE CITY OF            | 001-002 001-211-20-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 7        | PLACERVILLE CITY OF            | 001-002 001-221-07-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 8        | PLACERVILLE CITY OF            | 001-002 001-221-08-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 9        | PLACERVILLE CITY OF            | 001-002 001-221-15-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 10       | PLACERVILLE CITY OF            | 001-002 001-221-16-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 11       | STATE OF CALIFORNIA            | 001-002 001-221-19-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 12       | COUNTY OF EL DORADO            | 001-002 001-221-20-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 13       | COUNTY OF EL DORADO            | 001-002 002-151-03-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 14       | PLACERVILLE CITY OF            | 001-002 002-151-08-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 15       | STATE OF CALIFORNIA            | 001-002 002-151-15-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 16       | PLACERVILLE CITY OF            | 001-002 002-151-16-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 17       | STATE OF CALIFORNIA            | 001-002 002-151-17-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 18       | COUNTY OF EL DORADO            | 001-002 002-151-18-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 19       | PLACERVILLE CITY OF            | 001-002 002-153-01-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 20       | PLACERVILLE CITY OF            | 001-002 002-153-02-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 21       | PLACERVILLE CITY OF            | 001-002 003-022-09-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 22       | STATE OF CALIFORNIA            | 001-002 003-022-12-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 23       | STATE OF CALIFORNIA            | 001-002 003-022-14-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 24       | CITY OF PLACERVILLE            | 001-002 003-041-08-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 25       | PLACERVILLE CITY OF            | 001-002 003-072-25-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 26       | CITY OF PLACERVILLE            | 001-002 003-112-06-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 27       | PLACERVILLE CITY OF            | 001-002 003-112-07-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 28       | CITY OF PLACERVILLE            | 001-002 003-112-08-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 29       | CITY OF PLACERVILLE            | 001-002 003-112-14-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 30       | PLACERVILLE CITY OF            | 001-002 003-131-11-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 31       | COUNTY OF EL DORADO            | 001-002 003-141-07-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 32       | CITY OF PLACERVILLE            | 001-002 003-171-06-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 33       | UNITED STATES POSTAL SERVICE   | 001-002 003-181-26-100 | 0                           | 0            | 0                 | 0        | 0                    | 0                        | 0          |  |
| 34       | EL DORADO SAVINGS & LOAN A     | 001-002 001-201-05-100 | 48,840                      | 530,392      | 0                 | 0        | 0                    | 0                        | 579,232    |  |
| 35       | HANSON LUISA A                 | 001-002 001-201-06-100 | 95,281                      | 206,443      | 0                 | 0        | 0                    | 0                        | 301,724    |  |
| 36       | HERBAUGH JAMES G               | 001-002 001-201-08-100 | 52,845                      | 119,221      | 0                 | 0        | 0                    | 0                        | 172,066    |  |
| 37       | 263 MAIN CA LLC                | 001-002 001-201-09-100 | 207,586                     | 778,450      | 0                 | 0        | 0                    | 0                        | 986,036    |  |
| 38       | RILEY PATRICK J TR             | 001-002 001-201-10-100 | 31,728                      | 81,935       | 0                 | 0        | 0                    | 0                        | 113,663    |  |
| 39       | HANSON LUISA A                 | 001-002 001-201-14-100 | 89,988                      | 413,728      | 31,433            | 0        | 0                    | 0                        | 535,149    |  |
| 40       | PUTHUFF JUDITH E               | 001-002 001-201-15-100 | 357,889                     | 0            | 0                 | 0        | 0                    | 0                        | 357,889    |  |
| 41       | MEADER MARY W                  | 001-002 001-211-10-100 | 36,090                      | 40,410       | 3,501             | 0        | 0                    | 0                        | 80,001     |  |
| 42       | WOO JAMES B K TR               | 001-002 001-211-11-100 | 132,245                     | 531,251      | 0                 | 0        | 0                    | 0                        | 663,496    |  |
| 43       | RUSSELL LESTER S TR            | 001-002 001-211-12-100 | 107,984                     | 863,891      | 0                 | 0        | 0                    | 0                        | 971,875    |  |
| 44       | GRANGER ROCHELLE SUCC TR       | 001-002 001-211-13-100 | 30,649                      | 82,979       | 0                 | 0        | 0                    | 0                        | 113,628    |  |
| 45       | GRANGER ROCHELLE SUCC TR       | 001-002 001-211-14-100 | 27,322                      | 98,199       | 0                 | 0        | 0                    | 0                        | 125,521    |  |
| 46       | FAUSEL FRANK FANARD TR         | 001-002 001-211-15-100 | 53,582                      | 204,377      | 0                 | 0        | 0                    | 0                        | 257,959    |  |
| 47       | SCHEUNER WILLIAM H TR          | 001-002 001-212-03-100 | 35,606                      | 135,613      | 0                 | 0        | 0                    | 0                        | 171,219    |  |
| 48       | PAYNE STEVEN K TR              | 001-002 001-212-04-100 | 75,335                      | 380,498      | 0                 | 0        | 0                    | 0                        | 455,833    |  |
| 49       | COMBELLACKS INC                | 001-002 001-212-05-100 | 16,440                      | 28,252       | 0                 | 0        | 0                    | 0                        | 44,692     |  |
| 50       | COMBELLACK ROBERT W (DECD)     | 001-002 001-212-06-100 | 16,770                      | 28,814       | 0                 | 0        | 0                    | 0                        | 45,584     |  |
| 51       | CAVIGLI HENRY JAMES JR TR      | 001-002 001-212-07-100 | 89,881                      | 435,420      | 0                 | 0        | 0                    | 0                        | 525,301    |  |
| 52       | CAVIGLI HENRY JAMES JR TR      | 001-002 001-212-08-100 | 40,970                      | 134,124      | 0                 | 0        | 0                    | 0                        | 175,094    |  |
| 53       | STEPHENS CHARLES V TR          | 001-002 001-212-09-100 | 53,486                      | 25,160       | 0                 | 0        | 0                    | 0                        | 78,646     |  |
| 54       | LORAIN MONICA L TR             | 001-002 001-212-10-100 | 62,973                      | 236,304      | 0                 | 0        | 0                    | 0                        | 299,277    |  |
| 55       | CAVIGLI HENRY JAMES JR TR      | 001-002 001-212-11-100 | 36,185                      | 168,094      | 0                 | 0        | 0                    | 0                        | 204,279    |  |
| 56       | PEREZ FIDEL E TR               | 001-002 001-212-12-100 | 150,000                     | 745,000      | 0                 | 0        | 0                    | 0                        | 895,000    |  |
| 57       | SAUNDERS COMPANY CA CORP       | 001-002 001-212-13-100 | 101,758                     | 0            | 0                 | 0        | 0                    | 0                        | 101,758    |  |
| 58       | SAUNDERS COMPANY CA CORP       | 001-002 001-212-14-100 | 203,516                     | 0            | 0                 | 0        | 0                    | 0                        | 203,516    |  |
| 59       | HERRERA GARY J                 | 001-002 001-221-04-100 | 105,864                     | 364,455      | 0                 | 0        | 0                    | 0                        | 470,319    |  |
| 60       | MARTINEZ JT LIV TR OF 7/25/96  | 001-002 001-221-05-100 | 83,029                      | 161,620      | 0                 | 0        | 0                    | 0                        | 244,649    |  |
| 61       | IOOF GRAND LODGE OF CALIF      | 001-002 001-221-06-100 | 42,926                      | 57,241       | 0                 | 0        | 0                    | 0                        | 100,167    |  |
| 62       | FAUSEL FRANK FANARD TR         | 001-002 001-221-17-100 | 108,983                     | 195,619      | 0                 | 0        | 0                    | 0                        | 304,602    |  |
| 63       | HUCKABAY MATTHEW               | 001-002 001-221-18-100 | 175,000                     | 650,000      | 0                 | 0        | 0                    | 0                        | 825,000    |  |
| 64       | STROUD LEONARD R TR            | 001-002 002-151-04-100 | 83,917                      | 108,827      | 0                 | 0        | 0                    | 0                        | 192,744    |  |
| 65       | DUSEK DANIEL E TR              | 001-002 002-151-05-100 | 132,336                     | 173,623      | 0                 | 0        | 0                    | 0                        | 305,959    |  |
| 66       | DORDEVIC MIKE M CO TR          | 001-002 002-151-06-100 | 37,215                      | 60,483       | 0                 | 0        | 0                    | 0                        | 97,698     |  |
| 67       | SWEENEY THOMAS J TR            | 001-002 002-151-07-100 | 71,714                      | 433,563      | 0                 | 0        | 0                    | 0                        | 505,277    |  |
| 68       | SCOTT MARK I                   | 001-002 002-151-09-100 | 108,298                     | 104,714      | 0                 | 0        | 0                    | 0                        | 213,012    |  |
| 69       | BORACCHIA ROBERT A TR          | 001-002 002-151-10-100 | 172,764                     | 358,374      | 0                 | 0        | 0                    | 0                        | 531,138    |  |
| 70       | CLARK RONALD L                 | 001-002 002-151-11-100 | 162,154                     | 139,857      | 0                 | 0        | 0                    | 0                        | 302,011    |  |
| 71       | ANDERSEN SCOTT                 | 001-002 002-151-13-100 | 66,747                      | 82,884       | 0                 | 0        | 0                    | 0                        | 149,631    |  |
| 72       | BALDWIN ROBERT B JR            | 001-002 002-151-14-100 | 66,793                      | 170,744      | 13,707            | 0        | 0                    | 0                        | 251,244    |  |
| 73       | TAMMI MADELEINE TR             | 001-002 002-153-03-100 | 59,266                      | 352,700      | 0                 | 0        | 0                    | 0                        | 411,966    |  |
| 74       | ALPINE PROPERTIES              | 001-002 003-022-07-100 | 159,325                     | 177,275      | 0                 | 0        | 0                    | 0                        | 336,600    |  |
| 75       | H & S OIL WA LLC               | 001-002 003-022-11-100 | 152,000                     | 0            | 0                 | 0        | 0                    | 0                        | 152,000    |  |
| 76       | GERWER MARCIA M TR             | 001-002 003-022-13-100 | 119,749                     | 256,130      | 0                 | 0        | 0                    | 0                        | 375,879    |  |
| 77       | H & S OIL WA LLC               | 001-002 003-022-15-100 | 435,000                     | 609,000      | 200,000           | 0        | 0                    | 0                        | 1,244,000  |  |
| 78       | GORDON FAMILY LMT PTN 5/23/97  | 001-002 003-041-07-100 | 291,220                     | 396,389      | 0                 | 0        | 0                    | 0                        | 687,609    |  |
| 79       | FUEL 4 LESS CORPORATION        | 001-002 003-051-36-100 | 165,218                     | 220,290      | 0                 | 0        | 0                    | 0                        | 385,508    |  |
| 80       | OETTING ARTHUR V TR            | 001-002 003-071-04-100 | 32,189                      | 17,874       | 0                 | 0        | 0                    | 0                        | 50,063     |  |
| 81       | TAGG JOHN A TR                 | 001-002 003-071-19-100 | 199,530                     | 78,379       | 0                 | 0        | 0                    | 0                        | 277,909    |  |
| 82       | MACKLIN KENNETH D TR           | 001-002 003-071-37-100 | 97,313                      | 33,657       | 0                 | 0        | 0                    | 0                        | 130,970    |  |
| 83       | MATTSON WENDY S TR             | 001-002 003-071-42-100 | 37,749                      | 29,093       | 0                 | 0        | 0                    | 0                        | 66,842     |  |
| 84       | TAGG JOHN A TR                 | 001-002 003-071-47-100 | 226,990                     | 1,360,567    | 0                 | 0        | 0                    | 0                        | 1,587,557  |  |
| 85       | OETTING ARTHUR V TR            | 001-002 003-071-59-100 | 14,390                      | 29,322       | 0                 | 0        | 0                    | 0                        | 43,712     |  |
| 86       | DAVIES JEFF M                  | 001-002 003-071-61-100 | 96,500                      | 162,000      | 0                 | 0        | 0                    | 0                        | 258,500    |  |
| 87       | DEBOER ROLINDA JEANE TR        | 001-002 003-071-62-100 | 55,882                      | 60,775       | 0                 | 0        | 0                    | 0                        | 116,657    |  |
| 88       | FAUSEL PROFESSIONAL CENTER LLC | 001-002 003-071-70-100 | 5,430                       | 294,719      | 0                 | 0        | 0                    | 0                        | 300,149    |  |
| 89       | FAUSEL PROFESSIONAL CENTER LLC | 001-002 003-071-71-100 | 217,000                     | 2,740,000    | 0                 | 0        | 0                    | 0                        | 2,957,000  |  |
| 90       | FAUSEL PROFESSIONAL CENTER LLC | 001-002 003-071-72-100 | 19,000                      | 0            | 0                 | 0        | 0                    | 0                        | 19,000     |  |



|     |                               |         |                |            |            |         |   |       |               |            |
|-----|-------------------------------|---------|----------------|------------|------------|---------|---|-------|---------------|------------|
| 91  | GORDON FAMILY LMT PTN 5/23/97 | 001-002 | 003-072-03-100 | 111,777    | 10,468     | 0       | 0 | 0     | 0             | 122,245    |
| 92  | MATTSON FAMILY PARTNERSHIP LP | 001-002 | 003-072-20-100 | 181,323    | 36,692     | 0       | 0 | 0     | 0             | 218,015    |
| 93  | PACIFIC PIONEER INVSTMNTS LLC | 001-002 | 003-072-21-100 | 161,978    | 398,346    | 0       | 0 | 0     | 0             | 560,324    |
| 94  | PACIFIC PIONEER INVSTMNTS LLC | 001-002 | 003-072-26-100 | 26,995     | 0          | 0       | 0 | 0     | 0             | 26,995     |
| 95  | BANKAMERICA CORPORATION       | 001-002 | 003-072-34-100 | 244,112    | 1,358,189  | 0       | 0 | 0     | 0             | 1,602,301  |
| 96  | BLACKWELL PATRICK TR          | 001-002 | 003-112-01-100 | 40,852     | 183,270    | 0       | 0 | 0     | 0             | 224,122    |
| 97  | CARPENTER GEORGE R TR         | 001-002 | 003-112-03-100 | 150,417    | 590,955    | 0       | 0 | 0     | 0             | 741,372    |
| 98  | CARPENTER GEORGE R TR         | 001-002 | 003-112-04-100 | 59,559     | 106,942    | 0       | 0 | 0     | 0             | 166,501    |
| 99  | JARS LINEN INC                | 001-002 | 003-112-05-100 | 27,714     | 84,870     | 0       | 0 | 0     | 0             | 112,584    |
| 100 | PHIPPS BLAKE A                | 001-002 | 003-112-11-100 | 12,603     | 17,114     | 0       | 0 | 0     | 0             | 29,717     |
| 101 | JARS LINEN INC                | 001-002 | 003-112-12-100 | 17,874     | 35,768     | 0       | 0 | 0     | 0             | 53,642     |
| 102 | PG SUNSET CA LLC              | 001-002 | 003-121-01-100 | 279,835    | 2,830,053  | 57,178  | 0 | 0     | 0             | 3,167,066  |
| 103 | AMLICK THEODORE J TR          | 001-002 | 003-121-02-100 | 138,911    | 678,230    | 0       | 0 | 0     | 0             | 817,141    |
| 104 | RAFFETTO ENTERPRISES          | 001-002 | 003-121-03-100 | 14,290     | 14,290     | 0       | 0 | 0     | 0             | 28,580     |
| 105 | RAFFETTO ENTERPRISES          | 001-002 | 003-121-04-100 | 43,270     | 81,155     | 0       | 0 | 0     | 0             | 124,425    |
| 106 | HEIDT NANCY L                 | 001-002 | 003-121-05-100 | 99,638     | 193,429    | 0       | 0 | 0     | 0             | 293,067    |
| 107 | RAFFETTO ENTERPRISES          | 001-002 | 003-121-06-100 | 14,290     | 26,819     | 0       | 0 | 0     | 0             | 41,109     |
| 108 | R C B PROPERTY CORP           | 001-002 | 003-121-07-100 | 45,464     | 360,328    | 0       | 0 | 0     | 0             | 405,792    |
| 109 | HILTON PHYLLIS TR             | 001-002 | 003-121-08-100 | 35,926     | 127,434    | 0       | 0 | 0     | 0             | 163,360    |
| 110 | DODGSON LAUREEN               | 001-002 | 003-121-09-100 | 29,991     | 102,014    | 0       | 0 | 0     | 0             | 132,005    |
| 111 | GAUTSCHI DAVID L TR           | 001-002 | 003-121-10-100 | 56,620     | 110,673    | 0       | 0 | 0     | 0             | 167,293    |
| 112 | BRAND STEPHEN S               | 001-002 | 003-121-11-100 | 90,000     | 200,000    | 0       | 0 | 0     | 0             | 290,000    |
| 113 | ROOD RICHARD R TR             | 001-002 | 003-121-12-100 | 254,395    | 274,747    | 0       | 0 | 0     | 0             | 529,142    |
| 114 | JOHNSON DAVID E               | 001-002 | 003-121-13-100 | 105,868    | 224,424    | 2,470   | 0 | 0     | 0             | 332,762    |
| 115 | HENNINGSEN BARBARA J TR       | 001-002 | 003-121-14-100 | 33,986     | 120,372    | 0       | 0 | 0     | 0             | 154,358    |
| 116 | 398 MAIN STREET LLC           | 001-002 | 003-121-15-100 | 82,218     | 154,180    | 0       | 0 | 0     | 0             | 236,398    |
| 117 | MACHADO DAVID JOSEPH TR       | 001-002 | 003-131-01-100 | 220,666    | 270,212    | 0       | 0 | 0     | 0             | 490,878    |
| 118 | ROOD RICHARD R TR             | 001-002 | 003-131-02-100 | 142,249    | 298,605    | 0       | 0 | 0     | 0             | 440,854    |
| 119 | SMITH THOMAS C TR             | 001-002 | 003-131-03-100 | 30,400     | 47,474     | 0       | 0 | 0     | 0             | 77,874     |
| 120 | SMITH THOMAS C TR             | 001-002 | 003-131-04-100 | 39,356     | 50,209     | 0       | 0 | 0     | 0             | 89,565     |
| 121 | BLACKWELL PATRICK TR          | 001-002 | 003-131-05-100 | 47,858     | 115,563    | 0       | 0 | 0     | 0             | 163,421    |
| 122 | BAEHNE JAMES R TR             | 001-002 | 003-131-06-100 | 71,740     | 206,577    | 0       | 0 | 0     | 0             | 278,317    |
| 123 | OLIVER JESS                   | 001-002 | 003-131-07-100 | 37,565     | 60,832     | 0       | 0 | 0     | 0             | 98,397     |
| 124 | CORVIN DONALD E JR TR         | 001-002 | 003-131-08-100 | 71,785     | 166,544    | 0       | 0 | 0     | 0             | 238,329    |
| 125 | OLIVER JESS                   | 001-002 | 003-131-09-100 | 25,029     | 50,086     | 0       | 0 | 0     | 0             | 75,115     |
| 126 | ALPINE PROPERTIES             | 001-002 | 003-131-10-100 | 53,432     | 104,521    | 0       | 0 | 0     | 0             | 157,953    |
| 127 | ALPINE PROPERTIES             | 001-002 | 003-141-01-100 | 40,074     | 214,964    | 0       | 0 | 0     | 0             | 255,038    |
| 128 | BERRY PHILLIP B TR            | 001-002 | 003-141-02-100 | 67,658     | 122,830    | 0       | 0 | 0     | 0             | 190,488    |
| 129 | FORSTER JEROME F TR           | 001-002 | 003-141-04-100 | 252,345    | 304,300    | 0       | 0 | 0     | 0             | 556,645    |
| 130 | CASO LAWRENCE TR              | 001-002 | 003-141-06-100 | 84,000     | 0          | 0       | 0 | 0     | 0             | 84,000     |
| 131 | VORSTER GREGORY               | 001-002 | 003-141-13-100 | 168,000    | 531,515    | 30,100  | 0 | 0     | 0             | 729,615    |
| 132 | SAMPLE MAUREEN L              | 001-002 | 003-141-16-100 | 82,197     | 74,726     | 0       | 0 | 0     | 0             | 156,923    |
| 133 | EL DOR CTY HISTORICAL SOCIETY | 001-002 | 003-141-19-100 | 47,099     | 79,335     | 0       | 0 | 0     | 126,434       | 0          |
| 134 | ZINSER BRIAN R TR             | 001-002 | 003-141-20-100 | 150,000    | 325,000    | 0       | 0 | 0     | 0             | 475,000    |
| 135 | CASO LAWRENCE TR              | 001-002 | 003-141-21-100 | 91,083     | 655,835    | 0       | 0 | 0     | 0             | 746,918    |
| 136 | VORSTER GREGORY               | 001-002 | 003-141-22-100 | 147,000    | 0          | 0       | 0 | 0     | 0             | 147,000    |
| 137 | BELL G KENNETH TR             | 001-002 | 003-171-03-100 | 42,545     | 92,369     | 0       | 0 | 0     | 0             | 134,914    |
| 138 | INTER COUNTY TITLE CO         | 001-002 | 003-171-04-100 | 162,327    | 541,145    | 0       | 0 | 0     | 0             | 703,472    |
| 139 | BICKEL SUZANNE DOUVRES        | 001-002 | 003-171-07-100 | 14,786     | 36,441     | 0       | 0 | 0     | 0             | 51,227     |
|     |                               |         |                | 10,405,560 | 28,818,574 | 339,389 | 0 | 0     | 126,434       | 39,436,089 |
| 140 | THIELE LAWRENCE A             | 001-027 | 325-120-48-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 141 | COUNTY OF EL DORADO           | 001-027 | 325-120-66-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 142 | COUNTY OF EL DORADO           | 001-027 | 325-120-74-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 143 | COUNTY OF EL DORADO           | 001-027 | 325-120-75-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 144 | CITY OF PLACERVILLE           | 001-027 | 325-120-86-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 145 | CITY OF PLACERVILLE           | 001-027 | 325-120-88-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 146 | COUNTY OF EL DORADO           | 001-027 | 325-280-01-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 147 | COUNTY OF EL DORADO           | 001-027 | 325-280-02-100 | 0          | 0          | 0       | 0 | 0     | 0             | 0          |
| 148 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 433,370    | 150,113    | 0       | 0 | 0     | 0             | 583,483    |
| 149 | RODRIGUEZ ROBERT R TR         | 001-027 | 323-360-01-100 | 17,422     | 90,976     | 0       | 0 | 0     | 0             | 108,398    |
| 150 | SANDERSON EARL G JR           | 001-027 | 323-360-02-100 | 34,690     | 236,074    | 0       | 0 | 0     | 0             | 270,764    |
| 151 | TEMPERO THOMAS ROBERT TR      | 001-027 | 323-360-03-100 | 86,534     | 55,061     | 0       | 0 | 0     | 0             | 141,595    |
| 152 | TEMPERO THOMAS ROBERT TR      | 001-027 | 323-360-04-100 | 69,512     | 150,178    | 0       | 0 | 0     | 0             | 219,690    |
| 153 | RAMIREZ TEODORO TR            | 001-027 | 323-360-06-100 | 167,876    | 392,160    | 0       | 0 | 0     | 0             | 560,036    |
| 154 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-360-08-100 | 13,625     | 0          | 0       | 0 | 0     | 0             | 13,625     |
| 155 | FLOWERS RICHARD I TR          | 001-027 | 323-360-09-100 | 40,898     | 269,360    | 0       | 0 | 0     | 0             | 310,258    |
| 156 | PLACERVILLE OAKS LLC          | 001-027 | 323-360-10-100 | 662,419    | 2,602,691  | 0       | 0 | 0     | 0             | 3,265,110  |
| 157 | WONG WING CHEUNG              | 001-027 | 323-360-13-100 | 29,763     | 72,807     | 0       | 0 | 7,000 | 0             | 102,570    |
| 158 | SCHILLER KARL H TR            | 001-027 | 323-360-14-100 | 238,136    | 500,093    | 0       | 0 | 0     | 0             | 738,229    |
| 159 | SOUZA INVESTMENT CORP THE     | 001-027 | 323-400-06-100 | 71,593     | 47,360     | 0       | 0 | 0     | 0             | 118,953    |
| 160 | LOSSIUS ROBERT L              | 001-027 | 323-400-26-100 | 98,217     | 62,417     | 0       | 0 | 0     | 0             | 160,634    |
| 161 | OSBORN MELVIN DAVID TR        | 001-027 | 325-120-11-100 | 142,880    | 129,780    | 0       | 0 | 0     | 0             | 272,660    |
| 162 | MALLARD INVESTORS PARTNERSHIP | 001-027 | 325-120-13-100 | 115,464    | 0          | 0       | 0 | 0     | 0             | 115,464    |
| 163 | COOPER TED W                  | 001-027 | 325-120-25-100 | 50,027     | 107,962    | 0       | 0 | 0     | 0             | 157,989    |
| 164 | COOPER TED W                  | 001-027 | 325-120-26-100 | 257,391    | 333,187    | 0       | 0 | 0     | 0             | 590,578    |
| 165 | JOHNSON LORRAINE B            | 001-027 | 325-120-28-100 | 191,622    | 317,607    | 0       | 0 | 0     | 0             | 509,229    |
| 166 | PLACERVILLE COTTAGES LLC      | 001-027 | 325-120-30-100 | 425,000    | 0          | 0       | 0 | 0     | 0             | 425,000    |
| 167 | BRIGGS RONALD V TR            | 001-027 | 325-120-31-100 | 176,000    | 98,500     | 0       | 0 | 0     | 0             | 274,500    |
| 168 | BRIGGS RONALD V TR            | 001-027 | 325-120-32-100 | 114,000    | 77,500     | 0       | 0 | 0     | 0             | 191,500    |
| 169 | LUMSDEN SHIRLEY K SURV TR     | 001-027 | 325-120-33-100 | 11,793     | 37,199     | 0       | 0 | 0     | 0             | 48,992     |
| 170 | DAWSON CLAYTON W TR MGR       | 001-027 | 325-120-35-100 | 174,660    | 39,102     | 0       | 0 | 0     | 0             | 213,762    |
| 171 | HAGEN CARL F IV               | 001-027 | 325-120-37-100 | 195,520    | 483,666    | 0       | 0 | 0     | 0             | 679,186    |
| 172 | SMITH THOMAS C TR             | 001-027 | 325-120-38-100 | 30,097     | 62,656     | 0       | 0 | 0     | 0             | 92,753     |
| 173 | PETERSEN MICHAEL E            | 001-027 | 325-120-41-100 | 123,678    | 413,764    | 0       | 0 | 0     | 0             | 537,442    |
| 174 | STRUCK RICHARD G              | 001-027 | 325-120-42-100 | 87,000     | 261,000    | 0       | 0 | 0     | 0             | 348,000    |
| 175 | ROBERTS GERALD M SR           | 001-027 | 325-120-44-100 | 47,261     | 185,385    | 0       | 0 | 0     | 0             | 232,646    |
| 176 | SANDERSON EARL G JR           | 001-027 | 325-120-45-100 | 8,027      | 0          | 0       | 0 | 0     | 0             | 8,027      |
| 177 | SANDERSON EARL G JR           | 001-027 | 325-120-46-100 | 8,027      | 0          | 0       | 0 | 0     | 0             | 8,027      |
| 178 | 49ER FEDERAL CREDIT UNION     | 001-027 | 325-120-47-100 | 209,591    | 699,869    | 74,812  | 0 | 0     | 0             | 984,272    |
| 179 | SANDERSON EARL G JR           | 001-027 | 325-120-49-100 | 5,702      | 13,322     | 0       | 0 | 0     | 0             | 19,024     |
| 180 | WELLS FARGO BANK NA           | 001-027 | 325-120-52-100 | 252,345    | 836,551    | 0       | 0 | 0     | 0             | 1,088,896  |
| 181 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 2,175,000  | 3,915,000  | 0       | 0 | 0     | 0             | 6,090,000  |
| 182 | KUMAR VIJAY                   | 001-027 | 325-120-54-100 | 763,166    | 763,166    | 0       | 0 | 0     | 0             | 1,526,372  |
| 183 | TRAUB JAMES G                 | 001-027 | 325-120-57-100 | 102,736    | 273,984    | 0       | 0 | 0     | 0             | 376,720    |
| 184 | TRAUB JAMES G                 | 001-027 | 325-120-58-100 | 102,735    | 273,981    | 0       | 0 | 0     | 0             | 376,716    |
| 185 | ROBINSON GARY D TR            | 001-027 | 325-120-59-100 | 150,000    | 100,000    | 0       | 0 | 0     | 0             | 250,000    |
| 186 | BRIGGS RONALD V TR            | 001-027 | 325-120-62-100 | 424,061    | 771,022    | 0       | 0 | 0     | 0             | 1,195,083  |
| 187 | PLACER TITLE COMPANY          | 001-027 | 325-120-63-100 | 190,522    | 438,587    | 104,121 | 0 | 0     | 0             | 733,230    |
| 188 | CLARK ELLA F                  | 001-027 | 325-120-68-100 | 63,548     | 123,367    | 0       | 0 | 7,000 | 0             | 186,915    |
| 189 | EL DORADO SAVINGS & LOAN      | 001-027 | 325-120-69-100 | 233,630    | 713,089    | 0       | 0 | 0     | 0             | 946,699    |
| 190 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 353,076    | 804,219    | 0       | 0 | 0     | 0             | 1,157,295  |
| 191 | EDENDALE APARTMENTS           | 001-027 | 325-120-77-100 | 1,190,699  | 3,542,341  | 0       | 0 | 0     | 0             | 4,733,040  |
| 192 | LINDA VOLKERTS TRUSTEE        | 001-027 | 325-120-78-100 | 332,746    | 801,639    | 0       | 0 | 0     | 0             | 1,134,385  |
| 193 | TRAUB JAMES G                 | 001-027 | 325-120-79-100 | 300,000    | 650,000    | 0       | 0 | 0     | 0             | 950,000    |
|     |                               |         |                |            |            |         |   |       | 11-0853.7.217 |            |



|     |                               |         |                |            |            |           |   |        |   |            |
|-----|-------------------------------|---------|----------------|------------|------------|-----------|---|--------|---|------------|
| 194 | MALLARD INVESTORS PARTNERSHIP | 001-027 | 325-120-81-100 | 196,252    | 0          | 0         | 0 | 0      | 0 | 196,252    |
| 195 | SMITH THOMAS C TR             | 001-027 | 325-120-87-100 | 35,324     | 75,034     | 0         | 0 | 0      | 0 | 110,358    |
| 196 | AMERIGAS PROPANE LP           | 001-027 | 325-120-89-100 | 284,911    | 119,067    | 1,761,193 | 0 | 0      | 0 | 2,165,171  |
| 197 | ANDRUSS SURBER PEGGY A TR     | 001-027 | 325-120-90-100 | 217,000    | 435,000    | 0         | 0 | 0      | 0 | 652,000    |
| 198 | ANDRUSS PEGGY A TR            | 001-027 | 325-120-91-100 | 756,250    | 715,949    | 0         | 0 | 0      | 0 | 1,472,199  |
| 199 | BRIGGS RONALD V TR            | 001-027 | 325-120-92-100 | 125,000    | 107,984    | 0         | 0 | 0      | 0 | 232,984    |
| 200 | ROBINSON GARY D TR            | 001-027 | 325-120-93-100 | 80,000     | 20,000     | 0         | 0 | 0      | 0 | 100,000    |
| 201 | VUKOVICH TROY TR              | 001-027 | 325-160-08-100 | 141,500    | 124,000    | 0         | 0 | 0      | 0 | 265,500    |
| 202 | BRIGGS RONALD V TR            | 001-027 | 325-160-16-100 | 78,500     | 149,500    | 0         | 0 | 0      | 0 | 228,000    |
| 203 | WILLIAMS ROLAND C JR SUCC TR  | 001-027 | 325-160-23-100 | 34,871     | 90,347     | 0         | 0 | 0      | 0 | 125,218    |
| 204 | TOWER ENERGY GROUP A CA CORP  | 001-027 | 325-160-24-100 | 661,428    | 769,625    | 125,505   | 0 | 0      | 0 | 1,556,558  |
| 205 | TURNEY DONALD E TR            | 001-027 | 325-160-25-100 | 27,356     | 130,276    | 0         | 0 | 0      | 0 | 157,632    |
| 206 | THOMAS FRANK C TR             | 001-027 | 325-160-31-100 | 37,557     | 146,948    | 0         | 0 | 0      | 0 | 184,505    |
| 207 | MONROE BILL K TR              | 001-027 | 325-160-40-100 | 177,117    | 562,132    | 0         | 0 | 0      | 0 | 739,249    |
| 208 | DEL RIO DAVID M TR            | 001-027 | 325-160-41-100 | 65,605     | 248,560    | 0         | 0 | 0      | 0 | 314,165    |
| 209 | DUNCAN DEAN BRIAN             | 001-027 | 325-160-42-100 | 56,771     | 94,625     | 0         | 0 | 0      | 0 | 151,396    |
| 210 | FORNI BUSINESS PARK A CA LLC  | 001-027 | 325-230-23-100 | 337,000    | 0          | 0         | 0 | 0      | 0 | 337,000    |
| 211 | LAVORINI THREE LLC            | 001-027 | 325-240-15-100 | 416,741    | 1,262,141  | 0         | 0 | 0      | 0 | 1,678,882  |
| 212 | NEW MORNING YOUTH & FAM SVCS  | 001-027 | 325-240-16-100 | 317,500    | 0          | 0         | 0 | 0      | 0 | 317,500    |
| 213 | SCALES DIANA J                | 001-027 | 325-310-60-100 | 77,392     | 69,651     | 0         | 0 | 7,000  | 0 | 147,043    |
| 214 | CALLAWAY DONALD S             | 001-027 | 325-310-61-100 | 85,000     | 210,500    | 0         | 0 | 7,000  | 0 | 295,500    |
| 215 | DAMASK KENNETH G              | 001-027 | 325-310-62-100 | 450,000    | 0          | 0         | 0 | 0      | 0 | 450,000    |
| 216 | HELM BETTINA S HOLIFIELD      | 001-027 | 325-310-64-100 | 73,858     | 94,007     | 0         | 0 | 0      | 0 | 167,865    |
| 217 | IN N OUT BURGERS              | 001-027 | 325-310-72-100 | 704,415    | 673,763    | 113,185   | 0 | 0      | 0 | 1,491,363  |
| 218 | MOORE J GILBERT               | 001-027 | 325-310-76-100 | 211,281    | 0          | 0         | 0 | 0      | 0 | 211,281    |
| 219 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 781,322    | 1,030,773  | 287,448   | 0 | 0      | 0 | 2,099,543  |
| 220 | KHOURY ELIAS I TR             | 001-027 | 325-310-87-100 | 1,080,000  | 1,920,000  | 0         | 0 | 0      | 0 | 3,000,000  |
| 221 | HILL JOHN B                   | 001-027 | 325-360-20-100 | 65,408     | 174,442    | 0         | 0 | 7,000  | 0 | 239,850    |
|     |                               |         |                | 18,547,438 | 31,121,059 | 2,466,264 | 0 | 35,000 | 0 | 52,134,761 |

|     |                                |         |                |           |           |   |   |   |   |           |
|-----|--------------------------------|---------|----------------|-----------|-----------|---|---|---|---|-----------|
| 222 | STATE OF CALIFORNIA            | 001-043 | 001-162-41-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 223 | STATE OF CALIFORNIA            | 001-043 | 002-132-07-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 224 | STATE OF CALIFORNIA            | 001-043 | 002-132-08-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 225 | STATE OF CALIFORNIA            | 001-043 | 002-152-01-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 226 | STATE OF CALIFORNIA            | 001-043 | 002-181-12-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 227 | PLACERVILLE CITY OF            | 001-043 | 002-181-15-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 228 | CITY OF PLACERVILLE            | 001-043 | 002-181-19-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 229 | ERICKSON ROBERT F TR           | 001-043 | 002-191-19-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 230 | PLACERVILLE CITY OF            | 001-043 | 002-201-08-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 231 | CALIFORNIA STATE OF            | 001-043 | 003-022-03-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 232 | STATE OF CALIFORNIA            | 001-043 | 003-022-04-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 233 | CALIFORNIA STATE OF            | 001-043 | 003-022-05-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 234 | STATE OF CALIFORNIA            | 001-043 | 003-022-06-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 235 | CITY OF PLACERVILLE            | 001-043 | 003-072-35-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 236 | UNITED STATES POSTAL SERVICE   | 001-043 | 003-181-25-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 237 | PLACERVILLE CITY OF            | 001-043 | 003-181-29-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 238 | PLACERVILLE CITY OF            | 001-043 | 004-041-04-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 239 | CALIFORNIA STATE OF            | 001-043 | 004-131-35-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 240 | CITY OF PLACERVILLE            | 001-043 | 004-261-07-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 241 | CALIFORNIA STATE OF            | 001-043 | 049-180-36-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 242 | PLACERVILLE CITY OF            | 001-043 | 050-210-14-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 243 | CITY OF PLACERVILLE            | 001-043 | 050-210-34-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 244 | STATE OF CALIFORNIA            | 001-043 | 050-210-35-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 245 | STATE OF CALIFORNIA            | 001-043 | 050-210-36-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 246 | STATE OF CALIFORNIA            | 001-043 | 323-010-08-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 247 | BAYBARZ CAROLYN TR             | 001-043 | 323-400-14-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 248 | BAYBARZ CAROLYN TR             | 001-043 | 323-400-24-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 249 | CITY OF PLACERVILLE            | 001-043 | 323-400-25-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 250 | CITY OF PLACERVILLE            | 001-043 | 323-400-27-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 251 | COUNTY OF EL DORADO            | 001-043 | 323-400-29-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 252 | STATE OF CALIFORNIA            | 001-043 | 323-400-30-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 253 | CALIFORNIA STATE OF            | 001-043 | 323-510-32-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 254 | STATE OF CALIFORNIA            | 001-043 | 323-510-33-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 255 | STATE OF CALIFORNIA            | 001-043 | 323-510-35-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 256 | CITY OF PLACERVILLE            | 001-043 | 323-580-16-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 257 | STATE OF CALIFORNIA            | 001-043 | 323-580-22-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 258 | STATE OF CALIFORNIA            | 001-043 | 323-580-24-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 259 | SAC PLACERVILLE TRANS CORRIDOR | 001-043 | 325-010-10-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 260 | FORNI DENNIS (DECD)            | 001-043 | 325-240-04-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 261 | COUNTY OF EL DORADO            | 001-043 | 325-240-06-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 262 | COUNTY OF EL DORADO            | 001-043 | 325-240-07-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 263 | COUNTY OF EL DORADO            | 001-043 | 325-240-10-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 264 | COUNTY OF EL DORADO            | 001-043 | 325-240-11-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 265 | COUNTY OF EL DORADO            | 001-043 | 325-240-12-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 266 | CITY OF PLACERVILLE            | 001-043 | 325-240-20-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 267 | COUNTY OF EL DORADO            | 001-043 | 325-240-21-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 268 | STATE OF CALIFORNIA            | 001-043 | 325-240-22-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 269 | CALIFORNIA STATE OF            | 001-043 | 325-280-03-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 270 | COUNTY OF EL DORADO            | 001-043 | 325-280-04-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 271 | COUNTY OF EL DORADO            | 001-043 | 325-280-06-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 272 | COUNTY OF EL DORADO            | 001-043 | 325-280-24-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 273 | STATE OF CALIFORNIA            | 001-043 | 325-280-32-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 274 | STATE OF CALIFORNIA            | 001-043 | 325-290-01-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 275 | STATE OF CALIFORNIA            | 001-043 | 325-290-32-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 276 | STATE OF CALIFORNIA            | 001-043 | 325-290-33-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 277 | STATE OF CALIFORNIA            | 001-043 | 325-290-35-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 278 | COUNTY OF EL DORADO            | 001-043 | 325-300-32-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 279 | STATE OF CALIFORNIA            | 001-043 | 325-300-33-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 280 | STATE OF CALIFORNIA            | 001-043 | 325-310-14-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 281 | GRAY JOHN M & RUTH J           | 001-043 | 325-310-23-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 282 | CITY OF PLACERVILLE            | 001-043 | 325-310-92-100 | 0         | 0         | 0 | 0 | 0 | 0 | 0         |
| 283 | HERRERA GARY J                 | 001-043 | 001-221-13-100 | 7,550     | 0         | 0 | 0 | 0 | 0 | 7,550     |
| 284 | STANCIL JOSEPH E JR TR         | 001-043 | 002-132-05-100 | 92,551    | 195,254   | 0 | 0 | 0 | 0 | 287,805   |
| 285 | LABBITT CASEY                  | 001-043 | 002-171-07-100 | 81,406    | 30,527    | 0 | 0 | 0 | 0 | 111,933   |
| 286 | FRANK SCHRADER INVESTMENT CO   | 001-043 | 002-171-08-100 | 165,190   | 304,871   | 0 | 0 | 0 | 0 | 470,061   |
| 287 | STANCIL JOSEPH E JR TR         | 001-043 | 002-171-09-100 | 71,558    | 0         | 0 | 0 | 0 | 0 | 71,558    |
| 288 | 617 MAIN STREET LLC A CA LLC   | 001-043 | 002-171-10-100 | 100,000   | 300,000   | 0 | 0 | 0 | 0 | 400,000   |
| 289 | SIERRA BLUE LLC                | 001-043 | 002-171-11-100 | 233,281   | 0         | 0 | 0 | 0 | 0 | 233,281   |
| 290 | LABBITT CASEY                  | 001-043 | 002-171-12-100 | 254,395   | 956,527   | 0 | 0 | 0 | 0 | 1,210,922 |
| 291 | SIERRA BLUE LLC                | 001-043 | 002-171-14-100 | 1,058,817 | 433,318   | 0 | 0 | 0 | 0 | 1,492,135 |
| 292 | STANCIL JOSEPH E JR TR         | 001-043 | 002-181-07-100 | 42,930    | 217,961   | 0 | 0 | 0 | 0 | 260,891   |
| 293 | MALL CORP                      | 001-043 | 002-181-10-100 | 98,397    | 962,959   | 0 | 0 | 0 | 0 | 1,061,356 |
| 294 | NAUSLAR SUSAN TR               | 001-043 | 002-181-11-100 | 442,888   | 1,122,550 | 0 | 0 | 0 | 0 | 1,565,438 |
| 295 | NAUSLAR SUSAN TR               | 001-043 | 002-181-13-100 | 208,575   | 745,994   | 0 | 0 | 0 | 0 | 954,569   |
| 296 | BEALS-STUPEK PROPERTIES CA LLC | 001-043 | 002-181-14-100 | 211,737   | 264,673   | 0 | 0 | 0 | 0 | 476,410   |

|     |                                |         |                |         |           |         |   |       |         |           |
|-----|--------------------------------|---------|----------------|---------|-----------|---------|---|-------|---------|-----------|
| 297 | MALL CORP CA CORP              | 001-043 | 002-181-18-100 | 1,764   | 0         | 0       | 0 | 0     | 0       | 1,764     |
| 298 | ROOD RICHARD R TR              | 001-043 | 002-181-22-100 | 29,001  | 0         | 0       | 0 | 0     | 0       | 29,001    |
| 299 | CRISWELL WAYNE R               | 001-043 | 002-191-06-100 | 74,102  | 0         | 0       | 0 | 0     | 0       | 74,102    |
| 300 | WRIGHT DEAN CHARLES            | 001-043 | 002-191-07-100 | 45,365  | 43,852    | 0       | 0 | 0     | 0       | 89,217    |
| 301 | CRISWELL WAYNE R               | 001-043 | 002-191-08-100 | 229,464 | 123,987   | 0       | 0 | 0     | 0       | 353,451   |
| 302 | ALLENORFER HORST J TR          | 001-043 | 002-191-14-100 | 144,724 | 484,534   | 0       | 0 | 0     | 0       | 629,258   |
| 303 | WEINER DAIN P                  | 001-043 | 002-191-15-100 | 243,621 | 26,491    | 0       | 0 | 0     | 0       | 270,112   |
| 304 | WEINER DAIN P                  | 001-043 | 002-191-16-100 | 21,368  | 223,868   | 0       | 0 | 0     | 0       | 245,236   |
| 305 | WASHBURN PAUL L                | 001-043 | 002-191-17-100 | 19,071  | 61,518    | 0       | 0 | 0     | 0       | 80,589    |
| 306 | PESKO THOMAS                   | 001-043 | 002-191-18-100 | 19,952  | 219,478   | 0       | 0 | 0     | 0       | 239,430   |
| 307 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-14-100 | 220,290 | 715,949   | 0       | 0 | 0     | 0       | 936,239   |
| 308 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 605,802 | 1,486,973 | 0       | 0 | 0     | 0       | 2,092,775 |
| 309 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 457,784 | 721,011   | 0       | 0 | 0     | 0       | 1,178,795 |
| 310 | MALONE TIMOTHY L               | 001-043 | 002-241-24-100 | 44,000  | 120,500   | 0       | 0 | 0     | 0       | 164,500   |
| 311 | VARDANEGA RONALD J             | 001-043 | 002-244-06-100 | 96,887  | 224,129   | 0       | 0 | 0     | 0       | 321,016   |
| 312 | WEIR HARLEY E                  | 001-043 | 002-244-07-100 | 51,003  | 114,157   | 0       | 0 | 0     | 0       | 165,160   |
| 313 | WEIR HARLEY E                  | 001-043 | 002-244-12-100 | 33,442  | 6,067     | 0       | 0 | 0     | 0       | 39,509    |
| 314 | PROSSER ALTON J TR             | 001-043 | 002-244-13-100 | 50,192  | 135,408   | 0       | 0 | 0     | 0       | 185,600   |
| 315 | SCHUDY KAREN R                 | 001-043 | 002-244-14-100 | 10,504  | 56,470    | 0       | 0 | 0     | 0       | 66,974    |
| 316 | GIER ROBERT H CO TR            | 001-043 | 002-244-16-100 | 44,191  | 138,721   | 0       | 0 | 0     | 0       | 182,912   |
| 317 | DETMOLD A DE LLC               | 001-043 | 002-244-17-100 | 93,778  | 321,071   | 0       | 0 | 0     | 0       | 414,849   |
| 318 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 483,905 | 875,994   | 0       | 0 | 0     | 0       | 1,359,899 |
| 319 | DELTA NATIONAL BANK            | 001-043 | 002-251-20-100 | 526,249 | 498,815   | 0       | 0 | 0     | 0       | 1,025,064 |
| 320 | DELTA NATIONAL BANK            | 001-043 | 002-261-11-100 | 72,328  | 498,815   | 0       | 0 | 0     | 0       | 571,143   |
| 321 | DIAB FAROUK                    | 001-043 | 002-261-15-100 | 72,866  | 346,058   | -48,207 | 0 | 0     | 0       | 467,131   |
| 322 | DIAB FAROUK                    | 001-043 | 002-261-16-100 | 77,114  | 0         | 0       | 0 | 0     | 0       | 77,114    |
| 323 | DIAB FAROUK                    | 001-043 | 002-261-33-100 | 12,989  | 0         | 0       | 0 | 0     | 0       | 12,989    |
| 324 | BURGERVILLE                    | 001-043 | 002-261-34-100 | 210,322 | 339,763   | 0       | 0 | 0     | 0       | 550,085   |
| 325 | SFP C AN OR LMTD PRTNNSHP      | 001-043 | 002-261-35-100 | 451,805 | 1,119,340 | 0       | 0 | 0     | 0       | 1,571,145 |
| 326 | ALBUSCHE DOLA SURV TR          | 001-043 | 002-261-36-100 | 88,367  | 342,718   | 0       | 0 | 0     | 0       | 431,085   |
| 327 | OLSON CHARLES E                | 001-043 | 002-261-38-100 | 33,455  | 48,897    | 0       | 0 | 0     | 0       | 82,352    |
| 328 | REBIZZO ESTHER E TR            | 001-043 | 003-022-02-100 | 158,803 | 1,429,233 | 0       | 0 | 0     | 0       | 1,588,036 |
| 329 | GUMBALL HOLDINGS CA LLC        | 001-043 | 003-051-05-100 | 11,193  | 0         | 0       | 0 | 0     | 0       | 11,193    |
| 330 | GUMBALL HOLDING CA LLC         | 001-043 | 003-051-07-100 | 29,509  | 0         | 0       | 0 | 0     | 0       | 29,509    |
| 331 | MARTY TERESA M TR              | 001-043 | 003-051-20-100 | 138,249 | 190,920   | 0       | 0 | 0     | 0       | 329,169   |
| 332 | EDEN TAMI TR                   | 001-043 | 003-051-21-100 | 114,302 | 129,780   | 0       | 0 | 0     | 0       | 244,082   |
| 333 | GUMBALL HOLDINGS LLC           | 001-043 | 003-051-23-100 | 112,201 | 168,302   | 0       | 0 | 0     | 0       | 280,503   |
| 334 | GUMBALL HOLDINGS CA LLC        | 001-043 | 003-051-26-100 | 102,257 | 259,383   | 9,350   | 0 | 0     | 0       | 370,990   |
| 335 | EUBANKS CHARLES A TR           | 001-043 | 003-051-27-100 | 24,438  | 0         | 0       | 0 | 0     | 0       | 24,438    |
| 336 | ALPINE PROPERTIES              | 001-043 | 003-051-31-100 | 45,414  | 105,981   | 0       | 0 | 0     | 0       | 151,395   |
| 337 | WENTZ FREDERICK J TR           | 001-043 | 003-051-34-100 | 41,141  | 68,928    | 0       | 0 | 0     | 0       | 110,069   |
| 338 | ROBINSON DONALD W TR AKA       | 001-043 | 003-051-35-100 | 16,731  | 85,624    | 0       | 0 | 0     | 0       | 102,355   |
| 339 | FAUSEL FRANK FANARD SUCC TR    | 001-043 | 003-071-67-100 | 17,599  | 0         | 0       | 0 | 0     | 0       | 17,599    |
| 340 | FAUSEL PROFESSIONAL CENTER LLC | 001-043 | 003-071-68-100 | 158,000 | 0         | 0       | 0 | 0     | 0       | 158,000   |
| 341 | RAFFETTO ENTERPRISES           | 001-043 | 003-151-01-100 | 27,877  | 3,853     | 0       | 0 | 0     | 0       | 31,730    |
| 342 | WEYCKER JASON T                | 001-043 | 003-151-07-100 | 13,000  | 0         | 0       | 0 | 0     | 0       | 13,000    |
| 343 | DODGSON LAUREN M               | 001-043 | 003-151-08-100 | 12,836  | 0         | 0       | 0 | 0     | 0       | 12,836    |
| 344 | WOO JAMES B K TR               | 001-043 | 003-151-09-100 | 17,342  | 0         | 0       | 0 | 0     | 0       | 17,342    |
| 345 | SMITH THOMAS C                 | 001-043 | 003-151-10-100 | 11,902  | 0         | 0       | 0 | 0     | 0       | 11,902    |
| 346 | DIANE & MELANIE WILKINSON      | 001-043 | 003-151-11-100 | 21,000  | 0         | 0       | 0 | 0     | 0       | 21,000    |
| 347 | WILKINSON DIANE                | 001-043 | 003-151-12-100 | 17,000  | 0         | 0       | 0 | 0     | 0       | 17,000    |
| 348 | WEYCKER JASON T                | 001-043 | 003-151-20-100 | 54,500  | 117,000   | 0       | 0 | 0     | 0       | 171,500   |
| 349 | DI NUNZIO ROBERT               | 001-043 | 003-151-32-100 | 158,000 | 131,500   | 0       | 0 | 0     | 0       | 289,500   |
| 350 | WILKINSON CASSANDRA            | 001-043 | 003-151-38-100 | 24,000  | 0         | 0       | 0 | 0     | 0       | 24,000    |
| 351 | REEDER ROBERT M TR             | 001-043 | 003-171-05-100 | 40,025  | 103,788   | 0       | 0 | 0     | 0       | 143,813   |
| 352 | FLICKINGER ALICE J TR          | 001-043 | 004-011-04-100 | 22,167  | 37,913    | 0       | 0 | 0     | 0       | 60,080    |
| 353 | HALSEY TOMMY                   | 001-043 | 004-011-05-100 | 42,502  | 54,829    | 0       | 0 | 0     | 0       | 97,331    |
| 354 | STOUT AMBER M                  | 001-043 | 004-011-06-100 | 102,500 | 64,000    | 0       | 0 | 7,000 | 0       | 166,500   |
| 355 | HAMBLÉN DAVID ALAN             | 001-043 | 004-011-07-100 | 10,712  | 35,768    | 0       | 0 | 0     | 0       | 46,480    |
| 356 | STANCIL JOSEPH E JR TR         | 001-043 | 004-011-11-100 | 25,748  | 0         | 0       | 0 | 0     | 0       | 25,748    |
| 357 | HOWE WILBUR C TR               | 001-043 | 004-011-37-100 | 16,081  | 2,284     | 0       | 0 | 0     | 0       | 18,365    |
| 358 | HOWE WILBUR C TR               | 001-043 | 004-011-38-100 | 64,916  | 96,667    | 0       | 0 | 0     | 0       | 161,583   |
| 359 | PRESGRAVE RAYMOND C TR         | 001-043 | 004-011-45-100 | 109,302 | 279,334   | 0       | 0 | 0     | 0       | 388,636   |
| 360 | GOESSLING-EVANS DONNA          | 001-043 | 004-011-64-100 | 80,964  | 85,724    | 0       | 0 | 0     | 0       | 166,688   |
| 361 | NORTHERN CA INALLIANCE CA NON  | 001-043 | 004-011-66-100 | 212,775 | 164,338   | 0       | 0 | 0     | 0       | 377,113   |
| 362 | LEGER WILLIAM F                | 001-043 | 004-011-76-100 | 129,419 | 92,460    | 3,000   | 0 | 0     | 0       | 224,879   |
| 363 | SMELTZER DAVID S               | 001-043 | 004-011-77-100 | 148,696 | 0         | 0       | 0 | 0     | 0       | 148,696   |
| 364 | KANALEY JUDY M                 | 001-043 | 004-031-01-100 | 30,238  | 77,882    | 0       | 0 | 7,000 | 0       | 108,120   |
| 365 | DEVITO VINCENT PAUL            | 001-043 | 004-031-20-100 | 98,887  | 167,856   | 5,500   | 0 | 0     | 0       | 272,243   |
| 366 | FUSANO CHRISTOPHER G TR        | 001-043 | 004-031-21-100 | 97,790  | 16,841    | 0       | 0 | 0     | 0       | 114,631   |
| 367 | PRESCOTT LAWRENCE L TR         | 001-043 | 004-041-02-100 | 90,907  | 0         | 0       | 0 | 0     | 0       | 90,907    |
| 368 | ROOD RICHARD R TR              | 001-043 | 004-041-03-100 | 119,216 | 0         | 0       | 0 | 0     | 0       | 119,216   |
| 369 | ROOD RICHARD R TR              | 001-043 | 004-041-05-100 | 57,000  | 163,000   | 0       | 0 | 0     | 0       | 220,000   |
| 370 | KIRKPATRICK STEVEN K           | 001-043 | 004-041-10-100 | 71,254  | 145,312   | 0       | 0 | 0     | 0       | 216,566   |
| 371 | HUTCHINS HAROLE E              | 001-043 | 004-041-11-100 | 39,898  | 49,872    | 0       | 0 | 0     | 0       | 89,770    |
| 372 | THOMSON JAMES (DEC'D)          | 001-043 | 004-042-02-100 | 3,376   | 32,367    | 0       | 0 | 0     | 0       | 35,743    |
| 373 | LOMNITZ CAROL OXLEY TR         | 001-043 | 004-042-03-100 | 38,519  | 210,926   | 0       | 0 | 7,000 | 0       | 249,445   |
| 374 | STROUP MARIA                   | 001-043 | 004-042-08-100 | 23,809  | 39,883    | 0       | 0 | 0     | 0       | 63,692    |
| 375 | SATTLER ELLEN                  | 001-043 | 004-042-15-100 | 16,974  | 41,747    | 0       | 0 | 7,000 | 0       | 58,721    |
| 376 | PORINI ELMER F                 | 001-043 | 004-042-21-100 | 15,786  | 56,083    | 0       | 0 | 7,000 | 0       | 71,869    |
| 377 | ELLIS CHARLES F                | 001-043 | 004-042-28-100 | 55,881  | 128,544   | 0       | 0 | 0     | 0       | 184,425   |
| 378 | PEREZ SOCRATES                 | 001-043 | 004-042-29-100 | 60,000  | 138,500   | 0       | 0 | 0     | 0       | 198,500   |
| 379 | SOFFIOTTO THERESA M            | 001-043 | 004-042-30-100 | 85,000  | 126,000   | 0       | 0 | 0     | 0       | 211,000   |
| 380 | O NEILL EILEEN M               | 001-043 | 004-042-35-100 | 61,000  | 96,500    | 0       | 0 | 0     | 0       | 157,500   |
| 381 | MCINTIRE DORIS                 | 001-043 | 004-042-36-100 | 64,590  | 97,921    | 0       | 0 | 0     | 0       | 162,511   |
| 382 | SANDS DEAN KENNEDY TR          | 001-043 | 004-111-07-100 | 80,500  | 112,000   | 0       | 0 | 0     | 0       | 192,500   |
| 383 | SONDENO RANDOLPH G             | 001-043 | 004-111-10-100 | 52,326  | 148,277   | 0       | 0 | 0     | 0       | 200,603   |
| 384 | GASTALDI MICHAEL               | 001-043 | 004-111-11-100 | 48,895  | 42,749    | 0       | 0 | 0     | 0       | 91,644    |
| 385 | BONHAM JUDITH TR               | 001-043 | 004-111-12-100 | 64,500  | 77,500    | 0       | 0 | 0     | 0       | 142,000   |
| 386 | PEIRCE ADELE M TR              | 001-043 | 004-111-27-100 | 93,981  | 0         | 0       | 0 | 0     | 0       | 93,981    |
| 387 | BYERS MELODY B                 | 001-043 | 004-111-32-100 | 48,217  | 79,560    | 0       | 0 | 7,000 | 0       | 127,777   |
| 388 | PEIRCE ADELE M TR              | 001-043 | 004-111-37-100 | 12,507  | 8,929     | 0       | 0 | 0     | 0       | 21,436    |
| 389 | RILEY ROY K TR                 | 001-043 | 004-111-38-100 | 3,443   | 28,639    | 0       | 0 | 7,000 | 0       | 32,082    |
| 390 | SPRINGER ROBERT E TR           | 001-043 | 004-111-40-100 | 3,104   | 17,693    | 0       | 0 | 0     | 0       | 20,797    |
| 391 | PUBA PROPERTIES CA LLC         | 001-043 | 004-111-41-100 | 133,353 | 0         | 0       | 0 | 0     | 0       | 133,353   |
| 392 | OLSEN WILLIAM A III LE%        | 001-043 | 004-112-04-100 | 3,910   | 20,379    | 0       | 0 | 0     | 0       | 24,289    |
| 393 | SHER BENJAMIN D TR             | 001-043 | 004-112-07-100 | 30,907  | 79,059    | 0       | 0 | 0     | 0       | 109,966   |
| 394 | NIEKARZ ERNEST                 | 001-043 | 004-112-08-100 | 29,000  | 78,500    | 0       | 0 | 7,000 | 0       | 107,500   |
| 395 | HAN OK JUNG SURV CO TR         | 001-043 | 004-112-09-100 | 192,754 | 82,607    | 0       | 0 | 0     | 0       | 275,361   |
| 396 | SPRINGER ROBERT E TR           | 001-043 | 004-112-18-100 | 4,267   | 30,040    | 0       | 0 | 7,000 | 0       | 34,307    |
| 397 | SPRINGER ROBERT E TR           | 001-043 | 004-112-19-100 | 4,092   | 0         | 0       | 0 | 0     | 0       | 4,092     |
| 398 | WILLIAMSON DARYL               | 001-043 | 004-112-23-100 | 67,000  | 127,500   | 0       | 0 | 7,000 | 0       | 194,500   |
| 399 | NEW MORNING YOUTH/FAM SER INC  | 001-043 | 004-112-24-100 | 51,688  | 51,681    | 5,497   | 0 | 0     | 108,666 | 0         |
| 400 | THUESON TIMOTHY L              | 001-043 | 004-112-25-100 | 4,872   | 61,301    | 0       | 0 | 7,000 | 0       | 66,173    |
| 401 | MILLER LUKE A                  | 001-043 | 004-131-05-100 | 84,798  | 254,395   | 5,500   | 0 | 0     | 0       | 344,693   |
| 402 | SEA GERALD L SUCC TR           | 001-043 | 004-131-21-100 | 22,857  | 38,596    | 0       | 0 | 0     | 0       | 61,453    |



|     |                                |         |                |           |           |           |   |       |         |           |
|-----|--------------------------------|---------|----------------|-----------|-----------|-----------|---|-------|---------|-----------|
| 403 | CRAVEN JENNIFER                | 001-043 | 004-131-22-100 | 63,500    | 119,000   | 0         | 0 | 7,000 | 0       | 182,500   |
| 404 | HOLLIDAY PAUL E TR             | 001-043 | 004-131-23-100 | 40,500    | 108,500   | 0         | 0 | 0     | 0       | 149,000   |
| 405 | MOTHER LODE PTG & PUB CO INC   | 001-043 | 004-131-32-100 | 570,451   | 1,028,232 | 0         | 0 | 0     | 0       | 1,598,683 |
| 406 | KUSHWAHA RANJIT                | 001-043 | 004-131-33-100 | 103,792   | 259,483   | 0         | 0 | 0     | 0       | 363,275   |
| 407 | ORELLI PATRICK J SUCC TR       | 001-043 | 004-131-37-100 | 178,115   | 197,214   | 0         | 0 | 0     | 0       | 375,329   |
| 408 | ORELLI GEORGIE H TR            | 001-043 | 004-131-38-100 | 30,393    | 27,541    | 0         | 0 | 0     | 0       | 57,934    |
| 409 | PATEL UMESH D CO TR            | 001-043 | 004-131-40-100 | 518,966   | 778,450   | 68,970    | 0 | 0     | 0       | 1,366,386 |
| 410 | REVAZ ALEX J JR TR             | 001-043 | 004-131-41-100 | 3,844     | 0         | 0         | 0 | 0     | 0       | 3,844     |
| 411 | PATEL UMESH D CO TR            | 001-043 | 004-131-42-100 | 518,966   | 778,450   | 0         | 0 | 0     | 0       | 1,297,416 |
| 412 | THUESON OREL G & SHIRLEY J     | 001-043 | 004-151-07-100 | 1,764     | 692       | 0         | 0 | 0     | 0       | 2,456     |
| 413 | RIVAS F PIERRE                 | 001-043 | 004-151-09-100 | 31,536    | 75,698    | 0         | 0 | 0     | 0       | 107,234   |
| 414 | DIXON DAN                      | 001-043 | 004-151-10-100 | 47,500    | 95,500    | 0         | 0 | 0     | 0       | 143,000   |
| 415 | BALL SAMMIE M TR               | 001-043 | 004-151-11-100 | 3,910     | 29,684    | 0         | 0 | 7,000 | 0       | 33,594    |
| 416 | BALL SAMMIE M TR               | 001-043 | 004-151-12-100 | 47,500    | 100,500   | 0         | 0 | 0     | 0       | 148,000   |
| 417 | BUKEMA MARVIN J                | 001-043 | 004-151-16-100 | 10,469    | 33,580    | 0         | 0 | 0     | 0       | 44,049    |
| 418 | BUKEMA MARVIN J                | 001-043 | 004-151-17-100 | 8,686     | 31,177    | 0         | 0 | 0     | 0       | 39,863    |
| 419 | BUKEMA MARVIN J                | 001-043 | 004-151-18-100 | 11,652    | 57,571    | 0         | 0 | 0     | 0       | 69,223    |
| 420 | SOLORIO HECTOR                 | 001-043 | 004-151-18-200 | 0         | 4,000     | 0         | 0 | 0     | 0       | 4,000     |
| 421 | SIRON RANDALL J TR             | 001-043 | 004-151-19-100 | 45,523    | 123,734   | 0         | 0 | 0     | 0       | 169,257   |
| 422 | COPEMAN TERESA L               | 001-043 | 004-151-20-100 | 61,636    | 75,335    | 0         | 0 | 0     | 0       | 136,971   |
| 423 | DUBE DENIS                     | 001-043 | 004-151-21-100 | 100,000   | 113,500   | 0         | 0 | 0     | 0       | 213,500   |
| 424 | WILKINSON BARRY J TR           | 001-043 | 004-151-22-100 | 41,089    | 116,433   | 0         | 0 | 0     | 0       | 157,522   |
| 425 | SCATES GERVASI CA LLC          | 001-043 | 004-191-48-100 | 354,000   | 396,000   | 0         | 0 | 0     | 0       | 750,000   |
| 426 | ACCETTURA JOSEPH TR            | 001-043 | 004-191-49-100 | 189,000   | 0         | 0         | 0 | 0     | 0       | 189,000   |
| 427 | STEVENOT DEBRA C               | 001-043 | 004-191-50-100 | 529,346   | 635,214   | 0         | 0 | 0     | 0       | 1,164,560 |
| 428 | MARTIN MATTHEW J               | 001-043 | 004-191-51-100 | 75,000    | 122,500   | 0         | 0 | 0     | 0       | 197,500   |
| 429 | ROSE MARCIA                    | 001-043 | 004-191-52-100 | 72,500    | 36,500    | 0         | 0 | 0     | 0       | 109,000   |
| 430 | REED LUISE                     | 001-043 | 004-191-53-100 | 8,562     | 42,926    | 0         | 0 | 0     | 0       | 51,488    |
| 431 | REED LUISE                     | 001-043 | 004-191-54-100 | 5,701     | 29,322    | 0         | 0 | 0     | 0       | 35,023    |
| 432 | SCALES WILLIAM A               | 001-043 | 004-191-55-100 | 39,288    | 107,038   | 0         | 0 | 7,000 | 0       | 146,326   |
| 433 | SIMKINS ERIC L                 | 001-043 | 004-191-56-100 | 44,527    | 121,965   | 0         | 0 | 0     | 0       | 166,492   |
| 434 | BOE KENNETH G TR               | 001-043 | 004-201-12-100 | 164,584   | 625,452   | 199,650   | 0 | 0     | 0       | 989,686   |
| 435 | MACKLIN KENNETH DUANE          | 001-043 | 004-201-13-100 | 123,544   | 479,142   | 0         | 0 | 0     | 0       | 602,686   |
| 436 | KAPRE PROPERTIES INC           | 001-043 | 004-201-14-100 | 98,953    | 379,758   | 0         | 0 | 0     | 0       | 478,711   |
| 437 | MALYSZ EDWARD F TR             | 001-043 | 004-201-15-100 | 6,276     | 0         | 0         | 0 | 0     | 0       | 6,276     |
| 438 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 857,249   | 2,623,719 | 0         | 0 | 0     | 0       | 3,480,968 |
| 439 | PEIRCE TRUST OF 7/30/92        | 001-043 | 004-261-02-100 | 176,611   | 495,841   | 0         | 0 | 0     | 0       | 672,452   |
| 440 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-03-100 | 51,090    | 30,844    | 0         | 0 | 0     | 0       | 81,934    |
| 441 | PUTHUFF FAMILY PARTNERSHIP     | 001-043 | 004-261-06-100 | 775,639   | 755,743   | 0         | 0 | 0     | 0       | 1,531,382 |
| 442 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-12-100 | 67,186    | 457,597   | 0         | 0 | 0     | 0       | 524,783   |
| 443 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-16-100 | 56,051    | 221,913   | 0         | 0 | 0     | 0       | 277,964   |
| 444 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-22-100 | 161,782   | 350,020   | 0         | 0 | 0     | 0       | 511,802   |
| 445 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 1,114,697 | 2,106,302 | 0         | 0 | 0     | 0       | 3,220,999 |
| 446 | LDR PARTNERS                   | 001-043 | 004-261-24-100 | 175,100   | 0         | 0         | 0 | 0     | 0       | 175,100   |
| 447 | KEARNS WILLIAM R               | 001-043 | 004-271-03-100 | 39,000    | 106,000   | 0         | 0 | 0     | 0       | 145,000   |
| 448 | SIMPSON EUNICE E               | 001-043 | 048-290-06-100 | 14,290    | 90,347    | 0         | 0 | 0     | 0       | 104,637   |
| 449 | RIVER CITY BANK                | 001-043 | 048-290-39-100 | 500,000   | 0         | 0         | 0 | 0     | 0       | 500,000   |
| 450 | YANEZ PETE TR                  | 001-043 | 048-290-40-100 | 740,000   | 0         | 0         | 0 | 0     | 0       | 740,000   |
| 451 | PATEL DEEPAK J                 | 001-043 | 048-350-18-100 | 182,173   | 497,945   | 140,800   | 0 | 7,000 | 0       | 820,918   |
| 452 | PATEL DEEPAK J                 | 001-043 | 048-350-20-100 | 285,406   | 676,958   | 0         | 0 | 0     | 0       | 962,364   |
| 453 | WALLS JERRY M                  | 001-043 | 048-350-52-100 | 349,170   | 9,976     | 0         | 0 | 0     | 0       | 359,146   |
| 454 | MOONEY JOHN M TR               | 001-043 | 048-350-53-100 | 186,221   | 598,455   | 0         | 0 | 0     | 0       | 784,676   |
| 455 | MACKLIN KENNETH DUANE          | 001-043 | 049-100-12-100 | 1,535     | 0         | 0         | 0 | 0     | 0       | 1,535     |
| 456 | MACKLIN KENNETH DUANE          | 001-043 | 049-100-13-100 | 39,244    | 0         | 0         | 0 | 0     | 0       | 39,244    |
| 457 | VALLE JACK II                  | 001-043 | 049-100-14-100 | 110,144   | 165,218   | 0         | 0 | 0     | 0       | 275,362   |
| 458 | SINGH KULDIP                   | 001-043 | 049-100-15-100 | 124,182   | 211,023   | 5,401     | 0 | 0     | 0       | 340,606   |
| 459 | LE'S FAMILY LTD PARTNERSHIP    | 001-043 | 049-100-16-100 | 17,855    | 0         | 0         | 0 | 0     | 0       | 17,855    |
| 460 | MACKAY EDWARD E                | 001-043 | 049-110-29-100 | 117,800   | 68,127    | 0         | 0 | 0     | 0       | 185,927   |
| 461 | HANGTOWN GRANGE #464           | 001-043 | 049-110-31-100 | 3,167     | 5,115     | 2,500     | 0 | 0     | 0       | 10,782    |
| 462 | PATEL HARISH                   | 001-043 | 049-170-07-100 | 215,971   | 377,951   | 24,158    | 0 | 0     | 0       | 618,080   |
| 463 | RICE EVELYN (DECD)             | 001-043 | 049-170-11-100 | 17,163    | 0         | 0         | 0 | 0     | 0       | 17,163    |
| 464 | HALE MARK R                    | 001-043 | 049-170-12-100 | 78,500    | 50,000    | 0         | 0 | 0     | 0       | 128,500   |
| 465 | NEWELL HAROLD                  | 001-043 | 049-170-13-100 | 134,500   | 106,500   | 0         | 0 | 0     | 0       | 241,000   |
| 466 | NICHELINI RICK                 | 001-043 | 049-190-06-100 | 275,000   | 145,000   | 0         | 0 | 0     | 0       | 420,000   |
| 467 | SCHERER RICHARD D              | 001-043 | 049-190-23-100 | 103,343   | 128,362   | 0         | 0 | 0     | 0       | 231,705   |
| 468 | RUSSELL LESTER S               | 001-043 | 049-190-24-100 | 95,000    | 100,000   | 0         | 0 | 0     | 0       | 195,000   |
| 469 | JERMSTAD INVESTMENTS           | 001-043 | 049-190-25-100 | 97,307    | 176,626   | 0         | 0 | 0     | 0       | 273,933   |
| 470 | HUGHES VICTORIA                | 001-043 | 049-350-11-100 | 86,000    | 10,000    | 0         | 0 | 0     | 0       | 96,000    |
| 471 | WAITE DAVID B TR               | 001-043 | 049-350-12-100 | 4,633     | 42,362    | 0         | 0 | 0     | 0       | 46,995    |
| 472 | KELTGEN JOHN B TR              | 001-043 | 049-350-13-100 | 56,000    | 71,000    | 0         | 0 | 0     | 0       | 127,000   |
| 473 | MURPHY KELLIE M                | 001-043 | 049-350-14-100 | 86,000    | 86,000    | 0         | 0 | 0     | 0       | 172,000   |
| 474 | MURPHY KELLIE M                | 001-043 | 049-350-15-100 | 111,500   | 69,500    | 0         | 0 | 0     | 0       | 181,000   |
| 475 | CRAMER ERLA M                  | 001-043 | 049-350-16-100 | 5,701     | 22,879    | 0         | 0 | 7,000 | 0       | 28,580    |
| 476 | ROMAN CATHOLIC BISHOP OF SAC   | 001-043 | 049-350-19-100 | 45,500    | 137,000   | 0         | 0 | 0     | 182,500 | 0         |
| 477 | PORTER THOMAS H & PEGGY A      | 001-043 | 049-350-20-100 | 340       | 0         | 0         | 0 | 0     | 0       | 340       |
| 478 | CEJA AURELIANO                 | 001-043 | 049-350-21-100 | 69,500    | 116,000   | 0         | 0 | 0     | 0       | 185,500   |
| 479 | NOVBAKHIAN MARYAM              | 001-043 | 049-350-22-100 | 39,576    | 145,960   | 0         | 0 | 0     | 0       | 185,536   |
| 480 | REAL ESTATE ASSISTANCE GP      | 001-043 | 049-350-23-100 | 110,000   | 0         | 0         | 0 | 0     | 0       | 110,000   |
| 481 | GRELL ANNE                     | 001-043 | 049-350-29-100 | 108,000   | 45,500    | 0         | 0 | 0     | 0       | 153,500   |
| 482 | FUSANO CHRISTOPHER G TR        | 001-043 | 049-350-30-100 | 74,000    | 70,000    | 0         | 0 | 0     | 0       | 144,000   |
| 483 | PLACERVILLE OAKS LLC           | 001-043 | 323-360-15-100 | 56,771    | 0         | 0         | 0 | 0     | 0       | 56,771    |
| 484 | MOTHER LODE REHAB ENTER INC    | 001-043 | 323-400-02-100 | 444,855   | 229,605   | 57,051    | 0 | 0     | 731,511 | 0         |
| 485 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 296,261   | 1,652,537 | 0         | 0 | 0     | 0       | 1,948,798 |
| 486 | WARWICK DAVID R                | 001-043 | 323-400-04-100 | 384,203   | 427,482   | 0         | 0 | 0     | 0       | 811,685   |
| 487 | SOUZA INVESTMENT CORP THE      | 001-043 | 323-400-08-100 | 216,986   | 0         | 0         | 0 | 0     | 0       | 216,986   |
| 488 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 470,396   | 1,084,226 | 0         | 0 | 0     | 0       | 1,554,622 |
| 489 | SUBURBAN PROPANE LP            | 001-043 | 323-400-12-100 | 238,433   | 530,239   | 1,907,248 | 0 | 0     | 0       | 2,675,920 |
| 490 | BUKEMA MARVIN J                | 001-043 | 323-400-13-100 | 356,317   | 106,884   | 0         | 0 | 0     | 0       | 463,201   |
| 491 | OETTING ARTHUR V TR            | 001-043 | 323-400-16-100 | 141,349   | 0         | 0         | 0 | 0     | 0       | 141,349   |
| 492 | BURDINE TEDDY L                | 001-043 | 323-400-20-100 | 242,967   | 0         | 0         | 0 | 0     | 0       | 242,967   |
| 493 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 411,682   | 1,670,961 | 0         | 0 | 0     | 0       | 2,082,643 |
| 494 | VICINI THEATER LLC             | 001-043 | 323-400-31-100 | 86,831    | 0         | 0         | 0 | 0     | 0       | 86,831    |
| 495 | VICINI THEATER LLC             | 001-043 | 323-400-32-100 | 343,159   | 385,944   | 0         | 0 | 0     | 0       | 729,103   |
| 496 | WOLFE RON                      | 001-043 | 323-440-13-100 | 150,000   | 145,000   | 0         | 0 | 0     | 0       | 295,000   |
| 497 | GLIKSMAN GEORGE                | 001-043 | 323-450-03-100 | 476,410   | 635,214   | 0         | 0 | 0     | 0       | 1,111,624 |
| 498 | PLACERVILLE MASONIC TEMPLE ASN | 001-043 | 323-450-13-100 | 264,941   | 904,578   | 15,758    | 0 | 0     | 0       | 1,185,277 |
| 499 | SUPER PLUMBING SUPPLY CO       | 001-043 | 323-480-01-100 | 350,876   | 242,097   | 0         | 0 | 0     | 0       | 592,973   |
| 500 | MORGAN JOHN R TR               | 001-043 | 323-480-02-100 | 100,270   | 157,351   | 0         | 0 | 0     | 0       | 257,621   |
| 501 | SMITH JEFFREY                  | 001-043 | 323-480-03-100 | 78,988    | 87,715    | 0         | 0 | 0     | 0       | 166,703   |
| 502 | STUMPP MANFRED & ANNA          | 001-043 | 323-480-04-100 | 15,168    | 59,712    | 0         | 0 | 0     | 0       | 74,880    |
| 503 | SANDS DEAN KENNEDY TR          | 001-043 | 323-480-05-100 | 157,883   | 213,143   | 44,931    | 0 | 0     | 0       | 415,957   |
| 504 | FLYERS LLC A CA LLC            | 001-043 | 323-480-07-100 | 160,729   | 344,180   | 0         | 0 | 0     | 0       | 504,909   |
| 505 | DAWSON PHILIP                  | 001-043 | 323-480-13-100 | 105,057   | 169,412   | 0         | 0 | 0     | 0       | 274,469   |
| 506 | UNITED PROPERTIES LLC          | 001-043 | 323-480-15-100 | 192,754   | 182,246   | 0         | 0 | 0     | 0       | 375,000   |
| 507 | HAM SOON NAM                   | 001-043 | 323-480-16-100 | 200,000   | 300,000   | 0         | 0 | 0     | 0       | 500,000   |
| 508 | SANDERS CHRISTINE A            | 001-043 | 323-480-17-100 | 26,819    | 35,768    | 0         | 0 | 0     | 0       | 62,587    |



|     |                              |         |                |                   |                   |                  |          |                |                  |                    |
|-----|------------------------------|---------|----------------|-------------------|-------------------|------------------|----------|----------------|------------------|--------------------|
| 509 | MOLINA ALVARO TR             | 001-043 | 323-480-18-100 | 87,354            | 230,916           | 0                | 0        | 0              | 0                | 318,270            |
| 510 | HHH INVESTMENTS              | 001-043 | 323-480-19-100 | 90,081            | 92,656            | 0                | 0        | 0              | 0                | 182,737            |
| 511 | SWEENEY JAMES R TR           | 001-043 | 323-480-20-100 | 182,173           | 103,229           | 0                | 0        | 0              | 0                | 285,402            |
| 512 | HARDE DAVID O TR             | 001-043 | 323-480-22-100 | 100,932           | 610,910           | 0                | 0        | 0              | 0                | 711,842            |
| 513 | VAN WYCK MARLINE SUCC TR     | 001-043 | 323-480-23-100 | 10,712            | 0                 | 0                | 0        | 0              | 0                | 10,712             |
| 514 | PLACERVILLE PRESS            | 001-043 | 323-480-24-100 | 193,702           | 319,437           | 0                | 0        | 0              | 0                | 513,139            |
| 515 | UNITED PROPERTIES LLC        | 001-043 | 323-480-28-100 | 385,510           | 357,972           | 0                | 0        | 0              | 0                | 743,482            |
| 516 | STREMSTERFER SHAWN O         | 001-043 | 323-480-29-100 | 111,162           | 155,095           | 0                | 0        | 0              | 0                | 266,257            |
| 517 | STREMSTERFER SHAWN O         | 001-043 | 323-480-30-100 | 74,102            | 0                 | 0                | 0        | 0              | 0                | 74,102             |
| 518 | ASHWORTH BARBARA H TR        | 001-043 | 323-510-01-100 | 10,927            | 43,786            | 0                | 0        | 0              | 0                | 54,713             |
| 519 | SANDS DEAN K                 | 001-043 | 323-510-04-100 | 180,500           | 187,000           | 0                | 0        | 0              | 0                | 367,500            |
| 520 | GILLIHAN INTERVIVOS TRUST    | 001-043 | 323-510-07-100 | 12,507            | 50,086            | 0                | 0        | 0              | 0                | 62,593             |
| 521 | SMITH GLENDA E TR            | 001-043 | 323-510-20-100 | 10,712            | 85,875            | 0                | 0        | 0              | 0                | 96,587             |
| 522 | CARTER JAMES E TR            | 001-043 | 323-510-31-100 | 356,153           | 407,032           | 0                | 0        | 0              | 0                | 763,185            |
| 523 | CAMPINI WALTER               | 001-043 | 323-510-40-100 | 21,024            | 108,756           | 0                | 0        | 0              | 0                | 129,780            |
| 524 | HALVORSON RAYMOND W TR       | 001-043 | 323-561-05-100 | 4,812             | 0                 | 0                | 0        | 0              | 0                | 4,812              |
| 525 | WOO BROS INVESTMENT CO       | 001-043 | 323-570-01-100 | 55,455            | 0                 | 0                | 0        | 0              | 0                | 55,455             |
| 526 | SPANO SALVATORE A            | 001-043 | 323-570-36-100 | 150,000           | 223,000           | 0                | 0        | 7,000          | 0                | 373,000            |
| 527 | SPANO SALVATORE              | 001-043 | 323-570-37-100 | 236,623           | 0                 | 0                | 0        | 0              | 0                | 236,623            |
| 528 | REEDER ROBERT M TR           | 001-043 | 323-570-39-100 | 32,435            | 189,342           | 0                | 0        | 0              | 0                | 221,777            |
| 529 | HENNINGSSEN BARBARA J TR     | 001-043 | 323-580-01-100 | 69,355            | 305,901           | 0                | 0        | 0              | 0                | 375,256            |
| 530 | SARGENT TERRI JO SUCC TR     | 001-043 | 323-580-02-100 | 242,343           | 514,994           | 0                | 0        | 0              | 0                | 757,337            |
| 531 | SCHWARTZMEYER MARK           | 001-043 | 323-580-05-100 | 30,000            | 50,000            | 0                | 0        | 0              | 0                | 80,000             |
| 532 | SAXTON WALTER TRENT TR       | 001-043 | 323-580-10-100 | 75,615            | 453,754           | 0                | 0        | 0              | 0                | 529,369            |
| 533 | NOBRIGA ROBERT A             | 001-043 | 323-580-12-100 | 30,940            | 98,021            | 0                | 0        | 7,000          | 0                | 128,961            |
| 534 | ECKHARDT THOMAS W TR         | 001-043 | 323-580-19-100 | 134,299           | 607,820           | 0                | 0        | 0              | 0                | 742,119            |
| 535 | GRANATA IDA SUC TR           | 001-043 | 323-580-23-100 | 288,239           | 0                 | 0                | 0        | 0              | 0                | 288,239            |
| 536 | GOLDEN PLAZA II LLC CA LLC   | 001-043 | 323-580-26-100 | 221,872           | 0                 | 0                | 0        | 0              | 0                | 221,872            |
| 537 | GOLDEN PLAZA I LLC CA LLC    | 001-043 | 323-580-27-100 | 204,609           | 948,761           | 0                | 0        | 0              | 0                | 1,153,370          |
| 538 | HOME DEPOT USA INC           | 001-043 | 323-580-28-100 | 3,062,498         | 7,567,388         | 1,950,255        | 0        | 0              | 0                | 12,580,141         |
| 539 | FORNI DENNIS (DECD)          | 001-043 | 325-240-05-100 | 8,929             | 0                 | 0                | 0        | 0              | 0                | 8,929              |
| 540 | NEW MORNING YOUTH & FAM SVCS | 001-043 | 325-240-17-100 | 200,000           | 64,000            | 0                | 0        | 0              | 0                | 264,000            |
| 541 | PLACER VILLAGE APARTMENTS    | 001-043 | 325-240-18-100 | 820,137           | 4,479,253         | 0                | 0        | 0              | 5,136,699        | 162,691            |
| 542 | FORNI FRANCES E SURV TR      | 001-043 | 325-280-09-100 | 5,347             | 60,820            | 0                | 0        | 7,000          | 0                | 66,167             |
| 543 | FORNI FRANCES E SURV TR      | 001-043 | 325-280-11-100 | 5,347             | 31,113            | 0                | 0        | 0              | 0                | 36,460             |
| 544 | FORNI FRANCES E SURV TR      | 001-043 | 325-280-12-100 | 5,347             | 30,393            | 0                | 0        | 0              | 0                | 35,740             |
| 545 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-15-100 | 30,859            | 21,471            | 0                | 0        | 0              | 0                | 52,330             |
| 546 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-16-100 | 49,105            | 227,797           | 0                | 0        | 0              | 0                | 276,902            |
| 547 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-17-100 | 542,899           | 1,504,148         | 0                | 0        | 0              | 0                | 2,047,047          |
| 548 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-18-100 | 315,781           | 1,676,822         | 0                | 0        | 0              | 0                | 1,992,603          |
| 549 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-19-100 | 99,630            | 827,654           | 0                | 0        | 0              | 0                | 927,284            |
| 550 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-20-100 | 23,486            | 513,337           | 0                | 0        | 0              | 0                | 536,823            |
| 551 | FOLSOM CENTRAL LLC           | 001-043 | 325-280-21-100 | 70,333            | 631,156           | 0                | 0        | 0              | 0                | 701,489            |
| 552 | FORNI FRANCES E SURV TR      | 001-043 | 325-280-25-100 | 5,347             | 30,393            | 0                | 0        | 0              | 0                | 35,740             |
| 553 | SAWHNEY PLACERVILLE A CA LLC | 001-043 | 325-280-29-100 | 442,500           | 159,000           | 0                | 0        | 0              | 0                | 601,500            |
| 554 | FORNI FRANCES E SURV TR      | 001-043 | 325-280-30-100 | 30,877            | 53,539            | 0                | 0        | 0              | 0                | 84,416             |
| 555 | PCBP PROPERTIES INC          | 001-043 | 325-280-31-100 | 583,449           | 458,283           | 0                | 0        | 0              | 0                | 1,041,732          |
| 556 | BRIGGS RONALD TR             | 001-043 | 325-290-25-100 | 61,281            | 81,711            | 0                | 0        | 0              | 0                | 142,992            |
| 557 | BRIGGS RONALD V TR           | 001-043 | 325-290-27-100 | 39,275            | 181,097           | 0                | 0        | 0              | 0                | 220,372            |
| 558 | BRIGGS RONALD V TR           | 001-043 | 325-290-31-100 | 19,571            | 0                 | 0                | 0        | 0              | 0                | 19,571             |
| 559 | BRIGGS RONALD V TR           | 001-043 | 325-290-34-100 | 9,802             | 0                 | 0                | 0        | 0              | 0                | 9,802              |
| 560 | DYER KENNETH D               | 001-043 | 325-290-36-100 | 46,651            | 105,331           | 0                | 0        | 0              | 0                | 151,982            |
| 561 | BRIGGS JOHN V TR AKA         | 001-043 | 325-300-02-100 | 753,371           | 0                 | 0                | 0        | 0              | 0                | 753,371            |
| 562 | BRAY MARY TR                 | 001-043 | 325-310-15-100 | 202,554           | 372,050           | 0                | 0        | 0              | 0                | 574,604            |
| 563 | WILKINSON WESLEY L TR        | 001-043 | 325-310-16-100 | 325,213           | 2,176,173         | 0                | 0        | 0              | 0                | 2,501,386          |
| 564 | PHOENIX WILDERNESS LLC       | 001-043 | 325-310-24-100 | 152,313           | 918,574           | 0                | 0        | 0              | 0                | 1,070,887          |
| 565 | THOMPSON RONALD L TR         | 001-043 | 325-310-25-100 | 1,541,498         | 2,295,956         | 0                | 0        | 0              | 0                | 3,837,454          |
| 566 | LUBINSKI MICHAEL L TR        | 001-043 | 325-310-27-100 | 798,103           | 149,644           | 0                | 0        | 0              | 0                | 947,747            |
| 567 | BRIW OFFICE INVESTORS        | 001-043 | 325-310-28-100 | 270,798           | 2,883,771         | 0                | 0        | 0              | 0                | 3,154,569          |
| 568 | BRIW OFFICE INVESTORS        | 001-043 | 325-310-29-100 | 228,034           | 79,810            | 0                | 0        | 0              | 0                | 228,034            |
| 569 | MAC & SONS INC A NV CORP     | 001-043 | 325-310-52-100 | 897,866           | 79,810            | 0                | 0        | 0              | 0                | 977,676            |
| 570 | WILKINSON BARRY J TR         | 001-043 | 325-310-80-100 | 45,256            | 633,756           | 0                | 0        | 0              | 0                | 679,012            |
| 571 | WILKINSON WESLEY L TR        | 001-043 | 325-310-81-100 | 139,702           | 30,830            | 0                | 0        | 0              | 0                | 170,532            |
| 572 | WILKINSON WESLEY L TR        | 001-043 | 325-310-93-100 | 303,428           | 788,626           | 0                | 0        | 0              | 0                | 1,092,054          |
| 573 | THOMPSON RONALD L TR         | 001-043 | 325-360-19-100 | 280,266           | 31,759            | 0                | 0        | 0              | 0                | 312,025            |
|     |                              |         |                | <b>46,136,632</b> | <b>84,741,632</b> | <b>4,493,776</b> | <b>0</b> | <b>133,000</b> | <b>6,159,576</b> | <b>129,212,464</b> |

|     |                              |         |                |         |         |   |   |       |   |         |
|-----|------------------------------|---------|----------------|---------|---------|---|---|-------|---|---------|
| 574 | RODRIGUEZ ANTHONY R          | 078-002 | 325-160-15-100 | 48,574  | 72,866  | 0 | 0 | 7,000 | 0 | 121,440 |
| 575 | THOMAS FRANK C TR            | 078-002 | 325-160-19-100 | 48,136  | 130,799 | 0 | 0 | 0     | 0 | 178,935 |
| 576 | MCCOLL JAMES M TR            | 078-002 | 325-160-20-100 | 76,330  | 172,853 | 0 | 0 | 0     | 0 | 249,183 |
| 577 | JACUZZI DANIEL C             | 078-002 | 325-160-28-100 | 28,047  | 0       | 0 | 0 | 0     | 0 | 28,047  |
| 578 | JACUZZI DANIEL C             | 078-002 | 325-160-29-100 | 280,505 | 426,366 | 0 | 0 | 0     | 0 | 706,871 |
| 579 | SPEAR EARL DEAN              | 078-002 | 325-160-32-100 | 32,729  | 97,396  | 0 | 0 | 0     | 0 | 130,125 |
| 580 | CARVALHO CARLINE R           | 078-002 | 325-160-34-100 | 60,722  | 103,229 | 0 | 0 | 7,000 | 0 | 163,951 |
| 581 | O KEEFE ROBERT               | 078-002 | 325-160-35-100 | 141,127 | 61,372  | 0 | 0 | 7,000 | 0 | 202,499 |
| 582 | SLATE ROBERT L TR            | 078-002 | 325-160-36-100 | 70,037  | 210,060 | 0 | 0 | 7,000 | 0 | 280,097 |
| 583 | BRIGGS BRIAN                 | 078-002 | 325-160-37-100 | 61,000  | 0       | 0 | 0 | 0     | 0 | 61,000  |
| 584 | DUTERTE RODOLFO S TR         | 078-002 | 325-160-38-100 | 5,965   | 39,459  | 0 | 0 | 0     | 0 | 45,424  |
| 585 | BARINEAU WILLIAM A           | 078-002 | 325-160-39-100 | 60,722  | 115,372 | 0 | 0 | 7,000 | 0 | 176,094 |
| 586 | COUNTY OF EL DORADO          | 090-022 | 048-210-36-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 587 | COUNTY OF EL DORADO          | 090-022 | 048-210-37-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 588 | EL DORADO CO BD OF EDUCATION | 090-022 | 048-240-06-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 589 | STANCIL JAMES F              | 090-022 | 048-240-12-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 590 | CALIFORNIA STATE OF          | 090-022 | 048-270-06-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 591 | COUNTY OF EL DORADO          | 090-022 | 048-270-34-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 592 | COUNTY OF EL DORADO          | 090-022 | 048-270-36-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 593 | COUNTY OF EL DORADO          | 090-022 | 048-280-32-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 594 | COUNTY OF EL DORADO          | 090-022 | 048-290-04-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 595 | SMITHFLAT CEMETERY           | 090-022 | 048-290-08-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 596 | COUNTY OF EL DORADO          | 090-022 | 048-290-19-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 597 | CALIFORNIA STATE OF          | 090-022 | 048-290-24-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 598 | CALIFORNIA STATE OF          | 090-022 | 048-290-25-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 599 | CALIFORNIA STATE OF          | 090-022 | 048-330-01-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 600 | WALLACE ERNEST D             | 090-022 | 048-530-01-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 601 | CASE LLOYD R                 | 090-022 | 048-530-02-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 602 | SHUMAC HENERY                | 090-022 | 048-530-04-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 603 | NAUGLE BILL                  | 090-022 | 048-530-05-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 604 | NAUGLE BILL                  | 090-022 | 048-530-06-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 605 | VACANT                       | 090-022 | 048-530-07-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 606 | NAUGLE BILL                  | 090-022 | 048-530-08-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 607 | WATSON THEDA                 | 090-022 | 048-530-09-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 608 | NAUGLE BILL                  | 090-022 | 048-530-10-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 609 | GAGNER LESTER                | 090-022 | 048-530-11-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 610 | SEPETAIO SEPE                | 090-022 | 048-530-12-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |
| 611 | SPROULE JERRY                | 090-022 | 048-530-14-100 | 0       | 0       | 0 | 0 | 0     | 0 | 0       |

|     |                              |         |                |         |         |       |   |       |   |   |         |
|-----|------------------------------|---------|----------------|---------|---------|-------|---|-------|---|---|---------|
| 612 | DARE LORRAINE                | 090-022 | 048-530-15-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 613 | SINYARD WM                   | 090-022 | 048-530-16-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 614 | NAUGLE BILL                  | 090-022 | 048-530-17-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 615 | ALTSCHULIER MARGE            | 090-022 | 048-530-18-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 616 | NAUGLE BILL                  | 090-022 | 048-530-19-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 617 | STONE MARY                   | 090-022 | 048-530-21-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 618 | NAUGLE BILL                  | 090-022 | 048-530-23-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 619 | EBERHARD SARA                | 090-022 | 048-530-24-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 620 | NAUGLE BILL                  | 090-022 | 048-530-25-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 621 | SHANNON ROBERT               | 090-022 | 048-530-27-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 622 | PETERSON GARY                | 090-022 | 048-530-28-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 623 | NAUGLE BILL                  | 090-022 | 048-530-29-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 624 | BRAGGERMAN JERRY             | 090-022 | 048-530-30-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 625 | EGY H L                      | 090-022 | 048-540-01-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 626 | VILLINES WILLIAM             | 090-022 | 048-540-04-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 627 | CHRISTIANSON MADELIENE       | 090-022 | 048-540-05-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 628 | STURGEON F A                 | 090-022 | 048-540-06-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 629 | JOHNSON ALBERT               | 090-022 | 048-540-08-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 630 | CAMPBELL ERNEST              | 090-022 | 048-540-09-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 631 | FALK ADOLPH                  | 090-022 | 048-540-10-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 632 | GABORIAULT L G               | 090-022 | 048-540-11-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 633 | LAFFERTY C R                 | 090-022 | 048-540-12-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 634 | FISHER PAUL SR               | 090-022 | 048-540-14-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 635 | LAFFERTY C R                 | 090-022 | 048-540-15-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 636 | D'ARELLI CARL                | 090-022 | 048-540-16-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 637 | LAFFERTY C R                 | 090-022 | 048-540-17-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 638 | LAFFERTY C R                 | 090-022 | 048-540-18-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 639 | LAFFERTY C R                 | 090-022 | 048-540-19-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 640 | WENDORF ROY (DEC'D)          | 090-022 | 048-540-24-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 641 | VACANT                       | 090-022 | 048-540-25-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 642 | BEATIE C B                   | 090-022 | 048-550-04-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 643 | POTTER RICHARD               | 090-022 | 048-550-07-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 644 | ROSS GAIL F                  | 090-022 | 048-550-08-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 645 | WEBER FRAN                   | 090-022 | 048-550-12-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 646 | MAYFIELD EMILY               | 090-022 | 048-550-19-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 647 | ELLIS CHARLEY L              | 090-022 | 048-550-20-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 648 | CLEMENTS TOM                 | 090-022 | 048-550-24-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 649 | BERGSTEDT ELIZABETH          | 090-022 | 048-550-26-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 650 | MC DOWELL FLOYD              | 090-022 | 048-550-28-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 651 | VACANT                       | 090-022 | 048-550-33-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 652 | TAYLOR ROBERT                | 090-022 | 048-550-34-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 653 | VACANT                       | 090-022 | 048-580-02-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 654 | VACANT                       | 090-022 | 048-580-03-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 655 | VACANT                       | 090-022 | 048-580-04-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 656 | GUEDEA THERESA               | 090-022 | 048-580-05-100 | 0       | 0       | 0     | 0 | 0     | 0 | 0 | 0       |
| 657 | JOHNSON LEROY C & HETTIE     | 090-022 | 048-110-02-100 | 5,701   | 0       | 0     | 0 | 0     | 0 | 0 | 5,701   |
| 658 | BRANDT JARED C               | 090-022 | 048-121-02-100 | 43,000  | 0       | 0     | 0 | 0     | 0 | 0 | 43,000  |
| 659 | BRODY DAVID AKA              | 090-022 | 048-121-03-100 | 28,872  | 0       | 0     | 0 | 0     | 0 | 0 | 28,872  |
| 660 | EL DORADO VENTURES A NV LLC  | 090-022 | 048-121-73-100 | 207,500 | 357,500 | 0     | 0 | 0     | 0 | 0 | 565,000 |
| 661 | MACKAY EDWARD                | 090-022 | 048-210-07-100 | 102,000 | 0       | 0     | 0 | 0     | 0 | 0 | 102,000 |
| 662 | MACKAY JOHN C                | 090-022 | 048-210-18-100 | 232,000 | 116,000 | 0     | 0 | 0     | 0 | 0 | 348,000 |
| 663 | MACKAY JOHN                  | 090-022 | 048-210-27-100 | 68,500  | 199,500 | 0     | 0 | 0     | 0 | 0 | 268,000 |
| 664 | HUFF DOYAL J                 | 090-022 | 048-210-27-200 | 0       | 55,000  | 0     | 0 | 0     | 0 | 0 | 55,000  |
| 665 | MACKAY EDWARD                | 090-022 | 048-210-38-100 | 896,000 | 0       | 0     | 0 | 0     | 0 | 0 | 896,000 |
| 666 | MACKAY EDWARD                | 090-022 | 048-210-39-100 | 379,500 | 0       | 0     | 0 | 0     | 0 | 0 | 379,500 |
| 667 | MACKAY EDWARD                | 090-022 | 048-210-40-100 | 397,000 | 0       | 0     | 0 | 0     | 0 | 0 | 397,000 |
| 668 | MACKAY EDWARD                | 090-022 | 048-210-41-100 | 85,000  | 0       | 0     | 0 | 0     | 0 | 0 | 85,000  |
| 669 | MACKAY EDWARD                | 090-022 | 048-210-42-100 | 211,000 | 0       | 0     | 0 | 0     | 0 | 0 | 211,000 |
| 670 | MACKAY EDWARD                | 090-022 | 048-210-43-100 | 683,500 | 0       | 0     | 0 | 0     | 0 | 0 | 683,500 |
| 671 | MACKAY EDWARD                | 090-022 | 048-210-44-100 | 43,379  | 18,548  | 0     | 0 | 0     | 0 | 0 | 61,927  |
| 672 | MACKAY EDWARD                | 090-022 | 048-210-45-100 | 11,000  | 0       | 0     | 0 | 0     | 0 | 0 | 11,000  |
| 673 | MACKAY EDWARD                | 090-022 | 048-210-46-100 | 67,485  | 0       | 0     | 0 | 0     | 0 | 0 | 67,485  |
| 674 | MACKAY EDWARD                | 090-022 | 048-210-47-100 | 205,429 | 0       | 0     | 0 | 0     | 0 | 0 | 205,429 |
| 675 | MACKAY EDWARD                | 090-022 | 048-210-48-100 | 7,726   | 0       | 0     | 0 | 0     | 0 | 0 | 7,726   |
| 676 | MACKAY EDWARD                | 090-022 | 048-210-49-100 | 94,048  | 208,953 | 0     | 0 | 0     | 0 | 0 | 303,001 |
| 677 | MACKAY EDWARD                | 090-022 | 048-210-50-100 | 3,275   | 0       | 0     | 0 | 0     | 0 | 0 | 3,275   |
| 678 | SCHULTZ HAROLD B             | 090-022 | 048-240-04-100 | 68,664  | 367,520 | 0     | 0 | 0     | 0 | 0 | 436,184 |
| 679 | PEARCE GARY H                | 090-022 | 048-240-07-100 | 4,092   | 15,729  | 0     | 0 | 7,000 | 0 | 0 | 19,821  |
| 680 | CONFORTI JOHN CO TR          | 090-022 | 048-240-09-100 | 44,929  | 121,447 | 0     | 0 | 0     | 0 | 0 | 166,376 |
| 681 | PYNE WILLIAM JOHN TR         | 090-022 | 048-240-10-100 | 5,347   | 25,029  | 0     | 0 | 7,000 | 0 | 0 | 30,376  |
| 682 | GONZALES STEVEN M TR         | 090-022 | 048-240-13-100 | 5,347   | 23,776  | 0     | 0 | 0     | 0 | 0 | 29,123  |
| 683 | CONFORTI JOHN CO TR          | 090-022 | 048-240-14-100 | 170,625 | 572,851 | 0     | 0 | 0     | 0 | 0 | 743,476 |
| 684 | COLLINS CHRISTOPHER M        | 090-022 | 048-240-15-100 | 88,597  | 179,893 | 0     | 0 | 0     | 0 | 0 | 268,490 |
| 685 | FIVE STAR REAL PROP HOLD LLC | 090-022 | 048-240-16-100 | 57,500  | 181,500 | 0     | 0 | 0     | 0 | 0 | 239,000 |
| 686 | WHITE DANIEL                 | 090-022 | 048-240-17-100 | 55,500  | 55,500  | 0     | 0 | 7,000 | 0 | 0 | 111,000 |
| 687 | YATES LAURA BERNADYNE TR     | 090-022 | 048-240-20-100 | 4,451   | 31,476  | 0     | 0 | 7,000 | 0 | 0 | 35,927  |
| 688 | BARRETT RONALD S             | 090-022 | 048-240-21-100 | 56,000  | 126,000 | 0     | 0 | 7,000 | 0 | 0 | 182,000 |
| 689 | YANEZ LEANNE R TR            | 090-022 | 048-240-22-100 | 87,000  | 0       | 0     | 0 | 0     | 0 | 0 | 87,000  |
| 690 | MACKAY JOHN C                | 090-022 | 048-240-23-100 | 76,000  | 106,500 | 0     | 0 | 0     | 0 | 0 | 182,500 |
| 691 | BATCHELOR BARRY J            | 090-022 | 048-240-24-100 | 69,500  | 196,500 | 0     | 0 | 7,000 | 0 | 0 | 266,000 |
| 692 | MC COY KELLY B               | 090-022 | 048-240-26-100 | 37,114  | 96,839  | 0     | 0 | 7,000 | 0 | 0 | 133,953 |
| 693 | WHITE ROSELYN C TR           | 090-022 | 048-240-28-100 | 89,500  | 148,000 | 0     | 0 | 0     | 0 | 0 | 237,500 |
| 694 | METZGER THOMAS A             | 090-022 | 048-240-29-100 | 44,475  | 103,788 | 0     | 0 | 7,000 | 0 | 0 | 148,263 |
| 695 | SHINKLE ROBERT L             | 090-022 | 048-240-30-100 | 69,856  | 144,738 | 0     | 0 | 7,000 | 0 | 0 | 214,594 |
| 696 | MCARTHUR LYNN L              | 090-022 | 048-240-31-100 | 63,500  | 149,500 | 0     | 0 | 0     | 0 | 0 | 213,000 |
| 697 | ANDREWS HARVEY J             | 090-022 | 048-240-32-100 | 36,333  | 130,831 | 0     | 0 | 7,000 | 0 | 0 | 167,164 |
| 698 | SCHULTZ HAROLD B             | 090-022 | 048-240-33-100 | 4,718   | 264,571 | 0     | 0 | 0     | 0 | 0 | 269,289 |
| 699 | SCHULTZ HAROLD B             | 090-022 | 048-240-34-100 | 7,135   | 17,885  | 0     | 0 | 0     | 0 | 0 | 25,020  |
| 700 | MACKAY EDWARD E              | 090-022 | 048-260-02-100 | 55,656  | 116,274 | 0     | 0 | 0     | 0 | 0 | 171,930 |
| 701 | KRULL FAYE AILEEN            | 090-022 | 048-260-06-100 | 30,332  | 34,382  | 0     | 0 | 0     | 0 | 0 | 64,714  |
| 702 | NOMER SANDRA TR              | 090-022 | 048-260-11-100 | 89,000  | 22,000  | 0     | 0 | 0     | 0 | 0 | 111,000 |
| 703 | YANEZ LEANNE R TR            | 090-022 | 048-260-12-100 | 87,000  | 0       | 0     | 0 | 0     | 0 | 0 | 87,000  |
| 704 | COLA WILLIAM L & TERRY L     | 090-022 | 048-260-13-100 | 53,946  | 77,554  | 0     | 0 | 7,000 | 0 | 0 | 131,500 |
| 705 | COLA BEVERLY M TR            | 090-022 | 048-260-14-100 | 16,368  | 77,442  | 0     | 0 | 0     | 0 | 0 | 93,810  |
| 706 | SCHWARTZMEYER MARK           | 090-022 | 048-260-15-100 | 59,532  | 213,530 | 0     | 0 | 7,000 | 0 | 0 | 273,062 |
| 707 | MASSEY BECKY L TR            | 090-022 | 048-260-16-100 | 68,869  | 233,467 | 0     | 0 | 7,000 | 0 | 0 | 302,336 |
| 708 | BREMER STEVEN C              | 090-022 | 048-260-17-100 | 72,410  | 164,584 | 0     | 0 | 7,000 | 0 | 0 | 236,994 |
| 709 | FURTWANGLER WILLIAM W TR     | 090-022 | 048-260-18-100 | 29,097  | 143,834 | 0     | 0 | 7,000 | 0 | 0 | 172,931 |
| 710 | FEDERAL NATL MTG ASSN        | 090-022 | 048-260-19-100 | 60,000  | 89,000  | 0     | 0 | 0     | 0 | 0 | 149,000 |
| 711 | FEDERAL NATL MTG ASSN        | 090-022 | 048-260-20-100 | 75,000  | 232,500 | 0     | 0 | 0     | 0 | 0 | 307,500 |
| 712 | COLA BEVERLY M LE%           | 090-022 | 048-270-09-100 | 5,949   | 48,229  | 0     | 0 | 0     | 0 | 0 | 54,178  |
| 713 | YANEZ LEANNE R TR            | 090-022 | 048-270-37-100 | 500,000 | 5,000   | 0     | 0 | 0     | 0 | 0 | 505,000 |
| 714 | GUEDEA ROSEMARY P TR         | 090-022 | 048-280-14-100 | 25,528  | 34,655  | 0     | 0 | 0     | 0 | 0 | 60,183  |
| 715 | BLACKBERRY MEADOWS LLC       | 090-022 | 048-280-15-100 | 237,867 | 224,402 | 0     | 0 | 0     | 0 | 0 | 462,269 |
| 716 | G MASON LAND CO LLC A CA LLC | 090-022 | 048-280-23-100 | 222,324 | 0       | 0     | 0 | 0     | 0 | 0 | 222,324 |
| 717 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-280-25-100 | 26,639  | 145,816 | 5,046 | 0 | 0     | 0 | 0 | 177,501 |



|     |                              |         |                |            |            |        |   |         |        |            |
|-----|------------------------------|---------|----------------|------------|------------|--------|---|---------|--------|------------|
| 718 | GUEDEA ROSEMARY P TR         | 090-022 | 048-280-26-100 | 11,878     | 157,422    | 0      | 0 | 7,000   | 0      | 169,300    |
| 719 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-280-27-100 | 87,695     | 0          | 0      | 0 | 0       | 0      | 87,695     |
| 720 | WUNSCHEL JAMES O             | 090-022 | 048-280-29-100 | 74,214     | 9,889      | 0      | 0 | 0       | 0      | 84,103     |
| 721 | THOMPSON MAUREEN             | 090-022 | 048-280-30-100 | 309,580    | 260,177    | 0      | 0 | 0       | 0      | 569,757    |
| 722 | WUNSCHEL JAMES O             | 090-022 | 048-280-33-100 | 168,302    | 74,730     | 0      | 0 | 0       | 0      | 243,032    |
| 723 | CONFORTI JOHN CO TR          | 090-022 | 048-290-01-100 | 60,500     | 26,000     | 0      | 0 | 0       | 0      | 86,500     |
| 724 | WHITE DALE                   | 090-022 | 048-290-12-100 | 49,287     | 188,973    | 24,052 | 0 | 0       | 0      | 262,312    |
| 725 | WHITE DALE                   | 090-022 | 048-290-14-100 | 55,881     | 0          | 0      | 0 | 0       | 0      | 55,881     |
| 726 | NORTH BOBBIE JEAN TR         | 090-022 | 048-290-15-100 | 4,451      | 37,199     | 0      | 0 | 0       | 0      | 41,650     |
| 727 | KENNEDY WILLIAM S            | 090-022 | 048-290-16-100 | 152,637    | 348,776    | 48,555 | 0 | 0       | 0      | 549,968    |
| 728 | REIKEN PAUL D TR             | 090-022 | 048-290-17-100 | 170,000    | 10,000     | 0      | 0 | 0       | 0      | 180,000    |
| 729 | MACKAY STACY L               | 090-022 | 048-290-18-100 | 110,500    | 165,000    | 0      | 0 | 0       | 0      | 275,500    |
| 730 | POPE JOHN                    | 090-022 | 048-290-20-100 | 46,000     | 131,000    | 0      | 0 | 7,000   | 0      | 177,000    |
| 731 | BUCHER LANCE R               | 090-022 | 048-290-21-100 | 30,953     | 83,345     | 0      | 0 | 7,000   | 0      | 114,298    |
| 732 | MUNOZ-PLAZA VINCENT CO TR    | 090-022 | 048-290-22-100 | 51,469     | 97,802     | 0      | 0 | 7,000   | 0      | 149,271    |
| 733 | JOERGER LEAH IRENE           | 090-022 | 048-290-23-100 | 110,000    | 100,500    | 0      | 0 | 7,000   | 0      | 210,500    |
| 734 | NORTH BOBBIE JEAN TR         | 090-022 | 048-290-27-100 | 35,687     | 59,083     | 0      | 0 | 0       | 0      | 94,770     |
| 735 | LANGDON JAMES SCOTT          | 090-022 | 048-320-04-100 | 9,460      | 28,433     | 0      | 0 | 0       | 0      | 37,893     |
| 736 | BRONSON DONALD D SURV TR     | 090-022 | 048-320-06-100 | 3,730      | 32,189     | 0      | 0 | 7,000   | 0      | 35,919     |
| 737 | COLLINS CHRISTOPHER          | 090-022 | 048-320-07-100 | 30,500     | 53,500     | 0      | 0 | 0       | 0      | 84,000     |
| 738 | MACDONALD DOUGLAS A          | 090-022 | 048-320-11-100 | 19,510     | 3,704      | 0      | 0 | 0       | 0      | 23,214     |
| 739 | ROHRER & SINDEL ENTERPRISES  | 090-022 | 048-320-15-100 | 8,995      | 101,701    | 0      | 0 | 0       | 0      | 110,696    |
| 740 | ROHRER & SINDEL ENTERPRISES  | 090-022 | 048-320-16-100 | 17,651     | 141,585    | 0      | 0 | 0       | 0      | 159,236    |
| 741 | ROHRER & SINDEL ENTERPRISES  | 090-022 | 048-320-17-100 | 5,166      | 57,599     | 0      | 0 | 0       | 0      | 62,765     |
| 742 | ROHRER & SINDEL ENTERPRISES  | 090-022 | 048-320-18-100 | 13,047     | 142,327    | 0      | 0 | 0       | 0      | 155,374    |
| 743 | POTTS RITA MARIE SURV TR     | 090-022 | 048-320-19-100 | 3,655      | 32,864     | 0      | 0 | 7,000   | 0      | 36,519     |
| 744 | CLEVELAND MILANA S           | 090-022 | 048-320-20-100 | 49,500     | 80,000     | 0      | 0 | 7,000   | 0      | 129,500    |
| 745 | CRAFT ANTHONY                | 090-022 | 048-320-22-100 | 57,793     | 70,626     | 0      | 0 | 0       | 0      | 128,419    |
| 746 | KNEELAND KENNETH R           | 090-022 | 048-320-23-100 | 31,500     | 229,000    | 0      | 0 | 7,000   | 0      | 260,500    |
| 747 | BAER PAUL J TR               | 090-022 | 048-320-24-100 | 40,392     | 143,754    | 0      | 0 | 7,000   | 0      | 184,146    |
| 748 | VANEGAS CLEMENTINA           | 090-022 | 048-320-25-100 | 70,500     | 120,500    | 0      | 0 | 0       | 0      | 191,000    |
| 749 | ARANDA ANETTE SUCC CO TR     | 090-022 | 048-330-23-100 | 88,961     | 94,019     | 0      | 0 | 0       | 0      | 182,980    |
| 750 | JOHNSON PATSY T              | 090-022 | 048-340-02-100 | 19,000     | 72,500     | 0      | 0 | 7,000   | 0      | 91,500     |
| 751 | NORD PHOEBE LEE TR           | 090-022 | 048-340-03-100 | 5,347      | 29,862     | 0      | 0 | 7,000   | 0      | 35,209     |
| 752 | MCRBERTS JOSHUA              | 090-022 | 048-340-04-100 | 60,500     | 133,000    | 0      | 0 | 0       | 0      | 193,500    |
| 753 | GILES KAREN                  | 090-022 | 048-340-08-100 | 107,984    | 237,568    | 0      | 0 | 0       | 0      | 345,552    |
| 754 | RABBITT HELEN B              | 090-022 | 048-340-11-100 | 98,744     | 0          | 0      | 0 | 0       | 0      | 98,744     |
| 755 | RABBITT HELEN B              | 090-022 | 048-340-13-100 | 230,500    | 375,000    | 0      | 0 | 0       | 0      | 605,500    |
| 756 | RUSSELL LESTER S TR          | 090-022 | 048-360-02-100 | 78,537     | 190,739    | 0      | 0 | 0       | 0      | 269,276    |
| 757 | CASTLE ROBERT L TR           | 090-022 | 048-360-12-100 | 6,778      | 18,945     | 0      | 0 | 0       | 0      | 25,723     |
| 758 | CASTLE ROBERT L TR           | 090-022 | 048-360-13-100 | 7,277      | 0          | 0      | 0 | 0       | 0      | 7,277      |
| 759 | POIRIER LUCY                 | 090-022 | 048-530-03-100 | 0          | 30,000     | 0      | 0 | 7,000   | 0      | 30,000     |
| 760 | SULLIVAN GARY B              | 090-022 | 048-540-02-100 | 0          | 35,100     | 0      | 0 | 0       | 0      | 35,100     |
| 761 | SULLIVAN GARY B              | 090-022 | 048-540-03-200 | 0          | 40,600     | 0      | 0 | 0       | 0      | 40,600     |
| 762 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-540-07-100 | 0          | 11,550     | 0      | 0 | 0       | 0      | 11,550     |
| 763 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-540-13-100 | 0          | 2,915      | 0      | 0 | 0       | 0      | 2,915      |
| 764 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-540-20-100 | 0          | 11,120     | 0      | 0 | 0       | 0      | 11,120     |
| 765 | SULLIVAN WEST PROPERTIES LLC | 090-022 | 048-540-21-100 | 0          | 11,900     | 0      | 0 | 0       | 0      | 11,900     |
| 766 | SULLIVAN GARY B              | 090-022 | 048-540-22-100 | 0          | 199,000    | 0      | 0 | 7,000   | 0      | 199,000    |
| 767 | SULLIVAN RANDY               | 090-022 | 048-540-23-100 | 0          | 160,000    | 0      | 0 | 0       | 0      | 160,000    |
| 768 | NARANJO ENRIQUE              | 090-022 | 048-550-01-100 | 0          | 30,000     | 0      | 0 | 7,000   | 0      | 30,000     |
| 769 | HARPER YVONNE                | 090-022 | 048-550-02-100 | 0          | 55,000     | 0      | 0 | 0       | 0      | 55,000     |
| 770 | RAMIREZ ERICA                | 090-022 | 048-550-03-100 | 0          | 35,000     | 0      | 0 | 7,000   | 0      | 35,000     |
| 771 | SHANNON FRANCINE A           | 090-022 | 048-550-05-100 | 0          | 36,000     | 0      | 0 | 7,000   | 0      | 36,000     |
| 772 | BARNETT DANIEL               | 090-022 | 048-550-06-100 | 0          | 19,000     | 0      | 0 | 0       | 0      | 19,000     |
| 773 | DONAHUE THERESE M            | 090-022 | 048-550-09-100 | 0          | 36,142     | 0      | 0 | 7,000   | 0      | 36,142     |
| 774 | SIMMONS CHARLENE             | 090-022 | 048-550-10-100 | 0          | 15,500     | 0      | 0 | 0       | 0      | 15,500     |
| 775 | SHINSATO JODIE MARIE         | 090-022 | 048-550-11-100 | 0          | 15,900     | 0      | 0 | 7,000   | 0      | 15,900     |
| 776 | PAIZ KATHLEEN                | 090-022 | 048-550-13-100 | 0          | 45,000     | 0      | 0 | 7,000   | 0      | 45,000     |
| 777 | EHLMAN MARY T                | 090-022 | 048-550-14-100 | 0          | 23,000     | 0      | 0 | 7,000   | 0      | 23,000     |
| 778 | EHLMAN MAUREEN F             | 090-022 | 048-550-15-100 | 0          | 78,000     | 0      | 0 | 7,000   | 0      | 78,000     |
| 779 | HUTSON ERICA                 | 090-022 | 048-550-16-100 | 0          | 27,500     | 0      | 0 | 7,000   | 0      | 27,500     |
| 780 | MEEKINS LYNDA BETH           | 090-022 | 048-550-17-200 | 0          | 72,000     | 0      | 0 | 0       | 0      | 72,000     |
| 781 | BOYLE RUTH                   | 090-022 | 048-550-18-100 | 0          | 30,262     | 0      | 0 | 7,000   | 0      | 30,262     |
| 782 | CHANG EDWIN                  | 090-022 | 048-550-21-100 | 0          | 19,210     | 0      | 0 | 7,000   | 0      | 19,210     |
| 783 | MCKINNEY CHRISTINE           | 090-022 | 048-550-22-100 | 0          | 40,000     | 0      | 0 | 0       | 0      | 40,000     |
| 784 | ELLIS CHARLEY L              | 090-022 | 048-550-23-100 | 0          | 23,525     | 0      | 0 | 7,000   | 0      | 23,525     |
| 785 | HIGGINS JERRY A              | 090-022 | 048-550-25-100 | 0          | 26,000     | 0      | 0 | 7,000   | 0      | 26,000     |
| 786 | RAMIREZ ERICA                | 090-022 | 048-550-27-100 | 0          | 30,000     | 0      | 0 | 7,000   | 0      | 30,000     |
| 787 | ABBOTT ALINE                 | 090-022 | 048-550-29-100 | 0          | 28,000     | 0      | 0 | 7,000   | 0      | 28,000     |
| 788 | MONGER STEVE                 | 090-022 | 048-550-30-200 | 0          | 85,000     | 0      | 0 | 0       | 85,000 | 0          |
| 789 | MISER GLORIA                 | 090-022 | 048-550-31-100 | 0          | 32,000     | 0      | 0 | 7,000   | 0      | 32,000     |
| 790 | WALL RANDY                   | 090-022 | 048-550-32-100 | 0          | 65,000     | 0      | 0 | 7,000   | 0      | 65,000     |
| 791 | GUEDEA ROSEMARY P            | 090-022 | 048-580-01-100 | 0          | 19,932     | 0      | 0 | 0       | 0      | 19,932     |
| 792 | GUEDEA SAMUEL J              | 090-022 | 048-580-05-200 | 0          | 59,000     | 0      | 0 | 7,000   | 0      | 59,000     |
| 793 | JACUZZI DANIEL C             | 090-022 | 325-160-30-100 | 100,000    | 0          | 0      | 0 | 0       | 0      | 100,000    |
|     |                              |         |                | 10,241,570 | 12,895,282 | 77,653 | 0 | 364,000 | 85,000 | 23,129,505 |

SECURED TOTALS 85,331,200 157,576,547 7,376,082 0 532,000 6,371,010 243,912,819

Utility Base Year Assessed Value

| Assessee | TRA     | Parcel Cross-Reference | State BOE Property Description | Land    | Improvements | Personal Property | Aircraft | Homeowner Exemptions | Miscellaneous Exemptions | Base Total |
|----------|---------|------------------------|--------------------------------|---------|--------------|-------------------|----------|----------------------|--------------------------|------------|
| 794      | 001-043 | 000-084-30-020         | Map 0872 09 008L Par 32        | 5,227   | 0            | 0                 | 0        | 0                    | 0                        | 5,227      |
| 795      | 001-043 | 000-084-30-020         | Map 0872 09 008L Par 33        | 320,602 | 0            | 0                 | 0        | 0                    | 0                        | 320,602    |
| 796      | 001-043 | 000-084-30-020         | Map 0872 09 010M Par 38        | 38,681  | 0            | 0                 | 0        | 0                    | 0                        | 38,681     |
|          |         |                        | SECURED TOTALS                 | 364,510 | 0            | 0                 | 0        | 0                    | 0                        | 364,510    |



Unsecured Base Year Assessed Value

| Assessee                           | TRA     | Parcel<br>Cross-Reference | Account          | Land | Improvements | Personal<br>Property | Aircraft | Homeowner<br>Exemptions | Miscellaneous<br>Exemptions | Base<br>Total |
|------------------------------------|---------|---------------------------|------------------|------|--------------|----------------------|----------|-------------------------|-----------------------------|---------------|
| 797 HERBAUGH JAMES G               | 001-002 | 001-201-08-100            | 0-1-090-005-0010 | 0    | 0            | 14,575               | 0        | 0                       | 0                           | 14,575        |
| 798 263 MAIN CA LLC                | 001-002 | 001-201-09-100            | 0-1-055-000-0360 | 0    | 0            | 13,875               | 0        | 0                       | 0                           | 13,875        |
| 799 263 MAIN CA LLC                | 001-002 | 001-201-09-100            | 0-1-055-000-7780 | 0    | 0            | 2,500                | 0        | 0                       | 0                           | 2,500         |
| 800 RILEY PATRICK J TR             | 001-002 | 001-201-10-100            | 0-1-206-000-1160 | 0    | 44,133       | 30,314               | 0        | 0                       | 0                           | 74,447        |
| 801 PUTHUFF JUDITH E               | 001-002 | 001-201-15-100            | 0-1-555-350-0010 | 0    | 703,194      | 82,248               | 0        | 0                       | 0                           | 785,442       |
| 802 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-005-000-0580 | 0    | 0            | 2,750                | 0        | 0                       | 0                           | 2,750         |
| 803 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-055-000-7630 | 0    | 0            | 3,064                | 0        | 0                       | 0                           | 3,064         |
| 804 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-156-000-5410 | 0    | 0            | 15,725               | 0        | 0                       | 0                           | 15,725        |
| 805 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-555-000-3300 | 0    | 12,558       | 14,311               | 0        | 0                       | 0                           | 26,869        |
| 806 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-580-000-5430 | 0    | 0            | 14,294               | 0        | 0                       | 0                           | 14,294        |
| 807 WOO JAMES B K TR               | 001-002 | 001-211-11-100            | 0-1-815-000-0620 | 0    | 0            | 3,328                | 0        | 0                       | 0                           | 3,328         |
| 808 RUSSELL LESTER S TR            | 001-002 | 001-211-12-100            | 0-1-048-000-0950 | 0    | 22,862       | 16,302               | 0        | 0                       | 0                           | 39,164        |
| 809 RUSSELL LESTER S TR            | 001-002 | 001-211-12-100            | 0-1-090-000-0070 | 0    | 4,539        | 14,885               | 0        | 0                       | 0                           | 19,424        |
| 810 RUSSELL LESTER S TR            | 001-002 | 001-211-12-100            | 0-1-095-109-0970 | 0    | 0            | 14,641               | 0        | 0                       | 0                           | 14,641        |
| 811 RUSSELL LESTER S TR            | 001-002 | 001-211-12-100            | 0-1-230-000-2090 | 0    | 0            | 5,000                | 0        | 0                       | 0                           | 5,000         |
| 812 GRANGER ROCHELLE SUCC TR       | 001-002 | 001-211-13-100            | 0-1-166-000-0550 | 0    | 0            | 5,500                | 0        | 0                       | 0                           | 5,500         |
| 813 FAUSEL FRANK FANARD TR         | 001-002 | 001-211-15-100            | 0-1-330-003-0010 | 0    | 17,939       | 7,082                | 0        | 0                       | 0                           | 25,021        |
| 814 SCHEUNER WILLIAM H TR          | 001-002 | 001-212-03-100            | 0-1-555-000-7400 | 0    | 0            | 64,658               | 0        | 0                       | 0                           | 64,658        |
| 815 PAYNE STEVEN K TR              | 001-002 | 001-212-04-100            | 0-1-155-000-1260 | 0    | 10,435       | 22,153               | 0        | 0                       | 0                           | 32,588        |
| 816 COMBELLACK ROBERT W (DECD)     | 001-002 | 001-212-06-100            | 0-1-155-016-0010 | 0    | 0            | 771                  | 6,302    | 0                       | 0                           | 7,073         |
| 817 CAVIGLI HENRY JAMES JR TR      | 001-002 | 001-212-07-100            | 0-1-215-004-0010 | 0    | 85,936       | 266,656              | 0        | 0                       | 0                           | 352,592       |
| 818 STEPHENS CHARLES V TR          | 001-002 | 001-212-09-100            | 0-1-150-003-0010 | 0    | 11,427       | 15,388               | 0        | 0                       | 0                           | 26,815        |
| 819 STEPHENS CHARLES V TR          | 001-002 | 001-212-09-100            | 0-1-358-003-0010 | 0    | 15,826       | 18,607               | 0        | 0                       | 0                           | 34,433        |
| 820 LORAIN MONICA L TR             | 001-002 | 001-212-10-100            | 0-1-048-000-0750 | 0    | 17,150       | 3,434                | 0        | 0                       | 0                           | 20,584        |
| 821 CAVIGLI HENRY JAMES JR TR      | 001-002 | 001-212-11-100            | 0-1-045-000-0530 | 0    | 0            | 3,000                | 0        | 0                       | 0                           | 3,000         |
| 822 CAVIGLI HENRY JAMES JR TR      | 001-002 | 001-212-11-100            | 0-1-045-003-0010 | 0    | 0            | 223,196              | 0        | 0                       | 0                           | 223,196       |
| 823 CAVIGLI HENRY JAMES JR TR      | 001-002 | 001-212-11-100            | 0-1-230-000-1030 | 0    | 0            | 3,245                | 0        | 0                       | 0                           | 3,245         |
| 824 CAVIGLI HENRY JAMES JR TR      | 001-002 | 001-212-11-100            | 0-1-555-000-6040 | 0    | 12,609       | 11,490               | 0        | 0                       | 0                           | 24,099        |
| 825 PEREZ FIDEL E TR               | 001-002 | 001-212-12-100            | 0-1-011-000-2780 | 0    | 2,729        | 5,137                | 0        | 0                       | 0                           | 7,866         |
| 826 PEREZ FIDEL E TR               | 001-002 | 001-212-12-100            | 0-1-515-000-4330 | 0    | 0            | 2,461                | 0        | 0                       | 0                           | 2,461         |
| 827 PEREZ FIDEL E TR               | 001-002 | 001-212-12-100            | 0-1-845-001-0850 | 0    | 20,266       | 10,254               | 0        | 0                       | 0                           | 30,520        |
| 828 SAUNDERS COMPANY CA CORP       | 001-002 | 001-212-13-100            | 0-1-205-000-0200 | 0    | 0            | 430,418              | 0        | 0                       | 0                           | 430,418       |
| 829 HERRERA GARY J                 | 001-002 | 001-221-04-100            | 0-1-095-000-1770 | 0    | 0            | 3,500                | 0        | 0                       | 0                           | 3,500         |
| 830 HERRERA GARY J                 | 001-002 | 001-221-04-100            | 0-1-555-000-2340 | 0    | 0            | 8,773                | 0        | 0                       | 0                           | 8,773         |
| 831 HERRERA GARY J                 | 001-002 | 001-221-04-100            | 0-1-555-000-2520 | 0    | 0            | 5,500                | 0        | 0                       | 0                           | 5,500         |
| 832 HERRERA GARY J                 | 001-002 | 001-221-04-100            | 0-1-845-001-0770 | 0    | 0            | 3,025                | 0        | 0                       | 0                           | 3,025         |
| 833 MARTINEZ JT LIV TR OF 7/25/96  | 001-002 | 001-221-05-100            | 0-1-055-000-7230 | 0    | 0            | 5,856                | 0        | 0                       | 0                           | 5,856         |
| 834 MARTINEZ JT LIV TR OF 7/25/96  | 001-002 | 001-221-05-100            | 0-1-300-001-3890 | 0    | 2,988        | 2,500                | 0        | 0                       | 0                           | 5,488         |
| 835 MARTINEZ JT LIV TR OF 7/25/96  | 001-002 | 001-221-05-100            | 0-1-845-000-8700 | 0    | 0            | 3,993                | 0        | 0                       | 0                           | 3,993         |
| 836 IOOF GRAND LODGE OF CALIF      | 001-002 | 001-221-06-100            | 0-1-155-001-0010 | 0    | 4,219        | 5,585                | 0        | 0                       | 0                           | 9,804         |
| 837 HUCKABAY MATTHEW               | 001-002 | 001-221-18-100            | 0-1-300-001-2370 | 0    | 20,888       | 5,102                | 0        | 0                       | 0                           | 25,990        |
| 838 HUCKABAY MATTHEW               | 001-002 | 001-221-18-100            | 0-1-362-000-0270 | 0    | 0            | 3,651                | 0        | 0                       | 0                           | 3,651         |
| 839 STROUD LEONARD R TR            | 001-002 | 002-151-04-100            | 0-1-354-000-0230 | 0    | 560          | 13,815               | 0        | 0                       | 0                           | 14,375        |
| 840 DORDEVIC MIKE M CO TR          | 001-002 | 002-151-06-100            | 0-1-627-000-0010 | 0    | 0            | 18,185               | 0        | 0                       | 0                           | 18,185        |
| 841 SCOTT MARK I                   | 001-002 | 002-151-09-100            | 0-1-485-000-0110 | 0    | 0            | 4,310                | 0        | 0                       | 0                           | 4,310         |
| 842 CLARK RONALD L                 | 001-002 | 002-151-11-100            | 0-1-095-000-3270 | 0    | 0            | 5,000                | 0        | 0                       | 0                           | 5,000         |
| 843 CLARK RONALD L                 | 001-002 | 002-151-11-100            | 0-1-555-000-1490 | 0    | 0            | 50,595               | 0        | 0                       | 0                           | 50,595        |
| 844 ANDERSEN SCOTT                 | 001-002 | 002-151-13-100            | 0-1-515-000-4750 | 0    | 0            | 9,075                | 0        | 0                       | 0                           | 9,075         |
| 845 TAMMI MADELEINE TR             | 001-002 | 002-153-03-100            | 0-1-005-000-1840 | 0    | 2,235        | 28,922               | 0        | 0                       | 0                           | 31,157        |
| 846 TAMMI MADELEINE TR             | 001-002 | 002-153-03-100            | 0-1-580-010-0020 | 0    | 0            | 13,198               | 0        | 0                       | 0                           | 13,198        |
| 847 GERWER MARCIA M TR             | 001-002 | 003-022-13-100            | 0-1-540-311-0030 | 0    | 53,249       | 84,004               | 0        | 0                       | 0                           | 137,253       |
| 848 GORDON FAMILY LMT PTN 5/23/97  | 001-002 | 003-041-07-100            | 0-1-380-000-6500 | 0    | 0            | 54,685               | 0        | 0                       | 0                           | 54,685        |
| 849 GORDON FAMILY LMT PTN 5/23/97  | 001-002 | 003-041-07-100            | 0-1-380-000-9990 | 0    | 0            | 16,981               | 0        | 0                       | 0                           | 16,981        |
| 850 GORDON FAMILY LMT PTN 5/23/97  | 001-002 | 003-041-07-100            | 0-1-555-000-3270 | 0    | 111,150      | 33,652               | 0        | 0                       | 0                           | 144,802       |
| 851 GORDON FAMILY LMT PTN 5/23/97  | 001-002 | 003-041-07-100            | 0-1-555-081-0030 | 0    | 0            | 26,817               | 0        | 0                       | 0                           | 26,817        |
| 852 FUEL 4 LESS CORPORATION        | 001-002 | 003-051-36-100            | 0-1-290-000-0320 | 0    | 0            | 21,000               | 0        | 0                       | 0                           | 21,000        |
| 853 OETTING ARTHUR V TR            | 001-002 | 003-071-04-100            | 0-1-040-000-0710 | 0    | 0            | 5,000                | 0        | 0                       | 0                           | 5,000         |
| 854 TAGG JOHN A TR                 | 001-002 | 003-071-47-100            | 0-1-555-474-0030 | 0    | 74,635       | 96,903               | 0        | 0                       | 0                           | 171,538       |
| 855 FAUSEL PROFESSIONAL CENTER LLC | 001-002 | 003-071-71-100            | 0-1-045-005-0020 | 0    | 707,038      | 286,994              | 0        | 0                       | 0                           | 994,032       |
| 856 PACIFIC PIONEER INVSTMNTS LLC  | 001-002 | 003-072-21-100            | 0-1-150-000-1230 | 0    | 256,840      | 166,361              | 0        | 0                       | 0                           | 423,201       |
| 857 BLACKWELL PATRICK TR           | 001-002 | 003-112-01-100            | 0-1-095-000-4280 | 0    | 3,765        | 8,398                | 0        | 0                       | 0                           | 12,163        |
| 858 CARPENTER GEORGE R TR          | 001-002 | 003-112-04-100            | 0-1-095-160-0030 | 0    | 22,045       | 8,924                | 0        | 0                       | 0                           | 30,969        |
| 859 JARS LINEN INC                 | 001-002 | 003-112-05-100            | 0-1-380-015-0010 | 0    | 0            | 67,199               | 0        | 0                       | 0                           | 67,199        |
| 860 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-095-000-2030 | 0    | 0            | 2,500                | 0        | 0                       | 0                           | 2,500         |
| 861 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-120-000-0320 | 0    | 769          | 3,915                | 0        | 0                       | 0                           | 4,684         |
| 862 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-158-000-3050 | 0    | 0            | 10,986               | 0        | 0                       | 0                           | 10,986        |
| 863 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-166-000-0530 | 0    | 80,873       | 33,252               | 0        | 0                       | 0                           | 114,125       |
| 864 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-168-000-0040 | 0    | 0            | 2,420                | 0        | 0                       | 0                           | 2,420         |
| 865 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-555-000-3360 | 0    | 58,874       | 20,226               | 0        | 0                       | 0                           | 79,100        |
| 866 AMLICK THEODORE J TR           | 001-002 | 003-121-02-100            | 0-1-555-000-4620 | 0    | 6,509        | 5,315                | 0        | 0                       | 0                           | 11,824        |
| 867 RAFFETTO ENTERPRISES           | 001-002 | 003-121-03-100            | 0-1-358-000-2500 | 0    | 0            | 7,000                | 0        | 0                       | 0                           | 7,000         |
| 868 RAFFETTO ENTERPRISES           | 001-002 | 003-121-04-100            | 0-1-265-004-0030 | 0    | 5,840        | 981                  | 0        | 0                       | 0                           | 6,821         |
| 869 RAFFETTO ENTERPRISES           | 001-002 | 003-121-04-100            | 0-1-845-000-7590 | 0    | 0            | 3,500                | 0        | 0                       | 0                           | 3,500         |
| 870 HEIDT NANCY L                  | 001-002 | 003-121-05-100            | 0-1-005-009-0030 | 0    | 737          | 2,812                | 0        | 0                       | 0                           | 3,549         |
| 871 HEIDT NANCY L                  | 001-002 | 003-121-05-100            | 0-1-105-007-0030 | 0    | 0            | 2,046                | 0        | 0                       | 0                           | 2,046         |
| 872 RAFFETTO ENTERPRISES           | 001-002 | 003-121-06-100            | 0-1-120-000-0330 | 0    | 2,141        | 3,317                | 0        | 0                       | 0                           | 5,458         |
| 873 R C B PROPERTY CORP            | 001-002 | 003-121-07-100            | 0-1-082-000-0220 | 0    | 76,825       | 7,733                | 0        | 0                       | 0                           | 84,558        |
| 874 HILTON PHYLLIS TR              | 001-002 | 003-121-08-100            | 0-1-265-000-1240 | 0    | 0            | 2,000                | 0        | 0                       | 0                           | 2,000         |
| 875 DODGSON LAUREN                 | 001-002 | 003-121-09-100            | 0-1-431-000-2710 | 0    | 0            | 4,152                | 0        | 0                       | 0                           | 4,152         |
| 876 GAUTSCHI DAVID L TR            | 001-002 | 003-121-10-100            | 0-1-096-000-0120 | 0    | 0            | 8,000                | 0        | 0                       | 0                           | 8,000         |
| 877 ROOD RICHARD R TR              | 001-002 | 003-121-12-100            | 0-1-166-000-0230 | 0    | 0            | 5,314                | 0        | 0                       | 0                           | 5,314         |
| 878 ROOD RICHARD R TR              | 001-002 | 003-121-12-100            | 0-1-555-000-8380 | 0    | 3,650        | 5,675                | 0        | 0                       | 0                           | 9,325         |
| 879 HENNINGSSEN BARBARA J TR       | 001-002 | 003-121-14-100            | 0-1-555-000-8180 | 0    | 0            | 24,929               | 0        | 0                       | 0                           | 24,929        |
| 880 398 MAIN STREET LLC            | 001-002 | 003-121-15-100            | 0-1-048-000-1020 | 0    | 4,086        | 2,974                | 0        | 0                       | 0                           | 7,060         |
| 881 398 MAIN STREET LLC            | 001-002 | 003-121-15-100            | 0-1-166-000-0180 | 0    | 16,073       | 16,736               | 0        | 0                       | 0                           | 32,809        |
| 882 398 MAIN STREET LLC            | 001-002 | 003-121-15-100            | 0-1-358-011-0020 | 0    | 14,665       | 82,566               | 0        | 0                       | 0                           | 97,231        |
| 883 MACHADO DAVID JOSEPH TR        | 001-002 | 003-131-01-100            | 0-1-035-000-2250 | 0    | 0            | 9,664                | 0        | 0                       | 0                           | 9,664         |
| 884 MACHADO DAVID JOSEPH TR        | 001-002 | 003-131-01-100            | 0-1-155-000-0260 | 0    | 0            | 3,025                | 0        | 0                       | 0                           | 3,025         |
| 885 ROOD RICHARD R TR              | 001-002 | 003-131-02-100            | 0-1-095-000-5250 | 0    | 0            | 3,025                | 0        | 0                       | 0                           | 3,025         |
| 886 ROOD RICHARD R TR              | 001-002 | 003-131-02-100            | 0-1-155-000-2350 | 0    | 0            | 3,000                | 0        | 0                       | 0                           | 3,000         |
| 887 ROOD RICHARD R TR              | 001-002 | 003-131-02-100            | 0-1-354-000-1350 | 0    | 1,676        | 8,183                | 0        | 0                       | 0                           | 9,859         |
| 888 SMITH THOMAS C TR              | 001-002 | 003-131-03-100            | 0-1-555-000-1270 | 0    | 6,072        | 4,799                | 0        | 0                       | 0                           | 10,871        |
| 889 SMITH THOMAS C TR              | 001-002 | 003-131-03-100            | 0-1-555-000-6510 | 0    | 0            | 33,298               | 0        | 0                       | 0                           | 33,298        |
| 890 BLACKWELL PATRICK TR           | 001-002 | 003-131-05-100            | 0-1-155-000-1200 | 0    | 0            | 3,000                | 0        | 0                       | 0                           | 3,000         |
| 891 OLIVER JESS                    | 001-002 | 003-131-07-100            | 0-1-095-000-5290 | 0    | 14,679       | 13,710               | 0        | 0                       | 0                           | 28,389        |
| 892 CORVIN DONALD E JR TR          | 001-002 | 003-131-08-100            | 0-1-055-000-7240 | 0    | 0            | 7,621                | 0        | 0                       | 0                           | 7,621         |
| 893 CORVIN DONALD E JR TR          | 001-002 | 003-131-08-100            | 0-1-055-013-0030 | 0    | 48,000       |                      |          |                         |                             |               |



|     |                        |         |                |                  |   |           |           |   |   |   |           |
|-----|------------------------|---------|----------------|------------------|---|-----------|-----------|---|---|---|-----------|
| 899 | ALPINE PROPERTIES      | 001-002 | 003-141-01-100 | 0-1-382-100-0030 | 0 | 0         | 266,617   | 0 | 0 | 0 | 366,617   |
| 900 | ALPINE PROPERTIES      | 001-002 | 003-141-01-100 | 0-1-815-000-0490 | 0 | 0         | 25,105    | 0 | 0 | 0 | 25,105    |
| 901 | FORSTER JEROME F TR    | 001-002 | 003-141-04-100 | 0-1-357-000-0410 | 0 | 0         | 18,000    | 0 | 0 | 0 | 18,000    |
| 902 | FORSTER JEROME F TR    | 001-002 | 003-141-04-100 | 0-1-555-230-0030 | 0 | 61,130    | 27,183    | 0 | 0 | 0 | 88,313    |
| 903 | FORSTER JEROME F TR    | 001-002 | 003-141-04-100 | 0-1-555-331-8880 | 0 | 20,226    | 13,495    | 0 | 0 | 0 | 33,721    |
| 904 | COUNTY OF EL DORADO    | 001-002 | 003-141-07-100 | 0-1-050-000-0050 | 0 | 0         | 7,666     | 0 | 0 | 0 | 7,666     |
| 905 | VORSTER GREGORY        | 001-002 | 003-141-13-100 | 0-1-380-662-8880 | 0 | 0         | 34,726    | 0 | 0 | 0 | 34,726    |
| 906 | ZINSER BRIAN R TR      | 001-002 | 003-141-20-100 | 0-1-380-001-1610 | 0 | 0         | 86,662    | 0 | 0 | 0 | 86,662    |
| 907 | ZINSER BRIAN R TR      | 001-002 | 003-141-20-100 | 0-1-490-000-0090 | 0 | 12,925    | 107,407   | 0 | 0 | 0 | 120,332   |
| 908 | CASO LAWRENCE TR       | 001-002 | 003-141-21-100 | 0-1-021-000-0470 | 0 | 0         | 2,324     | 0 | 0 | 0 | 2,324     |
| 909 | CASO LAWRENCE TR       | 001-002 | 003-141-21-100 | 0-1-055-000-7650 | 0 | 0         | 7,985     | 0 | 0 | 0 | 7,985     |
| 910 | CASO LAWRENCE TR       | 001-002 | 003-141-21-100 | 0-1-380-001-0960 | 0 | 0         | 26,719    | 0 | 0 | 0 | 26,719    |
| 911 | CASO LAWRENCE TR       | 001-002 | 003-141-21-100 | 0-1-515-000-3160 | 0 | 0         | 5,000     | 0 | 0 | 0 | 5,000     |
| 912 | BELL G KENNETH TR      | 001-002 | 003-171-03-100 | 0-1-555-000-3070 | 0 | 69,345    | 16,732    | 0 | 0 | 0 | 86,077    |
| 913 | INTER COUNTY TITLE CO  | 001-002 | 003-171-04-100 | 0-1-650-007-0030 | 0 | 0         | 15,412    | 0 | 0 | 0 | 15,412    |
| 914 | BICKEL SUZANNE DOUVRES | 001-002 | 003-171-07-100 | 0-1-155-000-2720 | 0 | 0         | 5,845     | 0 | 0 | 0 | 5,845     |
|     |                        |         |                |                  | Q | 2,754,356 | 3,587,117 | Q | Q | Q | 6,341,473 |

|     |                               |         |                |                  |   |           |           |   |   |   |           |
|-----|-------------------------------|---------|----------------|------------------|---|-----------|-----------|---|---|---|-----------|
| 915 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 0-1-055-054-3230 | 0 | 0         | 39,930    | 0 | 0 | 0 | 39,930    |
| 916 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 0-1-172-000-1450 | 0 | 0         | 8,258     | 0 | 0 | 0 | 8,258     |
| 917 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 0-1-354-000-0030 | 0 | 0         | 12,100    | 0 | 0 | 0 | 12,100    |
| 918 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 0-1-380-632-0260 | 0 | 0         | 7,257     | 0 | 0 | 0 | 7,257     |
| 919 | VICINI FAMILY INVESTMENTS LP  | 001-027 | 323-260-10-100 | 0-1-547-000-1050 | 0 | 0         | 288,459   | 0 | 0 | 0 | 288,459   |
| 920 | RODRIGUEZ ROBERT R TR         | 001-027 | 323-360-01-100 | 0-1-095-071-3230 | 0 | 0         | 2,750     | 0 | 0 | 0 | 2,750     |
| 921 | RODRIGUEZ ROBERT R TR         | 001-027 | 323-360-01-100 | 0-1-279-000-0190 | 0 | 19,855    | 38,113    | 0 | 0 | 0 | 57,968    |
| 922 | RODRIGUEZ ROBERT R TR         | 001-027 | 323-360-01-100 | 0-1-475-005-0030 | 0 | 0         | 13,549    | 0 | 0 | 0 | 13,549    |
| 923 | SANDERSON EARL G JR           | 001-027 | 323-360-02-100 | 0-1-005-000-3380 | 0 | 0         | 42,350    | 0 | 0 | 0 | 42,350    |
| 924 | SANDERSON EARL G JR           | 001-027 | 323-360-02-100 | 0-1-475-000-0010 | 0 | 3,710     | 11,510    | 0 | 0 | 0 | 15,220    |
| 925 | TEMPERO THOMAS ROBERT TR      | 001-027 | 323-360-04-100 | 0-1-525-020-3230 | 0 | 17,808    | 104,279   | 0 | 0 | 0 | 122,087   |
| 926 | RAMIREZ TEODORO TR            | 001-027 | 323-360-06-100 | 0-1-555-000-0370 | 0 | 46,227    | 27,209    | 0 | 0 | 0 | 73,436    |
| 927 | FLOWERS RICHARD I TR          | 001-027 | 323-360-09-100 | 0-1-095-000-3760 | 0 | 0         | 4,430     | 0 | 0 | 0 | 4,430     |
| 928 | FLOWERS RICHARD I TR          | 001-027 | 323-360-09-100 | 0-1-455-010-3230 | 0 | 2,089     | 4,395     | 0 | 0 | 0 | 6,484     |
| 929 | FLOWERS RICHARD I TR          | 001-027 | 323-360-09-100 | 0-1-525-017-0020 | 0 | 36,465    | 21,200    | 0 | 0 | 0 | 57,665    |
| 930 | PLACERVILLE OAKS LLC          | 001-027 | 323-360-10-100 | 0-1-635-000-0040 | 0 | 47,537    | 210,303   | 0 | 0 | 0 | 257,840   |
| 931 | PLACERVILLE OAKS LLC          | 001-027 | 323-360-10-100 | 0-1-863-000-0190 | 0 | 0         | 55,670    | 0 | 0 | 0 | 55,670    |
| 932 | SCHILLER KARL H TR            | 001-027 | 323-360-14-100 | 0-1-245-000-0290 | 0 | 6,418     | 5,835     | 0 | 0 | 0 | 12,253    |
| 933 | SCHILLER KARL H TR            | 001-027 | 323-360-14-100 | 0-1-315-109-3230 | 0 | 22,434    | 12,793    | 0 | 0 | 0 | 35,227    |
| 934 | SCHILLER KARL H TR            | 001-027 | 323-360-14-100 | 0-1-515-000-3540 | 0 | 0         | 92,118    | 0 | 0 | 0 | 92,118    |
| 935 | SCHILLER KARL H TR            | 001-027 | 323-360-14-100 | 0-1-515-000-4660 | 0 | 0         | 6,050     | 0 | 0 | 0 | 6,050     |
| 936 | LOSSIUS ROBERT L              | 001-027 | 323-400-26-100 | 0-1-070-000-4940 | 0 | 0         | 4,831     | 0 | 0 | 0 | 4,831     |
| 937 | COOPER TED W                  | 001-027 | 325-120-26-100 | 0-1-070-049-3250 | 0 | 30,632    | 115,711   | 0 | 0 | 0 | 146,343   |
| 938 | JOHNSON LORRAINE B            | 001-027 | 325-120-28-100 | 0-1-685-005-3250 | 0 | 9,130     | 60,075    | 0 | 0 | 0 | 69,205    |
| 939 | BRIGGS RONALD V TR            | 001-027 | 325-120-32-100 | 0-1-158-001-3270 | 0 | 0         | 2,420     | 0 | 0 | 0 | 2,420     |
| 940 | LUMSDEN SHIRLEY K SURV TR     | 001-027 | 325-120-33-100 | 0-1-581-000-0400 | 0 | 0         | 3,300     | 0 | 0 | 0 | 3,300     |
| 941 | HAGEN CARL F IV               | 001-027 | 325-120-37-100 | 0-1-245-000-0220 | 0 | 5,576     | 80,535    | 0 | 0 | 0 | 86,111    |
| 942 | HAGEN CARL F IV               | 001-027 | 325-120-37-100 | 0-1-354-000-0140 | 0 | 269       | 4,257     | 0 | 0 | 0 | 4,526     |
| 943 | SMITH THOMAS C TR             | 001-027 | 325-120-38-100 | 0-1-178-000-0040 | 0 | 0         | 10,822    | 0 | 0 | 0 | 10,822    |
| 944 | PETERSEN MICHAEL E            | 001-027 | 325-120-41-100 | 0-1-055-105-3250 | 0 | 0         | 11,789    | 0 | 0 | 0 | 11,789    |
| 945 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 0-1-030-000-0700 | 0 | 0         | 24,532    | 0 | 0 | 0 | 24,532    |
| 946 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 0-1-030-065-8880 | 0 | 13,296    | 19,944    | 0 | 0 | 0 | 33,240    |
| 947 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 0-1-082-000-1080 | 0 | 316,894   | 0         | 0 | 0 | 0 | 316,894   |
| 948 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 0-1-315-031-3250 | 0 | 4,580,402 | 1,357,412 | 0 | 0 | 0 | 5,937,814 |
| 949 | COLUMBIA II RALEYS CTR DE LLC | 001-027 | 325-120-53-100 | 0-1-475-000-0040 | 0 | 0         | 9,991     | 0 | 0 | 0 | 9,991     |
| 950 | KUMAR VIJAY                   | 001-027 | 325-120-54-100 | 0-1-590-091-3250 | 0 | 119,281   | 161,109   | 0 | 0 | 0 | 280,390   |
| 951 | TRAUB JAMES G                 | 001-027 | 325-120-58-100 | 0-1-215-000-0210 | 0 | 79,273    | 30,382    | 0 | 0 | 0 | 109,655   |
| 952 | BRIGGS RONALD V TR            | 001-027 | 325-120-62-100 | 0-1-005-064-3250 | 0 | 29,208    | 34,251    | 0 | 0 | 0 | 63,459    |
| 953 | BRIGGS RONALD V TR            | 001-027 | 325-120-62-100 | 0-1-315-000-0610 | 0 | 39,289    | 8,199     | 0 | 0 | 0 | 47,488    |
| 954 | BRIGGS RONALD V TR            | 001-027 | 325-120-62-100 | 0-1-375-030-3250 | 0 | 59,343    | 12,558    | 0 | 0 | 0 | 71,901    |
| 955 | BRIGGS RONALD V TR            | 001-027 | 325-120-62-100 | 0-1-615-000-0250 | 0 | 0         | 17,731    | 0 | 0 | 0 | 17,731    |
| 956 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-050-000-0120 | 0 | 3,114     | 37,864    | 0 | 0 | 0 | 40,978    |
| 957 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-078-000-0090 | 0 | 0         | 2,420     | 0 | 0 | 0 | 2,420     |
| 958 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-095-000-0420 | 0 | 2,950     | 4,232     | 0 | 0 | 0 | 7,182     |
| 959 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-145-000-0690 | 0 | 0         | 9,680     | 0 | 0 | 0 | 9,680     |
| 960 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-340-000-0040 | 0 | 0         | 4,477     | 0 | 0 | 0 | 4,477     |
| 961 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-405-018-3250 | 0 | 0         | 17,529    | 0 | 0 | 0 | 17,529    |
| 962 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-540-001-3250 | 0 | 0         | 4,632     | 0 | 0 | 0 | 4,632     |
| 963 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-555-130-3250 | 0 | 4,467     | 2,572     | 0 | 0 | 0 | 7,039     |
| 964 | BORELLI PATRICIA H TR         | 001-027 | 325-120-70-100 | 0-1-555-164-3250 | 0 | 5,977     | 5,709     | 0 | 0 | 0 | 11,686    |
| 965 | EDENDALE APARTMENTS           | 001-027 | 325-120-77-100 | 0-1-095-156-3250 | 0 | 14,641    | 4,392     | 0 | 0 | 0 | 19,033    |
| 966 | EDENDALE APARTMENTS           | 001-027 | 325-120-77-100 | 0-1-525-051-3250 | 0 | 4,562     | 182,087   | 0 | 0 | 0 | 186,649   |
| 967 | EDENDALE APARTMENTS           | 001-027 | 325-120-77-100 | 0-1-555-000-2170 | 0 | 3,627     | 7,418     | 0 | 0 | 0 | 11,045    |
| 968 | EDENDALE APARTMENTS           | 001-027 | 325-120-77-100 | 0-1-555-000-8060 | 0 | 0         | 25,000    | 0 | 0 | 0 | 25,000    |
| 969 | LINDA VOLKERTS TRUSTEE        | 001-027 | 325-120-78-100 | 0-1-380-001-4420 | 0 | 0         | 4,310     | 0 | 0 | 0 | 4,310     |
| 970 | TRAUB JAMES G                 | 001-027 | 325-120-79-100 | 0-1-145-000-0260 | 0 | 35,082    | 7,039     | 0 | 0 | 0 | 42,121    |
| 971 | TRAUB JAMES G                 | 001-027 | 325-120-79-100 | 0-1-380-034-0040 | 0 | 0         | 14,055    | 0 | 0 | 0 | 14,055    |
| 972 | TRAUB JAMES G                 | 001-027 | 325-120-79-100 | 0-1-520-004-3250 | 0 | 12,815    | 22,723    | 0 | 0 | 0 | 35,538    |
| 973 | TRAUB JAMES G                 | 001-027 | 325-120-79-100 | 0-1-540-000-3570 | 0 | 0         | 16,105    | 0 | 0 | 0 | 16,105    |
| 974 | SMITH THOMAS C TR             | 001-027 | 325-120-87-100 | 0-1-555-363-3250 | 0 | 6,712     | 5,280     | 0 | 0 | 0 | 11,992    |
| 975 | ANDRUSS SURBER PEGGY A TR     | 001-027 | 325-120-90-100 | 0-1-490-017-3270 | 0 | 104,609   | 96,395    | 0 | 0 | 0 | 201,004   |
| 976 | TOWER ENERGY GROUP A CA CORP  | 001-027 | 325-160-24-100 | 0-1-590-018-3250 | 0 | 38,861    | 32,064    | 0 | 0 | 0 | 70,925    |
| 977 | TURNEY DONALD E TR            | 001-027 | 325-160-25-100 | 0-1-645-003-3250 | 0 | 9,974     | 68,187    | 0 | 0 | 0 | 78,161    |
| 978 | THOMAS FRANK C TR             | 001-027 | 325-160-31-100 | 0-1-305-005-1050 | 0 | 0         | 7,487     | 0 | 0 | 0 | 7,487     |
| 979 | THOMAS FRANK C TR             | 001-027 | 325-160-31-100 | 0-1-357-000-0020 | 0 | 0         | 11,000    | 0 | 0 | 0 | 11,000    |
| 980 | THOMAS FRANK C TR             | 001-027 | 325-160-31-100 | 0-1-495-009-3250 | 0 | 70,901    | 71,361    | 0 | 0 | 0 | 142,262   |
| 981 | MONROE BILL K TR              | 001-027 | 325-160-40-100 | 0-1-060-000-0550 | 0 | 1,105,967 | 157,786   | 0 | 0 | 0 | 1,263,753 |
| 982 | DEL RIO DAVID M TR            | 001-027 | 325-160-41-100 | 0-1-555-000-7240 | 0 | 91,735    | 40,573    | 0 | 0 | 0 | 132,308   |
| 983 | FORNI BUSINESS PARK A CA LLC  | 001-027 | 325-230-23-100 | 0-1-011-000-1880 | 0 | 28,318    | 0         | 0 | 0 | 0 | 28,318    |
| 984 | FORNI BUSINESS PARK A CA LLC  | 001-027 | 325-230-23-100 | 0-1-011-000-1890 | 0 | 21,892    | 0         | 0 | 0 | 0 | 21,892    |
| 985 | FORNI BUSINESS PARK A CA LLC  | 001-027 | 325-230-23-100 | 0-1-011-000-2020 | 0 | 12,811    | 0         | 0 | 0 | 0 | 12,811    |
| 986 | LAVORINI THREE LLC            | 001-027 | 325-240-15-100 | 0-1-625-000-1140 | 0 | 44,494    | 36,180    | 0 | 0 | 0 | 80,674    |
| 987 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 0-1-380-001-1790 | 0 | 0         | 78,364    | 0 | 0 | 0 | 78,364    |
| 988 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 0-1-530-000-1690 | 0 | 0         | 14,424    | 0 | 0 | 0 | 14,424    |
| 989 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 0-1-555-000-5380 | 0 | 60,800    | 36,007    | 0 | 0 | 0 | 96,807    |
| 990 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 0-1-590-000-0430 | 0 | 4,482     | 11,142    | 0 | 0 | 0 | 15,624    |
| 991 | MOORE J GILBERT               | 001-027 | 325-310-78-100 | 0-1-670-000-0630 | 0 | 45,997    | 88,485    | 0 | 0 | 0 | 134,482   |
| 992 | KHOURY ELIAS I TR             |         |                |                  |   |           |           |   |   |   |           |



|      |                                |         |                |                  |        |         |         |   |   |   |         |
|------|--------------------------------|---------|----------------|------------------|--------|---------|---------|---|---|---|---------|
| 999  | STANCIL JOSEPH E JR TR         | 001-043 | 002-181-07-100 | 0-1-060-011-0020 | 0      | 155,216 | 157,747 | 0 | 0 | 0 | 312,963 |
| 1000 | STANCIL JOSEPH E JR TR         | 001-043 | 002-181-07-100 | 0-1-380-000-0090 | 0      | 0       | 18,580  | 0 | 0 | 0 | 18,580  |
| 1001 | STANCIL JOSEPH E JR TR         | 001-043 | 002-181-07-100 | 0-1-380-001-3440 | 0      | 0       | 14,829  | 0 | 0 | 0 | 14,829  |
| 1002 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-005-000-2140 | 0      | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| 1003 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-120-000-1280 | 0      | 0       | 39,162  | 0 | 0 | 0 | 39,162  |
| 1004 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-230-000-4750 | 0      | 0       | 6,050   | 0 | 0 | 0 | 6,050   |
| 1005 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-340-000-0010 | 0      | 0       | 42,350  | 0 | 0 | 0 | 42,350  |
| 1006 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-515-000-4920 | 0      | 0       | 2,250   | 0 | 0 | 0 | 2,250   |
| 1007 | MALL CORP                      | 001-043 | 002-181-10-100 | 0-1-515-092-0020 | 0      | 0       | 18,748  | 0 | 0 | 0 | 18,748  |
| 1008 | STATE OF CALIFORNIA            | 001-043 | 002-181-12-100 | 0-9-001-043-0230 | 31,538 | 0       | 0       | 0 | 0 | 0 | 31,538  |
| 1009 | BEALS-STUPEK PROPERTIES CA LLC | 001-043 | 002-181-14-100 | 0-1-070-083-0020 | 0      | 2,446   | 39,879  | 0 | 0 | 0 | 42,325  |
| 1010 | BEALS-STUPEK PROPERTIES CA LLC | 001-043 | 002-181-14-100 | 0-2-008-189-0050 | 0      | 0       | 16,266  | 0 | 0 | 0 | 16,266  |
| 1011 | MALL CORP CA CORP              | 001-043 | 002-181-18-100 | 0-1-217-000-1270 | 0      | 0       | 4,000   | 0 | 0 | 0 | 4,000   |
| 1012 | CRISWELL WAYNE R               | 001-043 | 002-191-08-100 | 0-1-066-000-0730 | 0      | 7,506   | 23,947  | 0 | 0 | 0 | 31,453  |
| 1013 | CRISWELL WAYNE R               | 001-043 | 002-191-08-100 | 0-1-070-000-4290 | 0      | 0       | 8,297   | 0 | 0 | 0 | 8,297   |
| 1014 | ALLENORFER HORST J TR          | 001-043 | 002-191-14-100 | 0-1-172-001-1910 | 0      | 0       | 23,682  | 0 | 0 | 0 | 23,682  |
| 1015 | ALLENORFER HORST J TR          | 001-043 | 002-191-14-100 | 0-1-495-018-0020 | 0      | 20,258  | 15,517  | 0 | 0 | 0 | 35,775  |
| 1016 | WASHBURN PAUL L                | 001-043 | 002-191-17-100 | 0-1-145-000-0560 | 0      | 5,651   | 10,955  | 0 | 0 | 0 | 16,606  |
| 1017 | WASHBURN PAUL L                | 001-043 | 002-191-17-100 | 0-1-195-000-1000 | 0      | 13,960  | 205,601 | 0 | 0 | 0 | 219,561 |
| 1018 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-14-100 | 0-1-555-000-7350 | 0      | 0       | 25,000  | 0 | 0 | 0 | 25,000  |
| 1019 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-050-000-0660 | 0      | 0       | 12,075  | 0 | 0 | 0 | 12,075  |
| 1020 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-095-000-1040 | 0      | 2,107   | 4,595   | 0 | 0 | 0 | 6,702   |
| 1021 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-354-000-1000 | 0      | 2,951   | 8,715   | 0 | 0 | 0 | 11,666  |
| 1022 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-354-000-1390 | 0      | 0       | 13,310  | 0 | 0 | 0 | 13,310  |
| 1023 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-432-000-0190 | 0      | 6,943   | 12,041  | 0 | 0 | 0 | 18,984  |
| 1024 | HAN OK JUNG SURV CO TR         | 001-043 | 002-201-15-100 | 0-1-634-000-0290 | 0      | 0       | 3,025   | 0 | 0 | 0 | 3,025   |
| 1025 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-085-015-0020 | 0      | 0       | 4,826   | 0 | 0 | 0 | 4,826   |
| 1026 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-330-001-0020 | 0      | 6,774   | 18,243  | 0 | 0 | 0 | 25,017  |
| 1027 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-375-026-0020 | 0      | 36,811  | 10,903  | 0 | 0 | 0 | 47,714  |
| 1028 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-495-006-0020 | 0      | 30,266  | 20,055  | 0 | 0 | 0 | 50,261  |
| 1029 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-555-000-2530 | 0      | 0       | 18,540  | 0 | 0 | 0 | 18,540  |
| 1030 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-610-000-0160 | 0      | 2,083   | 16,752  | 0 | 0 | 0 | 18,835  |
| 1031 | WEBB GLENN ALAN TR             | 001-043 | 002-241-23-100 | 0-1-625-040-0020 | 0      | 0       | 2,750   | 0 | 0 | 0 | 2,750   |
| 1032 | MALONE TIMOTHY L               | 001-043 | 002-241-24-100 | 0-2-006-430-0020 | 0      | 0       | 32,805  | 0 | 0 | 0 | 32,805  |
| 1033 | VARDANEGA RONALD J             | 001-043 | 002-244-06-100 | 0-1-490-005-0040 | 0      | 3,438   | 22,873  | 0 | 0 | 0 | 26,311  |
| 1034 | VARDANEGA RONALD J             | 001-043 | 002-244-06-100 | 0-1-490-012-0020 | 0      | 0       | 13,508  | 0 | 0 | 0 | 13,508  |
| 1035 | GIER ROBERT H CO TR            | 001-043 | 002-244-16-100 | 0-1-155-066-0020 | 0      | 16,335  | 4,238   | 0 | 0 | 0 | 20,573  |
| 1036 | DETMOLD A DE LLC               | 001-043 | 002-244-17-100 | 0-1-280-019-0020 | 0      | 12,995  | 11,722  | 0 | 0 | 0 | 24,717  |
| 1037 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-135-000-0660 | 0      | 0       | 13,310  | 0 | 0 | 0 | 13,310  |
| 1038 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-525-035-0030 | 0      | 21,200  | 26,188  | 0 | 0 | 0 | 47,388  |
| 1039 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-530-105-3280 | 0      | 16,446  | 12,032  | 0 | 0 | 0 | 28,478  |
| 1040 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-555-000-1060 | 0      | 28,217  | 6,608   | 0 | 0 | 0 | 34,825  |
| 1041 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-555-441-0020 | 0      | 0       | 20,000  | 0 | 0 | 0 | 20,000  |
| 1042 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-625-000-1710 | 0      | 2,480   | 4,019   | 0 | 0 | 0 | 6,499   |
| 1043 | PUTHUFF JUDITH E               | 001-043 | 002-251-18-100 | 0-1-845-001-1600 | 0      | 25,981  | 26,596  | 0 | 0 | 0 | 52,577  |
| 1044 | BURGERVILLE                    | 001-043 | 002-261-34-100 | 0-1-555-000-8090 | 0      | 0       | 3,025   | 0 | 0 | 0 | 3,025   |
| 1045 | BURGERVILLE                    | 001-043 | 002-261-34-100 | 0-1-555-322-0020 | 0      | 12,761  | 43,078  | 0 | 0 | 0 | 55,839  |
| 1046 | SFP C AN OR LMTD PRTNHP        | 001-043 | 002-261-35-100 | 0-1-380-001-2560 | 0      | 0       | 33,679  | 0 | 0 | 0 | 33,679  |
| 1047 | SFP C AN OR LMTD PRTNHP        | 001-043 | 002-261-35-100 | 0-1-645-000-0220 | 0      | 218,756 | 137,132 | 0 | 0 | 0 | 355,888 |
| 1048 | ALBUSCHE DOLA SURV TR          | 001-043 | 002-261-36-100 | 0-1-555-000-1470 | 0      | 0       | 15,000  | 0 | 0 | 0 | 15,000  |
| 1049 | OLSON CHARLES E                | 001-043 | 002-261-38-100 | 0-1-011-000-1910 | 0      | 13,572  | 0       | 0 | 0 | 0 | 13,572  |
| 1050 | REBIZZO ESTHER E TR            | 001-043 | 003-022-02-100 | 0-1-133-000-0010 | 0      | 0       | 273,310 | 0 | 0 | 0 | 273,310 |
| 1051 | REBIZZO ESTHER E TR            | 001-043 | 003-022-02-100 | 0-1-555-000-2730 | 0      | 8,535   | 13,399  | 0 | 0 | 0 | 21,934  |
| 1052 | REBIZZO ESTHER E TR            | 001-043 | 003-022-02-100 | 0-1-555-240-0030 | 0      | 119,285 | 18,310  | 0 | 0 | 0 | 137,595 |
| 1053 | MARTY TERESA M TR              | 001-043 | 003-051-20-100 | 0-1-145-000-0120 | 0      | 3,465   | 27,311  | 0 | 0 | 0 | 30,776  |
| 1054 | GUMBALL HOLDINGS LLC           | 001-043 | 003-051-23-100 | 0-1-345-000-0780 | 0      | 1,068   | 3,536   | 0 | 0 | 0 | 4,604   |
| 1055 | GUMBALL HOLDINGS LLC           | 001-043 | 003-051-23-100 | 0-1-540-000-3340 | 0      | 0       | 3,500   | 0 | 0 | 0 | 3,500   |
| 1056 | GUMBALL HOLDINGS CA LLC        | 001-043 | 003-051-26-100 | 0-1-845-000-7540 | 0      | 0       | 3,993   | 0 | 0 | 0 | 3,993   |
| 1057 | ALPINE PROPERTIES              | 001-043 | 003-051-31-100 | 0-1-540-000-0120 | 0      | 7,572   | 6,403   | 0 | 0 | 0 | 13,975  |
| 1058 | WENTZ FREDERICK J TR           | 001-043 | 003-051-34-100 | 0-1-432-000-0420 | 0      | 0       | 19,068  | 0 | 0 | 0 | 19,068  |
| 1059 | ROBINSON DONALD W TR AKA       | 001-043 | 003-051-35-100 | 0-1-395-012-0030 | 0      | 55,488  | 3,665   | 0 | 0 | 0 | 59,153  |
| 1060 | FLICKINGER ALICE J TR          | 001-043 | 004-011-04-100 | 0-1-060-000-0960 | 0      | 47,805  | 30,000  | 0 | 0 | 0 | 77,805  |
| 1061 | STOUT AMBER M                  | 001-043 | 004-011-06-100 | 0-1-650-011-3250 | 0      | 14,708  | 629     | 0 | 0 | 0 | 15,337  |
| 1062 | HOWE WILBUR C TR               | 001-043 | 004-011-38-100 | 0-1-075-008-0040 | 0      | 27,808  | 9,024   | 0 | 0 | 0 | 36,832  |
| 1063 | LEGER WILLIAM F                | 001-043 | 004-011-76-100 | 0-1-627-000-0240 | 0      | 0       | 2,500   | 0 | 0 | 0 | 2,500   |
| 1064 | FUSANO CHRISTOPHER G TR        | 001-043 | 004-031-21-100 | 0-1-066-003-0040 | 0      | 8,478   | 25,110  | 0 | 0 | 0 | 33,588  |
| 1065 | ROOD RICHARD R TR              | 001-043 | 004-041-03-100 | 0-1-172-000-2390 | 0      | 0       | 7,260   | 0 | 0 | 0 | 7,260   |
| 1066 | KIRKPATRICK STEVEN K           | 001-043 | 004-041-10-100 | 0-1-195-019-0040 | 0      | 0       | 61,963  | 0 | 0 | 0 | 61,963  |
| 1067 | PEIRCE ADELE M TR              | 001-043 | 004-111-37-100 | 0-1-590-114-0040 | 0      | 51,775  | 229,727 | 0 | 0 | 0 | 281,502 |
| 1068 | MOTHER LODE PTG & PUB CO INC   | 001-043 | 004-131-32-100 | 0-1-475-001-0010 | 0      | 119,609 | 143,123 | 0 | 0 | 0 | 262,732 |
| 1069 | KUSHWAHA RANJIT                | 001-043 | 004-131-33-100 | 0-1-395-005-0040 | 0      | 12,128  | 9,586   | 0 | 0 | 0 | 21,714  |
| 1070 | ORELLI PATRICK J SUCC TR       | 001-043 | 004-131-37-100 | 0-1-555-047-0040 | 0      | 66,058  | 6,062   | 0 | 0 | 0 | 72,120  |
| 1071 | ORELLI PATRICK J SUCC TR       | 001-043 | 004-131-37-100 | 0-1-555-115-0040 | 0      | 42,871  | 14,098  | 0 | 0 | 0 | 56,969  |
| 1072 | ORELLI GEORGIE H TR            | 001-043 | 004-131-38-100 | 0-1-590-043-0040 | 0      | 242,396 | 257,954 | 0 | 0 | 0 | 500,350 |
| 1073 | COPEMAN TERESA L               | 001-043 | 004-151-20-100 | 0-2-007-294-0080 | 0      | 0       | 25,200  | 0 | 0 | 0 | 25,200  |
| 1074 | SCATES GERVASI CA LLC          | 001-043 | 004-191-48-100 | 0-1-158-001-4700 | 0      | 0       | 3,065   | 0 | 0 | 0 | 3,065   |
| 1075 | SCATES GERVASI CA LLC          | 001-043 | 004-191-48-100 | 0-1-354-000-0050 | 0      | 16,400  | 10,824  | 0 | 0 | 0 | 27,224  |
| 1076 | SCATES GERVASI CA LLC          | 001-043 | 004-191-48-100 | 0-1-580-000-0320 | 0      | 0       | 101,441 | 0 | 0 | 0 | 101,441 |
| 1077 | STEVENOT DEBRA C               | 001-043 | 004-191-50-100 | 0-1-070-000-5180 | 0      | 0       | 43,923  | 0 | 0 | 0 | 43,923  |
| 1078 | MACKLIN KENNETH DUANE          | 001-043 | 004-201-13-100 | 0-1-645-005-0040 | 0      | 36,745  | 54,072  | 0 | 0 | 0 | 90,817  |
| 1079 | KAPRE PROPERTIES INC           | 001-043 | 004-201-14-100 | 0-1-095-084-0020 | 0      | 1,270   | 2,032   | 0 | 0 | 0 | 3,302   |
| 1080 | KAPRE PROPERTIES INC           | 001-043 | 004-201-14-100 | 0-1-335-001-0040 | 0      | 3,887   | 6,164   | 0 | 0 | 0 | 10,051  |
| 1081 | KAPRE PROPERTIES INC           | 001-043 | 004-201-14-100 | 0-1-555-310-0040 | 0      | 9,900   | 56,902  | 0 | 0 | 0 | 66,802  |
| 1082 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-005-005-0040 | 0      | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| 1083 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-075-006-0040 | 0      | 134,964 | 26,133  | 0 | 0 | 0 | 161,097 |
| 1084 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-082-000-0390 | 0      | 90,854  | 0       | 0 | 0 | 0 | 90,854  |
| 1085 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-082-000-1130 | 0      | 25,280  | 3,582   | 0 | 0 | 0 | 28,862  |
| 1086 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-095-000-2060 | 0      | 0       | 6,173   | 0 | 0 | 0 | 6,173   |
| 1087 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-206-000-2170 | 0      | 0       | 8,000   | 0 | 0 | 0 | 8,000   |
| 1088 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-315-000-0190 | 0      | 51,539  | 30,608  | 0 | 0 | 0 | 82,147  |
| 1089 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-315-000-0200 | 0      | 216,919 | 106,713 | 0 | 0 | 0 | 323,632 |
| 1090 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-315-000-0400 | 0      | 0       | 11,000  | 0 | 0 | 0 | 11,000  |
| 1091 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-325-000-0730 | 0      | 737     | 7,766   | 0 | 0 | 0 | 8,503   |
| 1092 | KAPRE PROPERTIES INC           | 001-043 | 004-201-22-100 | 0-1-380-001-3650 | 0      | 0       |         |   |   |   |         |



|      |                                |         |                |                  |   |         |         |   |   |   |         |
|------|--------------------------------|---------|----------------|------------------|---|---------|---------|---|---|---|---------|
| 1105 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-166-008-0040 | 0 | 118,861 | 16,717  | 0 | 0 | 0 | 135,578 |
| 1106 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-206-000-0530 | 0 | 2,167   | 3,072   | 0 | 0 | 0 | 5,239   |
| 1107 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-215-032-0040 | 0 | 286,498 | 133,511 | 0 | 0 | 0 | 420,009 |
| 1108 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-265-000-1060 | 0 | 0       | 5,080   | 0 | 0 | 0 | 5,080   |
| 1109 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-325-000-1820 | 0 | 170,646 | 144,892 | 0 | 0 | 0 | 315,538 |
| 1110 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-515-000-1340 | 0 | 12,594  | 32,948  | 0 | 0 | 0 | 45,542  |
| 1111 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-555-000-3280 | 0 | 0       | 11,000  | 0 | 0 | 0 | 11,000  |
| 1112 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-555-000-4390 | 0 | 47,500  | 13,500  | 0 | 0 | 0 | 61,000  |
| 1113 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-555-000-5710 | 0 | 0       | 8,858   | 0 | 0 | 0 | 8,858   |
| 1114 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-555-000-8190 | 0 | 45,411  | 9,403   | 0 | 0 | 0 | 54,814  |
| 1115 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-555-369-0040 | 0 | 23,150  | 13,866  | 0 | 0 | 0 | 37,016  |
| 1116 | PUBA PROPERTIES CA LLC         | 001-043 | 004-261-23-100 | 0-1-634-000-0170 | 0 | 0       | 10,159  | 0 | 0 | 0 | 10,159  |
| 1117 | LDR PARTNERS                   | 001-043 | 004-261-24-100 | 0-1-380-049-0270 | 0 | 0       | 13,663  | 0 | 0 | 0 | 13,663  |
| 1118 | LDR PARTNERS                   | 001-043 | 004-261-24-100 | 0-1-590-000-0240 | 0 | 11,488  | 15,001  | 0 | 0 | 0 | 26,489  |
| 1119 | LDR PARTNERS                   | 001-043 | 004-261-24-100 | 0-1-590-167-0040 | 0 | 214,197 | 105,168 | 0 | 0 | 0 | 319,365 |
| 1120 | PATEL DEEPAK J                 | 001-043 | 048-350-20-100 | 0-1-255-001-1960 | 0 | 0       | 4,027   | 0 | 0 | 0 | 4,027   |
| 1121 | MOONEY JOHN M TR               | 001-043 | 048-350-53-100 | 0-1-145-015-0480 | 0 | 14,483  | 268,497 | 0 | 0 | 0 | 282,980 |
| 1122 | VALLE JACK II                  | 001-043 | 049-100-14-100 | 0-1-085-035-0040 | 0 | 0       | 2,250   | 0 | 0 | 0 | 2,250   |
| 1123 | VALLE JACK II                  | 001-043 | 049-100-14-100 | 0-1-090-066-0490 | 0 | 11,884  | 10,247  | 0 | 0 | 0 | 22,131  |
| 1124 | VALLE JACK II                  | 001-043 | 049-100-14-100 | 0-1-375-033-0490 | 0 | 7,096   | 11,491  | 0 | 0 | 0 | 18,587  |
| 1125 | HALE MARK R                    | 001-043 | 049-170-12-100 | 0-1-011-000-2140 | 0 | 16,069  | 0       | 0 | 0 | 0 | 16,069  |
| 1126 | SCHERER RICHARD D              | 001-043 | 049-190-23-100 | 0-1-170-000-0860 | 0 | 0       | 344,187 | 0 | 0 | 0 | 344,187 |
| 1127 | JERMSTAD INVESTMENTS           | 001-043 | 049-190-25-100 | 0-1-555-000-4260 | 0 | 96,396  | 30,046  | 0 | 0 | 0 | 126,442 |
| 1128 | JERMSTAD INVESTMENTS           | 001-043 | 049-190-25-100 | 0-1-575-020-0490 | 0 | 0       | 44,444  | 0 | 0 | 0 | 44,444  |
| 1129 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-005-050-0020 | 0 | 0       | 4,412   | 0 | 0 | 0 | 4,412   |
| 1130 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-095-000-0550 | 0 | 2,507   | 5,440   | 0 | 0 | 0 | 7,947   |
| 1131 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-195-000-0100 | 0 | 2,928   | 42,772  | 0 | 0 | 0 | 45,700  |
| 1132 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-230-000-2790 | 0 | 0       | 3,565   | 0 | 0 | 0 | 3,565   |
| 1133 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-510-000-0050 | 0 | 0       | 7,303   | 0 | 0 | 0 | 7,303   |
| 1134 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-555-000-0140 | 0 | 78,836  | 4,495   | 0 | 0 | 0 | 83,331  |
| 1135 | OLSON ROBERT EARL TR           | 001-043 | 323-400-03-100 | 0-1-631-000-1760 | 0 | 0       | 2,046   | 0 | 0 | 0 | 2,046   |
| 1136 | WARWICK DAVID R                | 001-043 | 323-400-04-100 | 0-1-677-000-0110 | 0 | 56,937  | 5,061   | 0 | 0 | 0 | 61,998  |
| 1137 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 0-1-048-000-0010 | 0 | 533     | 9,632   | 0 | 0 | 0 | 10,165  |
| 1138 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 0-1-082-000-0490 | 0 | 18,161  | 7,228   | 0 | 0 | 0 | 25,389  |
| 1139 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 0-1-195-000-0830 | 0 | 0       | 50,218  | 0 | 0 | 0 | 50,218  |
| 1140 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 0-1-206-000-1040 | 0 | 38,413  | 30,690  | 0 | 0 | 0 | 69,103  |
| 1141 | KOURETAS JAMES L               | 001-043 | 323-400-11-100 | 0-1-555-000-1160 | 0 | 14,851  | 5,427   | 0 | 0 | 0 | 20,278  |
| 1142 | SUBURBAN PROPANE LP            | 001-043 | 323-400-12-100 | 0-1-135-000-0510 | 0 | 0       | 26,459  | 0 | 0 | 0 | 26,459  |
| 1143 | BUKEMA MARVIN J                | 001-043 | 323-400-13-100 | 0-1-260-000-0830 | 0 | 4,488   | 9,381   | 0 | 0 | 0 | 13,869  |
| 1144 | BUKEMA MARVIN J                | 001-043 | 323-400-13-100 | 0-1-265-000-0850 | 0 | 0       | 2,250   | 0 | 0 | 0 | 2,250   |
| 1145 | BUKEMA MARVIN J                | 001-043 | 323-400-13-100 | 0-1-555-000-4300 | 0 | 0       | 2,100   | 0 | 0 | 0 | 2,100   |
| 1146 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 0-1-120-000-1030 | 0 | 9,272   | 5,691   | 0 | 0 | 0 | 14,963  |
| 1147 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 0-1-143-000-0230 | 0 | 1,294   | 71,094  | 0 | 0 | 0 | 72,388  |
| 1148 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 0-1-156-000-2680 | 0 | 0       | 7,135   | 0 | 0 | 0 | 7,135   |
| 1149 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 0-1-195-000-0030 | 0 | 14,181  | 172,769 | 0 | 0 | 0 | 186,950 |
| 1150 | PIONEERS PLAZA LTD PTNSHP      | 001-043 | 323-400-23-100 | 0-1-195-000-0400 | 0 | 57,750  | 221,505 | 0 | 0 | 0 | 279,255 |
| 1151 | WOLFE RON                      | 001-043 | 323-440-13-100 | 0-1-143-000-0790 | 0 | 0       | 20,000  | 0 | 0 | 0 | 20,000  |
| 1152 | GLIKSMAN GEORGE                | 001-043 | 323-450-03-100 | 0-1-070-000-3920 | 0 | 10,275  | 50,162  | 0 | 0 | 0 | 60,437  |
| 1153 | GLIKSMAN GEORGE                | 001-043 | 323-450-03-100 | 0-1-070-164-0970 | 0 | 260     | 20,759  | 0 | 0 | 0 | 21,019  |
| 1154 | SUPER PLUMBING SUPPLY CO       | 001-043 | 323-480-01-100 | 0-1-520-008-3230 | 0 | 154,336 | 37,717  | 0 | 0 | 0 | 192,053 |
| 1155 | MORGAN JOHN R TR               | 001-043 | 323-480-02-100 | 0-1-070-105-3230 | 0 | 20,991  | 138,808 | 0 | 0 | 0 | 159,799 |
| 1156 | STUMPP MANFRED & ANNA          | 001-043 | 323-480-04-100 | 0-1-070-127-3230 | 0 | 0       | 61,563  | 0 | 0 | 0 | 61,563  |
| 1157 | SANDS DEAN KENNEDY TR          | 001-043 | 323-480-05-100 | 0-1-190-010-3230 | 0 | 0       | 15,000  | 0 | 0 | 0 | 15,000  |
| 1158 | SANDS DEAN KENNEDY TR          | 001-043 | 323-480-05-100 | 0-1-190-014-1010 | 0 | 0       | 10,000  | 0 | 0 | 0 | 10,000  |
| 1159 | FLYERS LLC A CA LLC            | 001-043 | 323-480-07-100 | 0-1-590-240-3230 | 0 | 75,756  | 224,462 | 0 | 0 | 0 | 300,218 |
| 1160 | UNITED PROPERTIES LLC          | 001-043 | 323-480-15-100 | 0-1-547-015-3230 | 0 | 15,257  | 56,888  | 0 | 0 | 0 | 72,145  |
| 1161 | HAM SOON NAM                   | 001-043 | 323-480-16-100 | 0-1-555-117-3230 | 0 | 1,379   | 14,606  | 0 | 0 | 0 | 15,985  |
| 1162 | SANDERS CHRISTINE A            | 001-043 | 323-480-17-100 | 0-1-060-000-0260 | 0 | 29,897  | 10,913  | 0 | 0 | 0 | 40,810  |
| 1163 | SANDERS CHRISTINE A            | 001-043 | 323-480-17-100 | 0-1-070-000-0080 | 0 | 0       | 3,000   | 0 | 0 | 0 | 3,000   |
| 1164 | MOLINA ALVARO TR               | 001-043 | 323-480-18-100 | 0-1-095-014-3230 | 0 | 20,629  | 27,549  | 0 | 0 | 0 | 48,178  |
| 1165 | HHH INVESTMENTS                | 001-043 | 323-480-19-100 | 0-1-060-000-1350 | 0 | 0       | 2,750   | 0 | 0 | 0 | 2,750   |
| 1166 | HHH INVESTMENTS                | 001-043 | 323-480-19-100 | 0-1-432-000-0200 | 0 | 0       | 3,000   | 0 | 0 | 0 | 3,000   |
| 1167 | HHH INVESTMENTS                | 001-043 | 323-480-19-100 | 0-1-540-000-3000 | 0 | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| 1168 | HARDE DAVID O TR               | 001-043 | 323-480-22-100 | 0-1-315-000-0230 | 0 | 203,269 | 39,059  | 0 | 0 | 0 | 242,328 |
| 1169 | VAN WYCK MARLINE SUCC TR       | 001-043 | 323-480-23-100 | 0-1-066-002-3230 | 0 | 143,174 | 13,411  | 0 | 0 | 0 | 156,585 |
| 1170 | VAN WYCK MARLINE SUCC TR       | 001-043 | 323-480-23-100 | 0-1-530-064-3230 | 0 | 18      | 5,145   | 0 | 0 | 0 | 5,163   |
| 1171 | VAN WYCK MARLINE SUCC TR       | 001-043 | 323-480-23-100 | 0-1-863-000-0140 | 0 | 0       | 5,950   | 0 | 0 | 0 | 5,950   |
| 1172 | PLACERVILLE PRESS              | 001-043 | 323-480-24-100 | 0-1-350-000-0810 | 0 | 0       | 8,448   | 0 | 0 | 0 | 8,448   |
| 1173 | PLACERVILLE PRESS              | 001-043 | 323-480-24-100 | 0-1-350-000-0830 | 0 | 0       | 3,564   | 0 | 0 | 0 | 3,564   |
| 1174 | PLACERVILLE PRESS              | 001-043 | 323-480-24-100 | 0-1-525-018-3230 | 0 | 78,721  | 60,325  | 0 | 0 | 0 | 139,046 |
| 1175 | UNITED PROPERTIES LLC          | 001-043 | 323-480-28-100 | 0-1-260-002-3230 | 0 | 0       | 13,591  | 0 | 0 | 0 | 13,591  |
| 1176 | UNITED PROPERTIES LLC          | 001-043 | 323-480-28-100 | 0-1-305-002-3230 | 0 | 6,120   | 19,629  | 0 | 0 | 0 | 25,749  |
| 1177 | UNITED PROPERTIES LLC          | 001-043 | 323-480-28-100 | 0-1-476-000-0530 | 0 | 0       | 14,783  | 0 | 0 | 0 | 14,783  |
| 1178 | STREMSTERFER SHAWN O           | 001-043 | 323-480-29-100 | 0-1-354-000-0220 | 0 | 2,542   | 8,068   | 0 | 0 | 0 | 10,610  |
| 1179 | STREMSTERFER SHAWN O           | 001-043 | 323-480-29-100 | 0-1-490-019-3230 | 0 | 148     | 5,313   | 0 | 0 | 0 | 5,461   |
| 1180 | STREMSTERFER SHAWN O           | 001-043 | 323-480-29-100 | 0-2-008-275-0030 | 0 | 0       | 9,979   | 0 | 0 | 0 | 9,979   |
| 1181 | GILLIHAN INTERVIVOS TRUST      | 001-043 | 323-510-07-100 | 0-1-070-047-3230 | 0 | 0       | 2,420   | 0 | 0 | 0 | 2,420   |
| 1182 | CARTER JAMES E TR              | 001-043 | 323-510-31-100 | 0-1-172-068-3230 | 0 | 118,036 | 83,052  | 0 | 0 | 0 | 201,088 |
| 1183 | CAMPINI WALTER                 | 001-043 | 323-510-40-100 | 0-1-350-000-1030 | 0 | 0       | 2,596   | 0 | 0 | 0 | 2,596   |
| 1184 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-011-000-2110 | 0 | 10,646  | 0       | 0 | 0 | 0 | 10,646  |
| 1185 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-133-010-1010 | 0 | 1,876   | 12,498  | 0 | 0 | 0 | 14,374  |
| 1186 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-156-001-0050 | 0 | 89,265  | 116,139 | 0 | 0 | 0 | 205,404 |
| 1187 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-405-010-3250 | 0 | 4,499   | 11,181  | 0 | 0 | 0 | 15,680  |
| 1188 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-575-014-3230 | 0 | 14,247  | 25,840  | 0 | 0 | 0 | 40,087  |
| 1189 | REEDER ROBERT M TR             | 001-043 | 323-570-39-100 | 0-1-580-013-3230 | 0 | 10,814  | 16,436  | 0 | 0 | 0 | 27,250  |
| 1190 | SARGENT TERRI JO SUCC TR       | 001-043 | 323-580-02-100 | 0-1-240-008-3230 | 0 | 16,728  | 8,487   | 0 | 0 | 0 | 25,215  |
| 1191 | ECKHARDT THOMAS W TR           | 001-043 | 323-580-19-100 | 0-1-040-047-3230 | 0 | 0       | 4,350   | 0 | 0 | 0 | 4,350   |
| 1192 | ECKHARDT THOMAS W TR           | 001-043 | 323-580-19-100 | 0-1-657-009-3230 | 0 | 0       | 8,232   | 0 | 0 | 0 | 8,232   |
| 1193 | GOLDEN PLAZA II LLC CA LLC     | 001-043 | 323-580-26-100 | 0-1-650-008-0040 | 0 | 14,248  | 23,794  | 0 | 0 | 0 | 38,042  |
| 1194 | GOLDEN PLAZA I LLC CA LLC      | 001-043 | 323-580-27-100 | 0-1-156-000-5500 | 0 | 0       | 17,267  | 0 | 0 | 0 | 17,267  |
| 1195 | GOLDEN PLAZA I LLC CA LLC      | 001-043 | 323-580-27-100 | 0-1-650-000-0040 | 0 | 2,512   | 29,116  | 0 | 0 | 0 | 31,628  |
| 1196 | HOME DEPOT USA INC             | 001-043 | 323-580-28-100 | 0-1-380-001-2090 | 0 | 0       | 57,780  | 0 | 0 | 0 | 57,780  |
| 1197 | HOME DEPOT USA INC             | 001-043 | 323-580-28-100 | 0-1-555-000-6460 | 0 | 14,245  | 281     | 0 | 0 | 0 | 14,526  |
| 1198 | SAC PLACERVILLE TRANS CORRIDOR | 001-043 | 325-010-10-100 | 0-1-380-001-4330 | 0 | 0       | 66,000  |   |   |   |         |





**EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY - PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11**

**SCHEDULE OF BASE YEAR REVENUE [HS\$33328(b) & (c)]**

| General Tax   | Assessed Value |                           | Assessed Value            |                           | Assessed Value            |                           | Assessed Value            |                           | Base Year Revenue         |                      |
|---------------|----------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|----------------------|
|               | Tax Rate       | Base Total<br>TRA 001-002 | Base Total<br>TRA 001-043 | Base Total<br>TRA 078-002 | Base Total<br>TRA 090-022 | Base Total<br>TRA 078-002 | Base Total<br>TRA 090-022 | Base Total<br>TRA 078-002 | Base Total<br>TRA 090-022 | Base Year<br>Revenue |
| Local Secured | 1%             | 39,436,089                | 129,212,464               | 2,343,666                 | 20,785,839                | 2,343,666                 | 20,785,839                | 2,343,666                 | 20,785,839                | 2,435,128            |
| Utility       | 1%             | 0                         | 0                         | 0                         | 0                         | 0                         | 0                         | 0                         | 0                         | 3,645                |
| Unsecured     | 1%             | 6,341,473                 | 18,458,203                | 62,248                    | 1,219,001                 | 62,248                    | 1,219,001                 | 62,248                    | 1,219,001                 | 376,029              |
| Totals        |                | 45,777,562                | 147,670,667               | 2,405,914                 | 22,004,840                | 2,405,914                 | 22,004,840                | 2,405,914                 | 22,004,840                | 2,818,802            |

**BASE YEAR REVENUE BY TAXING AGENCY**

| Taxing Jurisdiction                       | TRA     | Base Year Revenue | Percentage |
|---|---------|-------------------|------------|
| County General Fund                       | 001-002 | 120,512           | 26.3256%   |
| Accumulative Capital Outlay Fund          | 05460   | 2,499             | 0.5460%    |
| Road District Tax Fund                    | 00000   | -                 | 0.0000%    |
| City of Placerville                       | 55188   | 25,264            | 5.5188%    |
| Placerville Elementary School District    | 182842  | 83,701            | 18.2842%   |
| Mother Lode Elementary School District    | 00000   | -                 | 0.0000%    |
| El Dorado High School District            | 122418  | 56,040            | 12.2418%   |
| Los Rios Community College                | 45548   | 22,682            | 4.5548%    |
| County Superintendent of Schools          | 15391   | 7,046             | 1.5391%    |
| County Water Agency                       | 08620   | 3,946             | 0.8620%    |
| El Dorado County Fire Protection District | 220752  | 101,055           | 22.0752%   |
| County Service Area #7                    | 17734   | 8,118             | 1.7734%    |
| El Dorado Irrigation District             | 56791   | 26,913            | 5.6791%    |
| Total                                     |         | 457,770           | 100.0000%  |

| Taxing Agency | TRA       | Base Year Revenue | Percentage |
|---------------|-----------|-------------------|------------|
| 001-027       | 28,597.2% | 185,260           | 40.7092%   |
| 06195%        | 3,966     | 0.8645%           |            |
| 4.7550%       | 30,442    | 6.6500%           |            |
| 0.0000%       | -         | 0.0000%           |            |
| 3.9272%       | 57,993    | 12.6660%          |            |
| 19.9250%      | 294,293   | 64.5113%          |            |
| 0.0000%       | -         | 0.0000%           |            |
| 13.8399%      | 204,375   | 44.6500%          |            |
| 4.9454%       | 73,029    | 16.1500%          |            |
| 1.7400%       | 25,695    | 5.6130%           |            |
| 0.9725%       | 14,361    | 3.1380%           |            |
| 15.7089%      | 231,974   | 50.6700%          |            |
| 2.0007%       | 29,544    | 6.4550%           |            |
| 5.5868%       | 97,268    | 21.2500%          |            |
| Total         |           | 1,476,707         | 100.0000%  |

| Taxing Agency | TRA       | Base Year Revenue | Percentage |
|---------------|-----------|-------------------|------------|
| 001-043       | 29,733.6% | 433,078           | 94.8330%   |
| 0.6160%       | 9,097     | 2.0000%           |            |
| 0.0000%       | -         | 0.0000%           |            |
| 3.9272%       | 57,993    | 12.6660%          |            |
| 19.9250%      | 294,293   | 64.5113%          |            |
| 0.0000%       | -         | 0.0000%           |            |
| 13.8399%      | 204,375   | 44.6500%          |            |
| 4.9454%       | 73,029    | 16.1500%          |            |
| 1.7400%       | 25,695    | 5.6130%           |            |
| 0.9725%       | 14,361    | 3.1380%           |            |
| 15.7089%      | 231,974   | 50.6700%          |            |
| 2.0007%       | 29,544    | 6.4550%           |            |
| 5.5868%       | 97,268    | 21.2500%          |            |
| Total         |           | 1,476,707         | 100.0000%  |

| Taxing Agency | TRA       | Base Year Revenue | Percentage |
|---------------|-----------|-------------------|------------|
| 078-002       | 32,624.9% | 7,848             | 1.7100%    |
| 0.6766%       | 163       | 0.0360%           |            |
| 3.2739%       | 788       | 0.1740%           |            |
| 0.0000%       | -         | 0.0000%           |            |
| 3.9272%       | 57,993    | 12.6660%          |            |
| 19.9250%      | 294,293   | 64.5113%          |            |
| 0.0000%       | -         | 0.0000%           |            |
| 13.8399%      | 204,375   | 44.6500%          |            |
| 4.9454%       | 73,029    | 16.1500%          |            |
| 1.7400%       | 25,695    | 5.6130%           |            |
| 0.9725%       | 14,361    | 3.1380%           |            |
| 15.7089%      | 231,974   | 50.6700%          |            |
| 2.0007%       | 29,544    | 6.4550%           |            |
| 5.5868%       | 97,268    | 21.2500%          |            |
| Total         |           | 24,059            | 100.0000%  |

| Taxing Agency | TRA       | Base Year Revenue | Percentage |
|---------------|-----------|-------------------|------------|
| 090-022       | 32,381.9% | 71,255            | 15.5650%   |
| 0.6716%       | 1,478     | 0.3230%           |            |
| 3.2497%       | 7,151     | 1.5620%           |            |
| 0.0000%       | -         | 0.0000%           |            |
| 22.4917%      | 49,493    | 10.8080%          |            |
| 0.0000%       | -         | 0.0000%           |            |
| 15.0588%      | 33,137    | 7.2380%           |            |
| 5.3810%       | 11,841    | 2.5870%           |            |
| 1.8933%       | 4,166     | 0.9110%           |            |
| 1.0603%       | 2,333     | 0.5100%           |            |
| 8.3997%       | 18,483    | 4.0400%           |            |
| 2.1814%       | 4,800     | 1.0490%           |            |
| 7.2306%       | 15,911    | 3.4760%           |            |
| Total         |           | 220,048           | 100.0000%  |

| Taxing Agency | Base Year Revenue | Percentage |
|---------------|-------------------|------------|
| 090-022       | 823,953           | 29.2500%   |
| 078-002       | 17,203            | 0.6000%    |
| 001-043       | 38,381            | 1.3500%    |
| 001-027       | 83,257            | 29.2500%   |
| 001-043       | 427,487           | 15.1700%   |
| 078-002       | 129,408           | 4.5700%    |
| 090-022       | 388,063           | 13.6300%   |
| 001-043       | 141,649           | 5.0000%    |
| 001-027       | 50,948            | 1.8000%    |
| 001-043       | 27,163            | 0.9600%    |
| 001-027       | 449,488           | 15.9300%   |
| 001-043       | 55,700            | 1.9700%    |
| Total         | 2,818,802         | 100.0000%  |

**EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY  
PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11**

**TOTAL COUNTYWIDE TAX REVENUES  
OF THE TAXING JURISDICTIONS [HS§33328(d)]**

|  |                    |
|--|--------------------|
| County General Fund                    | 54,139,410         |
| Accumulative Capital Outlay Fund       | 1,178,022          |
| Road District Tax Fund                 | 4,997,390          |
| City of Placerville                    | 185,226            |
| City of Placerville - Parking          | 22,915             |
| Placerville Elementary School District | 2,741,891          |
| Mother Lode Elementary School District | 3,117,908          |
| El Dorado High School District         | 24,138,675         |
| Los Rios Community College             | 9,393,800          |
| County Superintendent of Schools       | 5,297,978          |
| County Water Agency                    | 2,260,516          |
| El Dorado County Fire                  | 7,670,417          |
| County Service Area #7                 | 2,658,428          |
| El Dorado Irrigation District          | 9,687,801          |
|  | <hr/>              |
| 1% Total                               | <u>127,490,377</u> |

Prepared By: Sally Zutter, 11/19/10



**EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY  
PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11**

**ESTIMATED FIRST YEAR INCREMENTAL REVENUES [HS§33328(e)]**

|   |   |
|---|---|
| County General Fund                       | - |
| Accumulative Capital Outlay Fund          | - |
| Road District Tax Fund                    |   |
| City of Placerville                       | - |
| Placerville Elementary School District    |   |
| Mother Lode Elementary School District    | - |
| El Dorado High School District            |   |
| Los Rios Community College                | - |
| County Superintendent of Schools          | - |
| El Dorado County Water Agency             | - |
| El Dorado County Fire Protection District |   |
| County Service Area #7                    | - |
| El Dorado Irrigation District             | - |
| ESTIMATED TAX REVENUE TO RDA PROJECT      | - |

The estimate is zero for the first year (2011/12) because the RDA Project will not receive increment until at least 2012/13, since the Project won't file with the State Board of Equalization until after the 2011/12 deadline of December, 1, 2010.

Prepared By: Sally Zutter, 11/22/10

**EL DORADO COUNTY AUDITOR-CONTROLLER  
PROPERTY TAX DIVISION  
CITY OF PLACERVILLE REDEVELOPMENT AGENCY - PLACERVILLE REDEVELOPMENT PROJECT  
BASE YEAR 2010/11**

**BASE YEAR ASSESSED VALUE REPORT BY BLOCK [HS§3328(f)]**

| Assessee                      | Block | TRA     | Parcel         | Secured Base Assessed Value |              |                   |          |                      |   | Miscellaneous Exemptions | Base Total |
|-------------------------------|-------|---------|----------------|-----------------------------|--------------|-------------------|----------|----------------------|---|--------------------------|------------|
|                               |       |         |                | Land                        | Improvements | Personal Property | Aircraft | Homeowner Exemptions |   |                          |            |
| VICINI FAMILY INVESTMENTS LP  | 0     | 001-027 | 323-260-10-100 | 433,370                     | 150,113      | 0                 | 0        | 0                    | 0 | 583,483                  |            |
| RODRIGUEZ ROBERT R TR         | 0     | 001-027 | 323-360-01-100 | 17,422                      | 90,976       | 0                 | 0        | 0                    | 0 | 108,398                  |            |
| SANDERSON EARL G JR           | 0     | 001-027 | 323-360-02-100 | 34,690                      | 236,074      | 0                 | 0        | 0                    | 0 | 270,764                  |            |
| TEMPERO THOMAS ROBERT TR      | 0     | 001-027 | 323-360-03-100 | 88,534                      | 55,061       | 0                 | 0        | 0                    | 0 | 141,595                  |            |
| TEMPERO THOMAS ROBERT TR      | 0     | 001-027 | 323-360-04-100 | 69,512                      | 150,178      | 0                 | 0        | 0                    | 0 | 219,690                  |            |
| RAMIREZ TEODORO TR            | 0     | 001-027 | 323-360-06-100 | 167,876                     | 392,160      | 0                 | 0        | 0                    | 0 | 560,036                  |            |
| VICINI FAMILY INVESTMENTS LP  | 0     | 001-027 | 323-360-08-100 | 13,625                      | 0            | 0                 | 0        | 0                    | 0 | 13,625                   |            |
| FLOWERS RICHARD I TR          | 0     | 001-027 | 323-360-09-100 | 40,898                      | 269,360      | 0                 | 0        | 0                    | 0 | 310,258                  |            |
| PLACERVILLE OAKS LLC          | 0     | 001-027 | 323-360-10-100 | 662,419                     | 2,602,691    | 0                 | 0        | 0                    | 0 | 3,265,110                |            |
| WONG WING CHEUNG              | 0     | 001-027 | 323-360-13-100 | 29,763                      | 72,807       | 0                 | 0        | 7,000                | 0 | 102,570                  |            |
| SCHILLER KARL H TR            | 0     | 001-027 | 323-360-14-100 | 238,136                     | 500,093      | 0                 | 0        | 0                    | 0 | 738,229                  |            |
| SOUZA INVESTMENT CORP THE     | 0     | 001-027 | 323-400-06-100 | 71,593                      | 47,360       | 0                 | 0        | 0                    | 0 | 118,953                  |            |
| LOSSIUS ROBERT L              | 0     | 001-027 | 323-400-26-100 | 98,217                      | 62,417       | 0                 | 0        | 0                    | 0 | 160,634                  |            |
| OSBORN MELVIN DAVID TR        | 0     | 001-027 | 325-120-11-100 | 142,880                     | 129,780      | 0                 | 0        | 0                    | 0 | 272,660                  |            |
| MALLARD INVESTORS PARTNERSHIP | 0     | 001-027 | 325-120-13-100 | 115,464                     | 0            | 0                 | 0        | 0                    | 0 | 115,464                  |            |
| COOPER TED W                  | 0     | 001-027 | 325-120-25-100 | 50,027                      | 107,962      | 0                 | 0        | 0                    | 0 | 157,989                  |            |
| COOPER TED W                  | 0     | 001-027 | 325-120-26-100 | 257,391                     | 333,187      | 0                 | 0        | 0                    | 0 | 590,578                  |            |
| JOHNSON LORRAINE B            | 0     | 001-027 | 325-120-28-100 | 191,622                     | 317,607      | 0                 | 0        | 0                    | 0 | 509,229                  |            |
| PLACERVILLE COTTAGES LLC      | 0     | 001-027 | 325-120-30-100 | 425,000                     | 0            | 0                 | 0        | 0                    | 0 | 425,000                  |            |
| BRIGGS RONALD V TR            | 0     | 001-027 | 325-120-31-100 | 176,000                     | 98,500       | 0                 | 0        | 0                    | 0 | 274,500                  |            |
| BRIGGS RONALD V TR            | 0     | 001-027 | 325-120-32-100 | 114,000                     | 77,500       | 0                 | 0        | 0                    | 0 | 191,500                  |            |
| LUMSDEN SHIRLEY K SURV TR     | 0     | 001-027 | 325-120-33-100 | 11,793                      | 37,199       | 0                 | 0        | 0                    | 0 | 48,992                   |            |
| DAWSON CLAYTON W TR MGR       | 0     | 001-027 | 325-120-35-100 | 174,660                     | 39,102       | 0                 | 0        | 0                    | 0 | 213,762                  |            |
| HAGEN CARL F IV               | 0     | 001-027 | 325-120-37-100 | 195,520                     | 483,666      | 0                 | 0        | 0                    | 0 | 679,186                  |            |
| SMITH THOMAS C TR             | 0     | 001-027 | 325-120-38-100 | 30,097                      | 62,656       | 0                 | 0        | 0                    | 0 | 92,753                   |            |
| PETERSEN MICHAEL E            | 0     | 001-027 | 325-120-41-100 | 123,678                     | 413,764      | 0                 | 0        | 0                    | 0 | 537,442                  |            |
| STRUCK RICHARD G              | 0     | 001-027 | 325-120-42-100 | 87,000                      | 261,000      | 0                 | 0        | 0                    | 0 | 348,000                  |            |
| ROBERTS GERALD M SR           | 0     | 001-027 | 325-120-44-100 | 47,261                      | 185,385      | 0                 | 0        | 0                    | 0 | 232,646                  |            |
| SANDERSON EARL G JR           | 0     | 001-027 | 325-120-45-100 | 8,027                       | 0            | 0                 | 0        | 0                    | 0 | 8,027                    |            |
| SANDERSON EARL G JR           | 0     | 001-027 | 325-120-46-100 | 8,027                       | 0            | 0                 | 0        | 0                    | 0 | 8,027                    |            |
| 49ER FEDERAL CREDIT UNION     | 0     | 001-027 | 325-120-47-100 | 209,591                     | 699,869      | 74,812            | 0        | 0                    | 0 | 984,272                  |            |
| THIELE LAWRENCE A             | 0     | 001-027 | 325-120-48-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| SANDERSON EARL G JR           | 0     | 001-027 | 325-120-49-100 | 5,702                       | 13,322       | 0                 | 0        | 0                    | 0 | 19,024                   |            |
| WELLS FARGO BANK NA           | 0     | 001-027 | 325-120-52-100 | 252,345                     | 836,551      | 0                 | 0        | 0                    | 0 | 1,088,896                |            |
| COLUMBIA II RALEYS CTR DE LLC | 0     | 001-027 | 325-120-53-100 | 2,175,000                   | 3,915,000    | 0                 | 0        | 0                    | 0 | 6,090,000                |            |
| KUMAR VIJAY                   | 0     | 001-027 | 325-120-54-100 | 763,186                     | 763,186      | 0                 | 0        | 0                    | 0 | 1,526,372                |            |
| TRAUB JAMES G                 | 0     | 001-027 | 325-120-57-100 | 102,736                     | 273,984      | 0                 | 0        | 0                    | 0 | 376,720                  |            |
| TRAUB JAMES G                 | 0     | 001-027 | 325-120-58-100 | 102,735                     | 273,981      | 0                 | 0        | 0                    | 0 | 376,716                  |            |
| ROBINSON GARY D TR            | 0     | 001-027 | 325-120-59-100 | 150,000                     | 100,000      | 0                 | 0        | 0                    | 0 | 250,000                  |            |
| BRIGGS RONALD V TR            | 0     | 001-027 | 325-120-62-100 | 424,061                     | 771,022      | 0                 | 0        | 0                    | 0 | 1,195,083                |            |
| PLACER TITLE COMPANY          | 0     | 001-027 | 325-120-63-100 | 190,522                     | 438,587      | 104,121           | 0        | 0                    | 0 | 733,230                  |            |
| COUNTY OF EL DORADO           | 0     | 001-027 | 325-120-66-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| CLARK ELLA F                  | 0     | 001-027 | 325-120-68-100 | 63,548                      | 123,367      | 0                 | 0        | 7,000                | 0 | 186,915                  |            |
| EL DORADO SAVINGS & LOAN      | 0     | 001-027 | 325-120-69-100 | 233,630                     | 713,069      | 0                 | 0        | 0                    | 0 | 946,699                  |            |
| BORELLI PATRICIA H TR         | 0     | 001-027 | 325-120-70-100 | 353,076                     | 804,219      | 0                 | 0        | 0                    | 0 | 1,157,295                |            |
| COUNTY OF EL DORADO           | 0     | 001-027 | 325-120-74-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| COUNTY OF EL DORADO           | 0     | 001-027 | 325-120-75-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| EDENDALE APARTMENTS           | 0     | 001-027 | 325-120-77-100 | 1,190,699                   | 3,542,341    | 0                 | 0        | 0                    | 0 | 4,733,040                |            |
| LINDA VOLKERTS TRUSTEE        | 0     | 001-027 | 325-120-78-100 | 332,746                     | 801,639      | 0                 | 0        | 0                    | 0 | 1,134,385                |            |
| TRAUB JAMES G                 | 0     | 001-027 | 325-120-79-100 | 300,000                     | 650,000      | 0                 | 0        | 0                    | 0 | 950,000                  |            |
| MALLARD INVESTORS PARTNERSHIP | 0     | 001-027 | 325-120-81-100 | 196,252                     | 0            | 0                 | 0        | 0                    | 0 | 196,252                  |            |
| CITY OF PLACERVILLE           | 0     | 001-027 | 325-120-86-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| SMITH THOMAS C TR             | 0     | 001-027 | 325-120-87-100 | 35,324                      | 75,034       | 0                 | 0        | 0                    | 0 | 110,358                  |            |
| CITY OF PLACERVILLE           | 0     | 001-027 | 325-120-88-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| AMERIGAS PROPANE LP           | 0     | 001-027 | 325-120-89-100 | 284,911                     | 119,067      | 1,761,193         | 0        | 0                    | 0 | 2,165,171                |            |
| ANDRUSS SURBER PEGGY A TR     | 0     | 001-027 | 325-120-90-100 | 217,000                     | 435,000      | 0                 | 0        | 0                    | 0 | 652,000                  |            |
| ANDRUSS PEGGY A TR            | 0     | 001-027 | 325-120-91-100 | 756,250                     | 715,949      | 0                 | 0        | 0                    | 0 | 1,472,199                |            |
| BRIGGS RONALD V TR            | 0     | 001-027 | 325-120-92-100 | 125,000                     | 107,984      | 0                 | 0        | 0                    | 0 | 232,984                  |            |
| ROBINSON GARY D TR            | 0     | 001-027 | 325-120-93-100 | 80,000                      | 20,000       | 0                 | 0        | 0                    | 0 | 100,000                  |            |
| VUKOVICH TROY TR              | 0     | 001-027 | 325-160-08-100 | 141,500                     | 124,000      | 0                 | 0        | 0                    | 0 | 265,500                  |            |
| BRIGGS RONALD V TR            | 0     | 001-027 | 325-160-16-100 | 78,500                      | 149,500      | 0                 | 0        | 0                    | 0 | 228,000                  |            |
| WILLIAMS ROLAND C JR SUCC TR  | 0     | 001-027 | 325-160-23-100 | 34,871                      | 90,347       | 0                 | 0        | 0                    | 0 | 125,218                  |            |
| TOWER ENERGY GROUP A CA CORP  | 0     | 001-027 | 325-160-24-100 | 661,428                     | 769,625      | 125,505           | 0        | 0                    | 0 | 1,556,558                |            |
| TURNEY DONALD E TR            | 0     | 001-027 | 325-160-25-100 | 27,356                      | 130,276      | 0                 | 0        | 0                    | 0 | 157,632                  |            |
| THOMAS FRANK C TR             | 0     | 001-027 | 325-160-31-100 | 37,557                      | 146,948      | 0                 | 0        | 0                    | 0 | 184,505                  |            |
| MONROE BILL K TR              | 0     | 001-027 | 325-160-40-100 | 177,117                     | 562,132      | 0                 | 0        | 0                    | 0 | 739,249                  |            |
| DEL RIO DAVID M TR            | 0     | 001-027 | 325-160-41-100 | 65,605                      | 248,560      | 0                 | 0        | 0                    | 0 | 314,165                  |            |
| DUNCAN DEAN BRIAN             | 0     | 001-027 | 325-160-42-100 | 56,771                      | 94,625       | 0                 | 0        | 0                    | 0 | 151,396                  |            |
| FORNI BUSINESS PARK A CA LLC  | 0     | 001-027 | 325-230-23-100 | 337,000                     | 0            | 0                 | 0        | 0                    | 0 | 337,000                  |            |
| LAVORINI THREE LLC            | 0     | 001-027 | 325-240-15-100 | 416,741                     | 1,262,141    | 0                 | 0        | 0                    | 0 | 1,678,882                |            |
| NEW MORNING YOUTH & FAM SVCS  | 0     | 001-027 | 325-240-16-100 | 317,500                     | 0            | 0                 | 0        | 0                    | 0 | 317,500                  |            |
| COUNTY OF EL DORADO           | 0     | 001-027 | 325-280-01-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| COUNTY OF EL DORADO           | 0     | 001-027 | 325-280-02-100 | 0                           | 0            | 0                 | 0        | 0                    | 0 | 0                        |            |
| SCALES DIANA J                | 0     | 001-027 | 325-310-60-100 | 77,392                      | 69,651       | 0                 | 0        | 7,000                | 0 | 147,043                  |            |
| CALLAWAY DONALD S             | 0     | 001-027 | 325-310-61-100 | 85,000                      | 210,500      | 0                 | 0        | 7,000                | 0 | 295,500                  |            |
| DAMASK KENNETH G              | 0     | 001-027 | 325-310-62-100 | 450,000                     | 0            | 0                 | 0        | 0                    | 0 | 450,000                  |            |
| HELM BETTINA S HOLIFIELD      | 0     | 001-027 | 325-310-64-100 | 73,858                      | 94,007       | 0                 | 0        | 0                    | 0 | 167,865                  |            |
| IN N OUT BURGERS              | 0     | 001-027 | 325-310-72-100 | 704,415                     | 673,763      | 113,185           | 0        | 0                    | 0 | 1,491,363                |            |
| MOORE J GILBERT               | 0     | 001-027 | 325-310-76-100 | 211,281                     | 0            | 0                 | 0        | 0                    | 0 | 211,281                  |            |
| MOORE J GILBERT               | 0     | 001-027 | 325-310-78-100 | 781,322                     | 1,030,773    | 287,448           | 0        | 0                    | 0 | 2,099,543                |            |
| KHOURY ELIAS I TR             | 0     | 001-027 | 325-310-87-100 | 1,080,000                   | 1,920,000    | 0                 | 0        | 0                    | 0 | 3,000,000                |            |
| HILL JOHN B                   | 0     | 001-027 | 325-360-20-100 | 65,408                      | 174,442      | 0                 | 0        | 7,000                | 0 | 239,850                  |            |
|                               |       |         |                | 18,547,438                  | 31,121,059   | 2,469,284         | 0        | 35,000               | 0 | 52,134,761               |            |
| SIMPSON EUNICE E              | 0     | 001-043 | 048-290-06-100 | 14,290                      | 90,347       | 0                 | 0        | 0                    | 0 | 104,637                  |            |
| RIVER CITY BANK               | 0     | 001-043 | 048-290-39-100 | 500,000                     | 0            | 0                 | 0        | 0                    | 0 | 500,000                  |            |
| YANEZ PETE TR                 | 0     | 001-043 | 048-290-40-100 | 740,000                     | 0            | 0                 | 0        | 0                    | 0 | 740,000                  |            |
| PATEL DEEPAK J                | 0     | 001-043 | 048-350-18-100 | 182,173                     | 497,945      | 140,800           | 0        | 7,000                | 0 | 820,918                  |            |
| PATEL DEEPAK J                | 0     | 001-043 | 048-350-20-100 | 285,406                     | 676,958      | 0                 | 0        | 0                    | 0 | 962,364                  |            |
| WALLS JERRY M                 | 0     | 001-043 | 048-350-52-100 | 349,170                     | 9,976        | 0                 | 0        | 0                    | 0 | 359,146                  |            |
| MOONEY JOHN M TR              | 0     | 001-043 | 048-350-53-100 | 186,221                     | 598,455      | 0                 | 0        | 0                    | 0 | 784,676                  |            |
| MACKLIN KENNETH DUANE         | 0     | 001-043 | 049-100-12-100 | 1,535                       | 0            | 0                 | 0        | 0                    | 0 | 1,535                    |            |



|                                |   |         |                |           |           |           |   |       |         |            |
|--------------------------------|---|---------|----------------|-----------|-----------|-----------|---|-------|---------|------------|
| MACKLIN KENNETH DUANE          | 0 | 001-043 | 049-100-13-100 | 39,244    | 0         | 0         | 0 | 0     | 0       | 39,244     |
| VALLE JACK II                  | 0 | 001-043 | 049-100-14-100 | 110,144   | 165,218   | 0         | 0 | 0     | 0       | 275,362    |
| SINGH KULDIP                   | 0 | 001-043 | 049-100-15-100 | 124,182   | 211,023   | 5,401     | 0 | 0     | 0       | 340,606    |
| LE'S FAMILY LTD PARTNERSHIP    | 0 | 001-043 | 049-100-16-100 | 17,855    | 0         | 0         | 0 | 0     | 0       | 17,855     |
| MACKAY EDWARD E                | 0 | 001-043 | 049-110-29-100 | 117,800   | 68,127    | 0         | 0 | 0     | 0       | 185,927    |
| HANGTOWN GRANGE #464           | 0 | 001-043 | 049-110-31-100 | 3,167     | 5,115     | 2,500     | 0 | 0     | 0       | 10,782     |
| PATEL HARISH                   | 0 | 001-043 | 049-170-07-100 | 215,971   | 377,951   | 24,158    | 0 | 0     | 0       | 618,080    |
| RICE EVELYN (DECD)             | 0 | 001-043 | 049-170-11-100 | 17,163    | 0         | 0         | 0 | 0     | 0       | 17,163     |
| HALE MARK R                    | 0 | 001-043 | 049-170-12-100 | 78,500    | 50,000    | 0         | 0 | 0     | 0       | 128,500    |
| NEWELL HAROLD                  | 0 | 001-043 | 049-170-13-100 | 134,500   | 108,500   | 0         | 0 | 0     | 0       | 241,000    |
| CALIFORNIA STATE OF            | 0 | 001-043 | 049-180-36-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| NICHELINI RICK                 | 0 | 001-043 | 049-190-06-100 | 275,000   | 145,000   | 0         | 0 | 0     | 0       | 420,000    |
| SCHERER RICHARD D              | 0 | 001-043 | 049-190-23-100 | 103,343   | 128,362   | 0         | 0 | 0     | 0       | 231,705    |
| RUSSELL LESTER S               | 0 | 001-043 | 049-190-24-100 | 95,000    | 100,000   | 0         | 0 | 0     | 0       | 195,000    |
| JERMSTAD INVESTMENTS           | 0 | 001-043 | 049-190-25-100 | 97,307    | 176,626   | 0         | 0 | 0     | 0       | 273,933    |
| HUGHES VICTORIA                | 0 | 001-043 | 049-350-11-100 | 86,000    | 10,000    | 0         | 0 | 0     | 0       | 96,000     |
| WAITE DAVID B TR               | 0 | 001-043 | 049-350-12-100 | 4,633     | 42,362    | 0         | 0 | 0     | 0       | 46,995     |
| KELTGEN JOHN B TR              | 0 | 001-043 | 049-350-13-100 | 56,000    | 71,000    | 0         | 0 | 0     | 0       | 127,000    |
| MURPHY KELLIE M                | 0 | 001-043 | 049-350-14-100 | 86,000    | 86,000    | 0         | 0 | 0     | 0       | 172,000    |
| MURPHY KELLIE M                | 0 | 001-043 | 049-350-15-100 | 111,500   | 69,500    | 0         | 0 | 0     | 0       | 181,000    |
| CRAMER ERLA M                  | 0 | 001-043 | 049-350-16-100 | 5,701     | 22,879    | 0         | 0 | 7,000 | 0       | 28,580     |
| ROMAN CATHOLIC BISHOP OF SAC   | 0 | 001-043 | 049-350-19-100 | 45,500    | 137,000   | 0         | 0 | 0     | 182,500 | 0          |
| PORTER THOMAS H & PEGGY A      | 0 | 001-043 | 049-350-20-100 | 340       | 0         | 0         | 0 | 0     | 0       | 340        |
| CEJA AURELIANO                 | 0 | 001-043 | 049-350-21-100 | 69,500    | 116,000   | 0         | 0 | 0     | 0       | 185,500    |
| NOVBAKHTIAN MARYAM             | 0 | 001-043 | 049-350-22-100 | 39,576    | 145,960   | 0         | 0 | 0     | 0       | 185,536    |
| REAL ESTATE ASSISTANCE GP      | 0 | 001-043 | 049-350-23-100 | 110,000   | 0         | 0         | 0 | 0     | 0       | 110,000    |
| GRELL ANNE                     | 0 | 001-043 | 049-350-29-100 | 108,000   | 45,500    | 0         | 0 | 0     | 0       | 153,500    |
| FUSANO CHRISTOPHER G TR        | 0 | 001-043 | 049-350-30-100 | 74,000    | 70,000    | 0         | 0 | 0     | 0       | 144,000    |
| PLACERVILLE CITY OF            | 0 | 001-043 | 050-210-14-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| CITY OF PLACERVILLE            | 0 | 001-043 | 050-210-34-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 050-210-35-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 050-210-36-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-010-08-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| PLACERVILLE OAKS LLC           | 0 | 001-043 | 323-360-15-100 | 56,771    | 0         | 0         | 0 | 0     | 0       | 56,771     |
| MOTHER LODGE REHAB ENTER INC   | 0 | 001-043 | 323-400-02-100 | 444,855   | 229,605   | 57,051    | 0 | 0     | 731,511 | 0          |
| OLSON ROBERT EARL TR           | 0 | 001-043 | 323-400-03-100 | 296,261   | 1,652,537 | 0         | 0 | 0     | 0       | 1,948,798  |
| WARWICK DAVID R                | 0 | 001-043 | 323-400-04-100 | 384,203   | 427,482   | 0         | 0 | 0     | 0       | 811,685    |
| SOUZA INVESTMENT CORP THE      | 0 | 001-043 | 323-400-08-100 | 216,986   | 0         | 0         | 0 | 0     | 0       | 216,986    |
| KOURETAS JAMES L               | 0 | 001-043 | 323-400-11-100 | 470,396   | 1,084,226 | 0         | 0 | 0     | 0       | 1,554,622  |
| SUBURBAN PROPANE LP            | 0 | 001-043 | 323-400-12-100 | 238,433   | 530,239   | 1,907,248 | 0 | 0     | 0       | 2,675,920  |
| BUKEMA MARVIN J                | 0 | 001-043 | 323-400-13-100 | 356,317   | 106,884   | 0         | 0 | 0     | 0       | 463,201    |
| BAYBARZ CAROLYN TR             | 0 | 001-043 | 323-400-14-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| OTTING ARTHUR V TR             | 0 | 001-043 | 323-400-16-100 | 141,349   | 0         | 0         | 0 | 0     | 0       | 141,349    |
| BURDINE TEDDY L                | 0 | 001-043 | 323-400-20-100 | 242,967   | 0         | 0         | 0 | 0     | 0       | 242,967    |
| PIONEERS PLAZA LTD PTNSHP      | 0 | 001-043 | 323-400-23-100 | 411,682   | 1,670,961 | 0         | 0 | 0     | 0       | 2,082,643  |
| BAYBARZ CAROLYN TR             | 0 | 001-043 | 323-400-24-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| CITY OF PLACERVILLE            | 0 | 001-043 | 323-400-25-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| CITY OF PLACERVILLE            | 0 | 001-043 | 323-400-27-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| COUNTY OF EL DORADO            | 0 | 001-043 | 323-400-29-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-400-30-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| VICINI THEATER LLC             | 0 | 001-043 | 323-400-31-100 | 86,831    | 0         | 0         | 0 | 0     | 0       | 86,831     |
| VICINI THEATER LLC             | 0 | 001-043 | 323-400-32-100 | 343,159   | 385,944   | 0         | 0 | 0     | 0       | 729,103    |
| WOLFE RON                      | 0 | 001-043 | 323-400-13-100 | 150,000   | 145,000   | 0         | 0 | 0     | 0       | 295,000    |
| GLIKSMAN GEORGE                | 0 | 001-043 | 323-450-03-100 | 476,410   | 635,214   | 0         | 0 | 0     | 0       | 1,111,624  |
| PLACERVILLE MASONIC TEMPLE ASN | 0 | 001-043 | 323-450-13-100 | 264,941   | 904,578   | 15,758    | 0 | 0     | 0       | 1,185,277  |
| SUPER PLUMBING SUPPLY CO       | 0 | 001-043 | 323-450-01-100 | 350,876   | 242,097   | 0         | 0 | 0     | 0       | 592,973    |
| MORGAN JOHN R TR               | 0 | 001-043 | 323-480-02-100 | 100,270   | 157,351   | 0         | 0 | 0     | 0       | 257,621    |
| SMITH JEFFREY                  | 0 | 001-043 | 323-480-03-100 | 78,988    | 87,715    | 0         | 0 | 0     | 0       | 166,703    |
| STUMPP MANFRED & ANNA          | 0 | 001-043 | 323-480-04-100 | 15,168    | 59,712    | 0         | 0 | 0     | 0       | 74,880     |
| SANDS DEAN KENNEDY TR          | 0 | 001-043 | 323-480-05-100 | 157,883   | 213,143   | 44,931    | 0 | 0     | 0       | 415,957    |
| FLYERS LLC A CA LLC            | 0 | 001-043 | 323-480-07-100 | 160,729   | 344,180   | 0         | 0 | 0     | 0       | 504,909    |
| DAWSON PHILIP                  | 0 | 001-043 | 323-480-13-100 | 105,057   | 169,412   | 0         | 0 | 0     | 0       | 274,469    |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-15-100 | 192,754   | 182,246   | 0         | 0 | 0     | 0       | 375,000    |
| HAM SOON NAM                   | 0 | 001-043 | 323-480-16-100 | 200,000   | 300,000   | 0         | 0 | 0     | 0       | 500,000    |
| SANDERS CHRISTINE A            | 0 | 001-043 | 323-480-17-100 | 26,819    | 35,768    | 0         | 0 | 0     | 0       | 62,587     |
| MOLINA ALVARO TR               | 0 | 001-043 | 323-480-18-100 | 87,354    | 230,916   | 0         | 0 | 0     | 0       | 318,270    |
| HHH INVESTMENTS                | 0 | 001-043 | 323-480-19-100 | 90,081    | 92,656    | 0         | 0 | 0     | 0       | 182,737    |
| SWEENEY JAMES R TR             | 0 | 001-043 | 323-480-20-100 | 182,173   | 103,229   | 0         | 0 | 0     | 0       | 285,402    |
| HARDE DAVID O TR               | 0 | 001-043 | 323-480-22-100 | 100,932   | 610,910   | 0         | 0 | 0     | 0       | 711,842    |
| VAN WYCK MARLINE SUCC TR       | 0 | 001-043 | 323-480-23-100 | 10,712    | 0         | 0         | 0 | 0     | 0       | 10,712     |
| PLACERVILLE PRESS              | 0 | 001-043 | 323-480-24-100 | 193,702   | 319,437   | 0         | 0 | 0     | 0       | 513,139    |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-28-100 | 385,510   | 357,972   | 0         | 0 | 0     | 0       | 743,482    |
| STREMSTERFER SHAWN O           | 0 | 001-043 | 323-480-29-100 | 111,162   | 155,095   | 0         | 0 | 0     | 0       | 266,257    |
| STREMSTERFER SHAWN O           | 0 | 001-043 | 323-480-30-100 | 74,102    | 0         | 0         | 0 | 0     | 0       | 74,102     |
| ASHWORTH BARBARA H TR          | 0 | 001-043 | 323-510-01-100 | 10,927    | 43,786    | 0         | 0 | 0     | 0       | 54,713     |
| SANDS DEAN K                   | 0 | 001-043 | 323-510-04-100 | 180,500   | 187,000   | 0         | 0 | 0     | 0       | 367,500    |
| GILLIHAN INTERVIVOS TRUST      | 0 | 001-043 | 323-510-07-100 | 12,507    | 50,086    | 0         | 0 | 0     | 0       | 62,593     |
| SMITH GLENDA E TR              | 0 | 001-043 | 323-510-20-100 | 10,712    | 85,875    | 0         | 0 | 0     | 0       | 96,587     |
| CARTER JAMES E TR              | 0 | 001-043 | 323-510-31-100 | 356,153   | 407,032   | 0         | 0 | 0     | 0       | 763,185    |
| CALIFORNIA STATE OF            | 0 | 001-043 | 323-510-32-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-510-33-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-510-35-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| CAMPINI WALTER                 | 0 | 001-043 | 323-510-40-100 | 21,024    | 108,756   | 0         | 0 | 0     | 0       | 129,780    |
| WOO BROS INVESTMENT CO         | 0 | 001-043 | 323-570-01-100 | 55,455    | 0         | 0         | 0 | 0     | 0       | 55,455     |
| SPANO SALVATORE A              | 0 | 001-043 | 323-570-36-100 | 150,000   | 223,000   | 0         | 0 | 7,000 | 0       | 373,000    |
| SPANO SALVATORE                | 0 | 001-043 | 323-570-37-100 | 236,623   | 0         | 0         | 0 | 0     | 0       | 236,623    |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 32,435    | 189,342   | 0         | 0 | 0     | 0       | 221,777    |
| HENNINGSEN BARBARA J TR        | 0 | 001-043 | 323-580-01-100 | 69,355    | 305,901   | 0         | 0 | 0     | 0       | 375,256    |
| SARGENT TERRI JO SUCC TR       | 0 | 001-043 | 323-580-02-100 | 242,343   | 514,994   | 0         | 0 | 0     | 0       | 757,337    |
| SCHWARTZMEYER MARK             | 0 | 001-043 | 323-580-05-100 | 30,000    | 50,000    | 0         | 0 | 0     | 0       | 80,000     |
| SAXTON WALTER TRENT TR         | 0 | 001-043 | 323-580-10-100 | 75,615    | 453,754   | 0         | 0 | 0     | 0       | 529,369    |
| NOBRIGA ROBERT A               | 0 | 001-043 | 323-580-12-100 | 30,940    | 98,021    | 0         | 0 | 7,000 | 0       | 128,961    |
| CITY OF PLACERVILLE            | 0 | 001-043 | 323-580-16-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| ECKHARDT THOMAS W TR           | 0 | 001-043 | 323-580-19-100 | 134,299   | 607,820   | 0         | 0 | 0     | 0       | 742,119    |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-580-22-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| GRANATA IDA SUC TR             | 0 | 001-043 | 323-580-23-100 | 288,239   | 0         | 0         | 0 | 0     | 0       | 288,239    |
| STATE OF CALIFORNIA            | 0 | 001-043 | 323-580-24-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| GOLDEN PLAZA II LLC CA LLC     | 0 | 001-043 | 323-580-26-100 | 221,872   | 0         | 0         | 0 | 0     | 0       | 221,872    |
| GOLDEN PLAZA I LLC CA LLC      | 0 | 001-043 | 323-580-27-100 | 204,609   | 948,761   | 0         | 0 | 0     | 0       | 1,153,370  |
| HOME DEPOT USA INC             | 0 | 001-043 | 323-580-28-100 | 3,062,498 | 7,567,388 | 1,950,255 | 0 | 0     | 0       | 12,580,141 |
| SAC PLACERVILLE TRANS CORRIDOR | 0 | 001-043 | 325-010-10-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| FORNI DENNIS (DECD)            | 0 | 001-043 | 325-240-04-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| FORNI DENNIS (DECD)            | 0 | 001-043 | 325-240-05-100 | 8,929     | 0         | 0         | 0 | 0     | 0       | 8,929      |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-06-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-07-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-10-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-11-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-12-100 | 0         | 0         | 0         | 0 | 0     | 0       | 0          |
| NEW MORNING YOUTH & FAM SVCS   | 0 | 001-043 | 325-240-17-100 | 200,000   | 64,000    | 0         | 0 | 0     | 0       | 264,000    |

|                              |   |         |                |            |            |           |   |        |           |            |
|------------------------------|---|---------|----------------|------------|------------|-----------|---|--------|-----------|------------|
| PLACER VILLAGE APARTMENTS    | 0 | 001-043 | 325-240-18-100 | 820,137    | 4,479,253  | 0         | 0 | 0      | 5,136,699 | 162,691    |
| CITY OF PLACERVILLE          | 0 | 001-043 | 325-240-20-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| COUNTY OF EL DORADO          | 0 | 001-043 | 325-240-21-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-240-22-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| CALIFORNIA STATE OF          | 0 | 001-043 | 325-280-03-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| COUNTY OF EL DORADO          | 0 | 001-043 | 325-280-04-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| COUNTY OF EL DORADO          | 0 | 001-043 | 325-280-06-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| FORNI FRANCES E SURV TR      | 0 | 001-043 | 325-280-09-100 | 5,347      | 60,820     | 0         | 0 | 7,000  | 0         | 66,167     |
| FORNI FRANCES E SURV TR      | 0 | 001-043 | 325-280-11-100 | 5,347      | 31,113     | 0         | 0 | 0      | 0         | 36,460     |
| FORNI FRANCES E SURV TR      | 0 | 001-043 | 325-280-12-100 | 5,347      | 30,393     | 0         | 0 | 0      | 0         | 35,740     |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-15-100 | 30,859     | 21,471     | 0         | 0 | 0      | 0         | 52,330     |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-16-100 | 49,105     | 227,797    | 0         | 0 | 0      | 0         | 276,902    |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-17-100 | 542,899    | 1,504,148  | 0         | 0 | 0      | 0         | 2,047,047  |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-18-100 | 315,781    | 1,676,822  | 0         | 0 | 0      | 0         | 1,992,603  |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-19-100 | 99,630     | 827,654    | 0         | 0 | 0      | 0         | 927,284    |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-20-100 | 23,486     | 513,337    | 0         | 0 | 0      | 0         | 536,823    |
| FOLSOM CENTRAL LLC           | 0 | 001-043 | 325-280-21-100 | 70,333     | 631,156    | 0         | 0 | 0      | 0         | 701,489    |
| COUNTY OF EL DORADO          | 0 | 001-043 | 325-280-24-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| FORNI FRANCES E SURV TR      | 0 | 001-043 | 325-280-25-100 | 5,347      | 30,393     | 0         | 0 | 0      | 0         | 35,740     |
| SAWHNEY PLACERVILLE A CA LLC | 0 | 001-043 | 325-280-29-100 | 442,500    | 159,000    | 0         | 0 | 0      | 0         | 601,500    |
| FORNI FRANCES E SURV TR      | 0 | 001-043 | 325-280-30-100 | 30,877     | 53,539     | 0         | 0 | 0      | 0         | 84,416     |
| PCBP PROPERTIES INC          | 0 | 001-043 | 325-280-31-100 | 583,449    | 458,283    | 0         | 0 | 0      | 0         | 1,041,732  |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-280-32-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-290-01-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| BRIGGS RONALD TR             | 0 | 001-043 | 325-290-25-100 | 61,281     | 81,711     | 0         | 0 | 0      | 0         | 142,992    |
| BRIGGS RONALD V TR           | 0 | 001-043 | 325-290-27-100 | 39,275     | 181,097    | 0         | 0 | 0      | 0         | 220,372    |
| BRIGGS RONALD V TR           | 0 | 001-043 | 325-290-31-100 | 19,571     | 0          | 0         | 0 | 0      | 0         | 19,571     |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-290-32-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-290-33-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| BRIGGS RONALD V TR           | 0 | 001-043 | 325-290-34-100 | 9,802      | 0          | 0         | 0 | 0      | 0         | 9,802      |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-290-35-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| DYER KENNETH D               | 0 | 001-043 | 325-290-36-100 | 46,651     | 105,331    | 0         | 0 | 0      | 0         | 151,982    |
| BRIGGS JOHN V TR AKA         | 0 | 001-043 | 325-300-02-100 | 753,371    | 0          | 0         | 0 | 0      | 0         | 753,371    |
| COUNTY OF EL DORADO          | 0 | 001-043 | 325-300-32-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-300-33-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| STATE OF CALIFORNIA          | 0 | 001-043 | 325-310-14-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| BRAY MARY TR                 | 0 | 001-043 | 325-310-15-100 | 202,554    | 372,050    | 0         | 0 | 0      | 0         | 574,604    |
| WILKINSON WESLEY L TR        | 0 | 001-043 | 325-310-16-100 | 325,213    | 2,176,173  | 0         | 0 | 0      | 0         | 2,501,386  |
| GRAY JOHN M & RUTH J         | 0 | 001-043 | 325-310-23-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| PHOENIX WILDERNESS LLC       | 0 | 001-043 | 325-310-24-100 | 152,313    | 918,574    | 0         | 0 | 0      | 0         | 1,070,887  |
| THOMPSON RONALD L TR         | 0 | 001-043 | 325-310-25-100 | 1,541,498  | 2,295,956  | 0         | 0 | 0      | 0         | 3,837,454  |
| LUBINSKI MICHAEL L TR        | 0 | 001-043 | 325-310-27-100 | 798,103    | 149,644    | 0         | 0 | 0      | 0         | 947,747    |
| BRIW OFFICE INVESTORS        | 0 | 001-043 | 325-310-28-100 | 270,798    | 2,883,771  | 0         | 0 | 0      | 0         | 3,154,569  |
| BRIW OFFICE INVESTORS        | 0 | 001-043 | 325-310-29-100 | 228,034    | 0          | 0         | 0 | 0      | 0         | 228,034    |
| MAC & SONS INC A NV CORP     | 0 | 001-043 | 325-310-52-100 | 897,866    | 79,810     | 0         | 0 | 0      | 0         | 977,676    |
| WILKINSON BARRY J TR         | 0 | 001-043 | 325-310-80-100 | 45,256     | 633,756    | 0         | 0 | 0      | 0         | 679,012    |
| WILKINSON WESLEY L TR        | 0 | 001-043 | 325-310-81-100 | 139,702    | 30,830     | 0         | 0 | 0      | 0         | 170,532    |
| CITY OF PLACERVILLE          | 0 | 001-043 | 325-310-92-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| WILKINSON WESLEY L TR        | 0 | 001-043 | 325-310-93-100 | 303,428    | 788,626    | 0         | 0 | 0      | 0         | 1,092,054  |
| THOMPSON RONALD L TR         | 0 | 001-043 | 325-360-19-100 | 280,266    | 31,759     | 0         | 0 | 0      | 0         | 312,025    |
|                              |   |         |                | 26,471,015 | 48,938,096 | 4,148,102 | 0 | 35,000 | 6,050,710 | 73,566,503 |
| RODRIGUEZ ANTHONY R          | 0 | 078-002 | 325-160-15-100 | 48,574     | 72,866     | 0         | 0 | 7,000  | 0         | 121,440    |
| THOMAS FRANK C TR            | 0 | 078-002 | 325-160-19-100 | 48,136     | 130,799    | 0         | 0 | 0      | 0         | 178,935    |
| MCCOLL JAMES M TR            | 0 | 078-002 | 325-160-20-100 | 76,330     | 172,853    | 0         | 0 | 0      | 0         | 249,183    |
| JACUZZI DANIEL C             | 0 | 078-002 | 325-160-28-100 | 28,047     | 0          | 0         | 0 | 0      | 0         | 28,047     |
| JACUZZI DANIEL C             | 0 | 078-002 | 325-160-29-100 | 280,505    | 426,366    | 0         | 0 | 0      | 0         | 706,871    |
| SPEAR EARL DEAN              | 0 | 078-002 | 325-160-32-100 | 32,729     | 97,396     | 0         | 0 | 0      | 0         | 130,125    |
| CARVALHO CARLINE R           | 0 | 078-002 | 325-160-34-100 | 60,722     | 103,229    | 0         | 0 | 7,000  | 0         | 163,951    |
| O KEEFE ROBERT               | 0 | 078-002 | 325-160-35-100 | 141,127    | 61,372     | 0         | 0 | 7,000  | 0         | 202,499    |
| SLATE ROBERT L TR            | 0 | 078-002 | 325-160-36-100 | 70,037     | 210,060    | 0         | 0 | 7,000  | 0         | 280,097    |
| BRIGGS BRIAN                 | 0 | 078-002 | 325-160-37-100 | 61,000     | 0          | 0         | 0 | 0      | 0         | 61,000     |
| DUTERTE RODOLFO S TR         | 0 | 078-002 | 325-160-38-100 | 5,965      | 39,459     | 0         | 0 | 0      | 0         | 45,424     |
| BARINEAU WILLIAM A           | 0 | 078-002 | 325-160-39-100 | 60,722     | 115,372    | 0         | 0 | 7,000  | 0         | 176,094    |
|                              |   |         |                | 913,894    | 1,429,772  | 0         | 0 | 35,000 | 0         | 2,343,666  |
| JOHNSON LEROY C & HETTIE     | 0 | 090-022 | 048-110-02-100 | 5,701      | 0          | 0         | 0 | 0      | 0         | 5,701      |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-07-100 | 102,000    | 0          | 0         | 0 | 0      | 0         | 102,000    |
| MACKAY JOHN C                | 0 | 090-022 | 048-210-18-100 | 232,000    | 116,000    | 0         | 0 | 0      | 0         | 348,000    |
| MACKAY JOHN                  | 0 | 090-022 | 048-210-27-100 | 68,500     | 199,500    | 0         | 0 | 0      | 0         | 268,000    |
| HUFF DOYAL J                 | 0 | 090-022 | 048-210-27-200 | 0          | 55,000     | 0         | 0 | 0      | 0         | 55,000     |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-210-36-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-210-37-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-38-100 | 896,000    | 0          | 0         | 0 | 0      | 0         | 896,000    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-39-100 | 379,500    | 0          | 0         | 0 | 0      | 0         | 379,500    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-40-100 | 397,000    | 0          | 0         | 0 | 0      | 0         | 397,000    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-41-100 | 85,000     | 0          | 0         | 0 | 0      | 0         | 85,000     |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-42-100 | 211,000    | 0          | 0         | 0 | 0      | 0         | 211,000    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-43-100 | 683,500    | 0          | 0         | 0 | 0      | 0         | 683,500    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-44-100 | 43,379     | 18,548     | 0         | 0 | 0      | 0         | 61,927     |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-45-100 | 11,000     | 0          | 0         | 0 | 0      | 0         | 11,000     |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-46-100 | 67,485     | 0          | 0         | 0 | 0      | 0         | 67,485     |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-47-100 | 205,429    | 0          | 0         | 0 | 0      | 0         | 205,429    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-48-100 | 7,726      | 0          | 0         | 0 | 0      | 0         | 7,726      |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-49-100 | 94,048     | 208,953    | 0         | 0 | 0      | 0         | 303,001    |
| MACKAY EDWARD                | 0 | 090-022 | 048-210-50-100 | 3,275      | 0          | 0         | 0 | 0      | 0         | 3,275      |
| SCHULTZ HAROLD B             | 0 | 090-022 | 048-240-04-100 | 68,664     | 367,520    | 0         | 0 | 0      | 0         | 436,184    |
| EL DORADO CO BD OF EDUCATION | 0 | 090-022 | 048-240-06-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| PEARCE GARY H                | 0 | 090-022 | 048-240-07-100 | 4,092      | 15,729     | 0         | 0 | 7,000  | 0         | 19,821     |
| CONFORTI JOHN CO TR          | 0 | 090-022 | 048-240-09-100 | 44,929     | 121,447    | 0         | 0 | 0      | 0         | 166,376    |
| PYNE WILLIAM JOHN TR         | 0 | 090-022 | 048-240-10-100 | 5,347      | 25,029     | 0         | 0 | 7,000  | 0         | 30,376     |
| STANCIL JAMES F              | 0 | 090-022 | 048-240-12-100 | 0          | 0          | 0         | 0 | 0      | 0         | 0          |
| GONZALES STEVEN M TR         | 0 | 090-022 | 048-240-13-100 | 5,347      | 23,776     | 0         | 0 | 0      | 0         | 29,123     |
| CONFORTI JOHN CO TR          | 0 | 090-022 | 048-240-14-100 | 170,625    | 572,851    | 0         | 0 | 0      | 0         | 743,476    |
| COLLINS CHRISTOPHER M        | 0 | 090-022 | 048-240-15-100 | 88,597     | 179,893    | 0         | 0 | 0      | 0         | 268,490    |
| FIVE STAR REAL PROP HOLD LLC | 0 | 090-022 | 048-240-16-100 | 57,500     | 181,500    | 0         | 0 | 0      | 0         | 239,000    |
| WHITE DANIEL                 | 0 | 090-022 | 048-240-17-100 | 55,500     | 55,500     | 0         | 0 | 7,000  | 0         | 111,000    |
| YATES LAURA BERNADYNE TR     | 0 | 090-022 | 048-240-20-100 | 4,451      | 31,476     | 0         | 0 | 7,000  | 0         | 35,927     |
| BARRETT RONALD S             | 0 | 090-022 | 048-240-21-100 | 56,000     | 126,000    | 0         | 0 | 7,000  | 0         | 182,000    |
| YANEZ LEANNE R TR            | 0 | 090-022 | 048-240-22-100 | 87,000     | 0          | 0         | 0 | 0      | 0         | 87,000     |
| MACKAY JOHN C                | 0 | 090-022 | 048-240-23-100 | 76,000     | 106,500    | 0         | 0 | 0      | 0         | 182,500    |
| BATCHELOR BARRY J            | 0 | 090-022 | 048-240-24-100 | 69,500     | 196,500    | 0         | 0 | 7,000  | 0         | 266,000    |
| MC COY KELLY B               | 0 | 090-022 | 048-240-26-100 | 37,114     | 96,839     | 0         | 0 | 7,000  | 0         | 133,953    |
| WHITE ROSELYN C TR           | 0 | 090-022 | 048-240-28-100 | 89,500     | 148,000    | 0         | 0 | 0      | 0         | 237,500    |
| METZGER THOMAS A             | 0 | 090-022 | 048-240-29-100 | 44,475     | 103,788    | 0         | 0 | 7,000  | 0         | 148,263    |
| SHINKLE ROBERT L             | 0 | 090-022 | 048-240-30-100 | 69,856     | 144,738    | 0         | 0 | 0      | 0         | 214,594    |
| MARTHUR LYNN L               | 0 | 090-022 | 048-240-31-100 | 63,500     | 149,500    | 0         | 0 | 0      | 0         | 213,000    |



|                              |   |         |                |         |         |        |   |       |   |         |
|------------------------------|---|---------|----------------|---------|---------|--------|---|-------|---|---------|
| ANDREWS HARVEY J             | 0 | 090-022 | 048-240-32-100 | 36,333  | 130,831 | 0      | 0 | 7,000 | 0 | 167,164 |
| SCHULTZ HAROLD B             | 0 | 090-022 | 048-240-33-100 | 4,718   | 264,571 | 0      | 0 | 0     | 0 | 269,289 |
| SCHULTZ HAROLD B             | 0 | 090-022 | 048-240-34-100 | 7,135   | 17,885  | 0      | 0 | 0     | 0 | 25,020  |
| MACKAY EDWARD E              | 0 | 090-022 | 048-260-02-100 | 55,656  | 116,274 | 0      | 0 | 0     | 0 | 171,930 |
| KRULL FAYE AILEEN            | 0 | 090-022 | 048-260-06-100 | 30,332  | 34,382  | 0      | 0 | 0     | 0 | 64,714  |
| NOMER SANDRA TR              | 0 | 090-022 | 048-260-11-100 | 89,000  | 22,000  | 0      | 0 | 0     | 0 | 111,000 |
| YANEZ LEANNE R TR            | 0 | 090-022 | 048-260-12-100 | 87,000  | 0       | 0      | 0 | 0     | 0 | 87,000  |
| COLA WILLIAM L & TERRY L     | 0 | 090-022 | 048-260-13-100 | 53,946  | 77,554  | 0      | 0 | 7,000 | 0 | 131,500 |
| COLA BEVERLY M TR            | 0 | 090-022 | 048-260-14-100 | 16,368  | 77,442  | 0      | 0 | 0     | 0 | 93,810  |
| SCHWARTZMEYER MARK           | 0 | 090-022 | 048-260-15-100 | 59,532  | 213,530 | 0      | 0 | 7,000 | 0 | 273,062 |
| MASSEY BECKY L TR            | 0 | 090-022 | 048-260-16-100 | 68,869  | 233,467 | 0      | 0 | 7,000 | 0 | 302,336 |
| BREMER STEVEN C              | 0 | 090-022 | 048-260-17-100 | 72,410  | 164,584 | 0      | 0 | 7,000 | 0 | 236,994 |
| FURTWANGLER WILLIAM W TR     | 0 | 090-022 | 048-260-18-100 | 29,097  | 143,834 | 0      | 0 | 7,000 | 0 | 172,931 |
| FEDERAL NATL MTG ASSN        | 0 | 090-022 | 048-260-19-100 | 60,000  | 89,000  | 0      | 0 | 0     | 0 | 149,000 |
| FEDERAL NATL MTG ASSN        | 0 | 090-022 | 048-260-20-100 | 75,000  | 232,500 | 0      | 0 | 0     | 0 | 307,500 |
| CALIFORNIA STATE OF          | 0 | 090-022 | 048-270-06-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| COLA BEVERLY M LE%           | 0 | 090-022 | 048-270-09-100 | 5,949   | 48,229  | 0      | 0 | 0     | 0 | 54,178  |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-270-34-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-270-36-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| YANEZ LEANNE R TR            | 0 | 090-022 | 048-270-37-100 | 500,000 | 5,000   | 0      | 0 | 0     | 0 | 505,000 |
| GUEDEA ROSEMARY P TR         | 0 | 090-022 | 048-280-14-100 | 25,528  | 34,655  | 0      | 0 | 0     | 0 | 60,183  |
| BLACKBERRY MEADOWS LLC       | 0 | 090-022 | 048-280-15-100 | 237,867 | 224,402 | 0      | 0 | 0     | 0 | 462,269 |
| G MASON LAND CO LLC A CA LLC | 0 | 090-022 | 048-280-23-100 | 222,324 | 0       | 0      | 0 | 0     | 0 | 222,324 |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-280-25-100 | 26,639  | 145,816 | 5,046  | 0 | 0     | 0 | 177,501 |
| GUEDEA ROSEMARY P TR         | 0 | 090-022 | 048-280-26-100 | 11,878  | 157,422 | 0      | 0 | 7,000 | 0 | 169,300 |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-280-27-100 | 87,695  | 0       | 0      | 0 | 0     | 0 | 87,695  |
| WUNSCHEL JAMES O             | 0 | 090-022 | 048-280-29-100 | 74,214  | 9,889   | 0      | 0 | 0     | 0 | 84,103  |
| THOMPSON MAUREEN             | 0 | 090-022 | 048-280-30-100 | 309,580 | 260,177 | 0      | 0 | 0     | 0 | 569,757 |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-280-32-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| WUNSCHEL JAMES O             | 0 | 090-022 | 048-280-33-100 | 168,302 | 74,730  | 0      | 0 | 0     | 0 | 243,032 |
| CONFORTI JOHN CO TR          | 0 | 090-022 | 048-290-01-100 | 60,500  | 26,000  | 0      | 0 | 0     | 0 | 86,500  |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-290-04-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SMITHFLAT CEMETERY           | 0 | 090-022 | 048-290-08-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| WHITE DALE                   | 0 | 090-022 | 048-290-12-100 | 49,287  | 188,973 | 24,052 | 0 | 0     | 0 | 262,312 |
| WHITE DALE                   | 0 | 090-022 | 048-290-14-100 | 55,881  | 0       | 0      | 0 | 0     | 0 | 55,881  |
| NORTH BOBBIE JEAN TR         | 0 | 090-022 | 048-290-15-100 | 4,451   | 37,199  | 0      | 0 | 0     | 0 | 41,650  |
| KENNEDY WILLIAM S            | 0 | 090-022 | 048-290-16-100 | 152,637 | 348,776 | 48,555 | 0 | 0     | 0 | 549,968 |
| REIKEN PAUL D TR             | 0 | 090-022 | 048-290-17-100 | 170,000 | 10,000  | 0      | 0 | 0     | 0 | 180,000 |
| MACKAY STACY L               | 0 | 090-022 | 048-290-18-100 | 110,500 | 165,000 | 0      | 0 | 0     | 0 | 275,500 |
| COUNTY OF EL DORADO          | 0 | 090-022 | 048-290-19-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| POPE JOHN                    | 0 | 090-022 | 048-290-20-100 | 46,000  | 131,000 | 0      | 0 | 7,000 | 0 | 177,000 |
| BUCHER LANCE R               | 0 | 090-022 | 048-290-21-100 | 30,953  | 83,345  | 0      | 0 | 7,000 | 0 | 114,298 |
| MUNOZ-PLAZA VINCENT CO TR    | 0 | 090-022 | 048-290-22-100 | 51,469  | 97,802  | 0      | 0 | 7,000 | 0 | 149,271 |
| JOERGER LEAH IRENE           | 0 | 090-022 | 048-290-23-100 | 110,000 | 100,500 | 0      | 0 | 7,000 | 0 | 210,500 |
| CALIFORNIA STATE OF          | 0 | 090-022 | 048-290-24-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| CALIFORNIA STATE OF          | 0 | 090-022 | 048-290-25-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NORTH BOBBIE JEAN TR         | 0 | 090-022 | 048-290-27-100 | 35,687  | 59,083  | 0      | 0 | 0     | 0 | 94,770  |
| LANGDON JAMES SCOTT          | 0 | 090-022 | 048-320-04-100 | 9,460   | 28,433  | 0      | 0 | 0     | 0 | 37,893  |
| BRONSON DONALD D SURV TR     | 0 | 090-022 | 048-320-06-100 | 3,730   | 32,189  | 0      | 0 | 7,000 | 0 | 35,919  |
| COLLINS CHRISTOPHER          | 0 | 090-022 | 048-320-07-100 | 30,500  | 53,500  | 0      | 0 | 0     | 0 | 84,000  |
| MACDONALD DOUGLAS A          | 0 | 090-022 | 048-320-11-100 | 19,510  | 3,704   | 0      | 0 | 0     | 0 | 23,214  |
| ROHRER & SINDEL ENTERPRISES  | 0 | 090-022 | 048-320-15-100 | 8,995   | 101,701 | 0      | 0 | 0     | 0 | 110,696 |
| ROHRER & SINDEL ENTERPRISES  | 0 | 090-022 | 048-320-16-100 | 17,651  | 141,585 | 0      | 0 | 0     | 0 | 159,236 |
| ROHRER & SINDEL ENTERPRISES  | 0 | 090-022 | 048-320-17-100 | 5,166   | 57,599  | 0      | 0 | 0     | 0 | 62,765  |
| ROHRER & SINDEL ENTERPRISES  | 0 | 090-022 | 048-320-18-100 | 13,047  | 142,327 | 0      | 0 | 0     | 0 | 155,374 |
| POTTS RITA MARIE SURV TR     | 0 | 090-022 | 048-320-19-100 | 3,655   | 32,864  | 0      | 0 | 7,000 | 0 | 36,519  |
| CLEVELAND MILANA S           | 0 | 090-022 | 048-320-20-100 | 49,500  | 80,000  | 0      | 0 | 7,000 | 0 | 129,500 |
| CRAFT ANTHONY                | 0 | 090-022 | 048-320-22-100 | 57,793  | 70,626  | 0      | 0 | 0     | 0 | 128,419 |
| KNEELAND KENNETH R           | 0 | 090-022 | 048-320-23-100 | 31,500  | 229,000 | 0      | 0 | 7,000 | 0 | 260,500 |
| BAER PAUL J TR               | 0 | 090-022 | 048-320-24-100 | 40,392  | 143,754 | 0      | 0 | 7,000 | 0 | 184,146 |
| VANEGAS CLEMENTINA           | 0 | 090-022 | 048-320-25-100 | 70,500  | 120,500 | 0      | 0 | 0     | 0 | 191,000 |
| CALIFORNIA STATE OF          | 0 | 090-022 | 048-330-01-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| ARANDA ANETTE SUCC CO TR     | 0 | 090-022 | 048-330-23-100 | 88,961  | 94,019  | 0      | 0 | 0     | 0 | 182,980 |
| JOHNSON PATSY T              | 0 | 090-022 | 048-340-02-100 | 19,000  | 72,500  | 0      | 0 | 7,000 | 0 | 91,500  |
| NORD PHOEBE LEE TR           | 0 | 090-022 | 048-340-03-100 | 5,347   | 29,862  | 0      | 0 | 7,000 | 0 | 35,209  |
| MCRBERTS JOSHUA              | 0 | 090-022 | 048-340-04-100 | 60,500  | 133,000 | 0      | 0 | 0     | 0 | 193,500 |
| GILES KAREN                  | 0 | 090-022 | 048-340-08-100 | 107,984 | 237,568 | 0      | 0 | 0     | 0 | 345,552 |
| RABBITT HELEN B              | 0 | 090-022 | 048-340-11-100 | 98,744  | 0       | 0      | 0 | 0     | 0 | 98,744  |
| RABBITT HELEN B              | 0 | 090-022 | 048-340-13-100 | 230,500 | 375,000 | 0      | 0 | 0     | 0 | 605,500 |
| RUSSELL LESTER S TR          | 0 | 090-022 | 048-360-02-100 | 78,537  | 190,739 | 0      | 0 | 0     | 0 | 269,276 |
| CASTLE ROBERT L TR           | 0 | 090-022 | 048-360-12-100 | 6,778   | 18,945  | 0      | 0 | 0     | 0 | 25,723  |
| CASTLE ROBERT L TR           | 0 | 090-022 | 048-360-13-100 | 7,277   | 0       | 0      | 0 | 0     | 0 | 7,277   |
| WALLACE ERNEST D             | 0 | 090-022 | 048-530-01-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| CASE LLOYD R                 | 0 | 090-022 | 048-530-02-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| POIRIER LUCY                 | 0 | 090-022 | 048-530-03-100 | 0       | 30,000  | 0      | 0 | 7,000 | 0 | 30,000  |
| SHUMAC HENERY                | 0 | 090-022 | 048-530-04-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-05-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-06-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| VACANT                       | 0 | 090-022 | 048-530-07-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-08-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| WATSON THEDA                 | 0 | 090-022 | 048-530-09-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-10-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| GAGNER LESTER                | 0 | 090-022 | 048-530-11-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SEPETAIO SEPE                | 0 | 090-022 | 048-530-12-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SPROULE JERRY                | 0 | 090-022 | 048-530-14-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| DARE LORRAINE                | 0 | 090-022 | 048-530-15-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SINYARD WM                   | 0 | 090-022 | 048-530-16-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-17-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| ALTSCHULIER MARGE            | 0 | 090-022 | 048-530-18-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-19-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| STONE MARY                   | 0 | 090-022 | 048-530-21-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-23-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| EBERHARD SARA                | 0 | 090-022 | 048-530-24-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-25-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SHANNON ROBERT               | 0 | 090-022 | 048-530-27-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| PETERSON GARY                | 0 | 090-022 | 048-530-28-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| NAUGLE BILL                  | 0 | 090-022 | 048-530-29-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| BRAGGERMAN JERRY             | 0 | 090-022 | 048-530-30-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| EGY H L                      | 0 | 090-022 | 048-540-01-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SULLIVAN GARY B              | 0 | 090-022 | 048-540-02-100 | 0       | 35,100  | 0      | 0 | 0     | 0 | 35,100  |
| SULLIVAN GARY B              | 0 | 090-022 | 048-540-03-200 | 0       | 40,600  | 0      | 0 | 0     | 0 | 40,600  |
| VILLINES WILLIAM             | 0 | 090-022 | 048-540-04-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| CHRISTIANSON MADELIENE       | 0 | 090-022 | 048-540-05-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| STURGEON F A                 | 0 | 090-022 | 048-540-06-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-540-07-100 | 0       | 11,550  | 0      | 0 | 0     | 0 | 11,550  |
| JOHNSON ALBERT               | 0 | 090-022 | 048-540-08-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| CAMPBELL ERNEST              | 0 | 090-022 | 048-540-09-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| FALK ADOLPH                  | 0 | 090-022 | 048-540-10-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |
| GABORIAULT L G               | 0 | 090-022 | 048-540-11-100 | 0       | 0       | 0      | 0 | 0     | 0 | 0       |

|                              |   |         |                |                  |                   |               |          |                |               |                   |
|------------------------------|---|---------|----------------|------------------|-------------------|---------------|----------|----------------|---------------|-------------------|
| LAFFERTY C R                 | 0 | 090-022 | 048-540-12-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-540-13-100 | 0                | 2,915             | 0             | 0        | 0              | 0             | 2,915             |
| FISHER PAUL SR               | 0 | 090-022 | 048-540-14-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| LAFFERTY C R                 | 0 | 090-022 | 048-540-15-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| D'ARELLI CARL                | 0 | 090-022 | 048-540-16-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| LAFFERTY C R                 | 0 | 090-022 | 048-540-17-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| LAFFERTY C R                 | 0 | 090-022 | 048-540-18-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| LAFFERTY C R                 | 0 | 090-022 | 048-540-19-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-540-20-100 | 0                | 11,120            | 0             | 0        | 0              | 0             | 11,120            |
| SULLIVAN WEST PROPERTIES LLC | 0 | 090-022 | 048-540-21-100 | 0                | 11,900            | 0             | 0        | 0              | 0             | 11,900            |
| SULLIVAN GARY B              | 0 | 090-022 | 048-540-22-100 | 0                | 199,000           | 0             | 0        | 7,000          | 0             | 199,000           |
| SULLIVAN RANDY               | 0 | 090-022 | 048-540-23-100 | 0                | 160,000           | 0             | 0        | 0              | 0             | 160,000           |
| WENDORF ROY (DEC'D)          | 0 | 090-022 | 048-540-24-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| VACANT                       | 0 | 090-022 | 048-540-25-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| NARANJO ENRIQUE              | 0 | 090-022 | 048-550-01-100 | 0                | 30,000            | 0             | 0        | 7,000          | 0             | 30,000            |
| HARPER YVONNE                | 0 | 090-022 | 048-550-02-100 | 0                | 55,000            | 0             | 0        | 0              | 0             | 55,000            |
| RAMIREZ ERICA                | 0 | 090-022 | 048-550-03-100 | 0                | 35,000            | 0             | 0        | 7,000          | 0             | 35,000            |
| BEATIE C B                   | 0 | 090-022 | 048-550-04-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| SHANNON FRANCINE A           | 0 | 090-022 | 048-550-05-100 | 0                | 36,000            | 0             | 0        | 7,000          | 0             | 36,000            |
| BARNETT DANIEL               | 0 | 090-022 | 048-550-06-100 | 0                | 19,000            | 0             | 0        | 0              | 0             | 19,000            |
| POTTER RICHARD               | 0 | 090-022 | 048-550-07-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| ROSS GAIL F                  | 0 | 090-022 | 048-550-08-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| DONAHUE THERESE M            | 0 | 090-022 | 048-550-09-100 | 0                | 36,142            | 0             | 0        | 7,000          | 0             | 36,142            |
| SIMMONS CHARLENE             | 0 | 090-022 | 048-550-10-100 | 0                | 15,500            | 0             | 0        | 0              | 0             | 15,500            |
| SHINSATO JODIE MARIE         | 0 | 090-022 | 048-550-11-100 | 0                | 15,900            | 0             | 0        | 7,000          | 0             | 15,900            |
| WEBER FRAN                   | 0 | 090-022 | 048-550-12-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| PAIZ KATHELEN                | 0 | 090-022 | 048-550-13-100 | 0                | 45,000            | 0             | 0        | 7,000          | 0             | 45,000            |
| EHLMAN MARY T                | 0 | 090-022 | 048-550-14-100 | 0                | 23,000            | 0             | 0        | 7,000          | 0             | 23,000            |
| EHLMAN MAUREEN F             | 0 | 090-022 | 048-550-15-100 | 0                | 78,000            | 0             | 0        | 7,000          | 0             | 78,000            |
| HUTSON ERICA                 | 0 | 090-022 | 048-550-16-100 | 0                | 27,500            | 0             | 0        | 7,000          | 0             | 27,500            |
| MEEKINS LYNDA BETH           | 0 | 090-022 | 048-550-17-200 | 0                | 72,000            | 0             | 0        | 0              | 0             | 72,000            |
| BOYLE RUTH                   | 0 | 090-022 | 048-550-18-100 | 0                | 30,262            | 0             | 0        | 7,000          | 0             | 30,262            |
| MAYFIELD EMILY               | 0 | 090-022 | 048-550-19-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| ELLIS CHARLEY L              | 0 | 090-022 | 048-550-20-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| CHANG EDWIN                  | 0 | 090-022 | 048-550-21-100 | 0                | 19,210            | 0             | 0        | 7,000          | 0             | 19,210            |
| MCKINNEY CHRISTINE           | 0 | 090-022 | 048-550-22-100 | 0                | 40,000            | 0             | 0        | 0              | 0             | 40,000            |
| ELLIS CHARLEY L              | 0 | 090-022 | 048-550-23-100 | 0                | 23,525            | 0             | 0        | 7,000          | 0             | 23,525            |
| CLEMENTS TOM                 | 0 | 090-022 | 048-550-24-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| HIGGINS JERRY A              | 0 | 090-022 | 048-550-25-100 | 0                | 26,000            | 0             | 0        | 7,000          | 0             | 26,000            |
| BERGSTEDT ELIZABETH          | 0 | 090-022 | 048-550-26-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| RAMIREZ ERICA                | 0 | 090-022 | 048-550-27-100 | 0                | 30,000            | 0             | 0        | 7,000          | 0             | 30,000            |
| MC DOWELL FLOYD              | 0 | 090-022 | 048-550-28-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| ABBOTT ALINE                 | 0 | 090-022 | 048-550-29-100 | 0                | 28,000            | 0             | 0        | 7,000          | 0             | 28,000            |
| MONGER STEVE                 | 0 | 090-022 | 048-550-30-200 | 0                | 85,000            | 0             | 0        | 0              | 85,000        | 0                 |
| MISER GLORIA                 | 0 | 090-022 | 048-550-31-100 | 0                | 32,000            | 0             | 0        | 7,000          | 0             | 32,000            |
| WALL RANDY                   | 0 | 090-022 | 048-550-32-100 | 0                | 65,000            | 0             | 0        | 7,000          | 0             | 65,000            |
| VACANT                       | 0 | 090-022 | 048-550-33-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| TAYLOR ROBERT                | 0 | 090-022 | 048-550-34-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| GUEDA ROSEMARY P             | 0 | 090-022 | 048-580-01-100 | 0                | 19,932            | 0             | 0        | 0              | 0             | 19,932            |
| VACANT                       | 0 | 090-022 | 048-580-02-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| VACANT                       | 0 | 090-022 | 048-580-03-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| VACANT                       | 0 | 090-022 | 048-580-04-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| GUEDA THERESA                | 0 | 090-022 | 048-580-05-100 | 0                | 0                 | 0             | 0        | 0              | 0             | 0                 |
| GUEDA SAMUEL J               | 0 | 090-022 | 048-580-05-200 | 0                | 59,000            | 0             | 0        | 7,000          | 0             | 59,000            |
| JACUZZI DANIEL C             | 0 | 090-022 | 325-160-30-100 | 100,000          | 0                 | 0             | 0        | 0              | 0             | 100,000           |
|                              |   |         |                | <b>9,048,304</b> | <b>11,108,010</b> | <b>77,653</b> | <b>0</b> | <b>329,000</b> | <b>85,000</b> | <b>20,148,967</b> |

|                               |   |         |                |         |         |        |   |   |   |         |
|-------------------------------|---|---------|----------------|---------|---------|--------|---|---|---|---------|
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-201-03-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-201-04-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| EL DORADO SAVINGS & LOAN A    | 1 | 001-002 | 001-201-05-100 | 48,840  | 530,392 | 0      | 0 | 0 | 0 | 579,232 |
| HANSON LUISA A                | 1 | 001-002 | 001-201-06-100 | 95,281  | 206,443 | 0      | 0 | 0 | 0 | 301,724 |
| HERBAUGH JAMES G              | 1 | 001-002 | 001-201-08-100 | 52,845  | 119,221 | 0      | 0 | 0 | 0 | 172,066 |
| 263 MAIN CA LLC               | 1 | 001-002 | 001-201-09-100 | 207,586 | 778,450 | 0      | 0 | 0 | 0 | 986,036 |
| RILEY PATRICK J TR            | 1 | 001-002 | 001-201-10-100 | 31,728  | 81,935  | 0      | 0 | 0 | 0 | 113,663 |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-201-12-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-201-13-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| HANSON LUISA A                | 1 | 001-002 | 001-201-14-100 | 89,988  | 413,728 | 31,433 | 0 | 0 | 0 | 535,149 |
| PUTHUFF JUDITH E              | 1 | 001-002 | 001-201-15-100 | 357,889 | 0       | 0      | 0 | 0 | 0 | 357,889 |
| MEADER MARY W                 | 1 | 001-002 | 001-211-10-100 | 36,090  | 40,410  | 3,501  | 0 | 0 | 0 | 80,001  |
| WOO JAMES B K TR              | 1 | 001-002 | 001-211-11-100 | 132,245 | 531,251 | 0      | 0 | 0 | 0 | 663,496 |
| RUSSELL LESTER S TR           | 1 | 001-002 | 001-211-12-100 | 107,984 | 863,891 | 0      | 0 | 0 | 0 | 971,875 |
| GRANGER ROCHELLE SUCC TR      | 1 | 001-002 | 001-211-13-100 | 30,649  | 82,979  | 0      | 0 | 0 | 0 | 113,628 |
| GRANGER ROCHELLE SUCC TR      | 1 | 001-002 | 001-211-14-100 | 27,322  | 98,199  | 0      | 0 | 0 | 0 | 125,521 |
| FAUSEL FRANK FANARD TR        | 1 | 001-002 | 001-211-15-100 | 53,582  | 204,377 | 0      | 0 | 0 | 0 | 257,959 |
| CITY OF PLACERVILLE           | 1 | 001-002 | 001-211-17-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-211-20-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| HERRERA GARY J                | 1 | 001-002 | 001-221-04-100 | 105,864 | 364,455 | 0      | 0 | 0 | 0 | 470,319 |
| MARTINEZ JT LIV TR OF 7/25/96 | 1 | 001-002 | 001-221-05-100 | 83,029  | 161,620 | 0      | 0 | 0 | 0 | 244,649 |
| IOOF GRAND LODGE OF CALIF     | 1 | 001-002 | 001-221-06-100 | 42,926  | 57,241  | 0      | 0 | 0 | 0 | 100,167 |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-221-07-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-221-08-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-221-15-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 001-221-16-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| FAUSEL FRANK FANARD TR        | 1 | 001-002 | 001-221-17-100 | 108,983 | 195,619 | 0      | 0 | 0 | 0 | 304,602 |
| HUCKABAY MATTHEW              | 1 | 001-002 | 001-221-18-100 | 175,000 | 650,000 | 0      | 0 | 0 | 0 | 825,000 |
| STATE OF CALIFORNIA           | 1 | 001-002 | 001-221-19-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| COUNTY OF EL DORADO           | 1 | 001-002 | 001-221-20-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| COUNTY OF EL DORADO           | 1 | 001-002 | 002-151-03-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| STROUD LEONARD R TR           | 1 | 001-002 | 002-151-04-100 | 83,917  | 108,827 | 0      | 0 | 0 | 0 | 192,744 |
| DUSEK DANIEL E TR             | 1 | 001-002 | 002-151-05-100 | 132,336 | 173,623 | 0      | 0 | 0 | 0 | 305,959 |
| DORDEVIC MIKE M CO TR         | 1 | 001-002 | 002-151-06-100 | 37,215  | 60,483  | 0      | 0 | 0 | 0 | 97,698  |
| SWEENEY THOMAS J TR           | 1 | 001-002 | 002-151-07-100 | 71,714  | 433,563 | 0      | 0 | 0 | 0 | 505,277 |
| PLACERVILLE CITY OF           | 1 | 001-002 | 002-151-08-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| SCOTT MARK I                  | 1 | 001-002 | 002-151-09-100 | 108,298 | 104,714 | 0      | 0 | 0 | 0 | 213,012 |
| BORACCIA ROBERT A TR          | 1 | 001-002 | 002-151-10-100 | 172,764 | 358,374 | 0      | 0 | 0 | 0 | 531,138 |
| CLARK RONALD L                | 1 | 001-002 | 002-151-11-100 | 162,154 | 139,857 | 0      | 0 | 0 | 0 | 302,011 |
| ANDERSEN SCOTT                | 1 | 001-002 | 002-151-13-100 | 66,747  | 82,884  | 0      | 0 | 0 | 0 | 149,631 |
| BALDWIN ROBERT B JR           | 1 | 001-002 | 002-151-14-100 | 66,793  | 170,744 | 13,707 | 0 | 0 | 0 | 251,244 |
| STATE OF CALIFORNIA           | 1 | 001-002 | 002-151-15-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| PLACERVILLE CITY OF           | 1 | 001-002 | 002-151-16-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| STATE OF CALIFORNIA           | 1 | 001-002 | 002-151-17-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| COUNTY OF EL DORADO           | 1 | 001-002 | 002-151-18-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| GORDON FAMILY LMT PTN 5/23/97 | 1 | 001-002 | 003-041-07-100 | 291,220 | 396,389 | 0      | 0 | 0 | 0 | 687,609 |
| CITY OF PLACERVILLE           | 1 | 001-002 | 003-041-08-100 | 0       | 0       | 0      | 0 | 0 | 0 | 0       |
| FUEL 4 LESS CORPORATION       | 1 | 001-002 | 003-051-36-100 | 165,218 | 220,290 | 0      | 0 | 0 | 0 | 385,508 |
| GETTING ARTHUR V TR           | 1 | 001-002 | 003-071-04-100 | 32,189  | 17,874  | 0      | 0 | 0 | 0 | 50,063  |
| TAGG JOHN A TR                | 1 | 001-002 | 003-071-19-100 | 199,530 | 78,379  | 0      | 0 | 0 | 0 | 277,909 |
| MACKLIN KENNETH D TR          | 1 | 001-002 | 003-071-37-100 | 97,313  | 33,657  | 0      | 0 | 0 | 0 | 130,970 |



|                                |   |         |                |           |            |         |   |   |         |            |
|--------------------------------|---|---------|----------------|-----------|------------|---------|---|---|---------|------------|
| MATTSON WENDY S TR             | 1 | 001-002 | 003-071-42-100 | 37,749    | 29,093     | 0       | 0 | 0 | 0       | 66,842     |
| TAGG JOHN A TR                 | 1 | 001-002 | 003-071-47-100 | 226,990   | 1,360,567  | 0       | 0 | 0 | 0       | 1,587,557  |
| OETTING ARTHUR V TR            | 1 | 001-002 | 003-071-59-100 | 14,390    | 29,322     | 0       | 0 | 0 | 0       | 43,712     |
| DAVIES JEFF M                  | 1 | 001-002 | 003-071-61-100 | 96,500    | 162,000    | 0       | 0 | 0 | 0       | 258,500    |
| DEBOER ROLINDA JEANE TR        | 1 | 001-002 | 003-071-62-100 | 55,882    | 60,775     | 0       | 0 | 0 | 0       | 116,657    |
| FAUSEL PROFESSIONAL CENTER LLC | 1 | 001-002 | 003-071-70-100 | 5,430     | 294,719    | 0       | 0 | 0 | 0       | 300,149    |
| FAUSEL PROFESSIONAL CENTER LLC | 1 | 001-002 | 003-071-71-100 | 217,000   | 2,740,000  | 0       | 0 | 0 | 0       | 2,957,000  |
| FAUSEL PROFESSIONAL CENTER LLC | 1 | 001-002 | 003-071-72-100 | 19,000    | 0          | 0       | 0 | 0 | 0       | 19,000     |
| PG SUNSET CA LLC               | 1 | 001-002 | 003-121-01-100 | 279,835   | 2,830,053  | 57,178  | 0 | 0 | 0       | 3,167,066  |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 138,911   | 678,230    | 0       | 0 | 0 | 0       | 817,141    |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-03-100 | 14,290    | 14,290     | 0       | 0 | 0 | 0       | 28,580     |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-04-100 | 43,270    | 81,155     | 0       | 0 | 0 | 0       | 124,425    |
| HEIDT NANCY L                  | 1 | 001-002 | 003-121-05-100 | 99,638    | 193,429    | 0       | 0 | 0 | 0       | 293,067    |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-06-100 | 14,290    | 26,819     | 0       | 0 | 0 | 0       | 41,109     |
| R C B PROPERTY CORP            | 1 | 001-002 | 003-121-07-100 | 45,464    | 360,328    | 0       | 0 | 0 | 0       | 405,792    |
| HILTON PHYLLIS TR              | 1 | 001-002 | 003-121-08-100 | 35,926    | 127,434    | 0       | 0 | 0 | 0       | 163,360    |
| DODGSON LAUREEN                | 1 | 001-002 | 003-121-09-100 | 29,991    | 102,014    | 0       | 0 | 0 | 0       | 132,005    |
| GAUTSCHI DAVID L TR            | 1 | 001-002 | 003-121-10-100 | 56,620    | 110,673    | 0       | 0 | 0 | 0       | 167,293    |
| BRAND STEPHEN S                | 1 | 001-002 | 003-121-11-100 | 90,000    | 200,000    | 0       | 0 | 0 | 0       | 290,000    |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-121-12-100 | 254,395   | 274,747    | 0       | 0 | 0 | 0       | 529,142    |
| JOHNSON DAVID E                | 1 | 001-002 | 003-121-13-100 | 105,668   | 224,424    | 2,470   | 0 | 0 | 0       | 332,762    |
| HENNINGSEN BARBARA J TR        | 1 | 001-002 | 003-121-14-100 | 33,986    | 120,372    | 0       | 0 | 0 | 0       | 154,358    |
| 398 MAIN STREET LLC            | 1 | 001-002 | 003-121-15-100 | 82,218    | 154,180    | 0       | 0 | 0 | 0       | 236,398    |
| MACHADO DAVID JOSEPH TR        | 1 | 001-002 | 003-131-01-100 | 220,686   | 270,212    | 0       | 0 | 0 | 0       | 490,898    |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-131-02-100 | 142,249   | 298,605    | 0       | 0 | 0 | 0       | 440,854    |
| SMITH THOMAS C TR              | 1 | 001-002 | 003-131-03-100 | 30,400    | 47,474     | 0       | 0 | 0 | 0       | 77,874     |
| SMITH THOMAS C TR              | 1 | 001-002 | 003-131-04-100 | 39,356    | 50,209     | 0       | 0 | 0 | 0       | 89,565     |
| BLACKWELL PATRICK TR           | 1 | 001-002 | 003-131-05-100 | 47,858    | 115,563    | 0       | 0 | 0 | 0       | 163,421    |
| BAEHNE JAMES R TR              | 1 | 001-002 | 003-131-06-100 | 71,740    | 206,577    | 0       | 0 | 0 | 0       | 278,317    |
| OLIVER JESS                    | 1 | 001-002 | 003-131-07-100 | 37,565    | 60,832     | 0       | 0 | 0 | 0       | 98,397     |
| CORVIN DONALD E JR TR          | 1 | 001-002 | 003-131-08-100 | 71,785    | 166,544    | 0       | 0 | 0 | 0       | 238,329    |
| OLIVER JESS                    | 1 | 001-002 | 003-131-09-100 | 25,029    | 50,086     | 0       | 0 | 0 | 0       | 75,115     |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 53,432    | 104,521    | 0       | 0 | 0 | 0       | 157,953    |
| PLACERVILLE CITY OF            | 1 | 001-002 | 003-131-11-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-141-01-100 | 40,074    | 214,964    | 0       | 0 | 0 | 0       | 255,038    |
| BERRY PHILLIP B TR             | 1 | 001-002 | 003-141-02-100 | 67,658    | 122,830    | 0       | 0 | 0 | 0       | 190,488    |
| FORSTER JEROME F TR            | 1 | 001-002 | 003-141-04-100 | 252,345   | 304,300    | 0       | 0 | 0 | 0       | 556,645    |
| CASO LAWRENCE TR               | 1 | 001-002 | 003-141-06-100 | 84,000    | 0          | 0       | 0 | 0 | 0       | 84,000     |
| COUNTY OF EL DORADO            | 1 | 001-002 | 003-141-07-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| VORSTER GREGORY                | 1 | 001-002 | 003-141-13-100 | 168,000   | 531,515    | 30,100  | 0 | 0 | 0       | 729,615    |
| SAMPLE MAUREEN L               | 1 | 001-002 | 003-141-16-100 | 82,197    | 74,726     | 0       | 0 | 0 | 0       | 156,923    |
| EL DOR CTY HISTORICAL SOCIETY  | 1 | 001-002 | 003-141-19-100 | 47,099    | 79,335     | 0       | 0 | 0 | 126,434 | 0          |
| ZINSER BRIAN R TR              | 1 | 001-002 | 003-141-20-100 | 150,000   | 325,000    | 0       | 0 | 0 | 0       | 475,000    |
| CASO LAWRENCE TR               | 1 | 001-002 | 003-141-21-100 | 91,083    | 655,835    | 0       | 0 | 0 | 0       | 746,918    |
| VORSTER GREGORY                | 1 | 001-002 | 003-141-22-100 | 147,000   | 0          | 0       | 0 | 0 | 0       | 147,000    |
| BELL G KENNETH TR              | 1 | 001-002 | 003-171-03-100 | 42,545    | 92,369     | 0       | 0 | 0 | 0       | 134,914    |
| INTERCOUNTY TITLE CO           | 1 | 001-002 | 003-171-04-100 | 162,327   | 541,145    | 0       | 0 | 0 | 0       | 703,472    |
| CITY OF PLACERVILLE            | 1 | 001-002 | 003-171-05-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| BICKEL SUZANNE DOUVRES         | 1 | 001-002 | 003-171-07-100 | 14,786    | 36,441     | 0       | 0 | 0 | 0       | 51,227     |
| UNITED STATES POSTAL SERVICE   | 1 | 001-002 | 003-181-26-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
|                                |   |         |                | 7,562,096 | 22,283,576 | 138,389 | 0 | 0 | 126,434 | 29,857,627 |
| HERRERA GARY J                 | 1 | 001-043 | 001-221-13-100 | 7,550     | 0          | 0       | 0 | 0 | 0       | 7,550      |
| LABBITT CASEY                  | 1 | 001-043 | 002-171-07-100 | 81,406    | 30,527     | 0       | 0 | 0 | 0       | 111,933    |
| FRANK SCHRADER INVESTMENT CO   | 1 | 001-043 | 002-171-08-100 | 165,190   | 304,871    | 0       | 0 | 0 | 0       | 470,061    |
| STANCIL JOSEPH E JR TR         | 1 | 001-043 | 002-171-09-100 | 71,558    | 0          | 0       | 0 | 0 | 0       | 71,558     |
| 617 MAIN STREET LLC A CA LLC   | 1 | 001-043 | 002-171-10-100 | 100,000   | 300,000    | 0       | 0 | 0 | 0       | 400,000    |
| SIERRA BLUE LLC                | 1 | 001-043 | 002-171-11-100 | 233,281   | 0          | 0       | 0 | 0 | 0       | 233,281    |
| LABBITT CASEY                  | 1 | 001-043 | 002-171-12-100 | 254,395   | 956,527    | 0       | 0 | 0 | 0       | 1,210,922  |
| SIERRA BLUE LLC                | 1 | 001-043 | 002-171-14-100 | 1,058,817 | 433,318    | 0       | 0 | 0 | 0       | 1,492,135  |
| STANCIL JOSEPH E JR TR         | 1 | 001-043 | 002-181-07-100 | 42,930    | 217,961    | 0       | 0 | 0 | 0       | 260,891    |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 98,397    | 962,959    | 0       | 0 | 0 | 0       | 1,061,356  |
| NAUSLAR SUSAN TR               | 1 | 001-043 | 002-181-11-100 | 442,888   | 1,122,550  | 0       | 0 | 0 | 0       | 1,565,438  |
| STATE OF CALIFORNIA            | 1 | 001-043 | 002-181-12-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| NAUSLAR SUSAN TR               | 1 | 001-043 | 002-181-13-100 | 208,575   | 745,994    | 0       | 0 | 0 | 0       | 954,569    |
| BEALS-STUPEK PROPERTIES CA LLC | 1 | 001-043 | 002-181-14-100 | 211,737   | 264,673    | 0       | 0 | 0 | 0       | 476,410    |
| PLACERVILLE CITY OF            | 1 | 001-043 | 002-181-15-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| MALL CORP CA CORP              | 1 | 001-043 | 002-181-18-100 | 1,764     | 0          | 0       | 0 | 0 | 0       | 1,764      |
| CITY OF PLACERVILLE            | 1 | 001-043 | 002-181-19-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| ROOD RICHARD R TR              | 1 | 001-043 | 002-181-22-100 | 29,001    | 0          | 0       | 0 | 0 | 0       | 29,001     |
| CRISWELL WAYNE R               | 1 | 001-043 | 002-191-06-100 | 74,102    | 0          | 0       | 0 | 0 | 0       | 74,102     |
| WRIGHT DEAN CHARLES            | 1 | 001-043 | 002-191-07-100 | 45,365    | 43,852     | 0       | 0 | 0 | 0       | 89,217     |
| CRISWELL WAYNE R               | 1 | 001-043 | 002-191-08-100 | 229,464   | 123,987    | 0       | 0 | 0 | 0       | 353,451    |
| ALLENDRORFER HORST J TR        | 1 | 001-043 | 002-191-14-100 | 144,724   | 484,534    | 0       | 0 | 0 | 0       | 629,258    |
| WEINER DAIN P                  | 1 | 001-043 | 002-191-15-100 | 243,621   | 26,491     | 0       | 0 | 0 | 0       | 270,112    |
| WEINER DAIN P                  | 1 | 001-043 | 002-191-16-100 | 21,368    | 223,868    | 0       | 0 | 0 | 0       | 245,236    |
| WASHBURN PAUL L                | 1 | 001-043 | 002-191-17-100 | 19,071    | 61,518     | 0       | 0 | 0 | 0       | 80,589     |
| PESKO THOMAS                   | 1 | 001-043 | 002-191-18-100 | 19,952    | 219,478    | 0       | 0 | 0 | 0       | 239,430    |
| ERICKSON ROBERT F TR           | 1 | 001-043 | 002-191-19-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| PLACERVILLE CITY OF            | 1 | 001-043 | 002-201-08-100 | 0         | 0          | 0       | 0 | 0 | 0       | 0          |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-14-100 | 220,290   | 715,949    | 0       | 0 | 0 | 0       | 936,239    |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 605,802   | 1,486,973  | 0       | 0 | 0 | 0       | 2,092,775  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 457,784   | 721,011    | 0       | 0 | 0 | 0       | 1,178,795  |
| MALONE TIMOTHY L               | 1 | 001-043 | 002-241-24-100 | 44,000    | 120,500    | 0       | 0 | 0 | 0       | 164,500    |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 483,905   | 875,994    | 0       | 0 | 0 | 0       | 1,359,899  |
| DELTA NATIONAL BANK            | 1 | 001-043 | 002-251-20-100 | 526,249   | 498,815    | 0       | 0 | 0 | 0       | 1,025,064  |
| DELTA NATIONAL BANK            | 1 | 001-043 | 002-261-11-100 | 72,328    | 498,815    | 0       | 0 | 0 | 0       | 571,143    |
| DIAB FAROUK                    | 1 | 001-043 | 002-261-15-100 | 72,866    | 346,058    | 48,207  | 0 | 0 | 0       | 467,131    |
| DIAB FAROUK                    | 1 | 001-043 | 002-261-16-100 | 77,114    | 0          | 0       | 0 | 0 | 0       | 77,114     |
| DIAB FAROUK                    | 1 | 001-043 | 002-261-33-100 | 12,989    | 0          | 0       | 0 | 0 | 0       | 12,989     |
| BURGERVILLE                    | 1 | 001-043 | 002-261-34-100 | 210,322   | 339,763    | 0       | 0 | 0 | 0       | 550,085    |
| SFP C AN OR LMTD PRNTNSHP      | 1 | 001-043 | 002-261-35-100 | 451,805   | 1,119,340  | 0       | 0 | 0 | 0       | 1,571,145  |
| ALBUSCHE DOLA SURV TR          | 1 | 001-043 | 002-261-36-100 | 88,367    | 342,718    | 0       | 0 | 0 | 0       | 431,085    |
| OLSON CHARLES E                | 1 | 001-043 | 002-261-38-100 | 33,455    | 48,897     | 0       | 0 | 0 | 0       | 82,352     |
| GUMBALL HOLDINGS CA LLC        | 1 | 001-043 | 003-051-05-100 | 11,193    | 0          | 0       | 0 | 0 | 0       | 11,193     |
| GUMBALL HOLDING CA LLC         | 1 | 001-043 | 003-051-07-100 | 29,509    | 0          | 0       | 0 | 0 | 0       | 29,509     |
| MARTY TERESA M TR              | 1 | 001-043 | 003-051-20-100 | 138,249   | 190,920    | 0       | 0 | 0 | 0       | 329,169    |
| EDEN TAMI TR                   | 1 | 001-043 | 003-051-21-100 | 114,302   | 129,780    | 0       | 0 | 0 | 0       | 244,082    |
| GUMBALL HOLDINGS LLC           | 1 | 001-043 | 003-051-23-100 | 112,201   | 168,302    | 0       | 0 | 0 | 0       | 280,503    |
| GUMBALL HOLDINGS CA LLC        | 1 | 001-043 | 003-051-26-100 | 102,257   | 259,383    | 9,350   | 0 | 0 | 0       | 370,990    |
| EUBANKS CHARLES A TR           | 1 | 001-043 | 003-051-27-100 | 24,438    | 0          | 0       | 0 | 0 | 0       | 24,438     |
| ALPINE PROPERTIES              | 1 | 001-043 | 003-051-31-100 | 45,414    | 105,981    | 0       | 0 | 0 | 0       | 151,395    |
| WENTZ FREDERICK J TR           | 1 | 001-043 | 003-051-34-100 | 41,141    | 68,928     | 0       | 0 | 0 | 0       | 110,069    |
| ROBINSON DONALD W TR AKA       | 1 | 001-043 | 003-051-35-100 | 16,731    | 85,624     | 0       | 0 | 0 | 0       | 102,355    |
| FAUSEL FRANK FANARD SUCC TR    | 1 | 001-043 | 003-071-67-100 | 0         | 17,599     | 0       | 0 | 0 | 0       | 17,599     |
| FAUSEL PROFESSIONAL CENTER LLC | 1 | 001-043 | 003-071-68-100 | 158,000   | 0          | 0       | 0 | 0 | 0       | 158,000    |
| RAFFETTO ENTERPRISES           | 1 | 001-043 | 003-151-01-100 | 27,877    | 3,853      | 0       | 0 | 0 | 0       | 31,730     |
| WEYCKER JASON T                | 1 | 001-043 | 003-151-07-100 | 13,000    | 0          | 0       | 0 | 0 | 0       | 13,000     |

|                               |   |         |                |            |            |         |   |        |   |            |
|-------------------------------|---|---------|----------------|------------|------------|---------|---|--------|---|------------|
| DODGSON LAUREEN M             | 1 | 001-043 | 003-151-08-100 | 12,836     | 0          | 0       | 0 | 0      | 0 | 12,836     |
| WOO JAMES B K TR              | 1 | 001-043 | 003-151-09-100 | 17,342     | 0          | 0       | 0 | 0      | 0 | 17,342     |
| SMITH THOMAS C                | 1 | 001-043 | 003-151-10-100 | 11,902     | 0          | 0       | 0 | 0      | 0 | 11,902     |
| DIANE & MELANIE WILKINSON     | 1 | 001-043 | 003-151-11-100 | 21,000     | 0          | 0       | 0 | 0      | 0 | 21,000     |
| WILKINSON DIANE               | 1 | 001-043 | 003-151-12-100 | 17,000     | 0          | 0       | 0 | 0      | 0 | 17,000     |
| WEYCKER JASON T               | 1 | 001-043 | 003-151-20-100 | 54,500     | 117,000    | 0       | 0 | 0      | 0 | 171,500    |
| DI NUNZIO ROBERT              | 1 | 001-043 | 003-151-32-100 | 158,000    | 131,500    | 0       | 0 | 0      | 0 | 289,500    |
| WILKINSON CASSANDRA           | 1 | 001-043 | 003-151-38-100 | 24,000     | 0          | 0       | 0 | 0      | 0 | 24,000     |
| REEDER ROBERT M TR            | 1 | 001-043 | 003-171-05-100 | 40,025     | 103,788    | 0       | 0 | 0      | 0 | 143,813    |
| UNITED STATES POSTAL SERVICE  | 1 | 001-043 | 003-181-25-100 | 0          | 0          | 0       | 0 | 0      | 0 | 0          |
| PLACERVILLE CITY OF           | 1 | 001-043 | 003-181-29-100 | 0          | 0          | 0       | 0 | 0      | 0 | 0          |
| FLICKINGER ALICE J TR         | 1 | 001-043 | 004-011-04-100 | 22,167     | 37,913     | 0       | 0 | 0      | 0 | 60,080     |
| HALSEY TOMMY                  | 1 | 001-043 | 004-011-05-100 | 42,502     | 54,829     | 0       | 0 | 0      | 0 | 97,331     |
| STOUT AMBER M                 | 1 | 001-043 | 004-011-06-100 | 102,500    | 64,000     | 0       | 0 | 7,000  | 0 | 166,500    |
| HAMBLIN DAVID ALAN            | 1 | 001-043 | 004-011-07-100 | 10,712     | 35,768     | 0       | 0 | 0      | 0 | 46,480     |
| STANCIL JOSEPH E JR TR        | 1 | 001-043 | 004-011-11-100 | 25,748     | 0          | 0       | 0 | 0      | 0 | 25,748     |
| HOWE WILBUR C TR              | 1 | 001-043 | 004-011-37-100 | 16,081     | 2,284      | 0       | 0 | 0      | 0 | 18,365     |
| HOWE WILBUR C TR              | 1 | 001-043 | 004-011-38-100 | 64,916     | 96,667     | 0       | 0 | 0      | 0 | 161,583    |
| PRESGRAVE RAYMOND C TR        | 1 | 001-043 | 004-011-45-100 | 109,302    | 279,334    | 0       | 0 | 0      | 0 | 388,636    |
| GOESSLING-EVANS DONNA         | 1 | 001-043 | 004-011-64-100 | 80,964     | 85,724     | 0       | 0 | 0      | 0 | 166,688    |
| NORTHERN CA INALLIANCE CA NON | 1 | 001-043 | 004-011-66-100 | 212,775    | 164,338    | 0       | 0 | 0      | 0 | 377,113    |
| LEGER WILLIAM F               | 1 | 001-043 | 004-011-76-100 | 129,419    | 92,460     | 3,000   | 0 | 0      | 0 | 224,879    |
| SMELTZER DAVID S              | 1 | 001-043 | 004-011-77-100 | 148,696    | 0          | 0       | 0 | 0      | 0 | 148,696    |
| KANALEY JUDY M                | 1 | 001-043 | 004-031-01-100 | 30,238     | 77,892     | 0       | 0 | 7,000  | 0 | 108,120    |
| DEVITO VINCENT PAUL           | 1 | 001-043 | 004-031-20-100 | 98,887     | 167,856    | 5,500   | 0 | 0      | 0 | 272,243    |
| FUSANO CHRISTOPHER G TR       | 1 | 001-043 | 004-031-21-100 | 97,790     | 16,841     | 0       | 0 | 0      | 0 | 114,631    |
| PRESCOTT LAWRENCE L TR        | 1 | 001-043 | 004-041-02-100 | 90,907     | 0          | 0       | 0 | 0      | 0 | 90,907     |
| ROOD RICHARD R TR             | 1 | 001-043 | 004-041-03-100 | 119,216    | 0          | 0       | 0 | 0      | 0 | 119,216    |
| PLACERVILLE CITY OF           | 1 | 001-043 | 004-041-04-100 | 0          | 0          | 0       | 0 | 0      | 0 | 0          |
| ROOD RICHARD R TR             | 1 | 001-043 | 004-041-05-100 | 57,000     | 163,000    | 0       | 0 | 0      | 0 | 220,000    |
| KIRKPATRICK STEVEN K          | 1 | 001-043 | 004-041-10-100 | 71,254     | 145,312    | 0       | 0 | 0      | 0 | 216,566    |
| HUTCHINS HAROLE E             | 1 | 001-043 | 004-041-11-100 | 39,898     | 49,872     | 0       | 0 | 0      | 0 | 89,770     |
| SANDS DEAN KENNEDY TR         | 1 | 001-043 | 004-111-07-100 | 80,500     | 112,000    | 0       | 0 | 0      | 0 | 192,500    |
| SONDENO RANDOLPH G            | 1 | 001-043 | 004-111-10-100 | 52,326     | 148,277    | 0       | 0 | 0      | 0 | 200,603    |
| GASTALDI MICHAEL              | 1 | 001-043 | 004-111-11-100 | 48,895     | 42,749     | 0       | 0 | 0      | 0 | 91,644     |
| BONHAM JUDITH TR              | 1 | 001-043 | 004-111-12-100 | 64,500     | 77,500     | 0       | 0 | 0      | 0 | 142,000    |
| PEIRCE ADELE M TR             | 1 | 001-043 | 004-111-27-100 | 93,981     | 0          | 0       | 0 | 0      | 0 | 93,981     |
| BYERS MELODY B                | 1 | 001-043 | 004-111-32-100 | 48,217     | 79,560     | 0       | 0 | 7,000  | 0 | 127,777    |
| PEIRCE ADELE M TR             | 1 | 001-043 | 004-111-37-100 | 12,507     | 8,929      | 0       | 0 | 0      | 0 | 21,436     |
| RILEY ROY K TR                | 1 | 001-043 | 004-111-38-100 | 3,443      | 28,639     | 0       | 0 | 7,000  | 0 | 32,082     |
| SPRINGER ROBERT E TR          | 1 | 001-043 | 004-111-40-100 | 3,104      | 17,693     | 0       | 0 | 0      | 0 | 20,797     |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-111-41-100 | 133,353    | 0          | 0       | 0 | 0      | 0 | 133,353    |
| MILLER LUKE A                 | 1 | 001-043 | 004-131-05-100 | 84,798     | 254,395    | 5,500   | 0 | 0      | 0 | 344,693    |
| SEA GERALD L SUCC TR          | 1 | 001-043 | 004-131-21-100 | 22,857     | 38,596     | 0       | 0 | 0      | 0 | 61,453     |
| CRAVEN JENNIFER               | 1 | 001-043 | 004-131-22-100 | 63,500     | 119,000    | 0       | 0 | 7,000  | 0 | 182,500    |
| HOLIDAY PAUL E TR             | 1 | 001-043 | 004-131-23-100 | 40,500     | 108,500    | 0       | 0 | 0      | 0 | 149,000    |
| MOTHER LODE PTG & PUB CO INC  | 1 | 001-043 | 004-131-32-100 | 570,451    | 1,028,232  | 0       | 0 | 0      | 0 | 1,598,683  |
| KUSHWAHA RANJIT               | 1 | 001-043 | 004-131-33-100 | 103,792    | 259,483    | 0       | 0 | 0      | 0 | 363,275    |
| CALIFORNIA STATE OF           | 1 | 001-043 | 004-131-35-100 | 0          | 0          | 0       | 0 | 0      | 0 | 0          |
| ORELLI PATRICK J SUCC TR      | 1 | 001-043 | 004-131-37-100 | 178,115    | 197,214    | 0       | 0 | 0      | 0 | 375,329    |
| ORELLI GEORGIE H TR           | 1 | 001-043 | 004-131-38-100 | 30,393     | 27,541     | 0       | 0 | 0      | 0 | 57,934     |
| PATEL UMESH D CO TR           | 1 | 001-043 | 004-131-40-100 | 518,966    | 778,450    | 68,970  | 0 | 0      | 0 | 1,366,386  |
| REVAZ ALEX J JR TR            | 1 | 001-043 | 004-131-41-100 | 3,844      | 0          | 0       | 0 | 0      | 0 | 3,844      |
| PATEL UMESH D CO TR           | 1 | 001-043 | 004-131-42-100 | 518,966    | 778,450    | 0       | 0 | 0      | 0 | 1,297,416  |
| THUESON OREL G & SHIRLEY J    | 1 | 001-043 | 004-151-07-100 | 1,784      | 692        | 0       | 0 | 0      | 0 | 2,456      |
| RIVAS F PIERRE                | 1 | 001-043 | 004-151-09-100 | 31,536     | 75,698     | 0       | 0 | 0      | 0 | 107,234    |
| DIXON DAN                     | 1 | 001-043 | 004-151-10-100 | 47,500     | 95,500     | 0       | 0 | 0      | 0 | 143,000    |
| BALL SAMMIE M TR              | 1 | 001-043 | 004-151-11-100 | 3,910      | 29,684     | 0       | 0 | 7,000  | 0 | 33,594     |
| BALL SAMMIE M TR              | 1 | 001-043 | 004-151-12-100 | 47,500     | 100,500    | 0       | 0 | 0      | 0 | 148,000    |
| BUKEMA MARVIN J               | 1 | 001-043 | 004-151-16-100 | 10,469     | 33,580     | 0       | 0 | 0      | 0 | 44,049     |
| BUKEMA MARVIN J               | 1 | 001-043 | 004-151-17-100 | 8,686      | 31,177     | 0       | 0 | 0      | 0 | 39,863     |
| BUKEMA MARVIN J               | 1 | 001-043 | 004-151-18-100 | 11,652     | 57,571     | 0       | 0 | 0      | 0 | 69,223     |
| SOLORIO HECTOR                | 1 | 001-043 | 004-151-18-200 | 0          | 4,000      | 0       | 0 | 0      | 0 | 4,000      |
| SIRON RANDALL J TR            | 1 | 001-043 | 004-151-19-100 | 45,523     | 123,734    | 0       | 0 | 0      | 0 | 169,257    |
| COPEMAN TERESA L              | 1 | 001-043 | 004-151-20-100 | 61,636     | 75,335     | 0       | 0 | 0      | 0 | 136,971    |
| DUBE DENIS                    | 1 | 001-043 | 004-151-21-100 | 100,000    | 113,500    | 0       | 0 | 0      | 0 | 213,500    |
| WILKINSON BARRY J TR          | 1 | 001-043 | 004-151-22-100 | 41,089     | 116,433    | 0       | 0 | 0      | 0 | 157,522    |
| SCATES GERVASI CA LLC         | 1 | 001-043 | 004-191-48-100 | 354,000    | 396,000    | 0       | 0 | 0      | 0 | 750,000    |
| ACCETTURA JOSEPH TR           | 1 | 001-043 | 004-191-49-100 | 189,000    | 0          | 0       | 0 | 0      | 0 | 189,000    |
| STEVENOT DEBRA C              | 1 | 001-043 | 004-191-50-100 | 529,346    | 635,214    | 0       | 0 | 0      | 0 | 1,164,560  |
| MARTIN MATTHEW J              | 1 | 001-043 | 004-191-51-100 | 75,000     | 122,500    | 0       | 0 | 0      | 0 | 197,500    |
| ROSE MARCIA                   | 1 | 001-043 | 004-191-52-100 | 72,500     | 36,500     | 0       | 0 | 0      | 0 | 109,000    |
| REED LUISE                    | 1 | 001-043 | 004-191-53-100 | 8,562      | 42,926     | 0       | 0 | 0      | 0 | 51,488     |
| REED LUISE                    | 1 | 001-043 | 004-191-54-100 | 5,701      | 29,322     | 0       | 0 | 0      | 0 | 35,023     |
| SCALES WILLIAM A              | 1 | 001-043 | 004-191-55-100 | 39,288     | 107,038    | 0       | 0 | 7,000  | 0 | 146,326    |
| SIMKINS ERIC L                | 1 | 001-043 | 004-191-56-100 | 44,527     | 121,965    | 0       | 0 | 0      | 0 | 166,492    |
| BOE KENNETH G TR              | 1 | 001-043 | 004-201-12-100 | 164,584    | 625,452    | 199,650 | 0 | 0      | 0 | 989,686    |
| MACKLIN KENNETH DUANE         | 1 | 001-043 | 004-201-13-100 | 123,544    | 479,142    | 0       | 0 | 0      | 0 | 602,686    |
| KAPRE PROPERTIES INC          | 1 | 001-043 | 004-201-14-100 | 98,953     | 379,758    | 0       | 0 | 0      | 0 | 478,711    |
| MALYSZ EDWARD F TR            | 1 | 001-043 | 004-201-15-100 | 6,276      | 0          | 0       | 0 | 0      | 0 | 6,276      |
| KAPRE PROPERTIES INC          | 1 | 001-043 | 004-201-22-100 | 857,249    | 2,623,719  | 0       | 0 | 0      | 0 | 3,480,968  |
| PEIRCE TRUST OF 7/30/92       | 1 | 001-043 | 004-261-02-100 | 176,761    | 495,841    | 0       | 0 | 0      | 0 | 672,602    |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-261-03-100 | 51,090     | 30,844     | 0       | 0 | 0      | 0 | 81,934     |
| PUTHUFF FAMILY PARTNERSHIP    | 1 | 001-043 | 004-261-06-100 | 775,639    | 755,743    | 0       | 0 | 0      | 0 | 1,531,382  |
| CITY OF PLACERVILLE           | 1 | 001-043 | 004-261-07-100 | 0          | 0          | 0       | 0 | 0      | 0 | 0          |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-261-12-100 | 67,186     | 457,597    | 0       | 0 | 0      | 0 | 524,783    |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-261-16-100 | 56,051     | 221,913    | 0       | 0 | 0      | 0 | 277,964    |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-261-22-100 | 161,782    | 350,020    | 0       | 0 | 0      | 0 | 511,802    |
| PUBA PROPERTIES CA LLC        | 1 | 001-043 | 004-261-23-100 | 1,114,697  | 2,106,302  | 0       | 0 | 0      | 0 | 3,220,999  |
| LDR PARTNERS                  | 1 | 001-043 | 004-261-24-100 | 175,100    | 0          | 0       | 0 | 0      | 0 | 175,100    |
| KEARNS WILLIAM R              | 1 | 001-043 | 004-271-03-100 | 39,000     | 106,000    | 0       | 0 | 0      | 0 | 145,000    |
| HALVORSON RAYMOND W TR        | 1 | 001-043 | 323-561-05-100 | 4,812      | 0          | 0       | 0 | 0      | 0 | 4,812      |
|                               |   |         |                | 18,220,841 | 31,623,488 | 340,177 | 0 | 49,000 | 0 | 50,184,506 |
| BRANDT JARED C                | 1 | 090-022 | 048-121-02-100 | 43,000     | 0          | 0       | 0 | 0      | 0 | 43,000     |
| BRODY DAVID AKA               | 1 | 090-022 | 048-121-03-100 | 28,872     | 0          | 0       | 0 | 0      | 0 | 28,872     |
| EL DORADO VENTURES A NV LLC   | 1 | 090-022 | 048-121-73-100 | 207,500    | 357,500    | 0       | 0 | 0      | 0 | 565,000    |
|                               |   |         |                | 279,372    | 357,500    | 0       | 0 | 0      | 0 | 636,872    |
| SCHEUNER WILLIAM H TR         | 2 | 001-002 | 001-212-03-100 | 35,606     | 135,613    | 0       | 0 | 0      | 0 | 171,219    |
| PAYNE STEVEN K TR             | 2 | 001-002 | 001-212-04-100 | 75,335     | 360,498    | 0       | 0 | 0      | 0 | 455,833    |
| COMBELLACKS INC               | 2 | 001-002 | 001-212-05-100 | 16,440     | 28,252     | 0       | 0 | 0      | 0 | 44,692     |
| COMBELLACK ROBERT W (DECD)    | 2 | 001-002 | 001-212-06-100 | 16,770     | 28,814     | 0       | 0 | 0      | 0 | 45,584     |
| CAVIGLI HENRY JAMES JR TR     | 2 | 001-002 | 001-212-07-100 | 89,881     | 435,420    | 0       | 0 | 0      | 0 | 525,301    |
| CAVIGLI HENRY JAMES JR TR     | 2 | 001-002 | 001-212-08-100 | 40,970     | 134,124    | 0       | 0 | 0      | 0 | 175,094    |
| STEPHENS CHARLES V TR         | 2 | 001-002 | 001-212-09-100 | 53,486     | 25,160     | 0       | 0 | 0      | 0 | 78,646     |
| LORAIN MONICA L TR            | 2 | 001-002 | 001-212-10-100 | 62,973     | 236,304    | 0       | 0 | 0      | 0 | 299,277    |



|                               |   |         |                |                  |                  |                |          |          |          |                  |
|-------------------------------|---|---------|----------------|------------------|------------------|----------------|----------|----------|----------|------------------|
| CAVIGLI HENRY JAMES JR TR     | 2 | 001-002 | 001-212-11-100 | 36,185           | 168,094          | 0              | 0        | 0        | 0        | 204,279          |
| PEREZ FIDEL E TR              | 2 | 001-002 | 001-212-12-100 | 150,000          | 745,000          | 0              | 0        | 0        | 0        | 895,000          |
| SAUNDERS COMPANY CA CORP      | 2 | 001-002 | 001-212-13-100 | 101,758          | 0                | 0              | 0        | 0        | 0        | 101,758          |
| SAUNDERS COMPANY CA CORP      | 2 | 001-002 | 001-212-14-100 | 203,516          | 0                | 0              | 0        | 0        | 0        | 203,516          |
| ALPINE PROPERTIES             | 2 | 001-002 | 003-022-07-100 | 159,325          | 177,275          | 0              | 0        | 0        | 0        | 336,600          |
| PLACERVILLE CITY OF           | 2 | 001-002 | 003-022-09-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| H & S OIL WA LLC              | 2 | 001-002 | 003-022-11-100 | 152,000          | 0                | 0              | 0        | 0        | 0        | 152,000          |
| STATE OF CALIFORNIA           | 2 | 001-002 | 003-022-12-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| GERWER MARCIA M TR            | 2 | 001-002 | 003-022-13-100 | 119,749          | 256,130          | 0              | 0        | 0        | 0        | 375,879          |
| STATE OF CALIFORNIA           | 2 | 001-002 | 003-022-14-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| H & S OIL WA LLC              | 2 | 001-002 | 003-022-15-100 | 435,000          | 609,000          | 200,000        | 0        | 0        | 0        | 1,244,000        |
| GORDON FAMILY LMT PTN 5/23/97 | 2 | 001-002 | 003-072-03-100 | 111,777          | 10,468           | 0              | 0        | 0        | 0        | 122,245          |
| MATTSON FAMILY PARTNERSHIP LP | 2 | 001-002 | 003-072-20-100 | 181,323          | 36,692           | 0              | 0        | 0        | 0        | 218,015          |
| PACIFIC PIONEER INVSTMNTS LLC | 2 | 001-002 | 003-072-21-100 | 161,978          | 398,346          | 0              | 0        | 0        | 0        | 560,324          |
| PLACERVILLE CITY OF           | 2 | 001-002 | 003-072-25-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| PACIFIC PIONEER INVSTMNTS LLC | 2 | 001-002 | 003-072-26-100 | 26,995           | 0                | 0              | 0        | 0        | 0        | 26,995           |
| BANKAMERICA CORPORATION       | 2 | 001-002 | 003-072-34-100 | 244,112          | 1,358,189        | 0              | 0        | 0        | 0        | 1,602,301        |
| BLACKWELL PATRICK TR          | 2 | 001-002 | 003-112-01-100 | 40,852           | 183,270          | 0              | 0        | 0        | 0        | 224,122          |
| CARPENTER GEORGE R TR         | 2 | 001-002 | 003-112-03-100 | 150,417          | 590,955          | 0              | 0        | 0        | 0        | 741,372          |
| CARPENTER GEORGE R TR         | 2 | 001-002 | 003-112-04-100 | 59,559           | 106,942          | 0              | 0        | 0        | 0        | 166,501          |
| JARS LINEN INC                | 2 | 001-002 | 003-112-05-100 | 27,714           | 84,870           | 0              | 0        | 0        | 0        | 112,584          |
| CITY OF PLACERVILLE           | 2 | 001-002 | 003-112-06-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| PLACERVILLE CITY OF           | 2 | 001-002 | 003-112-07-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| CITY OF PLACERVILLE           | 2 | 001-002 | 003-112-08-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
| PHIPPS BLAKE A                | 2 | 001-002 | 003-112-11-100 | 12,603           | 17,114           | 0              | 0        | 0        | 0        | 29,717           |
| JARS LINEN INC                | 2 | 001-002 | 003-112-12-100 | 17,874           | 35,768           | 0              | 0        | 0        | 0        | 53,642           |
| CITY OF PLACERVILLE           | 2 | 001-002 | 003-112-14-100 | 0                | 0                | 0              | 0        | 0        | 0        | 0                |
|                               |   |         |                | <b>2,784,198</b> | <b>6,182,298</b> | <b>200,000</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>9,166,496</b> |

|                               |   |         |                |                  |                  |              |          |               |                |                  |
|-------------------------------|---|---------|----------------|------------------|------------------|--------------|----------|---------------|----------------|------------------|
| STATE OF CALIFORNIA           | 2 | 001-043 | 001-162-41-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| STANCIL JOSEPH E JR TR        | 2 | 001-043 | 002-132-05-100 | 92,551           | 195,254          | 0            | 0        | 0             | 0              | 287,805          |
| STATE OF CALIFORNIA           | 2 | 001-043 | 002-132-07-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| STATE OF CALIFORNIA           | 2 | 001-043 | 002-132-08-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| STATE OF CALIFORNIA           | 2 | 001-043 | 002-152-01-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| REBIZZO ESTHER E TR           | 2 | 001-043 | 003-022-02-100 | 158,803          | 1,429,233        | 0            | 0        | 0             | 0              | 1,588,036        |
| CALIFORNIA STATE OF           | 2 | 001-043 | 003-022-03-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| STATE OF CALIFORNIA           | 2 | 001-043 | 003-022-04-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| CALIFORNIA STATE OF           | 2 | 001-043 | 003-022-05-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| STATE OF CALIFORNIA           | 2 | 001-043 | 003-022-06-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| CITY OF PLACERVILLE           | 2 | 001-043 | 003-072-35-100 | 0                | 0                | 0            | 0        | 0             | 0              | 0                |
| THOMSON JAMES (DEC'D)         | 2 | 001-043 | 004-042-02-100 | 3,376            | 32,367           | 0            | 0        | 0             | 0              | 35,743           |
| LOMNITZ CAROL OXLEY TR        | 2 | 001-043 | 004-042-03-100 | 38,519           | 210,926          | 0            | 0        | 7,000         | 0              | 249,445          |
| STROUP MARIA                  | 2 | 001-043 | 004-042-08-100 | 23,809           | 39,883           | 0            | 0        | 0             | 0              | 63,692           |
| SATTLER ELLEN                 | 2 | 001-043 | 004-042-15-100 | 16,974           | 41,747           | 0            | 0        | 7,000         | 0              | 58,721           |
| PORINI ELMER F                | 2 | 001-043 | 004-042-21-100 | 15,786           | 56,083           | 0            | 0        | 7,000         | 0              | 71,869           |
| ELLIS CHARLES F               | 2 | 001-043 | 004-042-28-100 | 55,881           | 128,544          | 0            | 0        | 0             | 0              | 184,425          |
| PEREZ SOCRATES                | 2 | 001-043 | 004-042-29-100 | 60,000           | 138,500          | 0            | 0        | 0             | 0              | 198,500          |
| SOFFIOTTO THERESA M           | 2 | 001-043 | 004-042-30-100 | 85,000           | 128,000          | 0            | 0        | 0             | 0              | 211,000          |
| O NEILL EILEEN M              | 2 | 001-043 | 004-042-35-100 | 61,000           | 96,500           | 0            | 0        | 0             | 0              | 157,500          |
| MCINTIRE DORIS                | 2 | 001-043 | 004-042-36-100 | 64,590           | 97,921           | 0            | 0        | 0             | 0              | 162,511          |
| OLSEN WILLIAM A III LE%       | 2 | 001-043 | 004-112-04-100 | 3,910            | 20,379           | 0            | 0        | 0             | 0              | 24,289           |
| SHER BENJAMIN D TR            | 2 | 001-043 | 004-112-07-100 | 30,907           | 79,059           | 0            | 0        | 0             | 0              | 109,966          |
| NIEKARZ ERNEST                | 2 | 001-043 | 004-112-08-100 | 29,000           | 78,500           | 0            | 0        | 7,000         | 0              | 107,500          |
| HAN OK JUNG SURV CO TR        | 2 | 001-043 | 004-112-09-100 | 192,754          | 82,607           | 0            | 0        | 0             | 0              | 275,361          |
| SPRINGER ROBERT E TR          | 2 | 001-043 | 004-112-18-100 | 4,267            | 30,040           | 0            | 0        | 7,000         | 0              | 34,307           |
| SPRINGER ROBERT E TR          | 2 | 001-043 | 004-112-19-100 | 4,092            | 0                | 0            | 0        | 0             | 0              | 4,092            |
| WILLIAMSON DARYL              | 2 | 001-043 | 004-112-23-100 | 67,000           | 127,500          | 0            | 0        | 7,000         | 0              | 194,500          |
| NEW MORNING YOUTH/FAM SER INC | 2 | 001-043 | 004-112-24-100 | 51,688           | 51,681           | 5,497        | 0        | 0             | 108,866        | 0                |
| THUESON TIMOTHY L             | 2 | 001-043 | 004-112-25-100 | 4,872            | 61,301           | 0            | 0        | 7,000         | 0              | 66,173           |
|                               |   |         |                | <b>1,064,779</b> | <b>3,124,025</b> | <b>5,497</b> | <b>0</b> | <b>49,000</b> | <b>108,866</b> | <b>4,085,435</b> |

|                     |   |         |                |               |                |          |          |          |          |                |
|---------------------|---|---------|----------------|---------------|----------------|----------|----------|----------|----------|----------------|
| PLACERVILLE CITY OF | 3 | 001-002 | 002-153-01-100 | 0             | 0              | 0        | 0        | 0        | 0        | 0              |
| PLACERVILLE CITY OF | 3 | 001-002 | 002-153-02-100 | 0             | 0              | 0        | 0        | 0        | 0        | 0              |
| TAMMI MADELEINE TR  | 3 | 001-002 | 002-153-03-100 | 59,266        | 352,700        | 0        | 0        | 0        | 0        | 411,966        |
|                     |   |         |                | <b>59,266</b> | <b>352,700</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>411,966</b> |

|                     |   |         |                |                |                |          |          |          |          |                  |
|---------------------|---|---------|----------------|----------------|----------------|----------|----------|----------|----------|------------------|
| VARDANEGA RONALD J  | 4 | 001-043 | 002-244-06-100 | 96,887         | 224,129        | 0        | 0        | 0        | 0        | 321,016          |
| WEIR HARLEY E       | 4 | 001-043 | 002-244-07-100 | 51,003         | 114,157        | 0        | 0        | 0        | 0        | 165,160          |
| WEIR HARLEY E       | 4 | 001-043 | 002-244-12-100 | 33,442         | 6,067          | 0        | 0        | 0        | 0        | 39,509           |
| PROSSER ALTON J TR  | 4 | 001-043 | 002-244-13-100 | 50,192         | 135,408        | 0        | 0        | 0        | 0        | 185,600          |
| SCHUDY KAREN R      | 4 | 001-043 | 002-244-14-100 | 10,504         | 56,470         | 0        | 0        | 0        | 0        | 66,974           |
| GIER ROBERT H CO TR | 4 | 001-043 | 002-244-16-100 | 44,191         | 138,721        | 0        | 0        | 0        | 0        | 182,912          |
| DETMOLD A DE LLC    | 4 | 001-043 | 002-244-17-100 | 93,778         | 321,071        | 0        | 0        | 0        | 0        | 414,849          |
|                     |   |         |                | <b>379,997</b> | <b>996,023</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1,376,020</b> |

SECURED TOTALS 85,331,200 157,576,547 7,376,092 0 532,000 6,371,010 243,912,819

Utility Base Year Assessed Value

| Assessee                       | TRA | Parcel Cross-Reference | State BOE Property Description         | Land           | Improvements | Personal Property | Aircraft | Homeowner Exemptions | Miscellaneous Exemptions | Base Total     |
|--------------------------------|-----|------------------------|--|----------------|--------------|-------------------|----------|----------------------|--------------------------|----------------|
| UNION PACIFIC RAILROAD COMPANY | 0   | 001-043                | 000-084-30-020 Map 0872 09 008L Par 32 | 5,227          | 0            | 0                 | 0        | 0                    | 0                        | 5,227          |
| UNION PACIFIC RAILROAD COMPANY | 0   | 001-043                | 000-084-30-020 Map 0872 09 008L Par 33 | 320,602        | 0            | 0                 | 0        | 0                    | 0                        | 320,602        |
| UNION PACIFIC RAILROAD COMPANY | 0   | 001-043                | 000-084-30-020 Map 0872 09 010M Par 38 | 38,681         | 0            | 0                 | 0        | 0                    | 0                        | 38,681         |
|                                |     |                        | SECURED TOTALS                         | <b>364,510</b> | <b>0</b>     | <b>0</b>          | <b>0</b> | <b>0</b>             | <b>0</b>                 | <b>364,510</b> |

Unsecured Base Year Assessed Value

| Assessee                     | TRA | Parcel Cross-Reference | Account                         | Land | Improvements | Personal Property | Aircraft | Homeowner Exemptions | Miscellaneous Exemptions | Base Total |
|------------------------------|-----|------------------------|---------------------------------|------|--------------|-------------------|----------|----------------------|--------------------------|------------|
| VICINI FAMILY INVESTMENTS LP | 0   | 001-027                | 323-260-10-100 0-1-055-054-3230 | 0    | 0            | 39,930            | 0        | 0                    | 0                        | 39,930     |
| VICINI FAMILY INVESTMENTS LP | 0   | 001-027                | 323-260-10-100 0-1-172-000-1450 | 0    | 0            | 8,258             | 0        | 0                    | 0                        | 8,258      |
| VICINI FAMILY INVESTMENTS LP | 0   | 001-027                | 323-260-10-100 0-1-354-000-0030 | 0    | 0            | 12,100            | 0        | 0                    | 0                        | 12,100     |
| VICINI FAMILY INVESTMENTS LP | 0   | 001-027                | 323-260-10-100 0-1-380-632-0260 | 0    | 0            | 7,257             | 0        | 0                    | 0                        | 7,257      |
| VICINI FAMILY INVESTMENTS LP | 0   | 001-027                | 323-260-10-100 0-1-547-000-1050 | 0    | 0            | 288,459           | 0        | 0                    | 0                        | 288,459    |

10-0853.7.239

|                               |   |         |                |                  |   |           |           |   |         |            |
|-------------------------------|---|---------|----------------|------------------|---|-----------|-----------|---|---------|------------|
| RODRIGUEZ ROBERT R TR         | 0 | 001-027 | 323-360-01-100 | 0-1-095-071-3230 | 0 | 0         | 2,750     | 0 | 0       | 2,750      |
| RODRIGUEZ ROBERT R TR         | 0 | 001-027 | 323-360-01-100 | 0-1-279-000-0190 | 0 | 19,855    | 38,113    | 0 | 0       | 57,968     |
| RODRIGUEZ ROBERT R TR         | 0 | 001-027 | 323-360-01-100 | 0-1-475-005-0030 | 0 | 0         | 13,549    | 0 | 0       | 13,549     |
| SANDERSON EARL G JR           | 0 | 001-027 | 323-360-02-100 | 0-1-005-000-3380 | 0 | 0         | 42,350    | 0 | 0       | 42,350     |
| SANDERSON EARL G JR           | 0 | 001-027 | 323-360-02-100 | 0-1-475-000-0010 | 0 | 3,710     | 11,510    | 0 | 0       | 15,220     |
| TEMPERO THOMAS ROBERT TR      | 0 | 001-027 | 323-360-04-100 | 0-1-525-020-3230 | 0 | 17,808    | 104,279   | 0 | 0       | 122,087    |
| RAMIREZ TEODORO TR            | 0 | 001-027 | 323-360-06-100 | 0-1-555-000-0370 | 0 | 46,227    | 27,209    | 0 | 0       | 73,436     |
| FLOWERS RICHARD I TR          | 0 | 001-027 | 323-360-09-100 | 0-1-095-000-3760 | 0 | 0         | 4,430     | 0 | 0       | 4,430      |
| FLOWERS RICHARD I TR          | 0 | 001-027 | 323-360-09-100 | 0-1-455-010-3230 | 0 | 2,089     | 4,395     | 0 | 0       | 6,484      |
| FLOWERS RICHARD I TR          | 0 | 001-027 | 323-360-09-100 | 0-1-525-017-0020 | 0 | 36,465    | 21,200    | 0 | 0       | 57,665     |
| PLACERVILLE OAKS LLC          | 0 | 001-027 | 323-360-10-100 | 0-1-635-000-0040 | 0 | 47,537    | 210,303   | 0 | 0       | 257,840    |
| PLACERVILLE OAKS LLC          | 0 | 001-027 | 323-360-10-100 | 0-1-863-000-0190 | 0 | 0         | 55,670    | 0 | 0       | 55,670     |
| SCHILLER KARL H TR            | 0 | 001-027 | 323-360-14-100 | 0-1-245-000-0290 | 0 | 6,418     | 5,835     | 0 | 0       | 12,253     |
| SCHILLER KARL H TR            | 0 | 001-027 | 323-360-14-100 | 0-1-315-109-3230 | 0 | 22,434    | 12,793    | 0 | 0       | 35,227     |
| SCHILLER KARL H TR            | 0 | 001-027 | 323-360-14-100 | 0-1-515-000-3540 | 0 | 0         | 92,118    | 0 | 0       | 92,118     |
| SCHILLER KARL H TR            | 0 | 001-027 | 323-360-14-100 | 0-1-515-000-4660 | 0 | 0         | 6,050     | 0 | 0       | 6,050      |
| LOSSIUS ROBERT L              | 0 | 001-027 | 323-400-26-100 | 0-1-070-000-4940 | 0 | 0         | 4,831     | 0 | 0       | 4,831      |
| COOPER TED W                  | 0 | 001-027 | 325-120-26-100 | 0-1-070-049-3250 | 0 | 30,632    | 115,711   | 0 | 0       | 146,343    |
| JOHNSON LORRAINE B            | 0 | 001-027 | 325-120-28-100 | 0-1-685-005-3250 | 0 | 9,130     | 60,075    | 0 | 0       | 69,205     |
| BRIGGS RONALD V TR            | 0 | 001-027 | 325-120-32-100 | 0-1-158-001-3270 | 0 | 0         | 2,420     | 0 | 0       | 2,420      |
| LUMSDEN SHIRLEY K SURV TR     | 0 | 001-027 | 325-120-33-100 | 0-1-581-000-0400 | 0 | 0         | 3,300     | 0 | 0       | 3,300      |
| HAGEN CARL F IV               | 0 | 001-027 | 325-120-37-100 | 0-1-245-000-0220 | 0 | 5,576     | 80,535    | 0 | 0       | 86,111     |
| HAGEN CARL F IV               | 0 | 001-027 | 325-120-37-100 | 0-1-354-000-0140 | 0 | 269       | 4,257     | 0 | 0       | 4,526      |
| SMITH THOMAS C TR             | 0 | 001-027 | 325-120-38-100 | 0-1-178-000-0040 | 0 | 0         | 10,822    | 0 | 0       | 10,822     |
| PETERSEN MICHAEL E            | 0 | 001-027 | 325-120-41-100 | 0-1-055-105-3250 | 0 | 0         | 11,789    | 0 | 0       | 11,789     |
| COLUMBIA II RALEYS CTR DE LLC | 0 | 001-027 | 325-120-53-100 | 0-1-030-000-0700 | 0 | 0         | 24,532    | 0 | 0       | 24,532     |
| COLUMBIA II RALEYS CTR DE LLC | 0 | 001-027 | 325-120-53-100 | 0-1-030-065-8880 | 0 | 13,296    | 19,944    | 0 | 0       | 33,240     |
| COLUMBIA II RALEYS CTR DE LLC | 0 | 001-027 | 325-120-53-100 | 0-1-082-000-1080 | 0 | 316,894   | 0         | 0 | 316,894 |            |
| COLUMBIA II RALEYS CTR DE LLC | 0 | 001-027 | 325-120-53-100 | 0-1-315-031-3250 | 0 | 4,580,402 | 1,357,412 | 0 | 0       | 5,937,814  |
| COLUMBIA II RALEYS CTR DE LLC | 0 | 001-027 | 325-120-53-100 | 0-1-475-000-0040 | 0 | 0         | 9,991     | 0 | 0       | 9,991      |
| KUMAR VIJAY                   | 0 | 001-027 | 325-120-54-100 | 0-1-590-091-3250 | 0 | 119,281   | 161,109   | 0 | 0       | 280,390    |
| TRAUB JAMES G                 | 0 | 001-027 | 325-120-58-100 | 0-1-215-000-0210 | 0 | 79,273    | 30,382    | 0 | 0       | 109,655    |
| BRIGGS RONALD V TR            | 0 | 001-027 | 325-120-62-100 | 0-1-005-064-3250 | 0 | 29,208    | 34,251    | 0 | 0       | 63,459     |
| BRIGGS RONALD V TR            | 0 | 001-027 | 325-120-62-100 | 0-1-315-000-0610 | 0 | 39,289    | 8,199     | 0 | 0       | 47,488     |
| BRIGGS RONALD V TR            | 0 | 001-027 | 325-120-62-100 | 0-1-375-030-3250 | 0 | 59,343    | 12,558    | 0 | 0       | 71,901     |
| BRIGGS RONALD V TR            | 0 | 001-027 | 325-120-62-100 | 0-1-615-000-0250 | 0 | 0         | 17,731    | 0 | 0       | 17,731     |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-050-000-0120 | 0 | 3,114     | 37,864    | 0 | 0       | 40,978     |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-078-000-0090 | 0 | 0         | 2,420     | 0 | 0       | 2,420      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-095-000-0420 | 0 | 2,950     | 4,232     | 0 | 0       | 7,182      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-145-000-0690 | 0 | 0         | 9,680     | 0 | 0       | 9,680      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-340-000-0040 | 0 | 0         | 4,477     | 0 | 0       | 4,477      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-405-018-3250 | 0 | 0         | 17,529    | 0 | 0       | 17,529     |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-540-001-3250 | 0 | 0         | 4,632     | 0 | 0       | 4,632      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-555-130-3250 | 0 | 4,467     | 2,572     | 0 | 0       | 7,039      |
| BORELLI PATRICIA H TR         | 0 | 001-027 | 325-120-70-100 | 0-1-555-164-3250 | 0 | 5,977     | 5,709     | 0 | 0       | 11,686     |
| EDENDALE APARTMENTS           | 0 | 001-027 | 325-120-77-100 | 0-1-095-158-3250 | 0 | 14,641    | 4,392     | 0 | 0       | 19,033     |
| EDENDALE APARTMENTS           | 0 | 001-027 | 325-120-77-100 | 0-1-525-051-3250 | 0 | 4,562     | 182,087   | 0 | 0       | 186,649    |
| EDENDALE APARTMENTS           | 0 | 001-027 | 325-120-77-100 | 0-1-555-000-2170 | 0 | 3,627     | 7,418     | 0 | 0       | 11,045     |
| EDENDALE APARTMENTS           | 0 | 001-027 | 325-120-77-100 | 0-1-555-000-8060 | 0 | 0         | 25,000    | 0 | 0       | 25,000     |
| LINDA VOLKERTS TRUSTEE        | 0 | 001-027 | 325-120-78-100 | 0-1-380-001-4420 | 0 | 0         | 4,310     | 0 | 0       | 4,310      |
| TRAUB JAMES G                 | 0 | 001-027 | 325-120-79-100 | 0-1-145-000-0260 | 0 | 35,082    | 7,039     | 0 | 0       | 42,121     |
| TRAUB JAMES G                 | 0 | 001-027 | 325-120-79-100 | 0-1-380-034-0040 | 0 | 0         | 14,055    | 0 | 0       | 14,055     |
| TRAUB JAMES G                 | 0 | 001-027 | 325-120-79-100 | 0-1-520-004-3250 | 0 | 12,815    | 22,723    | 0 | 0       | 35,538     |
| TRAUB JAMES G                 | 0 | 001-027 | 325-120-79-100 | 0-1-540-000-3570 | 0 | 0         | 16,105    | 0 | 0       | 16,105     |
| SMITH THOMAS C TR             | 0 | 001-027 | 325-120-87-100 | 0-1-555-363-3250 | 0 | 6,712     | 5,280     | 0 | 0       | 11,992     |
| ANDRUSS SURBER PEGGY A TR     | 0 | 001-027 | 325-120-90-100 | 0-1-490-017-3270 | 0 | 104,609   | 96,395    | 0 | 0       | 201,004    |
| TOWER ENERGY GROUP A CA CORP  | 0 | 001-027 | 325-160-24-100 | 0-1-590-018-3250 | 0 | 38,861    | 32,064    | 0 | 0       | 70,925     |
| TURNER DONALD E TR            | 0 | 001-027 | 325-160-25-100 | 0-1-645-003-3250 | 0 | 9,974     | 68,187    | 0 | 0       | 78,161     |
| THOMAS FRANK C TR             | 0 | 001-027 | 325-160-31-100 | 0-1-305-005-1050 | 0 | 0         | 7,487     | 0 | 0       | 7,487      |
| THOMAS FRANK C TR             | 0 | 001-027 | 325-160-31-100 | 0-1-357-000-0020 | 0 | 0         | 11,000    | 0 | 0       | 11,000     |
| THOMAS FRANK C TR             | 0 | 001-027 | 325-160-31-100 | 0-1-495-009-3250 | 0 | 70,901    | 71,361    | 0 | 0       | 142,262    |
| MONROE BILL K TR              | 0 | 001-027 | 325-160-40-100 | 0-1-060-000-0550 | 0 | 1,105,967 | 157,786   | 0 | 0       | 1,263,753  |
| DEL RIO DAVID M TR            | 0 | 001-027 | 325-160-41-100 | 0-1-555-000-7240 | 0 | 91,735    | 40,573    | 0 | 0       | 132,308    |
| FORNI BUSINESS PARK A CA LLC  | 0 | 001-027 | 325-230-23-100 | 0-1-011-000-1880 | 0 | 28,318    | 0         | 0 | 0       | 28,318     |
| FORNI BUSINESS PARK A CA LLC  | 0 | 001-027 | 325-230-23-100 | 0-1-011-000-1890 | 0 | 21,892    | 0         | 0 | 0       | 21,892     |
| FORNI BUSINESS PARK A CA LLC  | 0 | 001-027 | 325-230-23-100 | 0-1-011-000-2020 | 0 | 12,811    | 0         | 0 | 0       | 12,811     |
| LAVORINI THREE LLC            | 0 | 001-027 | 325-240-15-100 | 0-1-625-000-1140 | 0 | 44,494    | 36,180    | 0 | 0       | 80,674     |
| MOORE J GILBERT               | 0 | 001-027 | 325-310-78-100 | 0-1-380-001-1790 | 0 | 0         | 78,364    | 0 | 0       | 78,364     |
| MOORE J GILBERT               | 0 | 001-027 | 325-310-78-100 | 0-1-530-000-1690 | 0 | 0         | 14,424    | 0 | 0       | 14,424     |
| MOORE J GILBERT               | 0 | 001-027 | 325-310-78-100 | 0-1-555-000-5380 | 0 | 60,800    | 36,007    | 0 | 0       | 96,807     |
| MOORE J GILBERT               | 0 | 001-027 | 325-310-78-100 | 0-1-590-000-0430 | 0 | 4,482     | 11,142    | 0 | 0       | 15,624     |
| MOORE J GILBERT               | 0 | 001-027 | 325-310-78-100 | 0-1-670-000-0630 | 0 | 45,997    | 88,485    | 0 | 0       | 134,482    |
| KHOURY ELIAS I TR             | 0 | 001-027 | 325-310-87-100 | 0-1-485-000-0410 | 0 | 85,525    | 111,158   | 0 | 0       | 196,683    |
|                               | 0 |         |                |                  | 0 | 7,305,448 | 4,216,544 | 0 | 0       | 11,521,993 |

|                           |   |         |                |                  |   |        |         |   |   |         |
|---------------------------|---|---------|----------------|------------------|---|--------|---------|---|---|---------|
| PATEL DEEPAK J            | 0 | 001-043 | 048-350-20-100 | 0-1-255-001-1980 | 0 | 0      | 4,027   | 0 | 0 | 4,027   |
| MOONEY JOHN M TR          | 0 | 001-043 | 048-350-53-100 | 0-1-145-015-0480 | 0 | 14,483 | 268,497 | 0 | 0 | 282,980 |
| VALLE JACK II             | 0 | 001-043 | 049-100-14-100 | 0-1-085-035-0040 | 0 | 0      | 2,250   | 0 | 0 | 2,250   |
| VALLE JACK II             | 0 | 001-043 | 049-100-14-100 | 0-1-090-066-0490 | 0 | 11,884 | 10,247  | 0 | 0 | 22,131  |
| VALLE JACK II             | 0 | 001-043 | 049-100-14-100 | 0-1-375-033-0490 | 0 | 7,096  | 11,491  | 0 | 0 | 18,587  |
| HALE MARK R               | 0 | 001-043 | 049-170-12-100 | 0-1-011-000-2140 | 0 | 16,069 | 0       | 0 | 0 | 16,069  |
| SCHERER RICHARD D         | 0 | 001-043 | 049-190-23-100 | 0-1-170-000-0860 | 0 | 0      | 344,187 | 0 | 0 | 344,187 |
| JERMSTAD INVESTMENTS      | 0 | 001-043 | 049-190-25-100 | 0-1-555-000-4260 | 0 | 96,396 | 30,046  | 0 | 0 | 126,442 |
| JERMSTAD INVESTMENTS      | 0 | 001-043 | 049-190-25-100 | 0-1-575-020-0490 | 0 | 0      | 44,444  | 0 | 0 | 44,444  |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-005-050-0020 | 0 | 0      | 4,412   | 0 | 0 | 4,412   |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-095-000-0550 | 0 | 2,507  | 5,440   | 0 | 0 | 7,947   |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-195-000-0100 | 0 | 2,928  | 42,772  | 0 | 0 | 45,700  |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-230-000-2790 | 0 | 0      | 3,565   | 0 | 0 | 3,565   |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-510-000-0050 | 0 | 0      | 7,303   | 0 | 0 | 7,303   |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-555-000-0140 | 0 | 78,836 | 4,495   | 0 | 0 | 83,331  |
| OLSON ROBERT EARL TR      | 0 | 001-043 | 323-400-03-100 | 0-1-631-000-1760 | 0 | 0      | 2,046   | 0 | 0 | 2,046   |
| WARWICK DAVID R           | 0 | 001-043 | 323-400-04-100 | 0-1-677-000-0110 | 0 | 56,937 | 5,061   | 0 | 0 | 61,998  |
| KOURETAS JAMES L          | 0 | 001-043 | 323-400-11-100 | 0-1-048-000-0010 | 0 | 533    | 9,632   | 0 | 0 | 10,165  |
| KOURETAS JAMES L          | 0 | 001-043 | 323-400-11-100 | 0-1-082-000-0490 | 0 | 18,161 | 7,228   | 0 | 0 | 25,389  |
| KOURETAS JAMES L          | 0 | 001-043 | 323-400-11-100 | 0-1-195-000-0830 | 0 | 0      | 50,218  | 0 | 0 | 50,218  |
| KOURETAS JAMES L          | 0 | 001-043 | 323-400-11-100 | 0-1-206-000-1040 | 0 | 38,413 | 30,690  | 0 | 0 | 69,103  |
| KOURETAS JAMES L          | 0 | 001-043 | 323-400-11-100 | 0-1-555-000-1160 | 0 | 14,851 | 5,427   | 0 | 0 | 20,278  |
| SUBURBAN PROPANE LP       | 0 | 001-043 | 323-400-12-100 | 0-1-135-000-0510 | 0 | 0      | 26,459  | 0 | 0 | 26,459  |
| BUKEMA MARVIN J           | 0 | 001-043 | 323-400-13-100 | 0-1-280-000-0830 | 0 | 4,488  | 9,381   | 0 | 0 | 13,869  |
| BUKEMA MARVIN J           | 0 | 001-043 | 323-400-13-100 | 0-1-285-000-0850 | 0 | 0      | 2,250   | 0 | 0 | 2,250   |
| BUKEMA MARVIN J           | 0 | 001-043 | 323-400-13-100 | 0-1-555-000-4300 | 0 | 0      | 2,100   | 0 | 0 | 2,100   |
| PIONEERS PLAZA LTD PTNSHP |   |         |                |                  |   |        |         |   |   |         |



|                                |   |         |                |                  |        |           |           |   |   |        |            |
|--------------------------------|---|---------|----------------|------------------|--------|-----------|-----------|---|---|--------|------------|
| GLIKSMAN GEORGE                | 0 | 001-043 | 323-450-03-100 | 0-1-070-164-0970 | 0      | 260       | 20,759    | 0 | 0 | 0      | 21,019     |
| SUPER PLUMBING SUPPLY CO       | 0 | 001-043 | 323-480-01-100 | 0-1-520-008-3230 | 0      | 154,336   | 37,717    | 0 | 0 | 0      | 192,053    |
| MORGAN JOHN R TR               | 0 | 001-043 | 323-480-02-100 | 0-1-070-105-3230 | 0      | 20,991    | 138,808   | 0 | 0 | 0      | 159,799    |
| STUMPP MANFRED & ANNA          | 0 | 001-043 | 323-480-04-100 | 0-1-070-127-3230 | 0      | 0         | 61,563    | 0 | 0 | 0      | 61,563     |
| SANDS DEAN KENNEDY TR          | 0 | 001-043 | 323-480-05-100 | 0-1-190-010-3230 | 0      | 0         | 15,000    | 0 | 0 | 0      | 15,000     |
| SANDS DEAN KENNEDY TR          | 0 | 001-043 | 323-480-05-100 | 0-1-190-014-1010 | 0      | 0         | 10,000    | 0 | 0 | 0      | 10,000     |
| FLYERS LLC A CA LLC            | 0 | 001-043 | 323-480-07-100 | 0-1-590-240-3230 | 0      | 75,756    | 224,462   | 0 | 0 | 0      | 300,218    |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-15-100 | 0-1-547-015-3230 | 0      | 15,257    | 56,888    | 0 | 0 | 0      | 72,145     |
| HAM SOON NAM                   | 0 | 001-043 | 323-480-16-100 | 0-1-555-117-3230 | 0      | 1,379     | 14,606    | 0 | 0 | 0      | 15,985     |
| SANDERS CHRISTINE A            | 0 | 001-043 | 323-480-17-100 | 0-1-060-000-0260 | 0      | 29,897    | 10,913    | 0 | 0 | 0      | 40,810     |
| SANDERS CHRISTINE A            | 0 | 001-043 | 323-480-17-100 | 0-1-070-000-0080 | 0      | 0         | 3,000     | 0 | 0 | 0      | 3,000      |
| MOLINA ALVARO TR               | 0 | 001-043 | 323-480-18-100 | 0-1-095-014-3230 | 0      | 20,629    | 27,549    | 0 | 0 | 0      | 48,178     |
| HHH INVESTMENTS                | 0 | 001-043 | 323-480-19-100 | 0-1-060-000-1350 | 0      | 0         | 2,750     | 0 | 0 | 0      | 2,750      |
| HHH INVESTMENTS                | 0 | 001-043 | 323-480-19-100 | 0-1-432-000-0200 | 0      | 0         | 3,000     | 0 | 0 | 0      | 3,000      |
| HHH INVESTMENTS                | 0 | 001-043 | 323-480-19-100 | 0-1-540-000-3000 | 0      | 0         | 5,000     | 0 | 0 | 0      | 5,000      |
| HARDE DAVID O TR               | 0 | 001-043 | 323-480-22-100 | 0-1-315-000-0230 | 0      | 203,269   | 39,059    | 0 | 0 | 0      | 242,328    |
| VAN WYCK MARLINE SUCC TR       | 0 | 001-043 | 323-480-23-100 | 0-1-066-002-3230 | 0      | 143,174   | 13,411    | 0 | 0 | 0      | 156,585    |
| VAN WYCK MARLINE SUCC TR       | 0 | 001-043 | 323-480-23-100 | 0-1-530-084-3230 | 0      | 18        | 5,145     | 0 | 0 | 0      | 5,163      |
| VAN WYCK MARLINE SUCC TR       | 0 | 001-043 | 323-480-23-100 | 0-1-863-000-0140 | 0      | 0         | 5,950     | 0 | 0 | 0      | 5,950      |
| PLACERVILLE PRESS              | 0 | 001-043 | 323-480-24-100 | 0-1-350-000-0810 | 0      | 0         | 8,448     | 0 | 0 | 8,448  | 0          |
| PLACERVILLE PRESS              | 0 | 001-043 | 323-480-24-100 | 0-1-350-000-0830 | 0      | 0         | 3,564     | 0 | 0 | 0      | 3,564      |
| PLACERVILLE PRESS              | 0 | 001-043 | 323-480-24-100 | 0-1-525-018-3230 | 0      | 78,721    | 60,325    | 0 | 0 | 0      | 139,046    |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-28-100 | 0-1-260-002-3230 | 0      | 0         | 13,591    | 0 | 0 | 0      | 13,591     |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-28-100 | 0-1-305-002-3230 | 0      | 6,120     | 19,629    | 0 | 0 | 0      | 25,749     |
| UNITED PROPERTIES LLC          | 0 | 001-043 | 323-480-28-100 | 0-1-476-000-0530 | 0      | 0         | 14,783    | 0 | 0 | 13,305 | 1,478      |
| STREMSTERFER SHAWN O           | 0 | 001-043 | 323-480-29-100 | 0-1-354-000-0220 | 0      | 2,542     | 8,068     | 0 | 0 | 0      | 10,610     |
| STREMSTERFER SHAWN O           | 0 | 001-043 | 323-480-29-100 | 0-1-490-019-3230 | 0      | 148       | 5,313     | 0 | 0 | 0      | 5,461      |
| STREMSTERFER SHAWN O           | 0 | 001-043 | 323-480-29-100 | 0-2-008-275-0030 | 0      | 0         | 9,979     | 0 | 0 | 0      | 9,979      |
| GILLIHAN INTERVIVOS TRUST      | 0 | 001-043 | 323-510-07-100 | 0-1-070-047-3230 | 0      | 0         | 2,420     | 0 | 0 | 0      | 2,420      |
| CARTER JAMES E TR              | 0 | 001-043 | 323-510-31-100 | 0-1-172-068-3230 | 0      | 118,036   | 83,052    | 0 | 0 | 0      | 201,088    |
| CAMPINI WALTER                 | 0 | 001-043 | 323-510-40-100 | 0-1-350-000-1030 | 0      | 0         | 2,596     | 0 | 0 | 0      | 2,596      |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-011-000-2110 | 0      | 10,646    | 0         | 0 | 0 | 0      | 10,646     |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-133-010-1010 | 0      | 1,876     | 12,498    | 0 | 0 | 0      | 14,374     |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-156-001-0050 | 0      | 89,265    | 116,139   | 0 | 0 | 0      | 205,404    |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-405-010-3250 | 0      | 4,499     | 11,181    | 0 | 0 | 0      | 15,680     |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-575-014-3230 | 0      | 14,247    | 25,840    | 0 | 0 | 0      | 40,087     |
| REEDER ROBERT M TR             | 0 | 001-043 | 323-570-39-100 | 0-1-580-013-3230 | 0      | 10,814    | 16,436    | 0 | 0 | 0      | 27,250     |
| SARGENT TERRI JO SUCC TR       | 0 | 001-043 | 323-580-02-100 | 0-1-240-008-3230 | 0      | 16,728    | 8,487     | 0 | 0 | 0      | 25,215     |
| ECKHARDT THOMAS W TR           | 0 | 001-043 | 323-580-19-100 | 0-1-040-047-3230 | 0      | 0         | 4,350     | 0 | 0 | 0      | 4,350      |
| ECKHARDT THOMAS W TR           | 0 | 001-043 | 323-580-19-100 | 0-1-657-009-3230 | 0      | 0         | 8,232     | 0 | 0 | 0      | 8,232      |
| GOLDEN PLAZA II LLC CA LLC     | 0 | 001-043 | 323-580-26-100 | 0-1-650-008-0040 | 0      | 14,248    | 23,794    | 0 | 0 | 0      | 38,042     |
| GOLDEN PLAZA I LLC CA LLC      | 0 | 001-043 | 323-580-27-100 | 0-1-156-000-5500 | 0      | 0         | 17,267    | 0 | 0 | 0      | 17,267     |
| GOLDEN PLAZA I LLC CA LLC      | 0 | 001-043 | 323-580-27-100 | 0-1-650-000-0040 | 0      | 2,512     | 29,116    | 0 | 0 | 0      | 31,628     |
| HOME DEPOT USA INC             | 0 | 001-043 | 323-580-28-100 | 0-1-380-001-2090 | 0      | 0         | 57,780    | 0 | 0 | 0      | 57,780     |
| HOME DEPOT USA INC             | 0 | 001-043 | 323-580-28-100 | 0-1-555-000-6460 | 0      | 14,245    | 281       | 0 | 0 | 0      | 14,526     |
| SAC PLACERVILLE TRANS CORRIDOR | 0 | 001-043 | 325-010-10-100 | 0-1-380-001-4330 | 0      | 0         | 66,000    | 0 | 0 | 0      | 66,000     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-225-000-1150 | 0      | 0         | 12,431    | 0 | 0 | 0      | 12,431     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-380-001-0130 | 0      | 0         | 1,853,230 | 0 | 0 | 0      | 1,853,230  |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-380-001-3970 | 0      | 0         | 166,077   | 0 | 0 | 0      | 166,077    |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-382-001-1530 | 0      | 0         | 34,650    | 0 | 0 | 0      | 34,650     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-530-000-0950 | 0      | 0         | 9,634     | 0 | 0 | 0      | 9,634      |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-240-21-100 | 0-1-547-033-8880 | 0      | 0         | 8,599     | 0 | 0 | 0      | 8,599      |
| CALIFORNIA STATE OF            | 0 | 001-043 | 325-280-03-100 | 0-1-476-000-0310 | 0      | 11,229    | 32,567    | 0 | 0 | 0      | 43,796     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-280-04-100 | 0-1-031-005-3250 | 0      | 6,717     | 33,416    | 0 | 0 | 0      | 40,133     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-280-04-100 | 0-1-540-000-3430 | 0      | 0         | 6,601     | 0 | 0 | 0      | 6,601      |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-280-04-100 | 0-1-540-000-3430 | 10,691 | 32,073    | 0         | 0 | 0 | 0      | 42,764     |
| COUNTY OF EL DORADO            | 0 | 001-043 | 325-280-04-100 | 0-1-540-000-3430 | 24,407 | 73,222    | 0         | 0 | 0 | 0      | 97,629     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-16-100 | 0-1-380-003-0910 | 0      | 0         | 16,363    | 0 | 0 | 0      | 16,363     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-16-100 | 0-1-555-000-1760 | 0      | 38,561    | 12,955    | 0 | 0 | 0      | 51,516     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-16-100 | 0-1-555-383-3270 | 0      | 0         | 8,260     | 0 | 0 | 0      | 8,260      |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-17-100 | 0-1-215-011-3250 | 0      | 590,161   | 131,994   | 0 | 0 | 0      | 722,155    |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-17-100 | 0-1-380-001-2580 | 0      | 0         | 3,694     | 0 | 0 | 0      | 3,694      |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-18-100 | 0-1-210-000-0500 | 0      | 0         | 11,822    | 0 | 0 | 0      | 11,822     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-18-100 | 0-1-215-000-0300 | 0      | 233,430   | 72,229    | 0 | 0 | 0      | 305,659    |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-18-100 | 0-1-845-000-0570 | 0      | 0         | 31,211    | 0 | 0 | 0      | 31,211     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-095-000-2070 | 0      | 0         | 4,550     | 0 | 0 | 0      | 4,550      |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-150-000-1170 | 0      | 0         | 5,500     | 0 | 0 | 0      | 5,500      |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-325-000-0720 | 0      | 692       | 22,648    | 0 | 0 | 0      | 23,340     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-540-000-1820 | 0      | 55,448    | 13,165    | 0 | 0 | 0      | 68,613     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-555-000-2190 | 0      | 17,298    | 5,532     | 0 | 0 | 0      | 22,830     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-19-100 | 0-1-555-000-2780 | 0      | 56,220    | 8,870     | 0 | 0 | 0      | 65,090     |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-20-100 | 0-1-555-112-3250 | 0      | 358,017   | 24,486    | 0 | 0 | 0      | 382,503    |
| FOLSOM CENTRAL LLC             | 0 | 001-043 | 325-280-21-100 | 0-1-555-278-3250 | 0      | 37,454    | 14,252    | 0 | 0 | 0      | 51,706     |
| FORNI FRANCES E SURV TR        | 0 | 001-043 | 325-280-30-100 | 0-1-225-032-0460 | 0      | 0         | 288,408   | 0 | 0 | 0      | 288,408    |
| FORNI FRANCES E SURV TR        | 0 | 001-043 | 325-280-30-100 | 0-1-455-000-0730 | 0      | 28,672    | 1,575     | 0 | 0 | 0      | 28,247     |
| PCBP PROPERTIES INC            | 0 | 001-043 | 325-280-31-100 | 0-1-130-002-3250 | 0      | 6,372     | 198,706   | 0 | 0 | 0      | 205,078    |
| STATE OF CALIFORNIA            | 0 | 001-043 | 325-290-01-100 | 0-1-011-000-1900 | 0      | 20,638    | 0         | 0 | 0 | 0      | 20,638     |
| STATE OF CALIFORNIA            | 0 | 001-043 | 325-290-01-100 | 0-1-011-000-2030 | 0      | 25,205    | 0         | 0 | 0 | 0      | 25,205     |
| BRIGGS RONALD TR               | 0 | 001-043 | 325-290-25-100 | 0-1-373-000-5710 | 0      | 0         | 5,000     | 0 | 0 | 0      | 5,000      |
| BRAY MARY TR                   | 0 | 001-043 | 325-310-15-100 | 0-1-070-000-0620 | 0      | 0         | 15,123    | 0 | 0 | 0      | 15,123     |
| BRAY MARY TR                   | 0 | 001-043 | 325-310-15-100 | 0-1-070-000-3390 | 0      | 0         | 44,033    | 0 | 0 | 0      | 44,033     |
| PHOENIX WILDERNESS LLC         | 0 | 001-043 | 325-310-24-100 | 0-1-380-001-0470 | 0      | 0         | 138,434   | 0 | 0 | 0      | 138,434    |
| THOMPSON RONALD L TR           | 0 | 001-043 | 325-310-25-100 | 0-1-060-012-0040 | 0      | 116,050   | 769,845   | 0 | 0 | 0      | 885,895    |
| THOMPSON RONALD L TR           | 0 | 001-043 | 325-310-25-100 | 0-1-380-000-9020 | 0      | 0         | 288,994   | 0 | 0 | 0      | 288,994    |
| THOMPSON RONALD L TR           | 0 | 001-043 | 325-310-25-100 | 0-1-380-796-3250 | 0      | 0         | 33,297    | 0 | 0 | 0      | 33,297     |
|                                |   |         |                |                  | 35,098 | 3,211,426 | 7,134,924 | 0 | 0 | 94,141 | 10,287,307 |
| JACUZZI DANIEL C               | 0 | 078-002 | 325-160-29-100 | 0-1-540-000-1750 | 0      | 16,017    | 46,231    | 0 | 0 | 0      | 62,248     |
|                                |   |         |                |                  | 0      | 16,017    | 46,231    | 0 | 0 | 0      | 62,248     |
| GONZALES STEVEN M TR           | 0 | 090-022 | 048-240-13-100 | 0-2-004-733-0050 | 0      | 0         | 9,000     | 0 | 0 | 0      | 9,000      |
| CONFORTI JOHN CO TR            | 0 | 090-022 | 048-240-14-100 | 0-1-335-000-1520 | 0      | 0         | 2,700     | 0 | 0 | 0      | 2,700      |
| CONFORTI JOHN CO TR            | 0 | 090-022 | 048-240-14-100 | 0-1-515-000-0090 | 0      | 0         | 73,751    | 0 | 0 | 0      | 73,751     |
| CONFORTI JOHN CO TR            | 0 | 090-022 | 048-240-14-100 | 0-1-515-000-3960 | 0      | 0         | 10,000    | 0 | 0 | 0      | 10,000     |
| YATES LAURA BERNADYNE TR       | 0 | 090-022 | 048-240-20-100 | 0-2-002-217-0070 | 0      | 0         | 16,402    | 0 | 0 | 0      | 16,402     |
| YANEZ LEANNE R TR              | 0 | 090-022 | 048-260-12-100 | 0-6-048-260-1200 | 0      | 6,506     | 0         | 0 | 0 | 0      | 6,506      |
| COLA WILLIAM L & TERRY L       | 0 | 090-022 | 048-260-13-100 | 0-2-007-716-0050 | 0      | 0         | 18,000    | 0 | 0 | 0      | 18,000     |
| COLA BEVERLY M TR              | 0 | 090-022 | 048-260-14-100 | 0-1-172-001-4350 | 0      | 0         | 2,200     | 0 | 0 | 0      | 2,200      |
| BLACKBERRY MEADOWS LLC         | 0 | 090-022 | 048-280-15-100 | 0-1-562-000-0960 | 0      | 0         | 2,500</   |   |   |        |            |



|                     |   |         |                |                  |   |   |       |           |   |   |           |
|---------------------|---|---------|----------------|------------------|---|---|-------|-----------|---|---|-----------|
| GILES KAREN         | 0 | 090-022 | 048-340-08-100 | 0-1-380-001-3270 | 0 | 0 | 5,934 | 0         | 0 | 0 | 5,934     |
| RABBITT HELEN B     | 0 | 090-022 | 048-340-13-100 | 0-1-232-000-0680 | 0 | 0 | 3,543 | 0         | 0 | 0 | 3,543     |
| RUSSELL LESTER S TR | 0 | 090-022 | 048-360-02-100 | 0-1-095-000-0390 | 0 | 0 | 2,416 | 0         | 0 | 0 | 2,416     |
| RUSSELL LESTER S TR | 0 | 090-022 | 048-360-02-100 | 0-1-095-000-3250 | 0 | 0 | 8,053 | 0         | 0 | 0 | 8,053     |
|                     |   |         |                |                  | Q | Q | 6,929 | 1,212,072 | Q | Q | 1,219,001 |

|                                |   |         |                |                  |   |         |         |   |   |   |         |
|--------------------------------|---|---------|----------------|------------------|---|---------|---------|---|---|---|---------|
| HERBAUGH JAMES G               | 1 | 001-002 | 001-201-08-100 | 0-1-090-005-0010 | 0 | 0       | 14,575  | 0 | 0 | 0 | 14,575  |
| 263 MAIN CA LLC                | 1 | 001-002 | 001-201-09-100 | 0-1-055-000-0360 | 0 | 0       | 13,875  | 0 | 0 | 0 | 13,875  |
| 263 MAIN CA LLC                | 1 | 001-002 | 001-201-09-100 | 0-1-055-000-7780 | 0 | 0       | 2,500   | 0 | 0 | 0 | 2,500   |
| RILEY PATRICK J TR             | 1 | 001-002 | 001-201-10-100 | 0-1-206-000-1160 | 0 | 44,133  | 30,314  | 0 | 0 | 0 | 74,447  |
| PUTHUFF JUDITH E               | 1 | 001-002 | 001-201-15-100 | 0-1-555-350-0010 | 0 | 703,194 | 82,248  | 0 | 0 | 0 | 785,442 |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-005-000-0580 | 0 | 0       | 2,750   | 0 | 0 | 0 | 2,750   |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-055-000-7630 | 0 | 0       | 3,064   | 0 | 0 | 0 | 3,064   |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-156-000-5410 | 0 | 0       | 15,725  | 0 | 0 | 0 | 15,725  |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-555-000-3300 | 0 | 12,558  | 14,311  | 0 | 0 | 0 | 26,869  |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-580-000-5430 | 0 | 0       | 14,284  | 0 | 0 | 0 | 14,284  |
| WOO JAMES B K TR               | 1 | 001-002 | 001-211-11-100 | 0-1-815-000-0620 | 0 | 0       | 3,328   | 0 | 0 | 0 | 3,328   |
| RUSSELL LESTER S TR            | 1 | 001-002 | 001-211-12-100 | 0-1-048-000-0950 | 0 | 22,862  | 16,302  | 0 | 0 | 0 | 39,164  |
| RUSSELL LESTER S TR            | 1 | 001-002 | 001-211-12-100 | 0-1-090-000-0070 | 0 | 4,539   | 14,885  | 0 | 0 | 0 | 19,424  |
| RUSSELL LESTER S TR            | 1 | 001-002 | 001-211-12-100 | 0-1-095-109-0970 | 0 | 0       | 14,641  | 0 | 0 | 0 | 14,641  |
| RUSSELL LESTER S TR            | 1 | 001-002 | 001-211-12-100 | 0-1-230-000-2090 | 0 | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| GRANGER ROCHELLE SUCC TR       | 1 | 001-002 | 001-211-13-100 | 0-1-166-000-0550 | 0 | 0       | 5,500   | 0 | 0 | 0 | 5,500   |
| FAUSEL FRANK FANARD TR         | 1 | 001-002 | 001-211-15-100 | 0-1-330-003-0010 | 0 | 17,939  | 7,082   | 0 | 0 | 0 | 25,021  |
| HERRERA GARY J                 | 1 | 001-002 | 001-221-04-100 | 0-1-095-000-1770 | 0 | 0       | 3,500   | 0 | 0 | 0 | 3,500   |
| HERRERA GARY J                 | 1 | 001-002 | 001-221-04-100 | 0-1-555-000-2340 | 0 | 0       | 8,773   | 0 | 0 | 0 | 8,773   |
| HERRERA GARY J                 | 1 | 001-002 | 001-221-04-100 | 0-1-555-000-2520 | 0 | 0       | 5,500   | 0 | 0 | 0 | 5,500   |
| HERRERA GARY J                 | 1 | 001-002 | 001-221-04-100 | 0-1-845-001-0770 | 0 | 0       | 3,025   | 0 | 0 | 0 | 3,025   |
| MARTINEZ JT LIV TR OF 7/25/96  | 1 | 001-002 | 001-221-05-100 | 0-1-055-000-7230 | 0 | 0       | 5,856   | 0 | 0 | 0 | 5,856   |
| MARTINEZ JT LIV TR OF 7/25/96  | 1 | 001-002 | 001-221-05-100 | 0-1-300-001-3890 | 0 | 2,988   | 2,500   | 0 | 0 | 0 | 5,488   |
| MARTINEZ JT LIV TR OF 7/25/96  | 1 | 001-002 | 001-221-05-100 | 0-1-845-000-8700 | 0 | 0       | 3,993   | 0 | 0 | 0 | 3,993   |
| IOOF GRAND LODGE OF CALIF      | 1 | 001-002 | 001-221-06-100 | 0-1-155-001-0010 | 0 | 4,219   | 5,585   | 0 | 0 | 0 | 9,804   |
| HUCKABAY MATTHEW               | 1 | 001-002 | 001-221-18-100 | 0-1-300-001-2370 | 0 | 20,888  | 5,102   | 0 | 0 | 0 | 25,990  |
| HUCKABAY MATTHEW               | 1 | 001-002 | 001-221-18-100 | 0-1-362-000-0270 | 0 | 0       | 3,651   | 0 | 0 | 0 | 3,651   |
| STROUD LEONARD R TR            | 1 | 001-002 | 002-151-04-100 | 0-1-354-000-0230 | 0 | 560     | 13,815  | 0 | 0 | 0 | 14,375  |
| DORDEVIC MIKE M CO TR          | 1 | 001-002 | 002-151-06-100 | 0-1-627-000-0010 | 0 | 0       | 18,185  | 0 | 0 | 0 | 18,185  |
| SCOTT MARK I                   | 1 | 001-002 | 002-151-09-100 | 0-1-485-000-0110 | 0 | 0       | 4,310   | 0 | 0 | 0 | 4,310   |
| CLARK RONALD L                 | 1 | 001-002 | 002-151-11-100 | 0-1-095-000-3270 | 0 | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| CLARK RONALD L                 | 1 | 001-002 | 002-151-11-100 | 0-1-555-000-1490 | 0 | 0       | 50,595  | 0 | 0 | 0 | 50,595  |
| ANDERSEN SCOTT                 | 1 | 001-002 | 002-151-13-100 | 0-1-515-000-4750 | 0 | 0       | 9,075   | 0 | 0 | 0 | 9,075   |
| GORDON FAMILY LMT PTN 5/23/97  | 1 | 001-002 | 003-041-07-100 | 0-1-380-000-6500 | 0 | 0       | 54,685  | 0 | 0 | 0 | 54,685  |
| GORDON FAMILY LMT PTN 5/23/97  | 1 | 001-002 | 003-041-07-100 | 0-1-380-000-9990 | 0 | 0       | 16,981  | 0 | 0 | 0 | 16,981  |
| GORDON FAMILY LMT PTN 5/23/97  | 1 | 001-002 | 003-041-07-100 | 0-1-555-000-3270 | 0 | 111,150 | 33,652  | 0 | 0 | 0 | 144,802 |
| GORDON FAMILY LMT PTN 5/23/97  | 1 | 001-002 | 003-041-07-100 | 0-1-555-081-0030 | 0 | 0       | 26,817  | 0 | 0 | 0 | 26,817  |
| FUEL 4 LESS CORPORATION        | 1 | 001-002 | 003-051-36-100 | 0-1-290-000-0320 | 0 | 0       | 21,000  | 0 | 0 | 0 | 21,000  |
| GETTING ARTHUR V TR            | 1 | 001-002 | 003-071-04-100 | 0-1-040-000-0710 | 0 | 0       | 5,000   | 0 | 0 | 0 | 5,000   |
| TAGG JOHN A TR                 | 1 | 001-002 | 003-071-47-100 | 0-1-555-474-0030 | 0 | 74,635  | 96,903  | 0 | 0 | 0 | 171,538 |
| FAUSEL PROFESSIONAL CENTER LLC | 1 | 001-002 | 003-071-71-100 | 0-1-045-005-0020 | 0 | 707,038 | 286,994 | 0 | 0 | 0 | 994,032 |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-095-000-2030 | 0 | 0       | 2,500   | 0 | 0 | 0 | 2,500   |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-120-000-0320 | 0 | 769     | 3,915   | 0 | 0 | 0 | 4,684   |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-158-000-3050 | 0 | 0       | 10,986  | 0 | 0 | 0 | 10,986  |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-166-000-0530 | 0 | 80,873  | 33,252  | 0 | 0 | 0 | 114,125 |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-168-000-0040 | 0 | 0       | 2,420   | 0 | 0 | 0 | 2,420   |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-555-000-3360 | 0 | 58,874  | 20,226  | 0 | 0 | 0 | 79,100  |
| AMLICK THEODORE J TR           | 1 | 001-002 | 003-121-02-100 | 0-1-555-000-4620 | 0 | 6,509   | 5,315   | 0 | 0 | 0 | 11,824  |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-03-100 | 0-1-358-000-2500 | 0 | 0       | 7,000   | 0 | 0 | 0 | 7,000   |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-04-100 | 0-1-265-004-0030 | 0 | 5,840   | 981     | 0 | 0 | 0 | 6,821   |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-04-100 | 0-1-845-000-7590 | 0 | 0       | 3,500   | 0 | 0 | 0 | 3,500   |
| HEIDT NANCY L                  | 1 | 001-002 | 003-121-05-100 | 0-1-005-009-0030 | 0 | 737     | 2,812   | 0 | 0 | 0 | 3,549   |
| HEIDT NANCY L                  | 1 | 001-002 | 003-121-05-100 | 0-1-105-007-0030 | 0 | 0       | 2,046   | 0 | 0 | 0 | 2,046   |
| RAFFETTO ENTERPRISES           | 1 | 001-002 | 003-121-06-100 | 0-1-120-000-0330 | 0 | 2,141   | 3,317   | 0 | 0 | 0 | 5,458   |
| R C B PROPERTY CORP            | 1 | 001-002 | 003-121-07-100 | 0-1-082-000-0220 | 0 | 76,825  | 7,733   | 0 | 0 | 0 | 84,558  |
| HILTON PHYLLIS TR              | 1 | 001-002 | 003-121-08-100 | 0-1-265-000-1240 | 0 | 0       | 2,000   | 0 | 0 | 0 | 2,000   |
| DODGSON LAUREEN                | 1 | 001-002 | 003-121-09-100 | 0-1-431-000-2710 | 0 | 0       | 4,152   | 0 | 0 | 0 | 4,152   |
| GAUTSCHI DAVID L TR            | 1 | 001-002 | 003-121-10-100 | 0-1-096-000-0120 | 0 | 0       | 8,000   | 0 | 0 | 0 | 8,000   |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-121-12-100 | 0-1-166-000-0230 | 0 | 0       | 5,314   | 0 | 0 | 0 | 5,314   |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-121-12-100 | 0-1-555-000-8380 | 0 | 3,650   | 5,675   | 0 | 0 | 0 | 9,325   |
| HENNINGSEN BARBARA J TR        | 1 | 001-002 | 003-121-14-100 | 0-1-555-000-8180 | 0 | 0       | 24,929  | 0 | 0 | 0 | 24,929  |
| 398 MAIN STREET LLC            | 1 | 001-002 | 003-121-15-100 | 0-1-048-000-1020 | 0 | 4,086   | 2,974   | 0 | 0 | 0 | 7,060   |
| 398 MAIN STREET LLC            | 1 | 001-002 | 003-121-15-100 | 0-1-166-000-0180 | 0 | 16,073  | 16,736  | 0 | 0 | 0 | 32,809  |
| 398 MAIN STREET LLC            | 1 | 001-002 | 003-121-15-100 | 0-1-358-011-0020 | 0 | 14,665  | 82,566  | 0 | 0 | 0 | 97,231  |
| MACHADO DAVID JOSEPH TR        | 1 | 001-002 | 003-131-01-100 | 0-1-035-000-2250 | 0 | 0       | 9,664   | 0 | 0 | 0 | 9,664   |
| MACHADO DAVID JOSEPH TR        | 1 | 001-002 | 003-131-01-100 | 0-1-155-000-0260 | 0 | 0       | 3,025   | 0 | 0 | 0 | 3,025   |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-131-02-100 | 0-1-095-000-5250 | 0 | 0       | 3,025   | 0 | 0 | 0 | 3,025   |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-131-02-100 | 0-1-155-000-2350 | 0 | 0       | 3,000   | 0 | 0 | 0 | 3,000   |
| ROOD RICHARD R TR              | 1 | 001-002 | 003-131-02-100 | 0-1-354-000-1350 | 0 | 1,676   | 8,183   | 0 | 0 | 0 | 9,859   |
| SMITH THOMAS C TR              | 1 | 001-002 | 003-131-03-100 | 0-1-555-000-1270 | 0 | 6,072   | 4,799   | 0 | 0 | 0 | 10,871  |
| SMITH THOMAS C TR              | 1 | 001-002 | 003-131-03-100 | 0-1-555-000-6510 | 0 | 0       | 33,298  | 0 | 0 | 0 | 33,298  |
| BLACKWELL PATRICK TR           | 1 | 001-002 | 003-131-05-100 | 0-1-155-000-1200 | 0 | 0       | 3,000   | 0 | 0 | 0 | 3,000   |
| OLIVER JESS                    | 1 | 001-002 | 003-131-07-100 | 0-1-095-000-5290 | 0 | 14,679  | 13,710  | 0 | 0 | 0 | 28,389  |
| CORVIN DONALD E JR TR          | 1 | 001-002 | 003-131-08-100 | 0-1-055-000-7240 | 0 | 0       | 7,621   | 0 | 0 | 0 | 7,621   |
| CORVIN DONALD E JR TR          | 1 | 001-002 | 003-131-08-100 | 0-1-055-013-0030 | 0 | 48,000  | 5,033   | 0 | 0 | 0 | 53,033  |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 0-1-035-000-2340 | 0 | 0       | 2,500   | 0 | 0 | 0 | 2,500   |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 0-1-158-000-7580 | 0 | 0       | 30,936  | 0 | 0 | 0 | 30,936  |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 0-1-358-000-2640 | 0 | 7,275   | 15,299  | 0 | 0 | 0 | 22,574  |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 0-1-465-003-0040 | 0 | 0       | 2,500   | 0 | 0 | 0 | 2,500   |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-131-10-100 | 0-1-505-000-0760 | 0 | 0       | 2,000   | 0 | 0 | 0 | 2,000   |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-141-01-100 | 0-1-382-100-0030 | 0 | 0       | 366,617 | 0 | 0 | 0 | 366,617 |
| ALPINE PROPERTIES              | 1 | 001-002 | 003-141-01-100 | 0-1-815-000-0490 | 0 | 0       | 25,105  | 0 | 0 | 0 | 25,105  |
| FORSTER JEROME F TR            | 1 | 00      |                |                  |   |         |         |   |   |   |         |



|                                |   |         |                |                  |        |         |         |   |   |         |
|--------------------------------|---|---------|----------------|------------------|--------|---------|---------|---|---|---------|
| SIERRA BLUE LLC                | 1 | 001-043 | 002-171-14-100 | 0-1-095-000-5260 | 0      | 0       | 2,000   | 0 | 0 | 2,000   |
| STANCIL JOSEPH E JR TR         | 1 | 001-043 | 002-181-07-100 | 0-1-060-011-0020 | 0      | 155,216 | 157,747 | 0 | 0 | 312,963 |
| STANCIL JOSEPH E JR TR         | 1 | 001-043 | 002-181-07-100 | 0-1-380-000-0090 | 0      | 0       | 18,580  | 0 | 0 | 18,580  |
| STANCIL JOSEPH E JR TR         | 1 | 001-043 | 002-181-07-100 | 0-1-380-001-3440 | 0      | 0       | 14,829  | 0 | 0 | 14,829  |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-005-000-2140 | 0      | 0       | 5,000   | 0 | 0 | 5,000   |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-120-000-1280 | 0      | 0       | 39,162  | 0 | 0 | 39,162  |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-230-000-4750 | 0      | 0       | 6,050   | 0 | 0 | 6,050   |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-340-000-0010 | 0      | 0       | 42,350  | 0 | 0 | 42,350  |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-515-000-4920 | 0      | 0       | 2,250   | 0 | 0 | 2,250   |
| MALL CORP                      | 1 | 001-043 | 002-181-10-100 | 0-1-515-092-0020 | 0      | 0       | 18,748  | 0 | 0 | 18,748  |
| STATE OF CALIFORNIA            | 1 | 001-043 | 002-181-12-100 | 0-9-001-043-0230 | 31,538 | 0       | 0       | 0 | 0 | 31,538  |
| BEALS-STUPEK PROPERTIES CA LLC | 1 | 001-043 | 002-181-14-100 | 0-1-070-083-0020 | 0      | 2,446   | 39,879  | 0 | 0 | 42,325  |
| BEALS-STUPEK PROPERTIES CA LLC | 1 | 001-043 | 002-181-14-100 | 0-2-008-189-0050 | 0      | 0       | 16,266  | 0 | 0 | 16,266  |
| MALL CORP CA CORP              | 1 | 001-043 | 002-181-18-100 | 0-1-217-000-1270 | 0      | 0       | 4,000   | 0 | 0 | 4,000   |
| CRISWELL WAYNE R               | 1 | 001-043 | 002-191-08-100 | 0-1-066-000-0730 | 0      | 7,506   | 23,947  | 0 | 0 | 31,453  |
| CRISWELL WAYNE R               | 1 | 001-043 | 002-191-08-100 | 0-1-070-000-4290 | 0      | 0       | 8,297   | 0 | 0 | 8,297   |
| ALLENDORFER HORST J TR         | 1 | 001-043 | 002-191-14-100 | 0-1-172-001-1910 | 0      | 0       | 23,682  | 0 | 0 | 23,682  |
| ALLENDORFER HORST J TR         | 1 | 001-043 | 002-191-14-100 | 0-1-495-018-0020 | 0      | 20,258  | 15,517  | 0 | 0 | 35,775  |
| WASHBURN PAUL L                | 1 | 001-043 | 002-191-17-100 | 0-1-145-000-0580 | 0      | 5,651   | 10,955  | 0 | 0 | 16,606  |
| WASHBURN PAUL L                | 1 | 001-043 | 002-191-17-100 | 0-1-195-000-1000 | 0      | 13,960  | 205,601 | 0 | 0 | 219,561 |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-14-100 | 0-1-555-000-7350 | 0      | 0       | 25,000  | 0 | 0 | 25,000  |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-050-000-0660 | 0      | 0       | 12,075  | 0 | 0 | 12,075  |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-095-000-1040 | 0      | 2,107   | 4,595   | 0 | 0 | 6,702   |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-354-000-1000 | 0      | 2,951   | 8,715   | 0 | 0 | 11,666  |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-354-000-1390 | 0      | 0       | 13,310  | 0 | 0 | 13,310  |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-432-000-0190 | 0      | 6,943   | 12,041  | 0 | 0 | 18,984  |
| HAN OK JUNG SURV CO TR         | 1 | 001-043 | 002-201-15-100 | 0-1-634-000-0290 | 0      | 0       | 3,025   | 0 | 0 | 3,025   |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-085-015-0020 | 0      | 0       | 4,826   | 0 | 0 | 4,826   |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-330-001-0020 | 0      | 6,774   | 18,243  | 0 | 0 | 25,017  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-375-026-0020 | 0      | 36,811  | 10,903  | 0 | 0 | 47,714  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-495-006-0020 | 0      | 30,206  | 20,055  | 0 | 0 | 50,261  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-555-000-2530 | 0      | 0       | 18,540  | 0 | 0 | 18,540  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-610-000-0160 | 0      | 2,083   | 16,752  | 0 | 0 | 18,835  |
| WEBB GLENN ALAN TR             | 1 | 001-043 | 002-241-23-100 | 0-1-625-040-0020 | 0      | 0       | 2,750   | 0 | 0 | 2,750   |
| MALONE TIMOTHY L               | 1 | 001-043 | 002-241-24-100 | 0-2-006-430-0020 | 0      | 0       | 32,805  | 0 | 0 | 32,805  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-135-000-0680 | 0      | 0       | 13,310  | 0 | 0 | 13,310  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-525-035-0030 | 0      | 21,200  | 26,188  | 0 | 0 | 47,388  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-530-105-3280 | 0      | 16,446  | 12,032  | 0 | 0 | 28,478  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-555-000-1060 | 0      | 28,217  | 6,608   | 0 | 0 | 34,825  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-555-441-0020 | 0      | 0       | 20,000  | 0 | 0 | 20,000  |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-625-000-1710 | 0      | 2,480   | 4,019   | 0 | 0 | 6,499   |
| PUTHUFF JUDITH E               | 1 | 001-043 | 002-251-18-100 | 0-1-845-001-1600 | 0      | 25,981  | 26,596  | 0 | 0 | 52,577  |
| BURGERVILLE                    | 1 | 001-043 | 002-261-34-100 | 0-1-555-000-8090 | 0      | 0       | 3,025   | 0 | 0 | 3,025   |
| BURGERVILLE                    | 1 | 001-043 | 002-261-34-100 | 0-1-555-322-0020 | 0      | 12,761  | 43,078  | 0 | 0 | 55,839  |
| SFP C AN OR LMTD PRTN SHP      | 1 | 001-043 | 002-261-35-100 | 0-1-380-001-2560 | 0      | 0       | 33,679  | 0 | 0 | 33,679  |
| SFP C AN OR LMTD PRTN SHP      | 1 | 001-043 | 002-261-35-100 | 0-1-645-000-0220 | 0      | 218,756 | 137,132 | 0 | 0 | 355,888 |
| ALBUSCHE DOLA SURV TR          | 1 | 001-043 | 002-261-36-100 | 0-1-555-000-1470 | 0      | 0       | 15,000  | 0 | 0 | 15,000  |
| MARTY TERESA M TR              | 1 | 001-043 | 002-261-38-100 | 0-1-011-000-1910 | 0      | 13,572  | 0       | 0 | 0 | 13,572  |
| GUMBALL HOLDINGS LLC           | 1 | 001-043 | 003-051-20-100 | 0-1-145-000-0120 | 0      | 3,465   | 27,311  | 0 | 0 | 30,776  |
| GUMBALL HOLDINGS LLC           | 1 | 001-043 | 003-051-23-100 | 0-1-345-000-0780 | 0      | 1,068   | 3,536   | 0 | 0 | 4,604   |
| GUMBALL HOLDINGS LLC           | 1 | 001-043 | 003-051-23-100 | 0-1-540-000-3340 | 0      | 0       | 3,500   | 0 | 0 | 3,500   |
| GUMBALL HOLDINGS CA LLC        | 1 | 001-043 | 003-051-26-100 | 0-1-845-000-7540 | 0      | 0       | 3,993   | 0 | 0 | 3,993   |
| ALPINE PROPERTIES              | 1 | 001-043 | 003-051-31-100 | 0-1-540-000-0120 | 0      | 7,572   | 6,403   | 0 | 0 | 13,975  |
| WENTZ FREDERICK J TR           | 1 | 001-043 | 003-051-34-100 | 0-1-432-000-0420 | 0      | 0       | 19,068  | 0 | 0 | 19,068  |
| ROBINSON DONALD W TR AKA       | 1 | 001-043 | 003-051-35-100 | 0-1-395-012-0030 | 0      | 55,488  | 3,665   | 0 | 0 | 59,153  |
| FLICKINGER ALICE J TR          | 1 | 001-043 | 004-011-04-100 | 0-1-060-000-0960 | 0      | 47,805  | 30,000  | 0 | 0 | 77,805  |
| STOUT AMBER M                  | 1 | 001-043 | 004-011-06-100 | 0-1-650-011-3250 | 0      | 14,708  | 629     | 0 | 0 | 15,337  |
| HOWE WILBUR C TR               | 1 | 001-043 | 004-011-18-100 | 0-1-075-008-0040 | 0      | 27,808  | 9,024   | 0 | 0 | 36,832  |
| LEGER WILLIAM F                | 1 | 001-043 | 004-011-17-100 | 0-1-627-000-0240 | 0      | 0       | 2,500   | 0 | 0 | 2,500   |
| FUSANO CHRISTOPHER G TR        | 1 | 001-043 | 004-031-21-100 | 0-1-066-003-0040 | 0      | 8,478   | 25,110  | 0 | 0 | 33,588  |
| ROOD RICHARD R TR              | 1 | 001-043 | 004-041-03-100 | 0-1-172-000-2390 | 0      | 0       | 7,260   | 0 | 0 | 7,260   |
| KIRKPATRICK STEVEN K           | 1 | 001-043 | 004-041-10-100 | 0-1-195-019-0040 | 0      | 0       | 61,983  | 0 | 0 | 61,983  |
| PEIRCE ADELE M TR              | 1 | 001-043 | 004-111-37-100 | 0-1-590-114-0040 | 0      | 51,775  | 229,727 | 0 | 0 | 281,502 |
| MOTHER LODE PTG & PUB CO INC   | 1 | 001-043 | 004-131-32-100 | 0-1-475-001-0010 | 0      | 119,609 | 143,123 | 0 | 0 | 262,732 |
| KUSHWAHA RANJIT                | 1 | 001-043 | 004-131-33-100 | 0-1-395-005-0040 | 0      | 12,128  | 9,586   | 0 | 0 | 21,714  |
| ORELLI PATRICK J SUCC TR       | 1 | 001-043 | 004-131-37-100 | 0-1-555-047-0040 | 0      | 66,058  | 6,062   | 0 | 0 | 72,120  |
| ORELLI PATRICK J SUCC TR       | 1 | 001-043 | 004-131-37-100 | 0-1-555-115-0040 | 0      | 42,871  | 14,098  | 0 | 0 | 56,969  |
| ORELLI GEORGIE H TR            | 1 | 001-043 | 004-131-38-100 | 0-1-590-043-0040 | 0      | 242,396 | 257,954 | 0 | 0 | 500,350 |
| COPEMAN TERESA L               | 1 | 001-043 | 004-151-20-100 | 0-2-007-294-0080 | 0      | 0       | 25,200  | 0 | 0 | 25,200  |
| SCATES GERVAZI CA LLC          | 1 | 001-043 | 004-191-48-100 | 0-1-158-001-4700 | 0      | 0       | 3,065   | 0 | 0 | 3,065   |
| SCATES GERVAZI CA LLC          | 1 | 001-043 | 004-191-48-100 | 0-1-354-000-0050 | 0      | 16,400  | 10,824  | 0 | 0 | 27,224  |
| SCATES GERVAZI CA LLC          | 1 | 001-043 | 004-191-48-100 | 0-1-580-000-0320 | 0      | 0       | 101,441 | 0 | 0 | 101,441 |
| STEVENOT DEBRA C               | 1 | 001-043 | 004-191-50-100 | 0-1-070-000-5180 | 0      | 0       | 43,923  | 0 | 0 | 43,923  |
| MACKLIN KENNETH DUANE          | 1 | 001-043 | 004-201-13-100 | 0-1-645-005-0040 | 0      | 36,745  | 54,072  | 0 | 0 | 90,817  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-14-100 | 0-1-095-084-0020 | 0      | 1,270   | 2,032   | 0 | 0 | 3,302   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-14-100 | 0-1-335-001-0040 | 0      | 3,887   | 6,164   | 0 | 0 | 10,051  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-14-100 | 0-1-555-310-0040 | 0      | 9,900   | 56,902  | 0 | 0 | 66,802  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-005-005-0040 | 0      | 0       | 5,000   | 0 | 0 | 5,000   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-075-006-0040 | 0      | 134,964 | 26,133  | 0 | 0 | 161,097 |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-082-000-0390 | 0      | 90,854  | 0       | 0 | 0 | 90,854  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-082-000-1130 | 0      | 25,280  | 3,582   | 0 | 0 | 28,862  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-095-000-2060 | 0      | 0       | 6,173   | 0 | 0 | 6,173   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-206-000-2170 | 0      | 0       | 8,000   | 0 | 0 | 8,000   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-315-000-0190 | 0      | 51,539  | 30,608  | 0 | 0 | 82,147  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-315-000-0200 | 0      | 216,919 | 106,713 | 0 | 0 | 323,632 |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-315-000-0400 | 0      | 0       | 11,000  | 0 | 0 | 11,000  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-325-000-0730 | 0      | 737     | 7,766   | 0 | 0 | 8,503   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-380-001-3650 | 0      | 0       | 3,589   | 0 | 0 | 3,589   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-627-000-0180 | 0      | 8,533   | 2,592   | 0 | 0 | 11,125  |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-655-000-0130 | 0      | 3,579   | 128     | 0 | 0 | 3,707   |
| KAPRE PROPERTIES INC           | 1 | 001-043 | 004-201-22-100 | 0-1-680-000-0990 | 0      | 59,446  | 28,085  | 0 | 0 | 87,531  |
| PEIRCE TRUST OF 7/30/92        | 1 | 001-043 | 004-261-02-100 | 0-1-315-015-0040 | 0      | 131,505 | 123,627 | 0 | 0 | 255,132 |
| PUTHUFF FAMILY PARTNERSHIP     | 1 | 001-043 | 004-261-06-100 | 0-1-082-000-0400 | 0      | 97,300  | 0       | 0 | 0 | 97,300  |
| PUTHUFF FAMILY PARTNERSHIP     | 1 | 001-043 | 004-261-06-100 | 0-1-660-002-0040 | 0      | 0       | 2,614   | 0 | 0 | 2,614   |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-12-100 | 0-1-555-084-0040 | 0      | 340,358 | 70,851  | 0 | 0 | 411,209 |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-16-100 | 0-1-555-000-3710 | 0      | 351,128 | 43,063  | 0 | 0 | 394,191 |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-22-100 | 0-1-555-439-0040 | 0      | 106,145 | 65,924  | 0 | 0 | 172,069 |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-080-000-0420 | 0      | 0       | 5,000   | 0 | 0 | 5,000   |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-082-000-0200 | 0      | 83,561  | 0       | 0 | 0 | 83,561  |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-095-000-5500 | 0      | 0       | 10,650  | 0 | 0 | 10,650  |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-166-008-0040 | 0      |         |         |   |   |         |

|                                |   |         |                |                  |            |             |            |   |         |           |             |
|--------------------------------|---|---------|----------------|------------------|------------|-------------|------------|---|---------|-----------|-------------|
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-555-000-8190 | 0          | 45,411      | 9,403      | 0 | 0       | 0         | 54,814      |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-555-369-0040 | 0          | 23,150      | 13,866     | 0 | 0       | 0         | 37,016      |
| PUBA PROPERTIES CA LLC         | 1 | 001-043 | 004-261-23-100 | 0-1-634-000-0170 | 0          | 0           | 10,159     | 0 | 0       | 0         | 10,159      |
| LDR PARTNERS                   | 1 | 001-043 | 004-261-24-100 | 0-1-380-049-0270 | 0          | 0           | 13,663     | 0 | 0       | 0         | 13,663      |
| LDR PARTNERS                   | 1 | 001-043 | 004-261-24-100 | 0-1-590-000-0240 | 0          | 11,468      | 15,001     | 0 | 0       | 0         | 26,469      |
| LDR PARTNERS                   | 1 | 001-043 | 004-261-24-100 | 0-1-590-167-0040 | 0          | 214,197     | 105,168    | 0 | 0       | 0         | 319,365     |
|                                |   |         |                |                  | 31,538     | 4,051,730   | 3,493,296  | 0 | 0       | 0         | 7,576,564   |
| SCHUENER WILLIAM H TR          | 2 | 001-002 | 001-212-03-100 | 0-1-555-000-7400 | 0          | 0           | 64,658     | 0 | 0       | 0         | 64,658      |
| PAYNE STEVEN K TR              | 2 | 001-002 | 001-212-04-100 | 0-1-155-000-1260 | 0          | 10,435      | 22,153     | 0 | 0       | 0         | 32,588      |
| COMBELLACK ROBERT W (DECD)     | 2 | 001-002 | 001-212-06-100 | 0-1-155-016-0010 | 0          | 771         | 6,302      | 0 | 0       | 0         | 7,073       |
| CAVIGLI HENRY JAMES JR TR      | 2 | 001-002 | 001-212-07-100 | 0-1-215-004-0010 | 0          | 85,936      | 266,656    | 0 | 0       | 0         | 352,592     |
| STEPHENS CHARLES V TR          | 2 | 001-002 | 001-212-09-100 | 0-1-150-003-0010 | 0          | 11,427      | 15,388     | 0 | 0       | 0         | 26,815      |
| STEPHENS CHARLES V TR          | 2 | 001-002 | 001-212-09-100 | 0-1-358-003-0010 | 0          | 15,826      | 18,607     | 0 | 0       | 0         | 34,433      |
| LORAIN MONICA L TR             | 2 | 001-002 | 001-212-10-100 | 0-1-048-000-0750 | 0          | 17,150      | 3,434      | 0 | 0       | 0         | 20,584      |
| CAVIGLI HENRY JAMES JR TR      | 2 | 001-002 | 001-212-11-100 | 0-1-045-000-0530 | 0          | 0           | 3,000      | 0 | 0       | 0         | 3,000       |
| CAVIGLI HENRY JAMES JR TR      | 2 | 001-002 | 001-212-11-100 | 0-1-045-003-0010 | 0          | 0           | 223,196    | 0 | 0       | 0         | 223,196     |
| CAVIGLI HENRY JAMES JR TR      | 2 | 001-002 | 001-212-11-100 | 0-1-230-000-1030 | 0          | 0           | 3,245      | 0 | 0       | 0         | 3,245       |
| CAVIGLI HENRY JAMES JR TR      | 2 | 001-002 | 001-212-11-100 | 0-1-555-000-6040 | 0          | 12,609      | 11,490     | 0 | 0       | 0         | 24,099      |
| PEREZ FIDEL E TR               | 2 | 001-002 | 001-212-12-100 | 0-1-011-000-2780 | 0          | 2,729       | 5,137      | 0 | 0       | 0         | 7,866       |
| PEREZ FIDEL E TR               | 2 | 001-002 | 001-212-12-100 | 0-1-515-000-4330 | 0          | 0           | 2,461      | 0 | 0       | 0         | 2,461       |
| PEREZ FIDEL E TR               | 2 | 001-002 | 001-212-12-100 | 0-1-845-001-0850 | 0          | 20,266      | 10,254     | 0 | 0       | 0         | 30,520      |
| SAUNDERS COMPANY CA CORP       | 2 | 001-002 | 001-212-13-100 | 0-1-205-000-0200 | 0          | 0           | 430,418    | 0 | 0       | 0         | 430,418     |
| GERWER MARCIA M TR             | 2 | 001-002 | 003-022-13-100 | 0-1-540-311-0030 | 0          | 53,249      | 84,004     | 0 | 0       | 0         | 137,253     |
| PACIFIC PIONEER INVSTMENTS LLC | 2 | 001-002 | 003-072-21-100 | 0-1-150-000-1230 | 0          | 256,849     | 166,361    | 0 | 0       | 0         | 423,210     |
| BLACKWELL PATRICK TR           | 2 | 001-002 | 003-112-01-100 | 0-1-095-000-4280 | 0          | 3,765       | 8,398      | 0 | 0       | 0         | 12,163      |
| CARPENTER GEORGE R TR          | 2 | 001-002 | 003-112-04-100 | 0-1-095-160-0030 | 0          | 22,045      | 8,924      | 0 | 0       | 0         | 30,969      |
| JARS LINEN INC                 | 2 | 001-002 | 003-112-05-100 | 0-1-380-015-0010 | 0          | 0           | 67,199     | 0 | 0       | 0         | 67,199      |
|                                |   |         |                |                  | 0          | 513,048     | 1,421,285  | 0 | 0       | 0         | 1,934,333   |
| STATE OF CALIFORNIA            | 2 | 001-043 | 001-162-41-100 | 0-9-001-043-0220 | 45,556     | 0           | 0          | 0 | 0       | 0         | 45,556      |
| STATE OF CALIFORNIA            | 2 | 001-043 | 002-132-08-100 | 0-9-001-043-0020 | 30,828     | 0           | 0          | 0 | 0       | 0         | 30,828      |
| REBIZZO ESTHER E TR            | 2 | 001-043 | 003-022-02-100 | 0-1-133-000-0010 | 0          | 0           | 273,310    | 0 | 0       | 0         | 273,310     |
| REBIZZO ESTHER E TR            | 2 | 001-043 | 003-022-02-100 | 0-1-555-000-2730 | 0          | 8,535       | 13,399     | 0 | 0       | 0         | 21,934      |
| REBIZZO ESTHER E TR            | 2 | 001-043 | 003-022-02-100 | 0-1-555-240-0030 | 0          | 119,285     | 18,310     | 0 | 0       | 0         | 137,595     |
|                                |   |         |                |                  | 76,384     | 127,820     | 305,019    | 0 | 0       | 0         | 509,223     |
| TAMMI MADELEINE TR             | 3 | 001-002 | 002-153-03-100 | 0-1-005-000-1840 | 0          | 2,235       | 28,922     | 0 | 0       | 0         | 31,157      |
| TAMMI MADELEINE TR             | 3 | 001-002 | 002-153-03-100 | 0-1-580-010-0020 | 0          | 0           | 13,198     | 0 | 0       | 0         | 13,198      |
|                                |   |         |                |                  | 0          | 2,235       | 42,120     | 0 | 0       | 0         | 44,355      |
| VARDANEGA RONALD J             | 4 | 001-043 | 002-244-06-100 | 0-1-490-005-0040 | 0          | 3,438       | 22,873     | 0 | 0       | 0         | 26,311      |
| VARDANEGA RONALD J             | 4 | 001-043 | 002-244-06-100 | 0-1-490-012-0020 | 0          | 0           | 13,508     | 0 | 0       | 0         | 13,508      |
| GIER ROBERT H CO TR            | 4 | 001-043 | 002-244-16-100 | 0-1-155-066-0020 | 0          | 16,335      | 4,238      | 0 | 0       | 0         | 20,573      |
| DETMOLD A DE LLC               | 4 | 001-043 | 002-244-17-100 | 0-1-280-019-0020 | 0          | 12,995      | 11,722     | 0 | 0       | 0         | 24,717      |
|                                |   |         |                |                  | 0          | 32,768      | 52,341     | 0 | 0       | 0         | 85,109      |
| UNSECURED TOTALS:              |   |         |                |                  | 143,020    | 17,506,495  | 20,047,544 | 0 | 0       | 94,141    | 37,602,918  |
| GRAND TOTALS:                  |   |         |                |                  | 85,838,730 | 175,083,042 | 27,423,626 | 0 | 532,000 | 6,465,151 | 281,880,247 |

APN consists of: Book Page Block Parcel Interest Unused  
123-456-78-100 123- 45 6- 78- 1 00





STATE BOARD OF EQUALIZATION  
PROPERTY AND SPECIAL TAXES DEPARTMENT  
450 N STREET, MIC: 59, SACRAMENTO, CALIFORNIA  
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0059  
TELEPHONE (916) 322-7189  
FAX (916) 327-4251  
www.boe.ca.gov

BETTY T. YEE  
First District, San Francisco

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JEROME E. HORTON  
Fourth District, Los Angeles

JOHN CHIANG  
State Controller

BARBARA ALBY  
Acting Member  
Second District, Sacramento

RAMON J. HIRSIG  
Executive Director

October 20, 2010

Ms, Sally Zutter, Property Tax Manager  
Property Tax Division  
El Dorado County Office of the Auditor-Controller  
36 Fair Lane  
Placerville, CA 95667

Dear Ms. Zutter,

Pursuant to Section 33328 et seq. of the Health and Safety Code, the 2010/2011 non-operating and non-unitary assessed values of state assessed property located within the boundaries of the proposed Placerville Redevelopment Project are stated on the back of this page.

These values will continue to be valid if the project boundaries remain fixed and the ordinance adopting and approving the redevelopment plan for this project becomes effective prior to August 20, 2011.

If you have any questions regarding this matter, please contact Mr. Errol F. Tankiamco at (916) 322-4768.

Sincerely,

Ralph L. Davis, Research Manager  
Tax Area Services Section

RLD:et

cc: Mr. John McClintock

Ms. Zutter  
October 20, 2010

REDEVELOPMENT PROJECT: Placerville  
CITY OF: Placerville  
COUNTY OF: El Dorado

| <b>COMPANY NAME</b>                | <b>2010/2011<br/>ASSESSED VALUE</b> |
|------------------------------------|-------------------------------------|
| Tax Rate Area: 001-043             |                                     |
| Union Pacific Railroad Company     | \$364,510                           |
|                                    |                                     |
|                                    |                                     |
|                                    |                                     |
|                                    |                                     |
| <b>GRAND TOTAL WITHIN PROJECT:</b> | <b>\$364,510</b>                    |