

COMPANY **SAFEWAY STORES INC**
APPEAL NUMBER **081-17**
ACCOUNT NUMBER **07314-00-5**
ADDRESS **253 MT HERMON RD**

BUSINESS START DATE 10/8/1983

CONTENT INFORMATION:

- TAB 1** COPY OF 2017 BUSINESS PROPERTY STATEMENT
- TAB 2** SCHEDULE A1 COSTS WITH FACTORS
- TAB 3** AVERAGE LIFE EXPECTANCY
- TAB 4** PHOTOS





BUSINESS PROPERTY STATEMENT FOR 2017

(Declaration of costs and other related property information as of 12:01 A.M., January 1, 2017)

To Assessor
Santa Cruz County
701 Ocean Street, Room 130
Santa Cruz, CA 95060-4007

ACCOUNT # 07314005
LOCATION OF BUSINESS PROPERTY:
253 MT HERMON RD, SCOTTS VALLEY, CA 95066-4037
TAG: 04-053 PARCEL NO: 02122104 PP CODE: 943-PP BUS & EQUIP
SAFEWAY STORES INC

FILE RETURN BY APRIL 3, 2017

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

SAFEWAY #3
SAFEWAY STORES INC
1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94596-8408

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.
FILE A SEPARATE STATEMENT FOR EACH LOCATION

PART I: GENERAL INFORMATION

COMPLETE (a) THRU (g)

- a. Enter type of business: _____
- b. Enter local telephone number _____ FAX number _____
Email Address _____
- c. Do you own the land at this business location? Yes No
If yes, is the name on your deed recorded as shown on this statement? Yes No
- d. When did you start business at this location? DATE: _____
If your business name or location has changed from last year, enter the former name and/or location: _____
- e. Enter location of general ledger and all related accounting records (include zip code): _____

- f. Enter name and telephone number of authorized person to contact at location of accounting records: _____
- g. During the period of January 1, 2016 through December 31, 2016:
 - (1) Did any individual or legal entity (corporation, partnership, limited liability company, etc.) acquire a "controlling interest" (see instructions for definition) in this business entity? Yes No
 - (2) If YES, did this business entity also own "real property" (see instructions for definition) in California at the time of the acquisition? Yes No
 - (3) If YES to both questions (1) and (2), filer must submit form BOE-100-B, Statement of Change in Control and Ownership of Legal Entities, to the State Board of Equalization. See instructions for filing requirements.

PART II: DECLARATION OF PROPERTY BELONGING TO YOU
(attach schedule for any adjustment to cost)

	COST (omit cents) (see instructions)	ASSESSOR'S USE ONLY
1. Supplies		
2. Equipment (From line 35)		
3. Equipment out on lease, rent, or conditional sale to others (Attach Schedule)		
4. Bldgs., Bldg. Impr., and/or Leasehold Impr., Land Impr., Land (From line 71)		
5. Construction In Progress (Attach Schedule)		
6. Alternate Schedule A (See instructions)		
7.		
8.		

See Attached Schedule
Please Send Copy of
Valuation Worksheet

PART III: DECLARATION OF PROPERTY BELONGING TO OTHERS - IF NONE WRITE "NONE"
(SPECIFY TYPE BY CODE NUMBER)

Report conditional sales contracts that are not leases on Schedule A

- 1. Leased equipment
- 2. Lease-purchase option equipment
- 3. Capitalized leased equipment
- 4. Vending equipment
- 5. Other businesses
- 6. Government-owned property

Tax Obligation: A. Lessor B. Lessee

	Year of Acq.	Year of Mfr.	Description and Lease or Identification Number	Cost to Purchase New	Annual Rent
9. Lessor's name Mailing address					
10. Lessor's name Mailing address					

OWNERSHIP TYPE ()

- Proprietorship
- Partnership
- Corporation
- Other

BUSINESS DESCRIPTION ()

- Retail
- Wholesale
- Manufacturer
- Service/Professional

DECLARATION BY ASSESSEE

Note: The following declaration must be completed and signed. If you do not do so, it may result in penalties.

I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, including accompanying schedules, statements or other attachments, and to the best of my knowledge and belief it is true, correct, and complete and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12:01 a.m. on January 1, 2017.

SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT

NAME OF ASSESSEE OR AUTHORIZED AGENT* (typed or printed)
Donn Matsuzaki

NAME OF LEGAL ENTITY (other than DBA) (typed or printed)
Safeway Inc.

PREPARER'S NAME AND ADDRESS (typed or printed)
Donn Matsuzaki

TELEPHONE NUMBER
(925) 938-2244

DATE
4/3/17

TITLE
Authorized Agent
FEDERAL EMPLOYER ID NUMBER
FETA #94-3019135

TITLE
Authorized Agent

*Agent: See page 7 for Declaration by Assessee instructions.

BUSINESS PROPERTY STATEMENT FOR 2017

(Declaration of costs and other related property information as of 12.01 A.M., January 1, 2017)

Santa Cruz County Assessor

701 Ocean St., Room 130

Santa Cruz, CA 95060-4007

(831)454-2487 FAX: (831) 454-2495

Web Site: <http://www.co.santa-cruz.ca.us/tax/business.htm>

FILE RETURN BY APRIL 3, 2017

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

OWNER Safeway Inc.
NAME Safeway Inc.
DBA DBA: Safeway Stores
STREET Safeway Inc. c/o CPTS, 1371 Oakland Blvd. Ste 200
CITY Walnut Creek, CA 94596

Acct: 07314-00-5

LOCATION OF THE BUSINESS PROPERTY
STREET 253 MT HERMAN RD
CITY Scotts Valley CA 95066

RETURN THIS ORIGINAL FORM. COPIES WILL NOT BE ACCEPTED.
FILE A SEPARATE STATEMENT FOR EACH LOCATION.

PART I: GENERAL INFORMATION

COMPLETE (a) THRU (g)

a. Enter type of business: Retail

b. Enter local telephone number 925-938-2244 FAX number 925-938-2249
Email Address cptsp1850@yahoo.com

c. Do you own the land at this business location? Yes No
If yes, is the name on your deed recorded as shown on this statement? Yes No

d. When did you start business at this location? DATE: 10.08.1983
If your business name or location has changed from last year, enter the former name and/or location: _____

e. Enter location of general ledger and all related accounting records (include zip code):
Safeway Inc c/o CPTS, 1371 Oakland Blvd Ste 200, Walnut Creek CA 94596

f. Enter name and telephone number of authorized person to contact at location of accounting records: Donn Matsuzaki (925) 938-2244

g. During the period of January 1, 2016 through December 31, 2016

(1) Did any individual or legal entity (corporation, partnership, limited liability company, etc.) acquire a "controlling interest" (see instructions for definition) in this business entity? Yes No

(2) If YES, did this business entity also own "real property" (see instructions for definition) in California at the time of the acquisition? Yes No

(3) If YES to both questions (1) and (2), filer must submit form *BOE-100-B, Statement of Change in Control and Ownership of Legal Entities*, to the State Board of Equalization. See instructions for filing requirements.

PART II: DECLARATION OF PROPERTY BELONGING TO YOU
(attach schedule for any adjustment to cost)

	COST (omit cents) (see instructions)	ASSESSOR'S USE ONLY	
1. Supplies	1,000		
2. Equipment (From line 35)	2,367,499		
3. Equipment out on lease, rent, or conditional sale to others (Attach Schedule)			
4. Bldgs., Bldg Impr., and/or Leasehold Impr., Land Impr., Land (From line 71)			
5. Construction in Progress (Attach Schedule)			
6. Alternate Schedule A (See instructions)			
7.			
8.			

PART III: DECLARATION OF PROPERTY BELONGING TO OTHERS - IF NONE WRITE "NONE"

(SPECIFY TYPE BY CODE NUMBER)
Report conditional sales contracts that are not leases on Schedule A

	Year of Acq	Year of Mfr	Description and Lease or Identification Number	Cost to Purchase New	Annual Rent
1. Leased equipment					
2. Lease-purchase option equipment					
3. Capitalized leased equipment					
4. Vending equipment					
5. Other businesses					
6. Government-owned property					
Tax Obligation: A Lessor B Lessee					
9. Lessor's name Mailing address					
10. Lessor's name Mailing address					


OWNERSHIP TYPE (✓)

Proprietorship
Partnership
Corporation
Other

DECLARATION BY ASSESSEE

Note: The following declaration must be completed and signed. If you do not do so, it may result in penalties.

I declare under penalty of perjury under the laws of the State of California that I have examined this property statement, including accompanying schedules, statements or other attachments, and to the best of my knowledge and belief it is true, correct, and complete and includes all property required to be reported which is owned, claimed, possessed, controlled, or managed by the person named as the assessee in this statement at 12.01 a.m. on January 1, 2017.

SIGNATURE OF ASSESSEE OR AUTHORIZED AGENT*  DATE 04/19/2017

NAME OF ASSESSEE OR AUTHORIZED AGENT* (typed or printed) Donn Matsuzaki TITLE Authorized Agent

NAME OF LEGAL ENTITY (other than DBA) (typed or printed) Safeway Inc. FEDERAL EMPLOYER ID NUMBER 94-3019135

PREPARER'S NAME AND ADDRESS (typed or printed) c/o CPTS 1371 Oakland Blvd Suite 200 Walnut Creek, CA 94596 TELEPHONE NUMBER 925-938-2244 TITLE Authorized Agent

*Agent: See page 7 for Declaration by Assessee instructions.

THIS STATEMENT SUBJECT TO AUDIT

INFORMATION PROVIDED ON A PROPERTY STATEMENT MAY BE SHARED WITH THE STATE BOARD OF EQUALIZATION

SCHEDULE A— COST DETAIL: EQUIPMENT (Do not include property reported in Part III.)

Include expensed equipment and fully depreciated items. Include sales or use tax (see instructions for important use tax information), freight and installation costs. Attach schedules as needed. Lines 18, 32, 33, and 45 "Prior" -- Report detail by year(s) of acquisition on a separate schedule.

LINE NO	Calendar Year of Acq	1. MACHINERY AND EQUIPMENT FOR INDUSTRY, PROFESSION, OR TRADE (do not include licensed vehicles)			2. OFFICE FURNITURE AND EQUIPMENT		3. OTHER EQUIPMENT (describe)		Calendar Year of Acq	4. TOOLS, MOLDS, DIES, JIGS		
		COST	ASSESSOR'S USE ONLY		COST	ASSESSOR'S USE ONLY	COST	ASSESSOR'S USE ONLY		COST	ASSESSOR'S USE ONLY	
11	2016	49,497					7,016		2016			
12	2015	59,934			10,215		6,506		2015			
13	2014	77,663							2014			
14	2013	34,209							2013			
15	2012	39,609					4,979		2012			
16	2011	4,706			3,642		188		2011			
17	2010	21,197			666				2010			
18	2009	38,319			51,679		1,350		Prior			
19	2008	9,074			2,583		5,009		Total			
20	2007	25,463					3,211					
21	2006	132,231							2006	5a. PERSONAL COMPUTERS		
22	2005	1,265,613			13,190		215			COST	ASSESSOR'S USE ONLY	
23	2004	41,953					614		2016	387		
24	2003	4,068			6,648				2015	4,532		
25	2002	7,630					609		2014	6,706		
26	2001	29,865					528		2013	2,446		
27	2000	195,019							2012	10,248		
28	1999	55,523							2011	9,006		
29	1998	13,940			10,817				2010	1,366		
30	1997								2009	2,642		
31	1996								2008	1,299		
32	1995	22,783							Prior	38,689		
33	Prior	14,699							Total	77,321		
34	Total	2,142,995			99,440		30,225					
35	Add TOTALS on lines 19, 33, 34, 46 and any additional schedules. ENTER HERE AND ON PART II, LINE 2										5b. LOCAL AREA NETWORK (LAN) EQUIPMENT AND MAINFRAMES	
							2,367,499			COST	ASSESSOR'S USE ONLY	
36	ASSESSOR'S USE ONLY									2016	3,001	
37	CLASSIFICATION	COL	FULL VALUE BASE	FULL VALUE	PERS. PROP. RCLND	PERS. PROP. ADJUSTMENT	PERS. PROP. FULL VALUE		2015	11,906		
38	Machinery & equipment	1							2014			
39	Office furniture & equipment	2							2013			
40	Tools, molds, dies & jigs	4							2012			
41	Personal Computers	5a							2011			
42	LAN and Mainframe	5b							2010			
43									2009	2,611		
44	Other equipment	3							2008			
45	Schedule B -- Fixtures	--							Prior			
46	TOTALS								Total	17,518		

**Summary by State Class and Acquisition Year
Declaration of Property Owned and Used by Owner**

Santa Cruz County Assessor - 0300-000 (U)

Assessment Date: 01/01/2017

Assessed - Personal Property

State Class	Year	Reported Cost	Current Value	Rendered Value	Assessor's Use
S/L;ShopCarts,Baskets-5Life(C1303)	2014	1,232.89	571.45	571.00	
	2013	1,827.41	575.64	576.00	
	2011	9,005.89	1,069.89	1,070.00	
	2009	1,697.01	214.68	214.00	
	2008	1,121.89	149.32	149.00	
	2006	2,127.49	313.59	314.00	
	2005	31,031.28	4,710.56	4,710.00	
	2003	938.08	145.50	146.00	
			<u>48,981.94</u>	<u>7,750.63</u>	<u>7,750.00</u>

State Class	Year	Reported Cost	Current Value	Rendered Value	Assessor's Use
Signs-12yrLife(C0802)	2009	27,423.27	15,137.65	15,137.00	
		<u>27,423.27</u>	<u>15,137.65</u>	<u>15,137.00</u>	

0300-000 (U)

Property Location: 253 MT HERMAN RD
Scotts Valley, CA 95066

Taxpayer's Address:
Sfivy-Norcal
Safeway Inc. c/o CPTS
1371 Oakland Blvd. Ste 200
Walnut Creek, CA 94596

**Summary by State Class and Acquisition Year
Declaration of Property Owned and Used by Owner**

Santa Cruz County Assessor - 0300-000 (U)

Assessment Date 01/01/2017

Assessed - Personal Property

State Class	Year	Reported Cost	Current Value	Rendered Value	Assessor's Use
Store&Ofc:Eq.Signs-12yr(C1302)	2016	49,497.29	46,181.82	46,181.00	
	2015	59,933.92	53,185.37	53,186.00	
	2014	77,662.66	64,793.96	64,794.00	
	2013	34,208.52	26,490.72	26,490.00	
	2012	39,608.86	28,496.80	28,496.00	
	2011	4,706.30	3,151.34	3,151.00	
	2010	21,197.07	12,940.82	12,942.00	
	2009	10,895.29	6,014.20	6,015.00	
	2008	9,073.57	4,720.98	4,721.00	
	2007	25,463.41	12,095.11	12,098.00	
	2006	132,230.56	54,648.61	54,648.00	
	2005	1,265,613.26	489,033.03	489,031.00	
	2004	41,953.20	12,921.58	12,922.00	
	2003	4,068.09	1,032.48	1,033.00	
	2002	7,630.00	1,733.54	1,734.00	
	2001	29,865.00	6,062.59	6,063.00	
	2000	195,019.00	39,588.86	39,589.00	
	1999	55,523.00	11,348.90	11,348.00	
	1998	13,940.00	2,907.88	2,907.00	
	1995	22,783.00	5,135.27	5,136.00	
1984	9,500.00	2,793.00	2,793.00		
1983	5,199.00	1,594.01	1,594.00		
		2,115,571.00	886,870.87	886,872.00	
Supplies(C0001)	2016	1,000.00	1,000.00	1,000.00	
		1,000.00	1,000.00	1,000.00	

0300-000 (U)

Property Location: 253 MT HERMAN RD
Scotts Valley, CA 95066

Taxpayer's Address:
Sfwy-Norcal
Safeway Inc. c/o CPTS
1371 Oakland Blvd. Ste 200
Walnut Creek, CA 94596

COMPANY
APPEAL NUMBER

SAFeway STORES INC
081-17

ACCOUNT NUMBER
ADDRESS

07314-00-5
253 MT HERMON RD

TAX YEAR 2017 Store Equipment – Schedule A1

Acquisition Year	Acquisition Cost	Value Per Roll (12 Year Life)		Applicant's Opinion (8 Year Life)	
		12 Year Factor	Assessed Value	8 Year Factor	Applicant's Value
2016	49,497	0.9300	46,032	0.8800	43,557
2015	59,934	0.8600	51,543	0.7700	46,149
2014	77,663	0.7800	60,577	0.6500	50,481
2013	34,209	0.7242	24,774	0.5508	18,842
2012	39,609	0.6592	26,110	0.4429	17,543
2011	4,706	0.5880	2,767	0.3570	1,680
2010	21,197	0.5341	11,321	0.2725	5,776
2009	38,319	0.4536	17,381	0.1944	7,449
2008	9,074	0.3996	3,626	0.1443	1,309
2007	25,463	0.3450	8,785	0.1150	2,928
2006	132,231	0.2904	38,400	0.1150	15,207
2005	1,265,613	0.2500	316,403	0.1150	145,545
2004	41,953	0.2144	8,995	0.1150	4,825
2003	4,068	0.1656	674	0.1150	468
2002	7,630	0.1410	1,076	0.1150	877
2001	29,865	0.1410	4,211	0.1150	3,434
2000	195,019	0.1410	27,498	0.1150	22,427
1999	55,523	0.1410	7,829	0.1150	6,385
1998	13,940	0.1410	1,966	0.1150	1,603
1997	-	0.1410	-	0.1150	-
1996	-	0.1410	-	0.1150	-
1995	22,783	0.1410	3,212	0.1150	2,620
Prior	14,699	0.1410	2,073	0.1150	1,690
Total	2,142,995		665,253		400,798

Personal Property	70%	465,677	280,559
Fixture Improvements	30%	199,576	120,239

COMPANY **SAFEGWAY STORES INC**
 APPEAL NUMBER **081-17**
 ACCOUNT NUMBER **07314-00-5**
 ADDRESS **253 MT HERMON RD**

Age	Acq Year	Reported Costs	Age %	Cumulative Costs	Cumulative %
1	2016	49,497	2.31%	49,497	2.31%
2	2015	59,934	2.80%	109,431	5.11%
3	2014	77,663	3.62%	187,094	8.73%
4	2013	34,209	1.60%	221,303	10.33%
5	2012	39,609	1.85%	260,912	12.18%
6	2011	4,706	0.22%	265,618	12.39%
7	2010	21,197	0.99%	286,815	13.38%
8	2009	38,319	1.79%	325,134	15.17%
9	2008	9,074	0.42%	334,208	15.60%
10	2007	25,463	1.19%	359,671	16.78%
11	2006	132,231	6.17%	491,902	22.95%
12	2005	1,265,613	59.06%	1,757,515	82.01%
13	2004	41,953	1.96%	1,799,468	83.97%
14	2003	4,068	0.19%	1,803,536	84.16%
15	2002	7,630	0.36%	1,811,166	84.52%
16	2001	29,865	1.39%	1,841,031	85.91%
17	2000	195,019	9.10%	2,036,050	95.01%
18	1999	55,523	2.59%	2,091,573	97.60%
19	1998	13,940	0.65%	2,105,513	98.25%
20	1997	-	0.00%	2,105,513	98.25%
	1996	-	0.00%	2,105,513	98.25%
	1995	22,783	1.06%	2,128,296	99.31%
	1994	-	0.00%	2,128,296	99.31%
	1993	-	0.00%	2,128,296	99.31%
	1992	-	0.00%	2,128,296	99.31%
	1991	-	0.00%	2,128,296	99.31%
	1990	-	0.00%	2,128,296	99.31%
	1989	-	0.00%	2,128,296	99.31%
	1988	-	0.00%	2,128,296	99.31%
	1987	-	0.00%	2,128,296	99.31%
	1986	-	0.00%	2,128,296	99.31%
	1985	-	0.00%	2,128,296	99.31%
	1984	9,500	0.44%	2,137,796	99.76%
	1983	5,199	0.24%		0.00%
		2,142,995	100.00%	2,142,995	100.00%





