

Identification of Area 10

Name or Designation:

Lake City, Shoreline, Lake Forest Park and Northgate

Boundaries:

The area is bound on the north by the county line (North 205th Street), to the west by Puget Sound, and to the east by Lake Washington and the City of Lake Forest Park boundary. The south boundary in Shoreline is 145th Street. In Lake City the southern boundary is approximately NE 95th St. Included is Northgate and properties north to NE 145th and south to NE 95th St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Shoreline is primarily a residential area with commercial districts in the Aurora Corridor and North City. Improvements in the Aurora Corridor and North City areas have stimulated economic growth. Lake City is heavily developed with multiple residences and a shopping area along Lake City Way. New retail and mixed-use space are being developed here. Northgate is the area's largest regional shopping mall. The center attracts consumers from the metropolitan Seattle area to Everett. The Northgate neighborhood, a designated urban village, is in the midst of a construction boom. Most developments will be of a mixed-use nature.

The economic conditions for this area have been good. North-end sales consist of many owner/occupied and user activity, while new investors are entering the area. Sales in North Seattle are steady and quality properties are still receiving multiple offers. Capitalization rates are stable ranging from 6% to 8%. The newer average non-residential packages generate 7.5% or lower rates. Due to the current rate of inflation and low interest rates, investment in commercial properties is considered to be desirable. Vacancies are now under 5% for multiple residences. Due to the current single-family housing situation, rental rates for apartments have risen to rates in \$1,000+ range.

The five neighborhoods in area 10:

Lake City (10-10): The majority of commercial properties run along Lake City Way. The neighborhood covers area from Northeast 95th Street to Northeast 145th Street and from 15th Avenue Northeast to Lake Washington. This sub-area has some topography problem areas consisting of wetlands and steep slopes along the southern boundary of the area. There are older retail and office buildings. New mixed-use buildings are under construction as are retail buildings and multi-family residences.

Northgate (10-20): This sub-area runs along I-5 and has easy access to downtown Seattle. The neighborhood lies in the area of Northeast 95th Street to Northeast 145th Street and Meridian Avenue North to 15th Avenue Northeast. It is comprised primarily of newer office and retail properties. New development has begun in the south parking lot of Northgate Mall. The area has been designated an “urban village” by the City of Seattle and is slated for more dense development. Construction of a new community center and library was completed in 2006.

Shoreline (10-40): The City of Shoreline incorporated in August 1995. A large commercial district runs along Aurora from North 145th Street to the County Line (North 205th Street) and from Puget Sound to approximately 30th Avenue Northeast. The area includes North City, the Ballinger business district, and Richmond Beach.

Renovation of the businesses along 15th Ave N.E. in North City is complete. The goal is for more pedestrian-oriented shopping streets with high-density residential units above retail space.

Shoreline/Aurora corridor widening is complete with sidewalks, landscaping, and underground utilities. A pedestrian/bicycle trail in the Interurban right of way, which parallels Aurora, is complete. This trail is part of a 30- mile trail that runs to Everett. The newer Gateway Shopping Center is bordered by the trail at North 185th Street and Aurora Avenue North.

Lake Forest Park (10-50): The commercial districts run along Bothell Way NE from Northeast 145th Street to Northeast 205th Street. There are a few view sites on commercially zoned parcels. City officials have worked on merging three different zoning codes, the King County Code, a changed King County Code, and the City of Lake Forest Code. The Town Center complex is doing well with little vacancy.

Physical Inspection Area:

The physically inspected neighborhood during this revalue period was the southern part of 10-40 from North 165th Street to North 145th Street. Area 10-40. This represents approximately 18% of the geographic area and one-third of the neighborhood.

Preliminary Ratio Analysis:

A ratio study was completed just prior to the application of the 2008 recommended values. This study benchmarks the current assessment level using 2007-posted values. The study was also repeated after application of the 2008 recommended values. The results are included in the validation section of this report, showing an improvement of the COV from 14.21% to 9.60%.

Scope of Data

Land Value Data:

Vacant sales from 1/01/2005 through 12/31/07 (at a minimum) were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Improved sales from 1/01/2005 through 12/31/2007 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field, mailing sales questionnaires, or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints and accessibility, interior inspections were limited.

Land Value

Land Sales, Analysis, Conclusions:

Vacant sales from 01/01/2005 through 12/31/2007 (at a minimum) were given primary consideration for valuing land. The majority of the vacant land sales were for the development of multi-family dwellings.

The majority of the parcels are located in older established neighborhoods. The values tend to decrease as you reach the northern boundaries. Area 10 has excellent access to the Downtown area, I-5, and the University of Washington. It has major shopping centers located in the Northgate neighborhood and Aurora Village.

Zoning, traffic flow, and ease of access were considered in the valuation process. During and after the model development, field inspections were completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

Recent purchases indicate stable values of neighborhood commercial land in the north end. Newest sales in the Aurora corridor and Lake City have sold for prices higher than last year's values. Such land in the Lake City neighborhood was verified to be worth at least \$40/square foot. The Aurora corridor had fewer solid indicators of inflation. The parcels here tend to fall in the \$40-\$50/square foot range. It is difficult to predict how the improvements that are planned for this area will affect future value. The Northgate neighborhood has sales that indicate values of \$50 to \$70/square foot.

North Seattle has seen a rapid inflation of value in multiple-residence zoned land. Demolition of older single-family residences on L-2 and L-3 zoned land is becoming commonplace. It appears that economic pressure on the central core of the Seattle housing market is making areas like Lake City and Shoreline more attractive to buyers. Most evident is the popularity of new townhouse arrangements. Attractively priced in the \$350,000 to \$450,000 range, first-time and middle class buyers find affordable housing not available in the city center. The lots for these homes are subdivided into 2000 square foot or less sites. Three years ago, these types of multiple zoned sites would sell for \$40-\$55/square foot. Now they command \$65+/square foot. It is anticipated that multiple-residential sites will continue to appreciate.

Shoreline (area 10-40) and Lake Forest Park (area 10-50) have adopted unified zoning codes. Lake Forest Park merged three different zoning codes due to annexations.

The recommended land value for the 2008 assessment year results in an average total change from the 2007 assessment of +21.66 %. The total land assessed value for the 2007 assessment year for Area 10 was \$ 1,555,935,153 and the total recommended land assessed value for the 2008 assessment year for Area 10 is \$ 1,892,992,400.

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Vacant Land Model:

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. A general overall increase in land values is recommended to improve uniformity, assessment levels and reflect the increase in the North Seattle real estate market. The following table outlines the land valuation model for area 10. All figures are quoted as a dollar per square foot of area.

ZONING	10-10 LAKE CITY	10-20 NORTHGATE	10-40 SHORELINE	10-50 LAKE FOREST PARK
<i>Multi-family</i>				
L2, L3,L4	\$45-\$65	\$65-\$70		
MR, MR85	\$65	\$60-\$70		
R6,R12, R18, R24, R48			\$15-\$35	
RM900, RM1800 RM3600,RM2400				\$25-\$45
<i>Industrial</i>				
I			\$35	
<i>Commercial</i>				
C1-40,C1-65, C2-65,NC1-30, NC1-40,NC1-65, NC2-30,NC2-40, NC2-65,NC3-40, NC3-65, NC3-85	\$30-\$45	\$35-\$55		
CB, NB, CZ, O,NCBD,RB			\$25-\$45	
NB, CC,TC				\$20-\$35

Improved Parcel Total Values

Sales comparison approach model description:

Sales for each area were verified by individual appraisers and entered into the frozen sales file (Real Property Sales). Verification consisted of contact with buyer, seller, broker if possible, or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Primarily, the cost approach was applied to exempt properties and newer construction. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income Capitalization Approach model description

The income approach is considered the most reliable approach to valuation in area 10 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield rental and expense information only. As a supplement, lease information is gathered from Costar and other websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate. The following table recaps the rates as reported by these publications.

Source	Date	Location	Office	Industrial	Retail	Multifamily	Remarks
Colliers Private Capital News	Summer 2007	Puget Sound	6.70%	6.52%	6.37%	5.5%	Transaction size \$1-15M except multifamily
CBE Outlook 2007 in Review	1Q 2008	Puget Sound	6.00%-6.30%		6.50%		Transactions greater than \$5 million
Boulder Net Lease Funds LLC	2Q 2007	State	7.09%	7.71%	7.69%		
Real Capital Analytics	January 2008	National	5.46%	6.46%	6.31%		Weighted Average
Korpacz: PWC	4Q 2007	Pacific NW	7.81%				Institutional Grade
Korpacz: PWC	4Q 2007	National	6.64%-7.24%	6.48%-7.60%	6.68%-7.24%	5.75%	
Puget Sound Business Journal	December 2007	Seattle	5.5%	6.3%	6.0%	5.6%	From Real Capital Analytics, Inc.
IRR Viewpoint for 2008	January 2008	Seattle	6.00%-6.25%	6.25%-7.25%	6.00%-6.25%	4.00%	Institutional Grade Properties
Emerging Trends in Real Estate 2008	October 2007	National	5.60%-6.52%	6.25%-6.71%	5.56%-6.36%	5.26%-5.70%	Rates as of July 2007
Dupree & Scott	February 2008	Tri-County				4.51%-4.95%	From RHA Update
Grubb & Ellis Forecast 2008	1Q 2008	Seattle	5.60%-5.90%	6.50%	6.60%	5.50%	Transactions greater than \$5 million-from Real Capital Analytics

In area 10, many of the properties are considered to be non-institutional grade. They may present a higher risk to investors and therefore should be valued at a higher capitalization rate. The following table shows ranges of capitalization rates for institutional and non-institutional grade properties per a survey conducted in January 2008 by PricewaterhouseCoopers LLP.

Institutional		Non-institutional
Market	OAR Range	OAR Range
National Regional Mall	5.00%-9.50%	5.00%-12.00%
National Strip Shopping Ctr	5.80%-9.00%	7.00%-11.00%
National CBD Office	4.50%-9.00%	5.50%-10.00%
National Suburban Office	5.00%-10.50%	5.50%-11.75%
National Flex and R&D	5.50%-9.00%	8.00%-10.00%
National Warehouse	5.00%-8.00%	6.00%-9.50%
National Apartment	3.50%-8.00%	4.50%-11.00%

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in area 10 to develop the income model. The range of capitalization rates in the income model for area 10 reflects the variety of properties in this area.

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in area 10 that are valued by the income approach include, but are not limited to, offices, retail stores, and mixed-use buildings.

The following table outlines the specific income parameters:

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSES	OAR RANGE
Mixed-use retail Retail, Discount Store, Supermarket	\$9.00-\$16.00	\$8.50 - \$28.00	10%	7.5% - 8.5%
Offices Medical Offices Under 15000sq.ft.	\$9.00-\$16.00	\$8.50 -\$18.00	15%-30%	7.5% - 8.5%
Offices Medical Offices Over 15000sq.ft	\$14.00-\$18.00	\$13.00 - \$24.00	10%-30%	7.5% - 8.5%

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSES	OAR RANGE
Industrial Warehouse	\$6.00- \$10.00	\$5.00 - \$12.00	10%	7.5% - 8.5 %
Garage/Auto Repair	\$8.00-\$12.00	\$8.00 - \$16.00	10%	7.5% - 8.5%
Basement Finished Storage Building	\$5.40 -\$6.00	\$5.00 - \$8.00	10%	7.5% - 8.5%
Restaurant	\$10.00-\$18.00	\$9.00 - \$32.00	10%	7.5% - 8.5%
Warehouse Office Mezzanines Office	\$9.60- \$11.40	\$9.00 - \$12.00	10%	7.5% - 8.5%

The stabilized vacancy rate for all property types in Area 10 was considered at 5%.

Income approach calibration:

The models were calibrated after setting base rents by using adjustments based on location, size, effective age, and quality of construction.

Reconciliation and/or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications these parameters were applied to the income model. An administrative review of the selected values was made by Bonnie Christensen, Senior Appraiser for quality purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 14.21 % to 9.60 % and the C.O.D. from 11.45 % to 7.63 % which reflects a marked improvement from previous values. In addition the resulting assessment level is 97.5% and falls within IAAO performance guidelines. These figures are presented in the 2007 and 2008 Ratio Analysis charts included in this report.

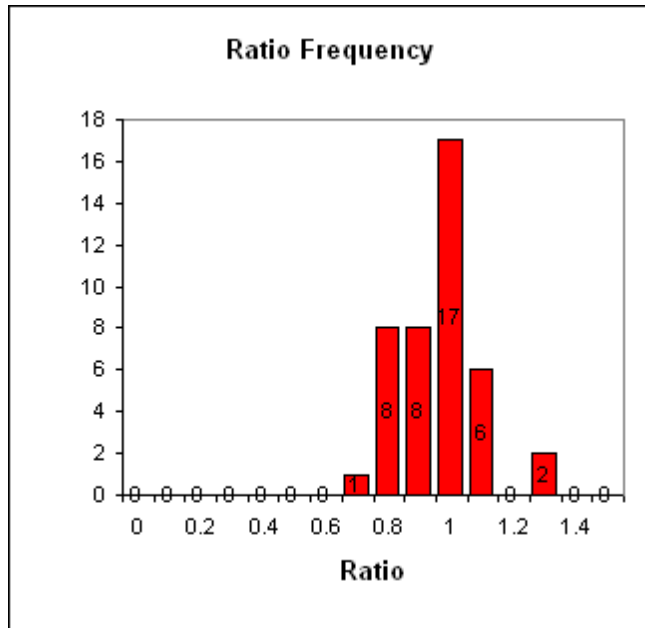
The total value for the 2007 assessment year for Area 10 was \$2,411,286,669. The total recommended assessed value for the 2008 assessment year is \$ 2,723,892,800.

Application of these recommended values for the 2008 assessment year results in a total change from the 2007 assessments of +12.96%. This increase is due to upward market changes over time and the previous assessment levels.

**Area 010 - Lake City, Shoreline, Northgate
2007 Assessment Year**

Quadrant/Crew: North Crew	Lien Date: 1/1/2007	Date: 4/2/2008	Sales Dates: 1/1/05 - 03/31/08
Area 10	Appr ID: MJOL	Prop Type: Improvement	Trend used?: Y / N N

SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	1,547,100
Mean Sales Price	1,652,200
Standard Deviation AV	1,887,363
Standard Deviation SP	1,907,164
ASSESSMENT LEVEL	
Arithmetic mean ratio	0.920
Median Ratio	0.924
Weighted Mean Ratio	0.936
UNIFORMITY	
Lowest ratio	0.6741
Highest ratio:	1.2314
Coefficient of Dispersion	11.45%
Standard Deviation	0.1307
Coefficient of Variation	14.21%
Price-related Differential	0.98
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.864
<i>Upper limit</i>	1.000
95% Confidence: Mean	
<i>Lower limit</i>	0.880
<i>Upper limit</i>	0.960
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	833
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.1307
Recommended minimum:	27
Actual sample size:	42
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	20
<i># ratios above mean:</i>	22
<i>z:</i>	0.15430335
Conclusion:	Normal*
*i.e., no evidence of non-normality	

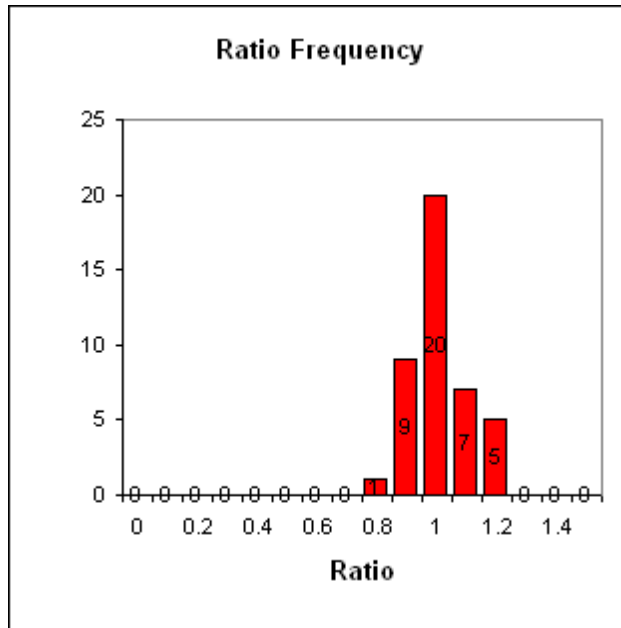


These figures reflect the ratio of assessed value to sales price prior to the 2008 revalue.

**Area 010 - Shoreline, Lake City, Northgate
2008 Assessment Year**

Quadrant/Crew: North Crew	Lien Date: 1/1/2008	Date: 4/22/2008	Sales Dates: 1/1/05 - 03/31/08
Area 10	Appr ID: MJOL	Prop Type: Improvement	Trend used?: Y / N N

SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	1,610,200
Mean Sales Price	1,652,200
Standard Deviation AV	1,879,296
Standard Deviation SP	1,907,164
ASSESSMENT LEVEL	
Arithmetic mean ratio	0.971
Median Ratio	0.977
Weighted Mean Ratio	0.975
UNIFORMITY	
Lowest ratio	0.7921
Highest ratio:	1.1369
Coefficient of Dispersion	7.63%
Standard Deviation	0.0933
Coefficient of Variation	9.60%
Price-related Differential	1.00
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.933
<i>Upper limit</i>	1.000
95% Confidence: Mean	
<i>Lower limit</i>	0.943
<i>Upper limit</i>	1.000
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	833
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.0933
Recommended minimum:	14
Actual sample size:	42
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	21
<i># ratios above mean:</i>	21
<i>z:</i>	-0.15430335
Conclusion:	Normal*
*i.e., no evidence of non-normality	



These figures reflect assessment levels and uniformity statistics after application of the 2008 recommended

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	012603	9434	2,160	2150775	\$425,000	08/26/05	\$196.76	DENTAL CLINIC	R48	1	Y	
010	040	062604	9006	5,639	2215081	\$1,700,000	06/13/06	\$301.47	CHINA CLIPPER	RB	1	Y	
010	040	072604	9066	6,515	2233509	\$1,479,450	08/30/06	\$227.08	SKYLINE WINDOWS	RB	2	Y	
010	040	072604	9152	14,201	2310975	\$3,200,000	09/14/07	\$225.34	OFFICE BLDG	RB	1	Y	
010	010	145360	0042	3,160	2192579	\$675,000	03/10/06	\$213.61	T-DEE APPLIANCE	C1-40	1	Y	
010	010	145360	0520	3,055	2113381	\$535,000	03/31/05	\$175.12	ADSISTOR TECHNOLOGY	C1-65	1	Y	
010	010	145360	1021	9,600	2269437	\$1,230,000	02/26/07	\$128.13	OFFICES & WAREHOUSE	NC3-65	1	Y	
010	010	145360	1142	3,860	2266303	\$601,000	02/13/07	\$155.70	JOHNSEINE BUILDING	NC3-65	1	Y	
010	010	145360	1280	4,750	2264707	\$1,264,000	02/08/07	\$266.11	BAKER'S RESTAURANT	NC3-85	1	Y	
010	050	156810	0655	4,960	2264772	\$650,000	02/09/07	\$131.05	CONSTRUCTION OFFICES	C.C.	2	Y	
010	040	164350	0200	10,780	2255715	\$1,725,000	12/12/06	\$160.02	ANDERSON BUILDING	I	1	Y	
010	040	222290	0100	7,179	2178507	\$930,000	12/21/05	\$129.54	ST STEPHENS LUTHERAN CHURCH	R6	1	Y	
010	040	222730	0020	5,964	2165378	\$783,000	10/26/05	\$131.29	off and parking	RB	2	Y	
010	020	243490	0090	23,850	2185263	\$4,000,000	01/31/06	\$167.71	NORTH SEATTLE PROFESSIONAL CENTE	NC3-85	1	Y	
010	040	263690	0170	1,952	2294865	\$390,000	06/28/07	\$199.80	BALLINGER REALTY	CB	1	Y	
010	040	282710	0030	33,845	2250562	\$5,275,000	11/07/06	\$155.86	PEPPER HILL CENTER	RB	1	Y	
010	020	292604	9094	46,806	2115137	\$8,300,000	04/14/05	\$177.33	OFFICE -	NC3-85	1	Y	
010	010	342604	9118	16,478	2224130	\$2,000,000	07/17/06	\$121.37	THE ANCHOR CHURCH	SF 7200	1	Y	
010	040	367050	0020	7,680	2305271	\$1,980,000	08/17/07	\$257.81	PALACE OF CHINA	R48	1	Y	
010	010	382170	0141	5,607	2223358	\$740,000	07/18/06	\$131.98	WAREHOUSE	C1-65	1	Y	
010	010	382170	0141	5,607	2269815	\$800,000	03/06/07	\$142.68	WAREHOUSE	C1-65	1	Y	
010	010	382170	0144	6,207	2233958	\$700,000	08/29/06	\$112.78	JOE'S CONFECTIONS	C1-65	1	Y	
010	040	402410	0169	9,740	2185425	\$979,000	02/02/06	\$100.51	LES SCHWAB	NCBD	1	Y	
010	040	402410	1340	9,240	2168551	\$1,000,000	11/10/05	\$108.23	AUTOCRAFT COLISSION CENTER	NCBD	1	Y	
010	040	530610	0041	3,956	2154639	\$598,000	08/31/05	\$151.16	WHSE/office=mixed use	RB	1	Y	
010	020	546430	0065	15,954	2307996	\$2,950,000	08/17/07	\$184.91	OFFICE BLDG	L-3	1	Y	
010	040	616390	0111	2,840	2145493	\$405,000	08/07/05	\$142.61	retail/daycare	NB	1	Y	
010	040	616390	0593	4,872	2141737	\$650,000	07/22/05	\$133.42	EVERGREEN OFFICE BUILDING	NCBD	2	Y	
010	020	617330	0020	875	2094953	\$230,000	01/04/05	\$262.86	Office Condo	L-3	1	Y	
010	020	641360	0295	79,515	2142339	\$9,000,000	07/15/05	\$113.19	CHRIST CHRUCH HIGH SCHOOL	SF 7200	1	Y	
010	020	641410	0355	12,920	2184258	\$2,113,750	01/27/06	\$163.60	KELLER-WILLIAMS	NC3-40	1	Y	
010	040	663290	0060	9,100	2251425	\$1,300,000	11/16/06	\$142.86	WONDER BAKERY THRIFT STORE	NB	1	Y	
010	040	663290	0140	840	2218786	\$350,000	06/28/06	\$416.67	OFFICE	NB	1	Y	
010	040	663290	0291	28,476	2301357	\$3,000,000	07/20/07	\$105.35	FIFTEENTH AVE BIBLE CHURCH	R12	1	Y	
010	020	670150	0020	2,417	2130085	\$570,000	06/01/05	\$235.83	Office Condo	NC2-40	1	Y	
010	040	741770	0260	11,542	2173774	\$1,800,000	12/06/05	\$155.95	STATE FARM INSURANCE	CB	1	Y	
010	010	766370	0311	11,216	2177358	\$1,350,000	12/14/05	\$120.36	AUTO REPAIR & RES UNITS	C1-65	1	Y	
010	010	882290	0780	1,170	2239295	\$222,000	09/19/06	\$189.74	RESTAURANT	NC3-65	1	Y	
010	010	882290	0940	4,035	2096038	\$485,769	01/10/05	\$120.39	ACCESS ROOFING	NC3-65	1	Y	
010	010	890250	0124	9,433	2217767	\$985,000	06/26/06	\$104.42	RYAN'S FURNITURE	C1-40	1	Y	
010	010	890250	0385	4,800	2173023	\$790,000	11/24/05	\$164.58	BOW-WOW IMPORTS	C1-40	1	Y	
010	040	937170	0015	11,392	2140671	\$1,229,419	07/20/05	\$107.92	HOOPER ELECTRIC	RB	2	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0061	2,930	2131634	\$700,000	06/14/05	\$238.91	PRUDENT AUTO SALES	C1-40	1	11	Corporate affiliates
010	010	145360	0663	3,120	2224699	\$216,500	07/24/06	\$69.39	GLASTRA HEATING INC	C1-65	2	15	No market exposure
010	010	145360	0840	1,400	2256673	\$220,972	12/19/06	\$157.84	DENTAL OFFICE	NC3-65	1	22	Partial interest (1/3, 1/2, etc.)
010	010	145360	1200	4,031	2244575	\$1,450,000	10/20/06	\$359.71	THE WU BUILDING	NC3-65	1	N	Plottage
010	010	344800	1082	1,491	2262661	\$1,290,000	01/25/07	\$865.19	CHEVRON	C1-40	1	11	Corporate affiliates
010	010	344800	1720	31,107	2313542	\$3,100,000	09/27/07	\$99.66	BILL PIERRE CHEVROLET	C1-40	1	N	Securing of debt
010	010	383450	0130	1,800	2225951	\$125,000	07/25/06	\$69.44	WAREHOUSE	C1-40	1	3	Contract or cash sale
010	010	510140	5884	4,760	2291338	\$950,000	06/15/07	\$199.58	STATE FARM INSUR	C1-40	1	12	Estate administrator, guardian, or e
010	010	766370	0253	2,868	2251518	\$1,700,000	11/20/06	\$592.75	Starbucks and Quiznos	C1-40	1	11	Corporate affiliates
010	010	766370	0263	1,560	2321839	\$517,000	11/15/07	\$331.41	Exxon LAKE CITY QUIK STOP	C1-40	1	N	Personal property included
010	010	766370	0281	2,400	2128112	\$675,000	05/26/05	\$281.25	SERVICE GARAGE	NC2-40	1	11	Corporate affiliates
010	010	766370	0900	6,042	2207851	\$1,255,000	05/18/06	\$207.71	CARL NORTH CO	C1-65	1	51	Related party, friend, or neighbor
010	010	766370	0941	5,100	2270761	\$950,000	03/09/07	\$186.27	COMMET AUTO REBUILD	C1-40	1	N	Plottage
010	010	882290	0500	5,020	2303387	\$400,000	07/27/07	\$79.68	JALISCO MEXICAN RESTAURANT	NC3-85	1	18	Quit claim deed
010	010	890250	0156	1,480	2200990	\$1,250,000	04/04/06	\$844.59	Union 76 STATION	C1-40	1	11	Corporate affiliates
010	010	890250	0361	19,184	2308628	\$5,735,000	08/31/07	\$298.95	LANDMARK BUILDING	C1-40	1	N	No market exposure
010	020	178760	0247	2,223	2173096	\$350,000	11/22/05	\$157.44	INDUSTRIAL AIR SYSTEMS	NC1-40	1	11	Corporate affiliates
010	020	178760	0251	11,656	2130479	\$2,700,000	06/14/05	\$231.64	NORTHWEST DENTAL CENTER	NC1-40	1	11	Corporate affiliates
010	020	292604	9468	101,468	2111708	\$45,000	03/18/05	\$0.44	SHOPPING CENTER RETAIL STORES	NC3-40	1	18	Quit claim deed
010	020	572450	0430	4,860	2161329	\$373,190	10/05/05	\$76.79	NORTHWEST FAMILY LIFE	NC3-40	1	18	Quit claim deed
010	020	617330	0140	764	2267987	\$700,000	02/22/07	\$916.23	NORTHGATE DENTAL BUILDING CONDOM	L-3	3	45	Three office condo units
010	020	663230	0643	3,925	2262101	\$2,100,000	01/22/07	\$535.03	retail	C1-65	1	11	Corporate affiliates
010	030	302604	9112	8,625	2095630	\$950,000	01/06/05	\$110.14	RICK'S TIRE AND SERVICE	C1-65	1	44	Tenant
010	040	012603	9136	1,160	2194223	\$531,000	03/17/06	\$457.76	SERVICE GARAGE	NB	1	1	Personal property included
010	040	012603	9402	2,446	2230952	\$475,000	08/07/06	\$194.19	76 GAS STATION/QUIZNO'S	NB	1	22	Partial interest (1/3, 1/2, etc.)
010	040	012603	9402	2,446	2324351	\$940,000	10/25/07	\$384.30	76 GAS STATION/QUIZNO'S	NB	1	52	Statement to dor
010	004	031810	0035	3,360	2255167	\$500,000	12/12/06	\$148.81	mini lube	RB	1	18	Quit claim deed
010	040	062604	9006	5,639	2307639	\$2,550,000	08/22/07	\$452.21	CHINA CLIPPER	RB	1	1	Personal property included
010	040	072604	9114	3,454	2271115	\$4,672,830	03/14/07	\$1,352.87	retail/office	RB	5	11	Corporate affiliates
010	040	132603	9003	7,654	2306459	\$150,000	08/20/07	\$19.60	THE HIGHLANDS	R4	1	22	Partial interest (1/3, 1/2, etc.)
010	040	132603	9003	7,654	2306463	\$2,250,000	08/16/07	\$293.96	THE HIGHLANDS	R4	1	24	Easement or right-of-way
010	040	263690	0169	2,497	2321869	\$1,329,000	11/12/07	\$532.24	AM-PM MINI MART	CB	1	1	Personal property included
010	040	263690	0250	3,658	2218142	\$718,000	06/28/06	\$196.28	Office	CB	1	26	Characteristics changed since sale
010	040	282710	0067	1,900	2178004	\$3,300,000	12/27/05	\$1,736.84	GOLDEN NUGGET CASINO	RB	5	11	Corporate affiliates
010	040	402410	1335	2,048	2171627	\$650,000	11/17/05	\$317.38	NORTH CITY TAVERN	NCBD	1	11	Corporate affiliates
010	040	525430	0020	8,932	2133484	\$300,000	06/20/05	\$33.59	EVERGREEN R.V. SERVICE	RB	1	18	Quit claim deed
010	040	530610	0005	2,772	2202349	\$1,440,300	04/17/06	\$519.59	STARBUCKS & SUNDAE'S	RB	1	1	Personal property included
010	040	530610	0015	18,577	2130879	\$1,750,000	06/11/05	\$94.20	SPARKYS BAR & GRILL	RB	1	N	Characteristics changed since sale
010	040	616390	0603	1,288	2321836	\$729,000	11/15/07	\$565.99	Exxon NORTH CITY FOOD MART	NCBD	1	N	Personal property included
010	040	616390	0781	10,600	2237798	\$2,480,000	09/18/06	\$233.96	retail/office	NCBD	1	13	Bankruptcy - receiver or trustee
010	040	688590	0035	2,125	2193227	\$2,480,000	03/15/06	\$1,167.06	CHEVRON-FOOD MART & Car Wash	RB	1	11	Corporate affiliates
010	040	727710	0320	2,752	2255578	\$570,000	12/11/06	\$207.12	RICHMOND BEACH LIBRARY	R6	1	22	Partial interest (1/3, 1/2, etc.)

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	728390	0341	6,320	2189908	\$351,783	02/28/06	\$55.66	PROSSER PIANOS	RB	1	18	Quit claim deed
010	040	728390	0610	9,855	2114252	\$85,000	04/05/05	\$8.63		CHECK W	3	22	Partial interest (1/3, 1/2, etc.)
010	040	728590	0020	12,910	2230724	\$2,551,000	08/09/06	\$197.60	RADIO SHACK & OFFICES	RB	2	15	No market exposure
010	040	741770	0260	11,542	2255171	\$2,250,000	12/12/06	\$194.94	STATE FARM INSURANCE	CB	1	11	Corporate affiliates
010	040	741770	0481	1,795	2283439	\$2,300,000	05/04/07	\$1,281.34	Chevron w/Car Wash	CB	1	N	Personal property included
010	050	032604	9094	4,291	2270469	\$800,000	02/22/07	\$186.44	KOEHLER OFFICE BUILDING	NB	1	N	Securing of debt
010	050	102604	9068	2,813	2116448	\$100	04/19/05	\$0.04	LK FOREST PK ANIMAL HOSPITAL	NB	1	18	Quit claim deed
010	050	162604	9013	111,211	2222221	\$8,800	06/09/06	\$0.08	ACACIA MEMORIAL PARK	RS 7200	1	16	Government agency
010	050	674470	0041	4,443	2179609	\$34,400	11/10/05	\$7.74	BUDGET BATTERIES	C.C.	1	16	Government agency
010	050	674470	0060	708	2203696	\$75,400	02/16/06	\$106.50	PASTA LA VISTA	C.C.	1	16	Government agency
010	050	674470	0123	1,884	2289461	\$625,000	06/01/07	\$331.74	AUTO BUYERS, INC.	RM 900	1	N	Possibly a land sale for future dev.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0882	6,875	2192483	\$432,000	02/16/06	\$62.84	R/C SFR HOUSE (TEAR DOWN AFTER S	L-2	1	Y	
010	010	145360	1040	4,800	2112903	\$283,000	03/30/05	\$58.96	R/C DUPLEX (TEAR DOWN AFTER SALE	L-2	1	Y	
010	010	145360	1840	14,000	2140514	\$602,500	07/18/05	\$43.04	SWANBERG REALTY	C1-40	1	Y	
010	010	145360	1860	13,900	2096185	\$500,000	01/12/05	\$35.97	MR WEAVER'S USED CARS	C1-40	2	Y	
010	010	256830	0310	25,183	2130141	\$790,000	06/06/05	\$31.37	teardown	C1-40	2	Y	
010	010	282604	9213	13,200	2274808	\$950,000	03/23/07	\$71.97	triplex	MR	2	Y	
010	010	344800	0540	4,200	2115657	\$262,500	04/12/05	\$62.50	R/C SFR (TEAR DOWN AFTER SALE)	L-3	1	29	Seg/merge after sale; not in ratio
010	010	344800	1400	5,808	2136396	\$420,000	06/25/05	\$72.31	R/C DUPLEX (TEAR DOWN SALE)	L-3	1	Y	
010	010	344800	1410	8,680	2143742	\$711,125	08/01/05	\$81.93	7 UNIT APT	L-3	1	Y	
010	010	383450	0025	21,613	2142853	\$970,000	07/14/05	\$44.88	FOUR PLEX	C1-65	2	Y	
010	010	766370	0921	9,100	2118880	\$350,000	04/27/05	\$38.46	duplex	MR	1	Y	
010	010	882290	0070	4,125	2145507	\$330,000	08/05/05	\$80.00	R/C SFR TEAR DOWN SALE	L-3	1	Y	
010	010	882290	0625	4,620	2191120	\$400,000	02/27/06	\$86.58	R/C SFR (TEAR DOWN SALE)	NC3-85	1	Y	
010	010	882290	1162	6,600	2287941	\$650,000	05/23/07	\$98.48	FOUR PLEX	L-3	1	Y	
010	010	882290	1164	6,600	2294967	\$627,000	06/22/07	\$95.00	FOUR PLEX	L-3	1	Y	
010	010	882290	1210	6,600	2097223	\$437,500	01/19/05	\$66.29	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
010	010	882290	1220	6,160	2107222	\$417,500	03/10/05	\$67.78	R/C SFR TEAR DOWN SALE	L-2	1	Y	
010	010	882290	1260	6,600	2100868	\$375,000	01/27/05	\$56.82	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
010	010	882290	1390	14,034	2198367	\$1,020,000	04/04/06	\$72.68	R/C DUPLEX (TEAR DOWN SALE)	L-2	2	Y	
010	010	882290	1411	14,360	2311104	\$1,270,000	09/15/07	\$88.44	Fourplex	L-2	2	Y	
010	010	890200	0200	7,575	2246147	\$475,000	10/16/06	\$62.71	VACANT LAND	L-3	1	Y	
010	020	292604	9202	27,193	2096202	\$1,500,000	01/14/05	\$55.16	WAREHOUSE (TEARDOWN)	L-2	1	Y	
010	020	292604	9307	32,715	2102706	\$1,472,000	02/11/05	\$44.99	VACANT	NC3-65	1	Y	
010	020	302604	9051	58,125	2100572	\$2,599,000	01/12/05	\$44.71	BARNABY'S RESTAURANT (TEAR DOWN	NC3-40	1	Y	
010	020	322604	9181	259,429	2211194	\$11,174,305	06/01/06	\$43.07	NORTHGATE OVERFLOW PARKING	NC3-125	1	Y	
010	020	510140	5134	4,063	2196498	\$330,000	03/15/06	\$81.22	R/C SFR TEAR DOWN SALE	L-2	1	Y	
010	020	641410	0201	28,800	2276385	\$2,000,000	03/28/07	\$69.44	THE ROYAL APTS	L-3	1	Y	
010	020	663230	0630	44,798	2155916	\$2,400,000	09/20/05	\$53.57	office	MR	1	Y	
010	020	679810	0658	5,330	2121269	\$230,000	04/28/05	\$43.15	R/C SFR (TEAR DOWN SALE)	L-2	1	Y	
010	020	679810	0670	7,729	2099469	\$430,000	01/31/05	\$55.63	R/C DUPLEX TEAR DOWN SALE	L-2	1	Y	
010	020	679810	0840	7,975	2294842	\$625,000	06/20/07	\$78.37	R/C TRIPLEX (TEAR DOWN SALE)	L-3 RC	1	Y	
010	020	691470	0075	5,196	2104573	\$355,000	02/25/05	\$68.32	R/C SFR (TEAR DOWN AFTER SALE)	L-2	1	Y	
010	020	802420	0675	15,322	2152890	\$1,440,000	09/01/05	\$93.98	NORTH END GLASS CO INC	L-2 RC	1	Y	
010	040	072604	9120	14,544	2104418	\$600,000	02/18/05	\$41.25	DANCE WORKSHOP	RB	1	Y	
010	040	156810	0515	7,200	2244654	\$283,000	10/18/06	\$39.31	R/C SFR (TEAR DOWN SALE)	R18	1	Y	
010	040	222730	0070	48,536	2214160	\$900,000	06/14/06	\$18.54	vacant	R48	2	Y	
010	040	222790	0032	14,560	2114300	\$455,000	04/06/05	\$31.25	R/C SFR (TEAR DOWN SALE)	R24	1	Y	
010	040	222790	0080	6,732	2142297	\$830,000	07/26/05	\$123.29	R/C SFR TEAR DOWN SALE	R12	1	Y	
010	040	282710	0075	4,870	2112740	\$190,000	03/31/05	\$39.01	R/C SFR TEAR DOWN SALE	R48	1	Y	
010	040	616390	0621	7,200	2220303	\$385,000	06/23/06	\$53.47	R/C SFR (TEAR DOWN SALE)	R24	1	Y	
010	040	663290	0151	11,533	2144001	\$558,000	07/27/05	\$48.38	VAC OFFICE	NB	2	Y	
010	040	727610	0161	3,214	2180328	\$215,000	01/05/06	\$66.89	R/C SFR (TEAR DOWN SALE)	R12	1	Y	
010	040	728390	0340	21,080	2250559	\$1,050,000	11/16/06	\$49.81	vacant	RB	2	Y	
010	050	674470	0060	17,380	2109019	\$560,200	03/13/05	\$32.23	PASTA LA VISTA	C.C.	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0061	2,930	2131634	\$700,000	06/14/05	\$238.91	PRUDENT AUTO SALES	C1-40	1	11	Corporate affiliates
010	010	145360	0663	3,120	2224699	\$216,500	07/24/06	\$69.39	GLASTRA HEATING INC	C1-65	2	15	No market exposure
010	010	145360	0840	1,400	2256673	\$220,972	12/19/06	\$157.84	DENTAL OFFICE	NC3-65	1	22	Partial interest (1/3, 1/2, etc.)
010	010	145360	1200	4,031	2244575	\$1,450,000	10/20/06	\$359.71	THE WU BUILDING	NC3-65	1	N	Plottage
010	010	344800	1082	1,491	2262661	\$1,290,000	01/25/07	\$865.19	CHEVRON	C1-40	1	11	Corporate affiliates
010	010	344800	1720	31,107	2313542	\$3,100,000	09/27/07	\$99.66	BILL PIERRE CHEVROLET	C1-40	1	N	Securing of debt
010	010	383450	0130	1,800	2225951	\$125,000	07/25/06	\$69.44	WAREHOUSE	C1-40	1	3	Contract or cash sale
010	010	510140	5884	4,760	2291338	\$950,000	06/15/07	\$199.58	STATE FARM INSUR	C1-40	1	12	Estate administrator, guardian, or e
010	010	766370	0253	2,868	2251518	\$1,700,000	11/20/06	\$592.75	Starbucks and Quiznos	C1-40	1	11	Corporate affiliates
010	010	766370	0263	1,560	2321839	\$517,000	11/15/07	\$331.41	Exxon LAKE CITY QUIK STOP	C1-40	1	N	Personal property included
010	010	766370	0281	2,400	2128112	\$675,000	05/26/05	\$281.25	SERVICE GARAGE	NC2-40	1	11	Corporate affiliates
010	010	766370	0900	6,042	2207851	\$1,255,000	05/18/06	\$207.71	CARL NORTH CO	C1-65	1	51	Related party, friend, or neighbor
010	010	766370	0941	5,100	2270761	\$950,000	03/09/07	\$186.27	COMMET AUTO REBUILD	C1-40	1	N	Plottage
010	010	882290	0500	5,020	2303387	\$400,000	07/27/07	\$79.68	JALISCO MEXICAN RESTAURANT	NC3-85	1	18	Quit claim deed
010	010	890250	0156	1,480	2200990	\$1,250,000	04/04/06	\$844.59	Union 76 STATION	C1-40	1	11	Corporate affiliates
010	010	890250	0361	19,184	2308628	\$5,735,000	08/31/07	\$298.95	LANDMARK BUILDING	C1-40	1	N	No market exposure
010	020	178760	0247	2,223	2173096	\$350,000	11/22/05	\$157.44	INDUSTRIAL AIR SYSTEMS	NC1-40	1	11	Corporate affiliates
010	020	178760	0251	11,656	2130479	\$2,700,000	06/14/05	\$231.64	NORTHWEST DENTAL CENTER	NC1-40	1	11	Corporate affiliates
010	020	292604	9468	101,468	2111708	\$45,000	03/18/05	\$0.44	SHOPPING CENTER RETAIL STORES	NC3-40	1	18	Quit claim deed
010	020	572450	0430	4,860	2161329	\$373,190	10/05/05	\$76.79	NORTHWEST FAMILY LIFE	NC3-40	1	18	Quit claim deed
010	020	617330	0140	764	2267987	\$700,000	02/22/07	\$916.23	NORTHGATE DENTAL BUILDING CONDOM	L-3	3	45	Three office condo units
010	020	663230	0643	3,925	2262101	\$2,100,000	01/22/07	\$535.03	retail	C1-65	1	11	Corporate affiliates
010	030	302604	9112	8,625	2095630	\$950,000	01/06/05	\$110.14	RICK'S TIRE AND SERVICE	C1-65	1	44	Tenant
010	040	012603	9136	1,160	2194223	\$531,000	03/17/06	\$457.76	SERVICE GARAGE	NB	1	1	Personal property included
010	040	012603	9402	2,446	2230952	\$475,000	08/07/06	\$194.19	76 GAS STATION/QUIZNO'S	NB	1	22	Partial interest (1/3, 1/2, etc.)
010	040	012603	9402	2,446	2324351	\$940,000	10/25/07	\$384.30	76 GAS STATION/QUIZNO'S	NB	1	52	Statement to dor
010	004	031810	0035	3,360	2255167	\$500,000	12/12/06	\$148.81	mini lube	RB	1	18	Quit claim deed
010	040	062604	9006	5,639	2307639	\$2,550,000	08/22/07	\$452.21	CHINA CLIPPER	RB	1	1	Personal property included
010	040	072604	9114	3,454	2271115	\$4,672,830	03/14/07	\$1,352.87	retail/office	RB	5	11	Corporate affiliates
010	040	132603	9003	7,654	2306459	\$150,000	08/20/07	\$19.60	THE HIGHLANDS	R4	1	22	Partial interest (1/3, 1/2, etc.)
010	040	132603	9003	7,654	2306463	\$2,250,000	08/16/07	\$293.96	THE HIGHLANDS	R4	1	24	Easement or right-of-way
010	040	263690	0169	2,497	2321869	\$1,329,000	11/12/07	\$532.24	AM-PM MINI MART	CB	1	1	Personal property included
010	040	263690	0250	3,658	2218142	\$718,000	06/28/06	\$196.28	Office	CB	1	26	Characteristics changed since sale
010	040	282710	0067	1,900	2178004	\$3,300,000	12/27/05	\$1,736.84	GOLDEN NUGGET CASINO	RB	5	11	Corporate affiliates
010	040	402410	1335	2,048	2171627	\$650,000	11/17/05	\$317.38	NORTH CITY TAVERN	NCBD	1	11	Corporate affiliates
010	040	525430	0020	8,932	2133484	\$300,000	06/20/05	\$33.59	EVERGREEN R.V. SERVICE	RB	1	18	Quit claim deed
010	040	530610	0005	2,772	2202349	\$1,440,300	04/17/06	\$519.59	STARBUCKS & SUNDAE'S	RB	1	1	Personal property included
010	040	530610	0015	18,577	2130879	\$1,750,000	06/11/05	\$94.20	SPARKYS BAR & GRILL	RB	1	N	Characteristics changed since sale
010	040	616390	0603	1,288	2321836	\$729,000	11/15/07	\$565.99	Exxon NORTH CITY FOOD MART	NCBD	1	N	Personal property included
010	040	616390	0781	10,600	2237798	\$2,480,000	09/18/06	\$233.96	retail/office	NCBD	1	13	Bankruptcy - receiver or trustee
010	040	688590	0035	2,125	2193227	\$2,480,000	03/15/06	\$1,167.06	CHEVRON-FOOD MART & Car Wash	RB	1	11	Corporate affiliates
010	040	727710	0320	2,752	2255578	\$570,000	12/11/06	\$207.12	RICHMOND BEACH LIBRARY	R6	1	22	Partial interest (1/3, 1/2, etc.)

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	728390	0341	6,320	2189908	\$351,783	02/28/06	\$55.66	PROSSER PIANOS	RB	1	18	Quit claim deed
010	040	728390	0610	9,855	2114252	\$85,000	04/05/05	\$8.63		CHECK W	3	22	Partial interest (1/3, 1/2, etc.)
010	040	728590	0020	12,910	2230724	\$2,551,000	08/09/06	\$197.60	RADIO SHACK & OFFICES	RB	2	15	No market exposure
010	040	741770	0260	11,542	2255171	\$2,250,000	12/12/06	\$194.94	STATE FARM INSURANCE	CB	1	11	Corporate affiliates
010	040	741770	0481	1,795	2283439	\$2,300,000	05/04/07	\$1,281.34	Chevron w/Car Wash	CB	1	N	Personal property included
010	050	032604	9094	4,291	2270469	\$800,000	02/22/07	\$186.44	KOEHLER OFFICE BUILDING	NB	1	N	Securing of debt
010	050	102604	9068	2,813	2116448	\$100	04/19/05	\$0.04	LK FOREST PK ANIMAL HOSPITAL	NB	1	18	Quit claim deed
010	050	162604	9013	111,211	2222221	\$8,800	06/09/06	\$0.08	ACACIA MEMORIAL PARK	RS 7200	1	16	Government agency
010	050	674470	0041	4,443	2179609	\$34,400	11/10/05	\$7.74	BUDGET BATTERIES	C.C.	1	16	Government agency
010	050	674470	0060	708	2203696	\$75,400	02/16/06	\$106.50	PASTA LA VISTA	C.C.	1	16	Government agency
010	050	674470	0123	1,884	2289461	\$625,000	06/01/07	\$331.74	AUTO BUYERS, INC.	RM 900	1	N	Possibly a land sale for future dev.