

LAKE BERRYESSA RESORT IMPROVEMENT DISTRICT ASSESSMENT DISTRICT 2006-01

PRELIMINARY ENGINEER'S REPORT

Prepared for:

Lake Berryessa Resort Improvement District
1195 Third Street, Room 201
Napa, CA 94559-3092

December 15, 2006

Prepared by:



WINZLER & KELLY
CONSULTING ENGINEERS

495 Tesconi Circle
Santa Rosa, CA 95401-4696
(707) 523-1010
www.w-and-k.com

TABLE OF CONTENTS

	Pg
Assessment	1
Description of Improvements	3
Engineer's Cost Estimate	4
Method of Assessment	4
Boundary Map and Assessment Diagram	8
Assessment Roll	8
Plans and Specifications	8
Maximum Annual Assessment for Administrative Costs and Expenses	9
Certificates	10
Appendices	
1 Line Item Budget	
2 Assessment Roll and Names and Addresses of Property Owners	
3 Boundaries of Assessment District	
4 Planning Department Parcel Review	

ASSESSMENT

WHEREAS, on December 19 2006, Board of Directors of the Lake Berryessa Resort Improvement District (the "LBRID"), County of Napa, under the Municipal Improvement Act of 1913 (the Act) adopted its Resolution Initiating Proceedings No. _____ (Resolution) for the acquisition and/or construction of the public improvements (the "Improvements") more particularly therein described in and for Assessment District 2006-01 (the "Assessment District");

WHEREAS, the Resolution directed the undersigned to make and file a report presenting a general description of any works and appliances already installed and any other property necessary or convenient for the operation of the Improvements, plans and specifications for the proposed construction, estimate of costs, maps and descriptions of lands and easements to be acquired, and diagram and assessment of and upon the subdivisions of land within the Assessment District, to which Resolution and the description of the Improvements therein contained reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act and the order of the Board of Directors in the Resolution, I hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto which specifically benefit subdivisions of land within the Assessment District and are to be paid by the owners of the subdivisions of land within the Assessment District. The amount to be paid for the Improvements is summarized as follows:

SUMMARY COST ESTIMATE

	(1)	(2)	(3)
	As Preliminarily Approved	As Confirmed and Recorded	As Modified After Recorded
Construction Costs	\$ 4,202,513		
Incidental Expenses	\$ 1,032,487		
Total Costs	\$ 5,235,000		
Estimated Contributions	\$ -		
Balance to Assessment	\$ 5,235,000		

And, I do hereby assess and apportion the Balance to Assessment of the Total Cost of said Improvements upon the several lots, pieces or parcels or portions of lots or subdivisions of land specially benefited thereby and liable therefore, severally and respectively, in accordance with the special benefits to be received by such subdivisions, respectively, from the acquisitions and Improvements. These pieces, parcels or portion of lots or subdivisions of land are hereinafter numbered to correspond with the numbers upon the attached Assessment Diagram. The portions of land and apportioned assessments are more particularly set forth in Appendix 3, attached herein, and incorporated by reference.

As required by the Act, an Assessment Diagram is hereto attached showing the Assessment District and also the boundaries and dimensions of the respective subdivisions of land within said Assessment District as the same existed at the time of the passage of the Resolution, each of which subdivisions having been given a separate number upon said Diagram.

Said assessment is made upon the several subdivisions of land within the Assessment District in proportion to the estimated special benefits to be received by said subdivisions, respectively, from the Improvements. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said the Assessment Diagram, to which reference is hereby made for a more particular description of such subdivisions of land.

Each subdivision of land assessed is described in the Assessment Roll, attached as Appendix 2 by reference to its parcel number as shown on the Assessor's Maps of the County of Napa for the Fiscal Year 2006-2007 and includes all of such parcel excepting those portions thereof within existing public roads or right of way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

Notice is hereby given that serial and/or term improvement bonds to represent unpaid assessments and bear and interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds, will be issued hereunder in the manner provided by Division 10 of the Streets and Highway Code, the Improvement Bond Act of 1915 and the last installment of such bonds shall mature not to exceed thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date.

Under the Resolution, the requirements of Division 4 of the California Streets and Highways Code (The Special Assessment Investigation, Limitation and Majority Protest Act of 1931) are satisfied under Part 7.5 of said Division 4 as follows.

Total Amount of Assessment to be Levied by These Proceedings	\$ 5,235,000
Outstanding Balance of an Existing Assessments within the District	\$ -
 Total Assessed Value of Property within the District	 \$ 35,946,925
 Ratio of Total Assessed Value to Total Amount of Existing and Proposed Assessments	 6.87

Dated: _____, 200_

Engineer of Work

By: _____
Mary Grace Pawson, P.E.
Winzler & Kelly Consulting Engineers
RCE 044573

DESCRIPTION OF IMPROVEMENTS

Within the Lake Berryessa Resort Improvement District, County of Napa, State of California,, the construction and/or acquisition of the Improvements listed below, which shall include all planning, design, contingencies, construction administration and general administration services, the acquisition of all necessary rights of way, the acquisition of licenses, franchises and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof, in accordance with the plans and specifications approved by the LBRID Board of Directors, together with the incidental costs of financing including but not limited to, capitalized interest, discounts, legal, financial advisory services, engineering and appraisals, shall be financed by the assessments described herein:

1. Sewer Line Replacement/Repair

This project shall repair or replace approximately 8,500 LF of sewer main lines. The repair of the sewer line will consist of a slip line process for sections that the existing pipe is in good shape, but suffers from root intrusion. The repair of sewer lines will consist of a point repair where ten to fifteen feet of pipe may be replaced with SDR35 plastic pipe because its condition precludes lining. The replacement of a sewer trunk line shall consist of excavating the existing sewer line and replacing it with SDR35 plastic pipe.

2. Sewer Lift Station Revamping

This project shall remove and replace the existing sewer collection tanks, evaluate and repair the wet wells, replace all motors and pumps, revamp the electrical supply equipment and install Supervisory Control and Data Acquisition (SCADA) equipment for remote monitoring of the lift station.

3. Upgrade Effluent Disposal Capacity

This project shall upgrade the existing capacity of the sewage disposal system by means of evapotranspiration through land application of treated effluent on approximately 6 acres of hill side area. The project consists of installing an intake structure, purchasing diesel pumps and installing irrigation lines, valve manifolds and spray heads.

4. Water Treatment Plant

This project shall replace the existing water treatment plant with a membrane filtered water treatment plant, installing SCADA equipment and revamping the electrical supply equipment.

5. Water Tanks

This project shall replace the one existing redwood water tank (Tank #2) with either a pre-fabricated steel bolted tank or pre-fabricated post tension concrete tank. The remaining tanks (Tank #1 and Tank #3) will undergo exterior structural upgrades to replace the existing redwood staves. The upgrades shall consist of applying shotcrete over steel reinforcement. Additionally all motors and pumps shall be replaced and SCADA equipment for remote monitoring shall be installed.

ENGINEER'S COST ESTIMATE

The Assessment District is intended to finance the Improvements which are required to support existing and future development in LBRID. The Assessment District Budget is presented below. The Budget is allocated between construction and financing costs. A detailed line-item budget is included as Appendix 1.

Preliminary Cost Estimates

Item			Quantity	Unit	As Preliminarily Approved	
					Unit Cost	Subtotals
Construction Costs ¹						
Repair / Replace / Slip-Line Sewer Collection System			1	LS	\$ 1,036,838	
Revamp Sewer Lift Stations			1	LS	\$ 491,550	
Water Treatment Plant Replacement			1	LS	\$ 1,500,000	
Upgrade Disposal Capacity			1	LS	\$ 214,125	
New Water Tanks			1	LS	\$ 960,000	
Subtotal Construction Costs:					\$ 4,202,513	\$ 4,202,513
Financing Costs						
Bond Reserve 9.00%			1	LS	\$ 471,150	
Underwriter's Discount 2.00%			1	LS	\$ 104,700	
Capitalized Interest			1	LS	\$ 200,000	
Issuance Costs			1	LS	\$ 252,000	
Incidental Contingencies			1	LS	\$ 4,637	
Subtotal Financing Costs:					\$ 1,032,487	\$ 1,032,487
TOTAL COSTS TO DISTRICT:					\$	5,235,000
Notes:						
¹ Preliminary Costs estimates derived from construction cost estimates provided by County of Napa Staff.						

Notes:

¹ Preliminary Costs estimates derived from construction cost estimates provided by County of Napa Staff.

METHOD OF ASSESSMENT

General

The LBRID was formed in 1965 to provide water, sewer and other public services to residential development within LBRID Unit 2. The LBRID is a “dependent” District under California law meaning that the Napa County Board of Supervisors acts as its Board of Directors and County staff provides day-to-day operational and managerial support. LBRID has been experiencing difficulties with its water and wastewater facilities since 1995. The difficulties are due primarily to the facilities reaching the end of their useful life and needing significant repairs or replacement.

The difficulties with the LBRID’s sewer facilities are most acute. The LBRID is unable to adequately treat and dispose of sewage under all weather conditions. This is a result of both leaking within the sewer collection system and capacity limitations with the treatment and disposal systems. As a result of this lack of capacity, LBRID has experienced several uncontrolled discharges of wastewater and the attendant Administrative Civil Liabilities (fines) from the Central Valley Regional Water Quality Control Board (RWQCB). The LBRID is currently subject to a Cease & Desist Order and Time Schedule for Compliance.

The LBRID’s water system has experienced less acute difficulties consisting of leakage at the water tanks and increasing inability to reliably meet all the requirements for surface water treatment. LBRID utilizes surface water for domestic supply and must comply with State and Federal regulations. Staff’s approach to solving problems with the water system has been to focus on small

specific repaid projects. However ongoing work on the water system indicates that the system has problems associated with general aging and the small focused repair project approach is no longer viable.

The LBRID's service area is not completely built-out but the facilities have been designed with the capacity necessary to serve all existing and potential development within the service area. The creation of the Assessment District will provide the LBRID with a source of revenue to support the long term funding required for all the essential capital improvements to its water and wastewater system. The assessment would spread the costs of the Improvements over all parcels that benefit from the Improvements.

The proposed Assessment District is being formed under the authority of the Municipal Improvement Act of 1913 (the "Act") and Article XIID of the California State Constitution together with its implementing legislation, (collectively "Proposition 218"), which require that local agencies levy assessments according to special benefit and prescribe the procedures for such levy. Costs and expenses of the proposed Improvements must be apportioned against the parcels in the Assessment District by a formula or method which proportionally and equitably distributes the costs in direct proportion to the estimated special benefits these parcels receive from the Improvements.

Neither the Act nor Proposition 218 specifies the method that is used to apportion the benefits. This responsibility rests with the Assessment Engineer, who recommends the apportionment of costs based upon an analysis of the special and direct benefit to be received by each parcel in the Assessment District from the Improvements. The approval of the assessments rests with the Board of Directors, who may approve the proposed assessments after holding a public hearing and tabulating the assessment ballots submitted by record owners of property within the Assessment District. If the majority of the assessment ballots submitted, weighted by the dollar assessment amounts for each parcel, are in opposition to levy of assessments, the Board of Directors may not levy the assessment. If a majority is in favor, the Board of Directors may approve and authorize the levy of assessments.

The following section sets forth the methodology used to apportion the costs of the Improvements to each parcel in the proposed Assessment District.

Benefit

Considerations from Proposition 218

Proposition 218 added new procedures and requirements for all assessments. Particularly, Proposition 218 provides as follows:

The assessment proceedings must identify all parcels which will have special benefit conferred upon them, including properties owned by Federal, State or Local government agencies.

"Special benefit" means "particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." General enhancement of property value does not constitute "special benefit." All references in this Report to special benefits refer to special benefits meeting the foregoing definition.

The assessment on a parcel may not exceed the reasonable cost of the proportional special benefit conferred on the parcel. The Improvements proposed to be included in Assessment District 2006-01

must meet the special benefit test of Proposition 218. Additionally, the assessment on each parcel must not exceed the cost of the proportional special benefit conferred on the parcel.

NO General Benefits

The proposed Improvements will result in water and wastewater facilities sized to provide adequate and reliable service only to the LBRID service area. Except to a possible and minor extent, the facilities do not have capacity to serve areas outside the LBRID service area. As a result all of the Improvements directly and specially benefit property inside the Assessment District and provide no general benefits to the area at large.

Unique and Special Benefits Provided by the Project

The Improvements will provide unique and special benefits to all existing and future development with the LBRID service area.

The Improvements will provide safe and reliable sewer service with adequate capacity to support the existing and future development with the LBRID service area. This is a unique and special benefit provided within the LBRID service area and not experienced by property outside of the LBRID service area.

The Improvements will provide a safe and high quality water supply to support existing and future development within the LBRID service area. This is a unique and special benefit provided within the LBRID service area and not to properties outside of the LBRID service area.

The Improvements will bring the District into compliance with the Waste Discharge Requirements (WDRs) issued by the RWQCB. This will preserve the property owners' rights to develop and use their properties and will prevent the property owners from being subject to additional Administrative Civil Liabilities. This is a unique and special benefit provided within the LBRID service area and not to properties outside of the LBRID service area.

The Improvements will result in localized improvement to public health and safety because the existing and future development within the Assessment District will have access to a safe reliable water supply and will be protected from the contact with raw sewage, which can occur during uncontrolled discharges. This is a unique and special benefit provided within the LBRID service area and not experienced by property outside of the LBRID service area.

Method for Allocating Costs

The Assessment District will finance the Improvements to the wastewater collection, pumping, treatment and disposal facilities and water treatment and storage facilities of LBRID. The size of these facilities is dependent on demand on these facilities which is typically measured in gallons per day (gpd). In general, costs of improvements for water and wastewater systems are most fairly apportioned according to demand placed on the system by benefiting property. This can be measured by water consumption or wastewater flow; it is common practice for local agencies to use this flow-based methodology to compute their rates for water and sewer usage. For the purposes of constructing capital improvements these demand estimates are generally "normalized" by land use, reflecting the fact that, on the average, most residential demands are relatively similar and most non-residential demands can be predicted based on the type of non-residential land use. This practice of

“normalizing” demand or setting design capacity factors allows water and wastewater systems to be constructed with adequate capacity.

Except as discussed below, all of the parcels in the LBRID are of identical residential land uses; the maximum development potential of each parcel is identical and is limited to one single family residential unit. None of the properties in LBRID can be subdivided¹ and all of the residential units existing and planned are of the same land use category. Therefore, all costs associated with special benefits related to the Improvements shall be apportioned evenly against each parcel, except the exempt parcels detailed below.

Exempt Parcels

The LBRID contains 7 parcels that do not receive benefits from the proposed facilities.

The three parcels noted below are owned by the LBRID and contain public facilities. These parcels contain the facilities that provide benefits to the other properties in the Assessment District. They do not receive benefit and have therefore not been assessed. The discussion below outlines both existing and proposed infrastructure located on these parcels that exempts them from currently being assessed:

016-224-001:

Existing - Water Treatment Facility with associated distribution pump station, Sewer Collection Tank with lift station, and access road.

Proposed - New water treatment facility, but inside the footprint of existing facility. The new facility will include upgrades to the SCADA system and electrical supply equipment.

016-231-002:

Existing - 200,000 gallon water storage tank, small building housing a pump station and chemical feed pumps, and access road

Proposed - Structural upgrades to the existing tank and new pumping facilities and SCADA equipment.

016-262-016:

Existing - 100,000 gallon water storage tank, small building housing a pump station and chemical feed pumps, and access road.

Proposed - Replacement of the water tank. The new tank may be of a larger volume. The pumping station and SCADA system will also be upgraded and or replaced.

The four parcels identified below are not intended for development because they do not conform to Section 18.104.110 of the Napa County Zoning Ordinance. Each parcel is constrained by at least one of the following concerns that restrict building potential: steep slopes, parcel configuration, parcel size, environmental sensitivity, proximity to streams or access. Therefore each of these parcels is also exempt from assessment because they do not benefit from and will not use either water system

¹ Section 18.104.110 of the Zoning Ordinance
1080206001

capacity or sewer system capacity. A letter of determination provided by the County of Napa Planning Department concerning these parcels is attached as Appendix 4.

016-193-008
016-193-016
016-221-001
016-262-001

Apportionment Formula

The apportionment formula for each parcel in this Assessment District can be expressed mathematically as:

$$\text{Assessment per Parcel} = \text{Balance to Assessment} / \text{Total Non-Exempt Parcels in the District}$$

Appendix 2 illustrates the application of this assessment formula to the parcels in the proposed Assessment District.

Because infrastructure components, such as pipelines, pumps and tanks, come in standardized sizes, it is impossible for the LBRID to construct a system with exactly the amount capacity necessary for the LBRID and no more. Therefore, and because there are a small number of undeveloped parcels outside of the LBRID Unit 2, the Board of Directors will establish a parallel capacity fee. This capacity fee would provide a mechanism to sell any small amount of excess capacity that may result as a result of the engineering tolerances. The revenue generated would be credited proportionally against any outstanding assessments within the Assessment District.

BOUNDARY MAP AND ASSESSMENT DIAGRAM

Both the Boundary Map and the Assessment Diagram are on file with the County Clerk of the County of Napa as the District Secretary. Reference is hereby made to the maps of record in the office of the Assessor of the County of Napa for a detailed description of the lines and dimension of any parcels shown on the Boundary Map and the Assessment Diagram, which maps shall govern for all details concerning the lines and dimensions of such parcels. Reduced copies of the Boundary Map and Assessment Diagram are included in Appendix 3 for reference.

ASSESSMENT ROLL AND NAMES & ADDRESSES OF PROPERTY OWNERS

Appendix 2 contains a list of the names and addresses of all property owners within the Assessment District as well as the assessment proposed to be levied on each property. The list is indexed to the Assessor's Parcel Numbers of the County of Napa.

Reference is made to the records of the Assessor of the County of Napa for a complete description of the boundaries of each property.

PLANS AND SPECIFICATIONS

Plans and specifications for the Improvements are on file with the County Clerk of the County of Napa as the District Clerk.

MAXIMUM ANNUAL ASSESSMENT FOR ADMINISTRATIVE COSTS AND EXPENSES

In accordance with Section 10204(f) of the California Streets and Highways Code, the City may collect an amount equal to its costs associated with administering the Assessment District. This cost will be spread to each parcel in the Assessment District on a pro-rata basis.

This cost is set at \$10,000 for the Assessment District and may be adjusted annually by the ratio of the Consumer Price Index (CPI) for the San Francisco Bay Area.

CERTIFICATES

1. I, the District Secretary of the Lake Berryessa Resort Improvement District State of California, hereby certify that the Assessment and Assessment Roll in this Engineer's Report, in the amounts set forth in Columns (1) of each, with the Assessment Diagram attached, was filed with me on _____, __, 200__.

District Secretary
Lake Berryessa Resort Improvement District, California

2. I, have prepared this Engineer's Report and do hereby certify that the amounts set forth under Summary Cost Estimate on Page 1 hereof entitled "Balance to Assessment Charge", and the individual amounts in the Assessment Roll herein, have been computed by me in accordance with the order of the Board of Directors of the Lake Berryessa Resort Improvement District, State of California, adopted on _____ __, 200__.

Mary Grace Pawson P.E.
Winzler & Kelly Consulting Engineers
Engineer of Work

3. I, the District Secretary of the Lake Berryessa Resort Improvement District, State of California, hereby certify that the Assessment in this Engineer's Report, under Summary Cost Estimate on Page 1 hereof entitled "Balance to Assessment Charge", and the individual amounts in the Assessment Roll herein was approved and confirmed by the Board of Directors of the Lake Berryessa Resort Improvement District, State of California on _____ __, 200__, by Resolution No. _____.

District Secretary
Lake Berryessa Resort Improvement District, California

4. I, the District Engineer of the Lake Berryessa Resort Improvement District, State of California, hereby certify that the Assessment in this Engineer's Report, together with the Assessment Diagram thereto attached, was recorded in my office on _____ __, 200__.

District Engineer
Lake Berryessa Resort Improvement District, California

APPENDIX 1

Detailed Cost Estimates

TOTAL COST OF IMPROVEMENTS **\$ 4,202,513.40**

Total Cost of Sewer Improvements *\$ 1,742,513.40*

Total Cost of Water Improvements *\$ 2,460,000.00*

Sewer Improvements

Repair / Replace / Slip-Line Sewer Collection System				
approx.	7 miles of pipe or	36,960	LF	
Assume	23% needs replacement	8501	LF	
Assume	0% needs slip-line	0	LF	
Description	Unit	QTY	Unit Price	Total Amount
Replace/Repair				
Pipe	LF	8,501	\$ 85.00	\$ 722,568.00
Point Repairs	EA	30	\$ 2,500.00	\$ 75,000.00
				\$ 797,568.00
20% Contingency				\$ 159,513.60
10% E&A				\$ 79,756.80
Total Estimate				\$ 1,036,838.40

Revamp Sewer Lift Stations				
	Unit	QTY	Unit Price	Total Amount
<u>Lift Station</u>				
Replace pumps	EA	2	\$ 8,000.00	\$ 16,000.00
Replace motors	EA	2	\$ 3,500.00	\$ 7,000.00
Replace Wet Well	EA	1	\$ 65,000.00	\$ 65,000.00
Telemetry	EA	1	\$ 15,000.00	\$ 15,000.00
Revamp Electrical	LS	1	\$ 10,000.00	\$ 10,000.00
				\$ 113,000.00
30% Contingency				\$ 33,900.00
15% E&A				\$ 16,950.00
Total Estimate				\$ 163,850.00
3 Lift Stations Total Estimate				\$ 491,550.00

New Spray Field				
	Unit	QTY	Unit Price	Total Amount
Deisel Pumps	EA	2	\$ 18,000.00	\$ 36,000.00
6" Piping	LF	1200	\$ 40.00	\$ 48,000.00
4"Piping	LF	2200	\$ 25.00	\$ 55,000.00
Spray Heads	EA	150	\$ 25.00	\$ 3,750.00
				\$ 142,750.00
30% Contingency				\$ 42,825.00
20% E&A				\$ 28,550.00
Total Estimate				\$ 214,125.00

Water Improvements

Water Treatment Plant Replacement				
	Unit	QTY	Unit Price	Total Amount
New Plant	EA	1	\$ 1,000,000.00	\$ 1,000,000.00
				\$ 1,000,000.00
30% Contingency				\$ 300,000.00
20% E&A				\$ 200,000.00
Total Estimate				\$ 1,500,000.00

New Water Tanks				
	Unit	QTY	Unit Price	Total Amount
Structural Upgrades for 200K gallon Tank	EA	1	\$ 210,000.00	\$ 210,000.00
Structural Upgrades for 100K gallon Tank	EA	1	\$ 130,000.00	\$ 130,000.00
100K gallon Concrete Tank	EA	1	\$ 300,000.00	\$ 300,000.00
				\$ 640,000.00
30% Contingency				\$ 192,000.00
20% E&A				\$ 128,000.00
Total Estimate				\$ 960,000.00

APPENDIX 2

Assessment Roll
Lake Berryessa Resort Improvement District
Assessment District No. 2006-01

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
1	016-181-001-000	0.4	1	15,442.48	HERBERT R CORDELL UM/M	PO BOX 178	POPE VALLEY CA 94567-0178	2164 STAGECOACH CANYON RD POPE VALLEY CA
2	016-181-002-000	0.4	1	15,442.48	HERBERT R CORDELL	PO BOX 178	POPE VALLEY CA 94567-0178	2174 STAGECOACH CANYON RD POPE VALLEY CA
3	016-181-003-000	0.37	1	15,442.48	HERBERT R CORDELL	PO BOX 178	POPE VALLEY CA 94567-0178	
4	016-181-004-000	0.36	1	15,442.48	SLOAN RONALD W	2190 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9444	2190 STAGECOACH CANYON RD POPE VALLEY CA
5	016-181-005-000	0.35	1	15,442.48	MANNING WALTER A AND DONNA J H/W	2200 STAGE COACH CANYON RD	POPE VALLEY CA 94567-9425	2196 STAGECOACH CANYON RD POPE VALLEY CA
6	016-181-006-000	0.37	1	15,442.48	GOLICK MARC	2200 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	2200 STAGECOACH CANYON RD POPE VALLEY CA
7	016-181-007-000	0.36	1	15,442.48	MANNING WALTER A AND DONNA J H/W	2200 STAGE COACH CANYON RD	POPE VALLEY CA 94567-9425	
8	016-181-008-000	0.4	1	15,442.48	STAMBAUGH ANNE A	769 RIDGEMARK DR	HOLLISTER CA 95023-6420	2212 STAGECOACH CANYON RD POPE VALLEY CA
9	016-181-009-000	0.43	1	15,442.48	HERBERT R CORDELL	PO BOX 178	POPE VALLEY CA 94567-0178	2218 STAGECOACH CANYON RD POPE VALLEY CA
10	016-181-010-000	0.4	1	15,442.48	ALCANTARA LYNDA M and PALMER MICHELLE T	2230 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	
11	016-181-011-000	0.49	1	15,442.48	ALCANTARA LYNDA M and PALMER MICHELLE T	2230 STAGECOACH CANYON	POPE VALLEY CA 94567-9425	2230 STAGECOACH CANYON RD POPE VALLEY CA
12	016-182-001-000	0.37	1	15,442.48	LEE SANDRA	955 DUNCAN ST	SAN FRANCISCO CA 94131-1800	
13	016-182-002-000	0.36	1	15,442.48	TAYLOR JOHN C and DEBRA	PO BOX 510	ANGWIN CA 94508	
14	016-182-003-000	0.49	1	15,442.48	LE NEIL	PO BOX 31	POPE VALLEY CA 94567	114 SAGE CT POPE VALLEY CA
15	016-182-004-000	0.77	1	15,442.48	GOMEZ DONALD A and SHELLEY LYN	2408 SHORELINE DR	NAPA CA 94558	
16	016-182-005-000	0.39	1	15,442.48	HERBERT R CORDELL	PO BOX 178	POPE VALLEY CA 94567-0178	
17	016-182-006-000	0.57	1	15,442.48	MEACHAM STEVE L	2185 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9430	
18	016-182-007-000	0.5	1	15,442.48	MEACHAM STEVEN AND NANCY H/W	2185 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9430	2185 STAGECOACH CANYON RD POPE VALLEY CA
19	016-182-008-000	0.51	1	15,442.48	LUM WILLIAM GONG AND VIVIAN WONG TR	3577 18TH ST	SAN FRANCISCO CA 94110-1625	
20	016-182-009-000	0.63	1	15,442.48	CURRIN ELDREDGE R BYPASS TR FBO and ANNIE L	120 SCENIC COURT	SAN BRUNO CA 94066-4741	
21	016-182-010-000	0.42	1	15,442.48	THIGPEN DONALD AND SHARON H/W	2205 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	2205 STAGECOACH CANYON RD POPE VALLEY CA
22	016-182-011-000	0.48	1	15,442.48	SPERIDON NICK W JR AND KATRINA L H/W	2211 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	2211 STAGECOACH CANYON RD POPE VALLEY CA
23	016-182-012-000	0.36	1	15,442.48	GARCIA MATTHEW J	2217 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	2217 STAGECOACH CANYON RD POPE VALLEY CA
24	016-182-013-000	0.38	1	15,442.48	WIEBE AMBER M and DAHLGREN ROBERT Y and DAHLGREN PATRICIA K	2225 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2225 STAGECOACH CANYON RD POPE VALLEY CA
25	016-182-014-000	0.41	1	15,442.48	JOHNSON ANNE M	8831 HOOD MOUNTAIN CT	SANTA ROSA CA 95409	
26	016-191-001-000	0.32	1	15,442.48	SCHUPP WILLIAM E	5489 SOBRANTE AVE	EL SOBRANTE CA 94803-1435	
27	016-191-002-000	0.31	1	15,442.48	BRIGHT LARRY L AND BRENDA K H/W ETAL & LOPEZ JOHN C AND MARY J TR ETAL & SCHUPP WILLIAM AND DONNA	5489 SOBRANTE AVE	EL SOBRANTE CA 94803	
28	016-191-003-000	0.51	1	15,442.48	NAYLOR NICHOLAS AND CARDOZA CARA	2419 STAGE COACH CANYON RD	POPE VALLEY CA 94567	2280 STAGECOACH CANYON RD POPE VALLEY CA
29	016-191-004-000	0.49	1	15,442.48	SANDERS TERESA	P O BOX 608	MIDDLETOWN CA 95461-0647	

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
30	016-192-001-000	0.34	1	15,442.48	LEAL KELI	273 CUMBERLAND ST	SAN FRANCISCO CA 94114	
31	016-192-002-000	0.28	1	15,442.48	CORRY JACOB AND BUNCH TIFFANY	2308 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2308 STAGECOACH CANYON RD POPE VALLEY CA
32	016-192-003-000	0.29	1	15,442.48	NRL INC	PO BOX 2209	NEWPORT BEACH CA 92659	
33	016-192-004-000	0.32	1	15,442.48	BRUNDIGE MARK STEVEN	2218 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9425	
34	016-193-001-000	0.44	1	15,442.48	DARMS THOMAS J AND DIEHL-DARMS LINDA J	PO BOX 180	MIDDLETOWN CA 95461-0180	2237 STAGECOACH CANYON RD POPE VALLEY CA
35	016-193-002-000	0.45	1	15,442.48	DARMS THOMAS J AND DIEHL-DARMS LINDA J	PO BOX 180	MIDDLETOWN CA 95461-0180	
36	016-193-003-000	0.59	1	15,442.48	WILLIAMS SHANE	2680 HARNESS DR	POPE VALLEY CA 94567	2249 STAGECOACH CANYON RD POPE VALLEY CA
37	016-193-004-000	0.68	1	15,442.48	FISCHER ERNIE R AND BRANDY M	PO BOX 666	COBB CA 95426	2255 STAGECOACH CANYON RD POPE VALLEY CA
38	016-193-005-000	0.46	1	15,442.48	WANG KANG QIAO	430 VINE AVE	SUNNYVALE CA 94086	
39	016-193-008-000	2.8	0	0.00	FISCHER ERNIE R AND BRANDY M	PO BOX 666	COBB CA 95426	
40	016-193-009-000	0.37	1	15,442.48	CORRO CELESTINO AND NELLY	PO BOX G	POPE VALLEY CA 94567	2291 STAGECOACH CANYON RD POPE VALLEY CA
41	016-193-010-000	0.37	1	15,442.48	BUNCH JACOB NEIL	2315 HARNESS DR	POPE VALLEY CA 94567	2315 HARNESS DR POPE VALLEY CA
42	016-193-011-000	0.38	1	15,442.48	ZAMMINER FRANCIS KENETH III	16909 SEBASTIAN WAY	ESPARTO CA 95627-2020	
43	016-193-012-000	0.37	1	15,442.48	KIEU THANH AND CHAU NU	11 HERITAGE DR	SAN RAFAEL CA 94901-8309	
44	016-193-013-000	0.42	1	15,442.48	MEDLER JOHN AND DAMARIS	288 ALMYRA DR	LAKE MARY FL 32746	
45	016-193-014-000	0.4	1	15,442.48	LIVERMORE SHARON UM/W	2339 HARNESS DR	POPE VALLEY CA 94567-9431	2339 HARNESS DR POPE VALLEY CA
46	016-193-015-000	0.45	1	15,442.48	FIELD MICHAEL H AND STACY R	2347 HARNESS DR	POPE VALLEY CA 94567	2347 HARNESS DR POPE VALLEY CA
47	016-193-016-000	0.04	0	0.00	SPILKER CONSTANCE M TR C/O CONNIE HORSTKORTA	263 SOUTH SEA WAY	LIVERMORE CA 94550-8639	
48	016-193-017-000	0.67	1	15,442.48	BLUM MARION S AND KATHRYN H	6726 LINCOLN AVE	CARMICHAEL CA 95608-1917	2267 STAGECOACH CANYON RD POPE VALLEY CA
49	016-194-001-000	0.46	1	15,442.48	KALAVERAS SALLY	PO BOX 27	POPE VALLEY CA 94567	
50	016-194-002-000	0.41	1	15,442.48	REYES BLAS H AND LOPEZ ADELINA	7 S KINGSTON ST	SAN MATEO CA 94401	
51	016-194-003-000	0.37	1	15,442.48	SCHALESKY FREDERICK THEODORE S/M	12631 ENCANTO WAY	REDDING CA 96003-7490	
52	016-194-004-000	0.37	1	15,442.48	BROWN CHARLES R AND FISCHER CHERILLYN J	PO BOX 163	POPE VALLEY CA 94567-0163	2305 STAGECOACH CANYON RD POPE VALLEY CA
53	016-194-005-000	0.53	1	15,442.48	TOROSIAN ZORIK	PO BOX 447	ANGWIN CA 94508	
54	016-194-006-000	0.42	1	15,442.48	WEGENER DAVID B	4679 HAMPSHIRE WAY	FREMONT CA 94539	
55	016-194-007-000	0.36	1	15,442.48	ANDRES WILLIAM L AND JOANNA V	2334 HARNESS DR	POPE VALLEY CA 94567	2334 HARNESS DR POPE VALLEY CA
56	016-194-008-000	0.39	1	15,442.48	BECK ELMER A AND LUCY	361 LARIAT ST	POPE VALLEY CA 94567	
57	016-194-011-000	0.44	1	15,442.48	CHAVEZ MARIO AND CLAUDI	PO BOX 2832	YOUNTVILLE CA 94599	
58	016-194-012-000	0.52	1	15,442.48	DARE PATRICK G AND CHIN HENRY L	895 PERSIMMON AVE	SUNNYVALE CA 94087-1821	
59	016-194-013-000	0.81	1	15,442.48	WOHL MICHELLE	883 MAGNOLIA AVE	LARKSPUR CA 94939-1124	113 MUSTANG CT POPE VALLEY CA
60	016-201-001-000	0.36	1	15,442.48	BRUNDIGE MARK AND IRENE	2218 STAGE COACH CANYON	POPE VALLEY CA 94567-9425	
61	016-201-002-000	0.37	1	15,442.48	PIMENTEL MODESTO AND MARGARITA	2690 INDIANA ST	NAPA CA 94558-6114	2336 STAGECOACH CANYON RD POPE VALLEY CA
62	016-201-003-000	0.38	1	15,442.48	WICKS ROBERT R AND JANIS D TR ETAL & BACHELDER ROBERT O AND ELAINE K	303 GOLDEN HIND PASSAGE	CORTE MADERA CA 94925-1913	2342 STAGECOACH CANYON RD POPE VALLEY CA
63	016-201-004-000	0.42	1	15,442.48	BERESINI ANDRIETTE	2350 STAGE COACH CANYON RD	POPE VALLEY CA 94567	2350 STAGECOACH CANYON RD POPE VALLEY CA
64	016-201-005-000	0.52	1	15,442.48	EIB BRUCE E AND LASHA A H/W	DBA AUGUST WEST ENTERPRISES	2356 STAGECOACH CANYON RD	2356 STAGECOACH CANYON RD POPE VALLEY CA
65	016-201-006-000	0.39	1	15,442.48	EIB BRUCE E AND LASHA A H/W	2356 STAGE COACH CANYON RD	POPE VALLEY CA 94567-9428	

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
66	016-201-007-000	0.48	1	15,442.48	ANDERSON ANDREW E AND JOAN M	401 HADDON ROAD	OAKLAND CA 94606	
67	016-201-010-000	0.66	1	15,442.48	ANDERSON ANDREW EDWARD AND JOAN TR	401 HADDON RD	OAKLAND CA 94606-1421	
68	016-202-001-000	0.32	1	15,442.48	GAGNE OLIVE M TR	1097 BUTTE COURT	SUNNYVALE CA 94087-3078	
69	016-202-002-000	0.32	1	15,442.48	TALBOTT RONALD L JR	100 DEPUTY DR	POPE VALLEY CA 94567	
70	016-202-003-000	0.27	1	15,442.48	TALBOTT RONALD L AND BERNICE E	2380 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2386 STAGECOACH CANYON RD POPE VALLEY CA
71	016-203-001-000	0.4	1	15,442.48	WOODFIN SUSAN AND PARKS STANLY	2397 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2397 STAGECOACH CANYON RD POPE VALLEY CA
72	016-203-002-000	0.4	1	15,442.48	MOORE NORMAN GLENN AND WILDA RUTH TR	4975 BUTI PARK DR	CASTRO VALLEY CA 94546-1414	2389 STAGECOACH CANYON RD POPE VALLEY CA
73	016-203-003-000	0.46	1	15,442.48	CLIFTON JESSE A D	P O BOX 128	POPE VALLEY CA 94567	
74	016-203-004-000	0.43	1	15,442.48	CLARK DEE M AND CATHARINE W CO-TR	2815 TOLAR ST	VERNON TX 76384-6728	
75	016-203-005-000	0.38	1	15,442.48	PIERCE SHERI L	2353 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2353 STAGECOACH CANYON RD POPE VALLEY CA
76	016-203-006-000	0.39	1	15,442.48	ARROYO LUIS AND LAURA	7841 SILVERADO TR	NAPA CA 94558	
77	016-203-007-000	0.39	1	15,442.48	FISCHER NANCY E	2337 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9428	2337 STAGECOACH CANYON RD POPE VALLEY CA
78	016-203-008-000	0.41	1	15,442.48	KALAVERAS SALLY	PO BOX 27	POPE VALLEY CA 94567	
79	016-203-009-000	0.36	1	15,442.48	POTTHOFF FREDERICK AND KATHLEEN	360 MADIA LN	ANGWIN CA 94508	
80	016-203-010-000	0.33	1	15,442.48	WRIGHT GERALD AND SARA	BOX 461	CALISTOGA CA 94515-0461	
81	016-203-011-000	0.38	1	15,442.48	WRIGHT GERALD AND SARA	BOX 461	CALISTOGA CA 94515-0461	134 MUSTANG CT POPE VALLEY CA
82	016-203-012-000	0.34	1	15,442.48	RISIUS PATRICIA POWERS AND JOHN CAMERON	1754 SAN LORENZO AVE	BERKELEY CA 94707-1825	
83	016-203-013-000	0.33	1	15,442.48	RAMIREZ JUAN NOE AND HERNANDEZ HERIBERTO RAMIREZ	126 MUSTANG CT	POPE VALLEY CA 94567	126 MUSTANG CT POPE VALLEY CA
84	016-203-014-000	0.29	1	15,442.48	FERNANDEZ TOM AND CONNIE	523 SANTA FLORITA	MILLBRAE CA 94030	
85	016-203-015-000	0.28	1	15,442.48	FERNANDEZ TOM AND CONNIE & LEONOUAKIS NICHOLAS C AND MCEVOY-LEONOUAKIS KAREN I	PO BOX 1395	MILLBRAE CA 94030	
86	016-203-016-000	0.34	1	15,442.48	GUERRA ANTONIO AND SANDRA	2368 HARNESS DR	POPE VALLEY CA 94567-9415	2368 HARNESS DR POPE VALLEY CA
87	016-203-017-000	0.26	1	15,442.48	DEMAUREGNE GUY AND LOIS E	2376 HARNESS DR	POPE VALLEY CA 94567-9415	2376 HARNESS DR POPE VALLEY CA
88	016-203-018-000	0.35	1	15,442.48	ADAMS MARK A AND CARMEN M	27 BLACKBERRY DR	NAPA CA 94567	2382 HARNESS DR POPE VALLEY CA
89	016-203-019-000	0.35	1	15,442.48	MARSH KEN O AND DULCELINA	2390 HARNESS DR	POPE VALLEY CA 94567	2390 HARNESS DR POPE VALLEY CA
90	016-203-020-000	0.35	1	15,442.48	LOBAN LEE	215 COLT CT	POPE VALLEY CA 94567	215 COLT CT POPE VALLEY CA
91	016-203-021-000	0.34	1	15,442.48	ERICKSON NEWELL E AND SHARON M	219 COLT COURT	POPE VALLEY CA 94567-9445	219 COLT CT POPE VALLEY CA
92	016-203-022-000	0.49	1	15,442.48	ERICKSON NEWELL E AND SHARON M	219 COLT COURT	POPE VALLEY CA 94567-9445	
93	016-203-023-000	0.45	1	15,442.48	MEV INVESTMENTS LLC	1052 PARKINSON CT	SAN JOSE CA 95126	
94	016-203-024-000	0.47	1	15,442.48	MILLER BRUCE	155 WINGARD CIR	NAPA CA 94558	
95	016-203-025-000	0.63	1	15,442.48	WALLACE DAVID B	P O BOX 8371	SAN JOSE CA 95155-8371	
96	016-203-026-000	0.31	1	15,442.48	GUTIERREZ EDUARDO	701 DEER PARK RD	SAINT HELENA CA 94574	2404 HARNESS DR POPE VALLEY CA
97	016-203-027-000	0.38	1	15,442.48	CIUDAJ JEFFERY AND MARIA M	PO BOX 94	ANGWIN CA 94508	2410 HARNESS DR POPE VALLEY CA
98	016-203-028-000	0.6	1	15,442.48	NEWMAN JOSEPH T AND ARLEEN L	1011 OLIVE HILL LN	NAPA CA 94558-2169	
99	016-204-001-000	0.4	1	15,442.48	DEMAUREGNE LOIS AND GUY	2376 HARNESS DR	POPE VALLEY CA 94567	2375 HARNESS DR POPE VALLEY CA
100	016-204-002-000	0.35	1	15,442.48	CLEMONS ALLEN L AND FRANCINE M H/W	2389 HARNESS DR	POPE VALLEY CA 94567-9431	2389 HARNESS DR POPE VALLEY CA

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
101	016-204-003-000	0.36	1	15,442.48	RAMIREZ BERTHA ARMANDO	2401 HARNESS DR	POPE VALLEY CA 94567-9401	2401 HARNESS DR POPE VALLEY CA
102	016-204-004-000	0.34	1	15,442.48	CRAIN RICHARD P AND LILY E	850 FRIESEN DR	ANGWIN CA 94508	
103	016-204-005-000	0.35	1	15,442.48	SCHALL DAVID W	PO BOX 951	ANGWIN CA 94508	2417 HARNESS DR POPE VALLEY CA
104	016-211-001-000	0.44	1	15,442.48	RAMIREZ CESAR NOE	2403 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2403 STAGECOACH CANYON RD POPE VALLEY CA
105	016-211-002-000	0.43	1	15,442.48	WINELAND ROGER D M/M	2409 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9428	2409 STAGECOACH CANYON RD POPE VALLEY CA
106	016-211-003-000	0.53	1	15,442.48	SINCLAIR JOSEPH T	133 SANDOLLAR DR	VALLEJO CA 94591	
107	016-212-001-000	0.33	1	15,442.48	VEGA RAQUEL S AND JOSE M	1023 DEPUTY DRIVE	POPE VALLEY CA 94567-9429	1023 DEPUTY DR POPE VALLEY CA
108	016-212-002-000	0.28	1	15,442.48	AMADOR MARK ETAL AND SWITZER JANELLE E ETAL	1029 DEPUTY DR	POPE VALLEY CA 94567-9429	1029 DEPUTY DR POPE VALLEY CA
109	016-212-003-000	0.29	1	15,442.48	PASELK ROBERT L S/M	1041 DEPUTY DR	POPE VALLEY CA 94567-9429	
110	016-212-004-000	0.28	1	15,442.48	PASELK ROBERT L S/M	1041 DEPUTY DR	POPE VALLEY CA 94567-9429	1041 DEPUTY DR POPE VALLEY CA
111	016-212-005-000	0.28	1	15,442.48	EAKLE JAMES F AND SUSAN AND HENRY AND SAMUEL	PO BOX 107	POPE VALLEY CA 94567	1049 DEPUTY DR POPE VALLEY CA
112	016-212-006-000	0.28	1	15,442.48	RUBALCAVA ANTONIO AND EMILIA AND MARIA ISABEL	1053 DEPUTY DR	POPE VALLEY CA 94567-9429	1053 DEPUTY DR POPE VALLEY CA
113	016-212-009-000	0.3	1	15,442.48	CORRY MARK A AND JANET M	1079 DEPUTY DR	POPE VALLEY CA 94567	1079 DEPUTY DR POPE VALLEY CA
114	016-212-010-000	0.31	1	15,442.48	MEADORS PAUL E	4348 ROSE LN	CONCORD CA 94518-1821	
115	016-212-011-000	0.29	1	15,442.48	CLIFTON JESSE A D	P O BOX 128	POPE VALLEY CA 94567	
116	016-212-012-000	0.27	1	15,442.48	CLEMONS VERL G AND VICTORINE M H/W	PO BOX 242	DEER PARK CA 94576-0242	2426 STAGECOACH CANYON RD POPE VALLEY CA
117	016-212-013-000	0.31	1	15,442.48	WILLIAMS JOHN F AND ANA D	PO BOX 132	POPE VALLEY CA 94567	2420 STAGECOACH CANYON RD POPE VALLEY CA
118	016-212-014-000	0.3	1	15,442.48	CARLISLE PAUL JR S/M	309 STALLION CT	POPE VALLEY CA 94567-9404	309 STALLION CT POPE VALLEY CA
119	016-212-015-000	0.29	1	15,442.48	CARLISLE PAUL J S/M	309 STALLION CT	POPE VALLEY CA 94567-9404	
120	016-212-016-000	0.27	1	15,442.48	MADERIC CHRISTOPHER A AND REBECCA RAE	314 STALLION COURT	POPE VALLEY CA 94567	314 STALLION CT POPE VALLEY CA
121	016-212-018-000	0.3	1	15,442.48	MCQUEENEY KEVIN P AND JULIENNE	3275 WOODEN VALLEY RD	NAPA CA 94558	308 STALLION CT POPE VALLEY CA
122	016-212-019-000	0.29	1	15,442.48	RAMIREZ ARMANDO AND BERTHA	2412 STAGECOACH CANYON RD	POPE VALLEY CA 94567-9428	2412 STAGECOACH CANYON RD POPE VALLEY CA
123	016-212-020-000	0.29	1	15,442.48	WHITCOMB JAY F AND STEPHANIE L	2406 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2406 STAGECOACH CANYON RD POPE VALLEY CA
124	016-212-021-000	0.29	1	15,442.48	VOGEL DEREK	207 PONY CT	POPE VALLEY CA 94567	207 PONY CT POPE VALLEY CA
125	016-212-022-000	0.27	1	15,442.48	JOHNSON MARK E AND CAROL L	PO BOX 663	ANGWIN CA 94508-0663	210 PONY CT POPE VALLEY CA
126	016-212-023-000	0.31	1	15,442.48	BHONSLE RANJIT S	208 PONY CT	POPE VALLEY CA 94567	208 PONY CT POPE VALLEY CA
127	016-212-024-000	0.31	1	15,442.48	CORRO CELESTINO AND NELLY	PO BOX G	POPE VALLEY CA 94567	202 PONY CT POPE VALLEY CA
128	016-212-025-000	0.35	1	15,442.48	MCQUEENEY KEVIN P AND JULIENNE	3275 WOODEN VALLEY RD	NAPA CA 94558	
129	016-212-026-000	0.56	1	15,442.48	COLLINS WILLIAM S AND KATHLEEN L	1069 DEPUTY DR	POPE VALLEY CA 94567-9429	1069 DEPUTY DR POPE VALLEY CA
130	016-213-003-000	0.28	1	15,442.48	STRASBURG DAN AND JACKIE OLMSTEAD H/W	PO BOX 125	POPE VALLEY CA 94567-0125	
131	016-213-004-000	0.29	1	15,442.48	BACHELDER MARK HYATT	387 MARIN AVE	MILL VALLEY CA 94941	
132	016-213-005-000	0.32	1	15,442.48	BIANCHINA RICHARD G	204 VALLEY OAKS DR	ALAMO CA 94507	
133	016-213-006-000	0.32	1	15,442.48	FOWLER MARIE K TR	4850 DEER VALLEY RD #301	ANTIOCH CA 94509-7474	

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
134	016-213-007-000	0.31	1	15,442.48	MCINTOSH ROBERT AND COLETTE H/W	2135 VINEYARD	NOVATO CA 94947-3769	
135	016-213-008-000	0.31	1	15,442.48	STEPHENS B DONELLE	1060 DEPUTY DR	POPE VALLEY CA 94567-9429	1060 DEPUTY DR POPE VALLEY CA
136	016-213-009-000	0.35	1	15,442.48	CHAN LUN C	13488 MYREN	SARATOGA CA 95070	
137	016-213-010-000	0.38	1	15,442.48	HORN ALICA D EST OF	C/O ROY E HORN	803 RIVER VIEW DR	
138	016-213-011-000	0.45	1	15,442.48	PLUMMER PAUL EDWARD AND EVELYN ALVENA	1074 DEPUTY DR	POPE VALLEY CA 94567-9429	1074 DEPUTY DR POPE VALLEY CA
139	016-213-012-000	0.53	1	15,442.48	STRASBURG DAN AND JACKIE H/W JTTS	PO BOX 125	POPE VALLEY CA 94567-0125	1080 DEPUTY DR POPE VALLEY CA
140	016-213-013-000	0.59	1	15,442.48	STRASBURG DAN AND JACKIE H/W	PO BOX 125	POPE VALLEY CA 94567-0125	
141	016-213-014-000	0.65	1	15,442.48	EAKLE JAMES and Susan	PO BOX 46	POPE VALLEY CA 94567-0046	1030 DEPUTY DR POPE VALLEY CA
142	016-221-001-000	0.21	1	15,442.48	KEEN ROBERT C AND MILDRED L H/W JTT	236 LOCUST AVE	SONOMA CA 95476	
143	016-221-002-000	0.43	1	15,442.48	POWELL ROBERT W AND JUDITH A	1555 153RD AVE	SAN LEANDRO CA 94578	
144	016-221-003-000	0.33	1	15,442.48	ANDERSEN KURTIS A	2451 HARNESS DR	POPE VALLEY CA 94567	2451 HARNESS DR POPE VALLEY CA
145	016-221-004-000	0.4	1	15,442.48	ROBERTSON PATRICIA H	2459 HARNESS DR	POPE VALLEY CA 94567-9401	2459 HARNESS DR POPE VALLEY CA
146	016-221-005-000	0.43	1	15,442.48	BOBST DONALD AND RAQUEL L	PO BOX 728	ST HELENA CA 94574	
147	016-222-001-000	0.37	0	0.00	LA CANADA HOLDING COMPANY	2185 N CALIFORNIA BLVD #270	WALNUT CREEK CA 94596	
148	016-222-002-000	0.39	1	15,442.48	MARSH KEN OWEN AND DULCELINA EDNA	133 REED CIR	NAPA CA 94558	
149	016-222-003-000	0.45	1	15,442.48	BULL MATTHEW D AND MICHELLE	112 MCMAHON CT	MARTINEZ CA 94553	2458 HARNESS DR POPE VALLEY CA
150	016-222-004-000	0.51	1	15,442.48	STRASBURG DAN AND JACKIE H/W	PO BOX 125	POPE VALLEY CA 94567-0125	
151	016-222-005-000	0.53	1	15,442.48	WOLFE ERIC	121 FISHER LN	SONOMA CA 95476	
152	016-222-006-000	0.76	1	15,442.48	PHYTHIAN CHARLES	PO BOX 2752	SAN RAFAEL CA 94912	
153	016-222-007-000	0.77	1	15,442.48	HARNESS 65 LP	1052 PARKINSON CT	SAN JOSE CA 95126	2426 HARNESS DR POPE VALLEY CA
154	016-222-008-000	0.69	1	15,442.48	EAKLE HENRY E	PO BOX 17	POPE VALLEY CA 94567-0017	
155	016-222-009-000	0.58	1	15,442.48	SHERBULA GREG	2419 STAGECOACH CANYON RD	POPE VALLEY CA 94567	2419 STAGECOACH CANYON RD POPE VALLEY CA
156	016-222-010-000	0.63	1	15,442.48	MCGUIRE MICHAEL L	PO BOX 254	POPE VALLEY CA 94567	2425 STAGECOACH CANYON RD POPE VALLEY CA
157	016-222-011-000	0.37	1	15,442.48	MALZ FREDERICK D	2431 STAGE COACH CANYON RD	POPE VALLEY CA 94567	2431 STAGECOACH CANYON RD POPE VALLEY CA
158	016-222-012-000	0.46	1	15,442.48	ZIMMERMAN BONNIE J	1111 DEPUTY DR	POPE VALLEY CA 94567-9429	1111 DEPUTY DR POPE VALLEY CA
159	016-222-013-000	0.53	1	15,442.48	HAMMOND DIANE MARIE M/W	1125 DEPUTY DR	POPE VALLEY CA 94567-9429	
160	016-222-014-000	0.44	1	15,442.48	HAMMOND BERNARD A	P O BOX 83	POPE VALLEY CA 94567-0083	1125 DEPUTY DR POPE VALLEY CA
161	016-222-015-000	0.38	1	15,442.48	OROZCO RAUL	1135 DEPUTY DR	POPE VALLEY CA 94567-9429	1135 DEPUTY DR POPE VALLEY CA
162	016-222-016-000	0.39	1	15,442.48	SARGENT SANDRA	1145 DEPUTY DR	POPE VALLEY CA 94567-9429	1145 DEPUTY DR POPE VALLEY CA
163	016-222-017-000	0.39	1	15,442.48	BOWEN BRIAN LEE AND JO ANN H/W JTT	PO BOX 415	ANGWIN CA 94508-0415	1151 DEPUTY DR POPE VALLEY CA
164	016-222-018-000	0.39	1	15,442.48	DELLA MARY TR	1532 LEWELLING BLVD	SAN LEANDRO CA 94579-2270	
165	016-223-001-000	0.52	1	15,442.48	WARDELL WILLIAM AND CABLE VIEW	C/O MURDOCH MACDONALD	3164 EUCLID AVE	
166	016-223-002-000	0.31	1	15,442.48	SHERIDAN CHELSEA M AND HAYMAN JAMES C	1130 DEPUTY DR	POPE VALLEY CA 94567	1130 DEPUTY DR POPE VALLEY CA
167	016-223-003-000	0.44	1	15,442.48	OVERSTREET RUEBEN AND BETTY H/W	1681 CENTURION DR	SANTA ROSA CA 95403-4151	1140 DEPUTY DR POPE VALLEY CA
168	016-223-004-000	0.62	1	15,442.48	DYKES LARRY S/M	1340 LONGMIRE LANE	SELAH WA 98942-8625	
169	016-223-005-000	0.42	1	15,442.48	JACO LILLY M	PO BOX 1787	LOWER LAKE CA 95457-1787	

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
170	016-224-001-000	0.92	0	0.00	LAKE BERRYESSA RESORT IMPROVEMENT DISTRIC	1195 THIRD ST #201	NAPA CA 94559-3035	2446 STAGECOACH CANYON RD POPE VALLEY CA
171	016-231-001-000	0.35	1	15,442.48	MCAHON JEFFREY S AND KELLY J	18050 SW HART DR	ALOHA OR 97007	
172	016-231-002-000	0.61	0	0.00	LAKE BERRYESSA RESORT IMPROVEMENT DISTRIC	1195 THIRD ST #201	NAPA CA 94559-3035	
173	016-231-003-000	0.44	1	15,442.48	UNRUH ERIC UM/M	PO BOX 292	DEER PARK CA 94576-0292	
174	016-231-004-000	0.44	1	15,442.48	MOORE VICTORIA A AND CHRISTOPHER M	2491 HARNESS DR	POPE VALLEY CA 94567-9401	2491 HARNESS DR POPE VALLEY CA
175	016-231-005-000	0.53	1	15,442.48	LIN KUO-REN AND MIRANDA YEN	10F #5, LANE 94, SAN MING RD, SEC 2	YANG-MEI CHENG, TAO YUAN HSIEN 326	
176	016-231-008-000	0.44	1	15,442.48	DOELLERER CHRISTIAN AND B MICHELLE	255 M BROOKSIDE DR	ANGWIN CA 94508	
177	016-231-009-000	0.38	1	15,442.48	MILLER BRUCE	155 WINGARD CIR	NAPA CA 94558	2521 WAGON WHEEL DR POPE VALLEY CA
178	016-231-010-000	0.89	1	15,442.48	MILLIKEN MAGGIE	PO BOX 846	SAINT HELENA CA 94574	2503 WAGON WHEEL DR POPE VALLEY CA
179	016-232-001-000	0.37	1	15,442.48	HOWARD FREDERICK R AND DORIS M H/W JTT	1230 GLACIER AVENUE	PACIFICA CA 94044-3821	
180	016-232-002-000	0.35	1	15,442.48	OLSON CARLA	1185 DEPUTY DR	POPE VALLEY CA 94567	1185 DEPUTY DR POPE VALLEY CA
181	016-232-003-000	0.36	1	15,442.48	WEST JAMES R AND PATRICIE ANNE	1169 DEPUTY DR	POPE VALLEY CA 94567-9429	1169 DEPUTY DR POPE VALLEY CA
182	016-233-001-000	0.5	1	15,442.48	MARLER DARLENE FAY	2528 WAGON WHEEL DR	POPE VALLEY CA 94567-9412	
183	016-233-002-000	0.58	1	15,442.48	HEWETT JOAN L	PO BOX 492	DEER PARK CA 94576-0492	2514 WAGON WHEEL DR POPE VALLEY CA
184	016-233-003-000	0.34	1	15,442.48	MEACHAM STEVE L AND NANCY J	2185 STAGECOACH CANYON RD	POPE VALLEY CA 94567	
185	016-233-004-000	0.31	1	15,442.48	WESTENRIDER BRIAN & WESTENRIDER CYNDEE	2507 HARNESS DR	POPE VALLEY CA 94567-9401	2507 HARNESS DR POPE VALLEY CA
186	016-233-005-000	0.36	1	15,442.48	POWELL ROBERT W AND JUDITH A	1555 153RD ST	SAN LEANDRO CA 94578-1919	
187	016-233-006-000	0.39	1	15,442.48	ANDREWS CHRIS M	2525 HARNESS DR	POPE VALLEY CA 94567	2525 HARNESS DR POPE VALLEY CA
188	016-233-007-000	0.47	1	15,442.48	HAMBLIN MICHAEL S	2535 HARNESS DR	POPE VALLEY CA 94567	2535 HARNESS DR POPE VALLEY CA
189	016-233-008-000	0.32	1	15,442.48	MCGEE DONNA	2545 HARNESS DR	POPE VALLEY CA 94567-9401	2545 HARNESS DR POPE VALLEY CA
190	016-234-001-000	0.48	1	15,442.48	MOON SUHDOK D AND AIZA JTT	25239 CENTURY OAKS CIR	CASTRO VALLEY CA 94552-5480	
191	016-234-002-000	0.51	1	15,442.48	HALLMAN JOHN L	PO BOX 853	ANGWIN CA 94508	1180 DEPUTY DR POPE VALLEY CA
192	016-234-003-000	0.35	1	15,442.48	HALLMAN JOHN L AND NANCY L H/W	P O BOX 853	ANGWIN CA 94508-0853	
193	016-234-004-000	0.36	1	15,442.48	CHAVEZ LEONILA C AND RAMON AND MARIO	PO BOX 2832	YOUNTVILLE CA 94599	2488 HARNESS DR POPE VALLEY CA
194	016-234-005-000	0.48	1	15,442.48	KRAUSZ F RON	1030 MAIN ST #207	ST HELENA CA 94574-2056	2500 HARNESS DR POPE VALLEY CA
195	016-234-006-000	0.36	1	15,442.48	SVOBODA EDWARD M JR	2500 HARNESS DR	POPE VALLEY CA 94567	
196	016-234-007-000	0.56	1	15,442.48	REEPEN BURNO F	4045 26TH STREET	SAN FRANCISCO CA 94131	
197	016-234-008-000	0.66	1	15,442.48	BACHELDER MARK HYATT	387 MARIN AVE	MILL VALLEY CA 94941	
198	016-234-009-000	0.64	1	15,442.48	BACHELDER MARK HYATT	387 MARIN AVE	MILL VALLEY CA 94941	
199	016-234-010-000	0.48	1	15,442.48	DAWSON ELIZABETH J S/W	1245 COTTER WAY	HAYWARD CA 94541-2104	
200	016-241-001-000	0.44	1	15,442.48	REES GABRIEL T HEIDI L	PO BOX 333	ANGWIN CA 94508	2527 WAGON WHEEL DR POPE VALLEY CA
201	016-241-002-000	0.54	1	15,442.48	LOVELAND DENNIS W AND LAURA	2535 WAGON WHEEL DR	POPE VALLEY CA 94567	2535 WAGON WHEEL DR POPE VALLEY CA
202	016-241-003-000	0.76	1	15,442.48	TURRI HAROLD RAYMOND	PO BOX 77008	SAN FRANCISCO CA 94107-0008	
203	016-241-004-000	0.51	1	15,442.48	POWELL CADINA C UM/W	C/O PATRICIA E HUTSON	2220 OAKDALE CIR	201 LARIAT ST POPE VALLEY CA

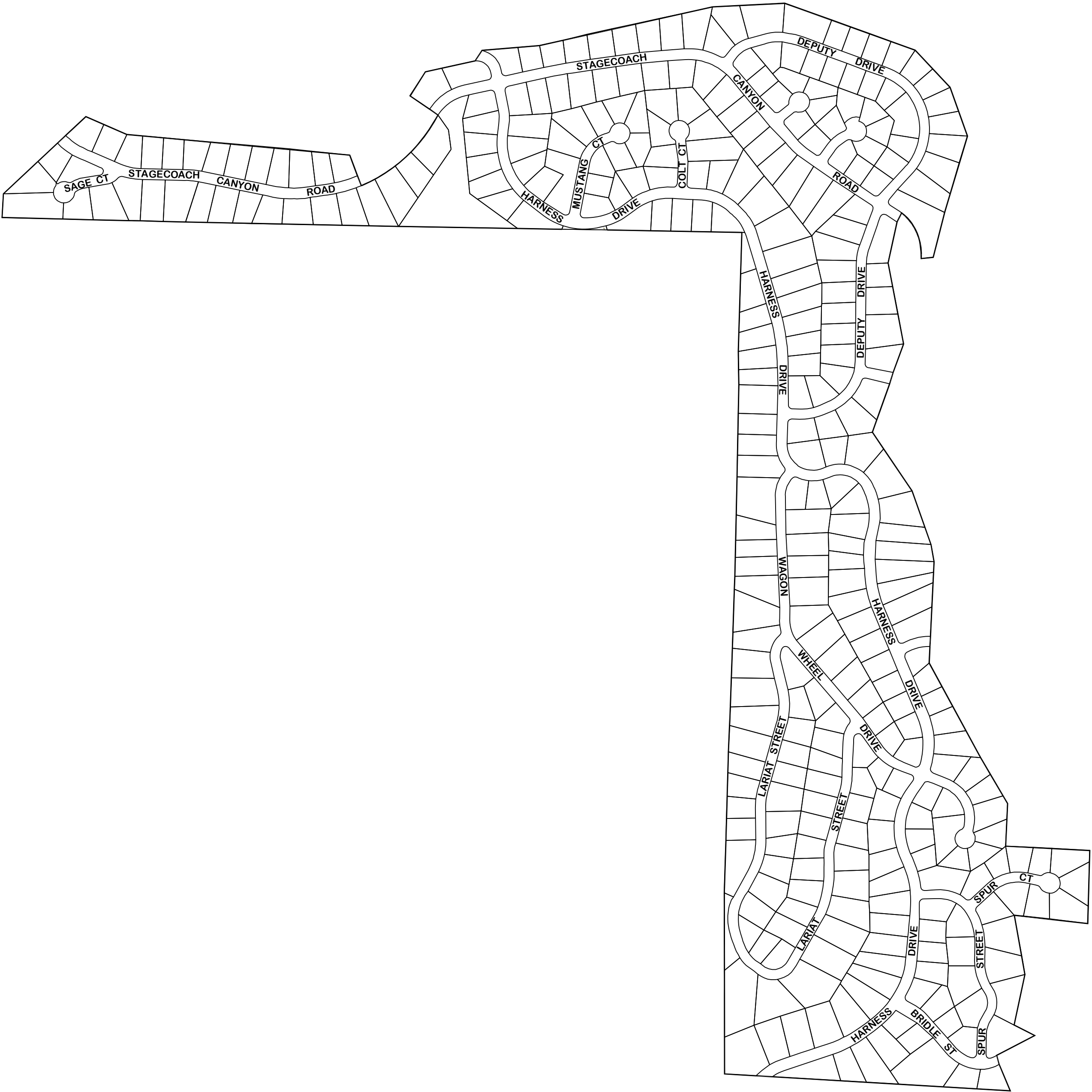
Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
204	016-241-005-000	0.74	1	15,442.48	MONTELLI PETER L	205 LARIAT STREET	POPE VALLEY CA 94567	205 LARIAT ST POPE VALLEY CA
205	016-241-006-000	0.7	1	15,442.48	KING CLYDE R AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 95461	213 LARIAT ST POPE VALLEY CA
206	016-241-007-000	0.65	1	15,442.48	JACKMAN ROZALYN N	221 LARIAT DR	POPE VALLEY CA 94567	221 LARIAT ST POPE VALLEY CA
207	016-241-008-000	0.53	1	15,442.48	TEPEN-VASQUEZ JOSE A AND TEPE B LETICIA	231 LARIAT ST	POPE VALLEY CA 94567	231 LARIAT ST POPE VALLEY CA
208	016-242-001-000	0.35	1	15,442.48	GOLENO DONALD J	PO BOX 5866	NAPA CA 94581	222 LARIAT ST POPE VALLEY CA
209	016-242-002-000	0.32	1	15,442.48	BARLOW MARK S	3725 ARGYLE ST	NAPA CA 94558	
210	016-242-003-000	0.44	1	15,442.48	EAKLE JIM AND SUE AND SAM AND HENRY	PO BOX 107	POPE VALLEY CA 94567	2555 WAGON WHEEL DR POPE VALLEY CA
211	016-242-004-000	0.37	1	15,442.48	EAKLE JIM AND SUE AND SAM AND HENRY	PO BOX 107	POPE VALLEY CA 94567	2565 WAGON WHEEL DR POPE VALLEY CA
212	016-242-005-000	0.35	1	15,442.48	EAKLE DIANA	PO BOX 107	POPE VALLEY CA 94567	2571 WAGON WHEEL DR POPE VALLEY CA
213	016-242-006-000	0.38	1	15,442.48	PINA CRAIG J S/M	PO BOX 613	RUTHERFORD CA 94573	
214	016-243-001-000	0.48	1	15,442.48	MARLER DARLENE	2528 WAGON WHEEL DR	POPE VALLEY CA 94567-9412	2528 WAGON WHEEL DR POPE VALLEY CA
215	016-243-002-000	0.6	1	15,442.48	MARLER DARLENE S/W	2528 WAGON WHEEL DR	POPE VALLEY CA 94567-9412	
216	016-243-003-000	0.51	1	15,442.48	OZGA JAN AND KATHLEEN	C/O KATHLEEN CALL	PO BOX 755	
217	016-243-004-000	0.56	1	15,442.48	MARCHINI SUSAN GAYE	949 NORVELL ST	EL CERRITO CA 94530	
218	016-243-004-000	0.56	1	15,442.48	MARCHINI SUSAN GAYE	949 NORVELL ST	EL CERRITO CA 94530	
219	016-243-005-000	0.53	1	15,442.48	SHIPMAN JIM W AND HUANG LIKUAN	219 MANOR CT	AMERICAN CANYON CA 94503	
220	016-243-006-000	0.46	1	15,442.48	SHIPMAN JIM W AND HUANG LIKUAN	216 MANOR CT	AMERICAN CANYON CA 94503	
221	016-243-007-000	0.38	1	15,442.48	SHIPMAN JIM W AND HUANG LIKUAN	219 MANOR CT	AMERICAN CANYON CA 94503	
222	016-243-008-000	0.3	1	15,442.48	AMES FORREST	50 SYAR DR	NAPA CA 94558	2580 WAGON WHEEL DR POPE VALLEY CA
223	016-243-009-000	0.29	1	15,442.48	CHAVEZ MARCIELA CHAVEZ AND FIGUEROA LUIS	2586 WAGON WHEEL DR	POPE VALLEY CA 94567	2586 WAGON WHEEL DR POPE VALLEY CA
224	016-243-010-000	0.33	1	15,442.48	KING CLYDE AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 95461	
225	016-243-011-000	0.27	1	15,442.48	LARSON JOHN E AND MARY	PO BOX 206	POPE VALLEY CA 94567-1206	2589 HARNESS DR POPE VALLEY CA
226	016-243-012-000	0.3	1	15,442.48	LARSON JOHN E AND MARY	PO BOX 206	POPE VALLEY CA 94567	
227	016-243-013-000	0.33	1	15,442.48	MUND CHUCK AND CAROLYN	PO BOX 1565	MIDDLETOWN CA 95461	
228	016-243-014-000	0.36	1	15,442.48	MUND CAROLYN L AND CHARLES F	PO BOX 1565	MIDDLETOWN CA 95461	2569 HARNESS DR POPE VALLEY CA
229	016-243-015-000	0.4	1	15,442.48	KALAVERAS SALLY RAE	PO BOX 27	POPE VALLEY CA 94567	2563 HARNESS DR POPE VALLEY CA
230	016-243-016-000	0.46	1	15,442.48	KALAVERAS SALLY R	PO BOX 27	POPE VALLEY CA 94567-0027	
231	016-243-017-000	0.47	1	15,442.48	SARGENT FIOR DAVID	6143 OAK FOREST WY	SAN JOSE CA 95120-2732	
232	016-243-018-000	0.47	1	15,442.48	AYALA XAVIER	3017 BROWNS VALLEY RD #C	NAPA CA 94558	
233	016-243-019-000	0.31	1	15,442.48	LEISTER STELLA N	925 CHELAN DR	SUNNYVALE CA 94087-4007	2547 HARNESS DR POPE VALLEY CA
234	016-244-001-000	0.55	1	15,442.48	LEAL-MARKHAM SHAUNA	273 CUMBERLAND ST	SAN FRANCISCO CA 94114	
235	016-244-002-000	0.56	1	15,442.48	MARQUEZ DAVID	2548 HARNESS DR	POPE VALLEY CA 94567-9401	2548 HARNESS DR POPE VALLEY CA
236	016-244-003-000	0.48	1	15,442.48	PAOLAZZI LANCE S	2554 HARNESS	POPE VALLEY CA 94567-9401	2554 HARNESS DR POPE VALLEY CA
237	016-244-004-000	0.59	1	15,442.48	SMITH WARREN W	1090 VIEW WAY	PACIFICA CA 94044-4206	
238	016-244-005-000	0.46	1	15,442.48	SLACK TIMOTHY S AND MARGO	2564 HARNESS DR	POPE VALLEY CA 94567-9401	2564 HARNESS DR POPE VALLEY CA 94567

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
239	016-245-001-000	0.27	1	15,442.48	ROSSI STEVEN K & ROSSI TAMMY	2574 HARNESS DR	POPE VALLEY CA 94567	2574 HARNESS DR POPE VALLEY CA
240	016-245-002-000	0.28	1	15,442.48	ANDREWS JOHN R AND DIANE	P O BOX 2141	BETHEL ISLAND CA 94511	
241	016-245-003-000	0.28	1	15,442.48	VERBERA ROBERTO AND CHELENE	2586 HARNESS DR	POPE VALLEY CA 94567	2586 HARNESS DR POPE VALLEY CA
242	016-245-004-000	0.36	1	15,442.48	BULL JOHN AND LORI	PO BOX 2453	NAPA CA 94558	2590 HARNESS DR POPE VALLEY CA
243	016-245-005-000	0.49	1	15,442.48	PAYAN DANIEL	2594 HARNESS DR	POPE VALLEY CA 94567	2594 HARNESS DR POPE VALLEY CA
244	016-245-005-000	0.49	1	15,442.48	PAYAN MANUELA	2594 HARNESS DR	POPE VALLEY CA 94567	2594 HARNESS DR POPE VALLEY CA
245	016-251-001-000		1	15,442.48	THORVALDSON RUTH V ETAL & TAM BRETT AND CRISTI L H/W ETAL	PO BOX 147	POPE VALLEY CA 94567-0147	235 LARIAT ST POPE VALLEY CA
246	016-251-002-000	0.35	1	15,442.48	MINNICK ELEANOR V	245 LARIAT ST	POPE VALLEY CA 94567	
247	016-251-003-000	0.32	1	15,442.48	MINNICK ELEANOR V	245 LARIAT ST	POPE VALLEY CA 94567	245 LARIAT ST POPE VALLEY CA
248	016-251-004-000	0.35	1	15,442.48	MINNICK ELEANOR V	245 LARIAT ST	POPE VALLEY CA 94567	
249	016-251-005-000	0.68	1	15,442.48	MARTIN DAVE AND JENNIFER	261 LARIAT ST	POPE VALLEY CA 94567	261 LARIAT ST POPE VALLEY CA
250	016-252-001-000	0.46	1	15,442.48	KENDRICK JAMES AND JENNIFER	266 LARIAT ST	POPE VALLEY CA 94567	266 LARIAT ST POPE VALLEY CA
251	016-252-002-000	0.37	1	15,442.48	REDWINE VALERIE M	260 LARIAT ST	POPE VALLEY CA 94567-9402	260 LARIAT ST POPE VALLEY CA
252	016-252-003-000	0.33	1	15,442.48	THOMAS RAYMOND A AND YBARRA RAYMOND & RENEE	200 LARIAT DR	POPE VALLEY CA 94567	200 LARIAT ST POPE VALLEY CA
253	016-252-006-000	0.37	1	15,442.48	CRAIN RICHARD PAND LILLY E	850 FRIESEN DR	ANGWIN CA 94508	234 LARIAT ST POPE VALLEY CA
254	016-252-007-000	0.35	1	15,442.48	MARLER AARON M AND DENISE G	230 LARIAT DR	POPE VALLEY CA 94567	230 LARIAT ST POPE VALLEY CA
255	016-252-008-000	0.37	1	15,442.48	GARAY ALEJANDRO	385 LARIAT ST	POPE VALLEY CA 94567	385 LARIAT ST POPE VALLEY CA
256	016-252-009-000	0.4	1	15,442.48	SERNA MICHAEL JOHN TAN	5250 S MONTECITO DR	CONCORD CA 94521	
257	016-252-010-000	0.4	1	15,442.48	GONZALEZ SAUL AND TANYA M	369 LARIAT STREET	POPE VALLEY CA 94567	369 LARIAT ST POPE VALLEY CA
258	016-252-011-000	0.38	1	15,442.48	BECK ELMER A AND LUCY	361 LARIAT ST	POPE VALLEY CA 94567	361 LARIAT ST POPE VALLEY CA
259	016-252-012-000	0.34	1	15,442.48	FERGUSON JOE AND KATHY	1288 GLENWOOD DR	PETALUMA CA 94954	
260	016-252-013-000	0.38	1	15,442.48	KING CLYDE R AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 95461	
261	016-252-014-000	0.41	1	15,442.48	FREDERICO LINDA M	PO BOX 247	DEER PARK CA 94576	
262	016-253-001-000	0.54	1	15,442.48	EAKLE HENRY E	PO BOX 17	POPE VALLEY CA 94567-0017	
263	016-253-002-000	0.45	1	15,442.48	TOMPKINS DANIEL D AND SELMA H	P O BOX 95	ANGWIN CA 94508-0095	
264	016-253-003-000	0.41	1	15,442.48	DIAZ FABIO FERNANDO	5464 WINDFLOWER DR	LIVERMORE CA 94551-1358	
265	016-253-004-000	0.36	1	15,442.48	FIFIELD CATHY	PO BOX 86	POPE VALLEY CA 94567-0086	
266	016-253-005-000	0.33	1	15,442.48	DOYLE BRYAN C	PO BOX 651	EL VERANO CA 95433-0651	
267	016-253-006-000	0.31	1	15,442.48	DOYLE BRYAN C	PO BOX 651	EL VERANO CA 95433-0651	
268	016-253-007-000	0.25	1	15,442.48	DOYLE BRYAN C	PO BOX 651	EL VERANO CA 95433-0651	2589 WAGON WHEEL DR POPE VALLEY CA
269	016-253-008-000	0.3	1	15,442.48	DOYLE BRYAN C	PO BOX 651	EL VERANO CA 95433-0651	
270	016-253-009-000	0.39	1	15,442.48	NRLL EAST LLC	PO BOX 2209	NEWPORT BEACH CA 92659-1509	
271	016-253-010-000	0.45	1	15,442.48	NRLL EAST LLC	PO BOX 2209	NEWPORT BEACH CA 92659-1509	
272	016-253-011-000	0.41	1	15,442.48	KING CLYDE R AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 94561	
273	016-253-012-000	0.43	1	15,442.48	NIKSA JONATHAN P	C/O NATALIE MARIE FELICE	2633 HARNESS DR	2633 HARNESS DR POPE VALLEY CA

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
274	016-254-001-000	0.39	1	15,442.48	HENSEL NATHAN JR	4238 2ND AVE	SACRAMENTO CA 95817	2598 HARNESS DR POPE VALLEY CA
275	016-254-002-000	0.38	1	15,442.48	HENSEL CLARENCE N JR	4238-1/2 2ND AVE	SACRAMENTO CA 95817	
276	016-254-003-000	0.33	1	15,442.48	DABNER CATHERINE M	3400 BALDWIN WY	SANTA ROSA CA 95403	
277	016-254-004-000	0.46	1	15,442.48	AMINY ENAYAT	1415 MORTON STREET #C	ALAMEDA CA 94501	
278	016-254-005-000	0.33	1	15,442.48	KIMBARA RIE	1207 MELVILLE SQ #413	RICHMOND CA 94804-4568	
279	016-254-006-000	0.29	1	15,442.48	WILSON DONALD S AND REBECCA J	1010 PINE MEADOWS COURT	MARTINEZ CA 94553-4739	
280	016-254-007-000	0.27	1	15,442.48	FISHER SANDRA M	2957 CHEVY WY	SAN PABLO CA 94806-3215	
281	016-254-010-000	0.34	1	15,442.48	SHERRY LINDA R AND DENNIS J	19 ARLINGTON DR	SOUTH SAN FRANCISCO CA 94080	409 WAGON WHEEL CT POPE VALLEY CA
282	016-254-011-000	0.28	1	15,442.48	SMITH JAVEZ M AND CAROLYN	2608 HARNESS DR	POPE VALLEY CA 94567-9401	2608 HARNESS DR POPE VALLEY CA
283	016-254-012-000	0.32	1	15,442.48	BRAUN PAUL D AND MARVIN M	2614 HARNESS DR	POPE VALLEY CA 94567	2614 HARNESS DR POPE VALLEY CA
284	016-254-013-000	0.31	1	15,442.48	OLSON MERCEDES V AND ALLAN L	PO BOX 64	POPE VALLEY CA 94567-0064	2624 HARNESS DR POPE VALLEY CA
285	016-254-014-000	0.25	1	15,442.48	HOYT RICHARD W AND NANCY J	PO BOX 339	ANGWIN CA 94508-0339	
286	016-254-017-000	0.34	1	15,442.48	HENDRICKS GERALYN AND SHEPARD VIRGINIA M	2233 TRINITY DR	BRENTWOOD CA 94513	
287	016-254-018-000	0.26	1	15,442.48	REID WALLACE J AND BONNIE CO-TR	304 CAPE CT	MILL VALLEY CA 94941-3302	
288	016-254-019-000	0.32	1	15,442.48	WILLIAMS DARLENE F	21479 SANTA CLARA AVE	MIDDLETOWN CA 95461-9588	116 SPUR CT POPE VALLEY CA
289	016-254-020-000	0.29	1	15,442.48	BEVINS CAROL L AND JAMES A	120 SPUR CT	POPE VALLEY CA 94567-9413	120 SPUR CT POPE VALLEY CA
290	016-254-021-000	0.45	1	15,442.48	BEVINS CAROL L AND JAMES A	120 SPUR COURT	POPE VALLEY CA 94567-9413	
291	016-254-022-000	0.43	1	15,442.48	WILMOTH KENNETH C AND ULRICE B	126 SPUR CT	POPE VALLEY CA 94567-9413	126 SPUR CT POPE VALLEY CA
292	016-254-023-000	0.53	1	15,442.48	AAEN BERNIE A AND CORDIS JEWEL M	123 SPUR CT	POPE VALLEY CA 94567-9413	123 SPUR CT POPE VALLEY CA
293	016-254-024-000	0.37	1	15,442.48	FIFIELD CATHY	PO BOX 86	POPE VALLEY CA 94567-0086	
294	016-254-025-000	0.43	1	15,442.48	CAMPOS SILVANO C	134 A SURREY ST	SAN FRANCISCO CA 94131-2952	
295	016-254-026-000	0.37	1	15,442.48	KING CLYDE R AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 95461	105 SPUR CT POPE VALLEY CA
296	016-254-027-000	0.57	1	15,442.48	JOHNSON WILLIAM J AND DAWN L	2636 HARNESS DR	POPE VALLEY CA 94567	2636 HARNESS DR POPE VALLEY CA
297	016-254-028-000	0.54	1	15,442.48	BOOTH RICHARD DAVID	PO BOX 238	ANGWIN CA 94508-0238	419 WAGON WHEEL CT POPE VALLEY CA
298	016-261-001-000	0.42	1	15,442.48	BEARDSLEY LINDEN RAY AND SALLY ANN H/W CM	P O BOX 581	ANGWIN CA 94508-0581	272 LARIAT ST POPE VALLEY CA
299	016-261-002-000	0.26	1	15,442.48	SPARKS LARRY D AND VERA JANE	282 LARIAT ST	POPE VALLEY CA 94567-9402	282 LARIAT ST POPE VALLEY CA
300	016-261-003-000	0.3	1	15,442.48	KIRK DARRELL R S/M	483 TOYON	ANGWIN CA 94508-9730	
301	016-261-004-000	0.31	1	15,442.48	KIRK DARRELL R S/M	483 TOYON	ANGWIN CA 94508-9730	
302	016-261-005-000	0.43	1	15,442.48	JONES CHARLES W JR AND ALICE E TR	7 TERRA LINDA DR	SAN RAFAEL CA 94903-3730	
303	016-261-006-000	0.37	1	15,442.48	TIGAN JAY AND EVI	132 PALO VERDE TE	SANTA CRUZ CA 95060	
304	016-262-001-000	0.29	0	0.00	MAYO NANCY ETAL C/O GARY KENNETH WHITEMAN	140 ELSBREE CIR	WINDSOR CA 95492	
305	016-262-002-000	1.12	1	15,442.48	LOVELESS DONALD V AND YVONNE T H/W	291 LARIAT ST	POPE VALLEY CA 94567-9402	291 LARIAT ST POPE VALLEY CA
306	016-262-003-000	0.78	1	15,442.48	KALAVERAS S R	2518 JEFFERSON ST	NAPA CA 94559	
307	016-262-004-000	0.92	1	15,442.48	LAIDLAW MICHAEL	PO BOX 381	OAKVILLE CA 94562-0381	
308	016-262-005-000	0.72	1	15,442.48	LAIDLAW MICHAEL	PO BOX 381	OAKVILLE CA 94562-0381	314 LARIAT ST POPE VALLEY CA
309	016-262-006-000	0.67	1	15,442.48	MCGOVERN JOAN R	11 PRIORY LN	PELHAM MANOR NY 10803-3603	
310	016-262-007-000	0.57	1	15,442.48	CAMPOS SILVANO C S/M	134 "A" SURREY ST	SAN FRANCISCO CA 94131-2952	
311	016-262-008-000	0.45	1	15,442.48	ROSALES DANIEL AND KATHY	2641 HARNESS DR	POPE VALLEY CA 94567-9401	2641 HARNESS DR POPE VALLEY CA

Assmt No.	APN	Acres	EDU	Assessment	Owner	Address1	Address2	Situs
312	016-262-009-000	0.44	1	15,442.48	PRING CHAD KEVIN	4000 TOKAY DR	NAPA CA 94558	
313	016-262-010-000	0.47	1	15,442.48	PECOTA THOMAS M AND JESSICA	2655 HARNESS DR	POPE VALLEY CA 94567	2655 HARNESS DR POPE VALLEY CA
314	016-262-011-000	0.46	1	15,442.48	RAY GILBERT L AND DEBORAH A AND PICKWORTH EVELYN L	2661 HARNESS DR	POPE VALLEY CA 94567-9401	2661 HARNESS DR POPE VALLEY CA
315	016-262-012-000	0.5	1	15,442.48	MEIXEL JUANITA M	2667 HARNESS DR	POPE VALLEY CA 94567-9401	2667 HARNESS DR POPE VALLEY CA 94567
316	016-262-013-000	0.55	1	15,442.48	HAKIMI MOHAMMAD REZA AND NOOSHIN	124 MONTECITO CRESCENT	WALNUT CREEK CA 94596-3418	2675 HARNESS DR POPE VALLEY CA
317	016-262-014-000	0.58	1	15,442.48	HAKIMI MOHAMMAD REZA AND NOOSHIN	124 MONTICITO CRESCENT	WALNUT CREEK CA 94596	
318	016-262-015-000	0.62	1	15,442.48	GAUDET KENNETH J AND LORRAINE J	140 ADOBE LANE	NAPA CA 94559	
319	016-262-016-000	0.58	0	0.00	LAKE BERRYESSA RESORT IMPROVEMENT DISTRIC	1195 THIRD ST #201	NAPA CA 94559-3035	
320	016-262-017-000	0.56	1	15,442.48	BIRD CHARLES AND JOANNE	2709 HARNESS DR	POPE VALLEY CA 94567-9424	2709 HARNESS DR POPE VALLEY CA
321	016-262-018-000	0.91	1	15,442.48	REYES LEO S/M	4282 35TH ST	SAN DIEGO CA 92104	
322	016-263-001-000	0.34	1	15,442.48	BEZAS STEPHANES P AND PATRICIA E H/W	1020 BRIDLE	POPE VALLEY CA 94567-9447	1020 BRIDLE ST POPE VALLEY CA
323	016-263-002-000	0.26	1	15,442.48	RUGGIERO A AND JOANN	106 BALBOA CT	HERCULES CA 94547-1100	
324	016-263-003-000	0.36	1	15,442.48	HERNANDEZ PETE M AND ANGELINA A	3460 FLORA VISTA AVE	SANTA CLARA CA 95051-2139	
325	016-263-004-000	0.34	1	15,442.48	ROSANO ANTONIO AND MARIA H/W	1943 ROSEBUD CT	SAN JOSE CA 95128-3609	
326	016-263-005-000	0.35	1	15,442.48	ROSANO ANTHONY AND MARIA	1943 ROSE BUD COURT	SAN JOSE CA 95128-3609	2660 HARNESS DR POPE VALLEY CA
327	016-263-006-000	0.32	1	15,442.48	ROSANO SEBASTIANO AND VERONIKA	3589 CROPLEY AVE	SAN JOSE CA 95132-1818	2656 HARNESS DR POPE VALLEY CA
328	016-263-007-000	0.32	1	15,442.48	JURADO LEIDA AND PABLO	2650 HARNESS DR	POPE VALLEY CA 94567	2650 HARNESS DR POPE VALLEY CA
329	016-263-008-000	0.37	1	15,442.48	CORREA TOMAS RAMIREZ AND FRANCISCA RAMIREZ	2644 HARNESS DR	POPE VALLEY CA 94567	2644 HARNESS DR POPE VALLEY CA
330	016-263-009-000	0.36	1	15,442.48	FIFIELD CATHY	PO BOX 86	POPE VALLEY CA 94567-0086	
331	016-263-010-000	0.43	1	15,442.48	FIFIELD CATHY	PO BOX 86	POPE VALLEY CA 94567-0086	555 SPUR ST POPE VALLEY CA
332	016-263-011-000	0.53	1	15,442.48	ROSANO ANTONIO AND MARIA H/W	1943 ROSEBUD CT	SAN JOSE CA 95128-3609	
333	016-263-012-000	0.44	1	15,442.48	BICKETT GAIL	575 SPUR ST	POPE VALLEY CA 94567	575 SPUR ST POPE VALLEY CA
334	016-264-001-000	0.58	1	15,442.48	KING CLYDE R AND MARY ELLEN	PO BOX 697	MIDDLETOWN CA 95461	
335	016-264-002-000	0.57	1	15,442.48	MARTELLA ERIK T	560 SPUR ST	POPE VALLEY CA 94567	560 SPUR ST POPE VALLEY CA
336	016-264-003-000	0.61	1	15,442.48	QUICK MICHAEL D AND HOPE RACHEL	570 SPUR ST	POPE VALLEY CA 94567-9446	570 SPUR ST POPE VALLEY CA
337	016-264-004-000	0.61	1	15,442.48	BEZAS STEVE AND PATRICIA	1020 BRIDLE ST	POPE VALLEY CA 94567	
338	016-265-001-000	0.51	1	15,442.48	HAYHURST DAWNA L	6520 SERENDIPITY LN	PLACERVILLE CA 95667-9798	2700 HARNESS DR POPE VALLEY CA
339	016-265-002-000	0.37	1	15,442.48	ABELLA GILBERT AND HANA	2688 HARNESS DR	POPE VALLEY CA 94567	2688 HARNESS DR POPE VALLEY CA
340	016-265-003-000	0.54	1	15,442.48	SMIAROWSKI RICHARD J	2684 HARNESS DR	POPE VALLEY CA 94567-9401	2684 HARNESS DR POPE VALLEY CA
341	016-265-004-000	0.52	1	15,442.48	WILLIAMS SHANE THOMAS	2680 HARNESS DR	POPE VALLEY CA 94567-9401	2680 HARNESS DR POPE VALLEY CA
342	016-265-009-000	0.33	1	15,442.48	PISANO JON GORDON AND JAN E	PO BOX 26433	SAN JOSE CA 95159-6433	1025 BRIDLE ST POPE VALLEY CA
343	016-265-010-000	0.32	1	15,442.48	MCABEE ROBERT S AND NANCY J	1029 BRIDLE STREET	POPE VALLEY CA 94567-9448	1029 BRIDLE ST POPE VALLEY CA
344	016-265-011-000	0.26	1	15,442.48	GONZALEZ RAFAEL MEDINA AND MARIA S GONZALEZ	2676 HARNESS DR	POPE VALLEY CA 94567	2676 HARNESS DR POPE VALLEY CA
345	016-265-012-000	0.31	1	15,442.48	PATLAN ATAULFO AND MCKAY MICHELLE	1009 BRIDLE ST	POPE VALLEY CA 94567	1009 BRIDLE ST POPE VALLEY CA
346	016-265-013-000	1.09	1	15,442.48	GRAY MELVIN R JR AND MINEKO KOMA	1021 BRIDLE ST	POPE VALLEY CA 94567-9448	1021 BRIDLE ST POPE VALLEY CA
Totals			339	5,235,000				

APPENDIX 3



LEGEND

LBRID BOUNDARY LINE

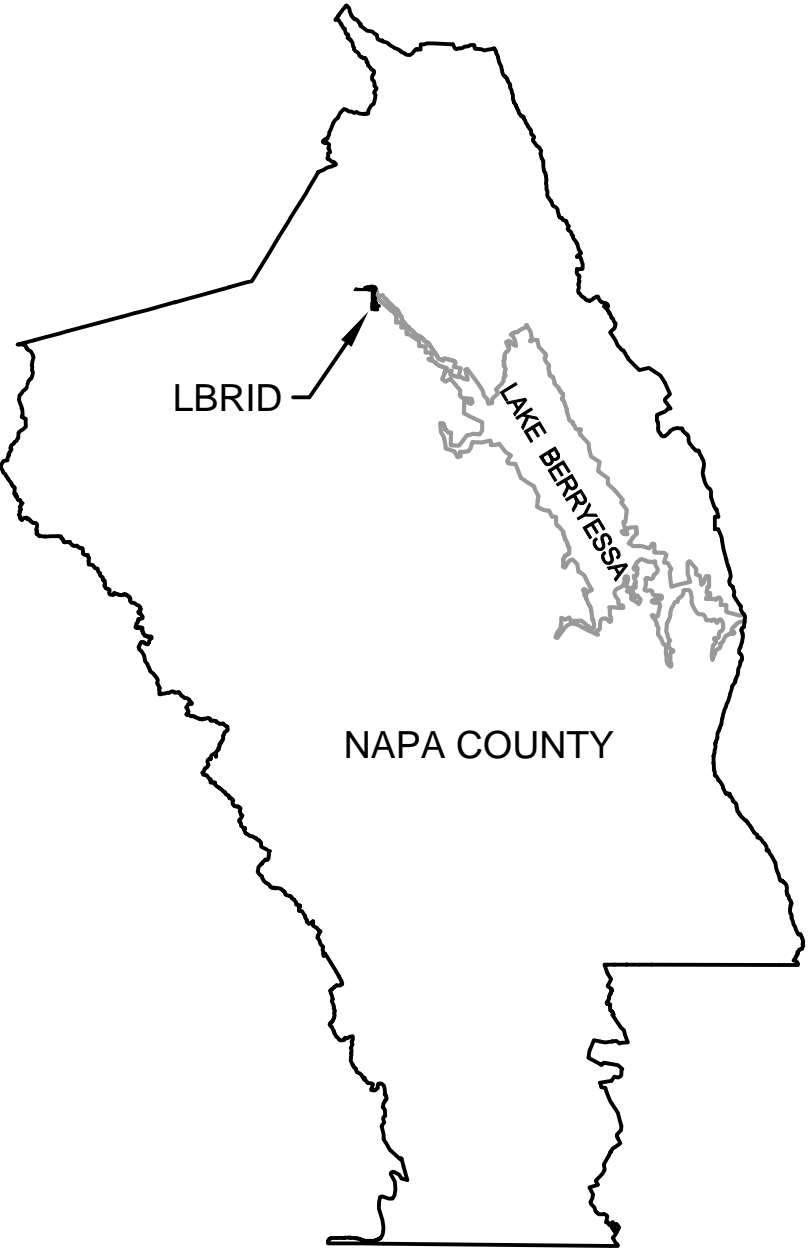
PARCEL LINE

SCALE: 1" = 400'

BOUNDARIES OF LAKE BERRYESSA RESORT IMPROVEMENT

DISTRICT ASSESSMENT DISTRICT No. 2006-01

COUNTY OF NAPA, STATE OF CALIFORNIA



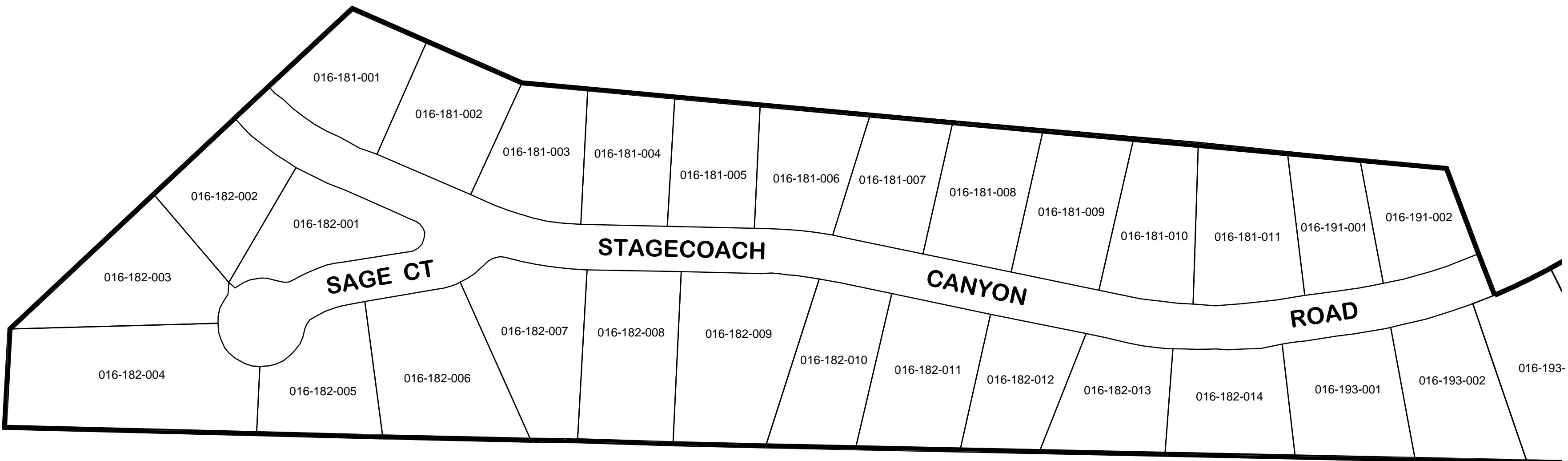
1. FILED IN THE OFFICE OF THE DISTRICT SECRETARY
OF THE LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT THIS _____ DAY OF
_____, 200____.
- _____, DISTRICT SECRETARY
COUNTY OF NAPA
2. I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT ASSESSMENT DISTRICT No. 2006-01, COUNTY OF
NAPA, WAS APPROVED BY THE BOARD OF DIRECTORS OF
THE COUNTY OF NAPA AT A REGULAR MEETING THEREOF,
HELD ON THE _____ DAY OF _____, 200____ BY
ITS RESOLUTION NO. _____.
- _____, COUNTY CLERK
COUNTY OF NAPA
3. FILED THIS _____ DAY OF _____, 200____,
AT THE HOUR OF _____ O'CLOCK ____M, IN BOOK _____ OF
MAPS OF ASSESSMENTS AND COMMUNITY FACILITIES
DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF SONOMA, STATE OF
CALIFORNIA.

COUNTY RECORDER
COUNTY OF NAPA

WINZLER & KELLY
CONSULTING ENGINEERS

495 TESCONI CIRCLE, SANTA ROSA, CA, 95401
PH (707) 523-1010 ♦ FAX (707) 527-8679
WWW.W-AND-K.COM

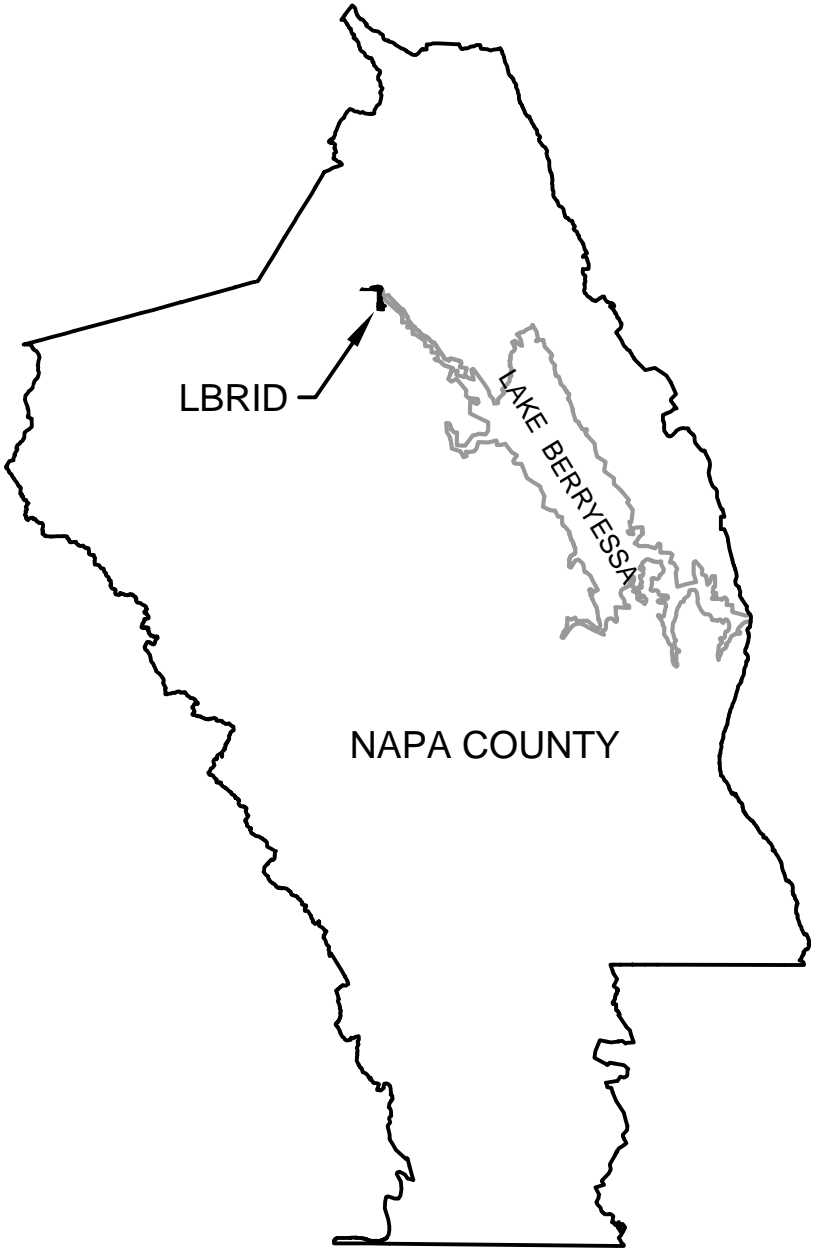
DATE: DECEMBER 15, 2006 SHEET: 1 OF 1



SCALE: 1" = 100'

ASSESSMENT DIAGRAM OF LAKE BERRYESSA RESORT
IMPROVEMENT DISTRICT ASSESSMENT DISTRICT No. 2006-01
COUNTY OF NAPA, STATE OF CALIFORNIA

LEGEND	
LBRID BOUNDARY LINE	
PARCEL LINE	



1. FILED IN THE OFFICE OF THE DISTRICT SECRETARY
OF THE LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT THIS _____ DAY OF
_____, 200__.

_____, DISTRICT SECRETARY
COUNTY OF NAPA

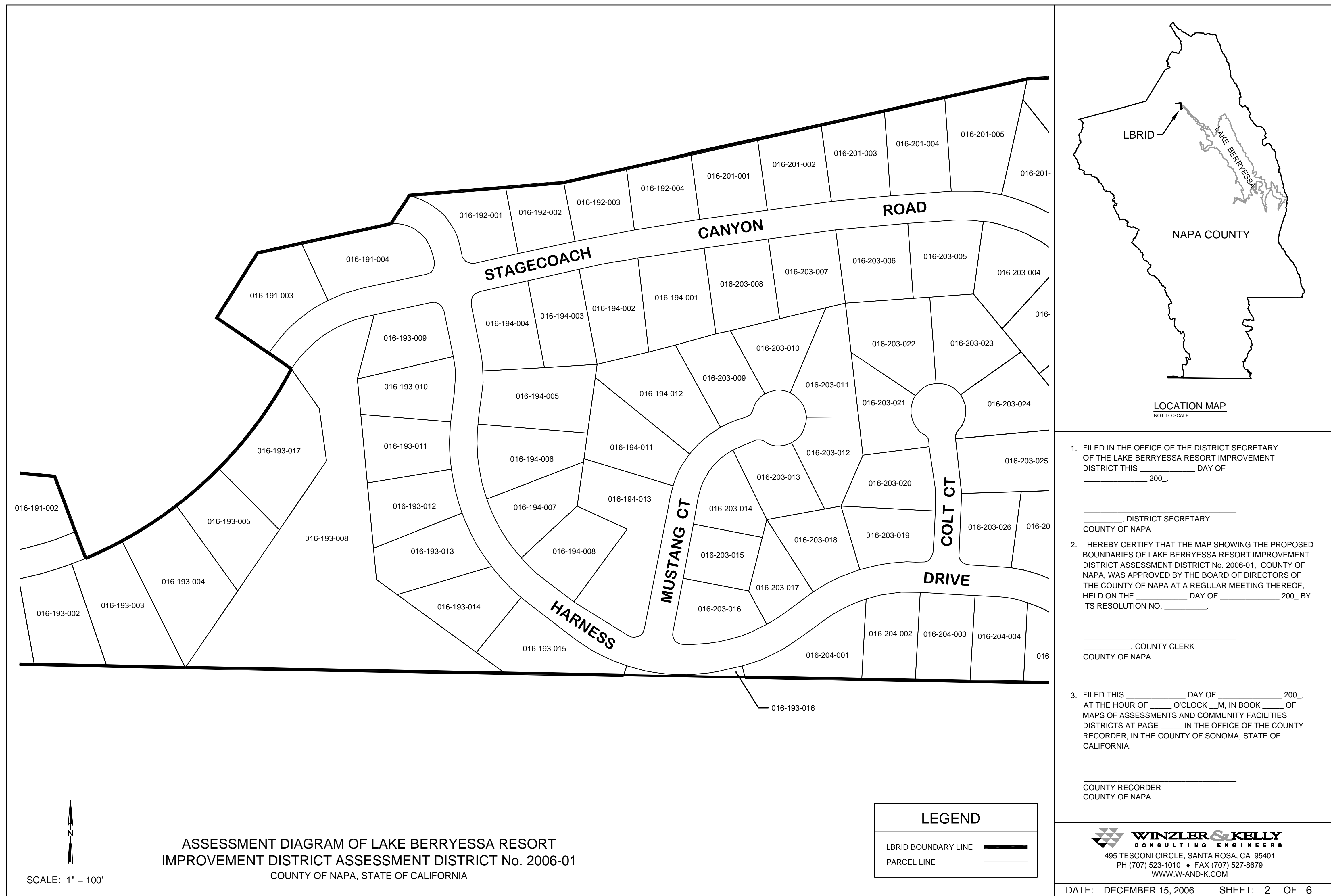
2. I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT ASSESSMENT DISTRICT No. 2006-01, COUNTY OF
NAPA, WAS APPROVED BY THE BOARD OF DIRECTORS OF
THE COUNTY OF NAPA AT A REGULAR MEETING THEREOF,
HELD ON THE _____ DAY OF _____, 200__, BY
ITS RESOLUTION NO. _____.

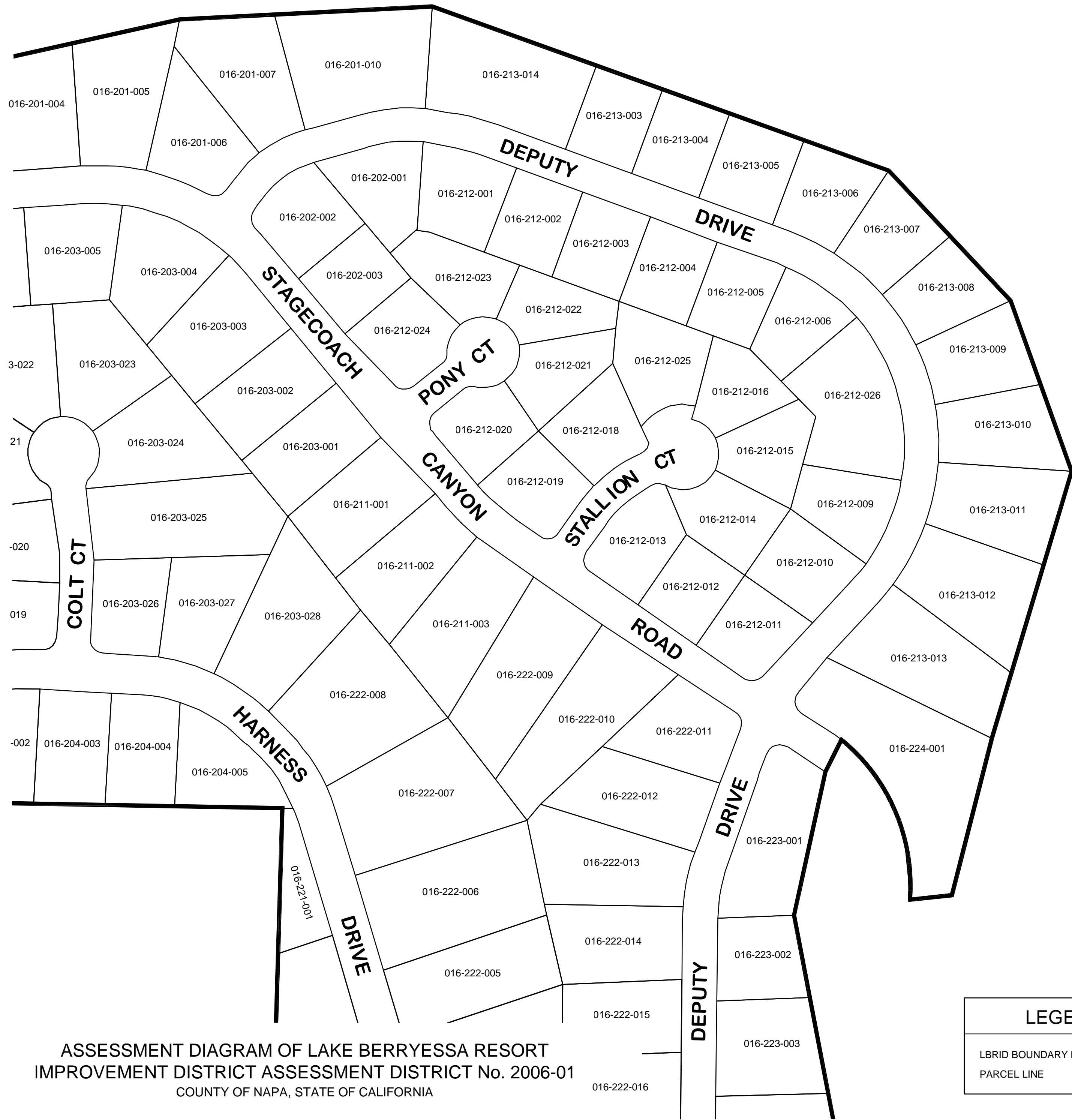
_____, COUNTY CLERK
COUNTY OF NAPA

3. FILED THIS _____ DAY OF _____, 200__,
AT THE HOUR OF _____ O'CLOCK ____ M, IN BOOK _____ OF
MAPS OF ASSESSMENTS AND COMMUNITY FACILITIES
DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF SONOMA, STATE OF
CALIFORNIA.

_____, COUNTY RECORDER
COUNTY OF NAPA

**WINZLER & KELLY**
CONSULTING ENGINEERS
495 TESCONI CIRCLE, SANTA ROSA, CA 95401
PH (707) 523-1010 ♦ FAX (707) 527-8679
WWW.W-AND-K.COM

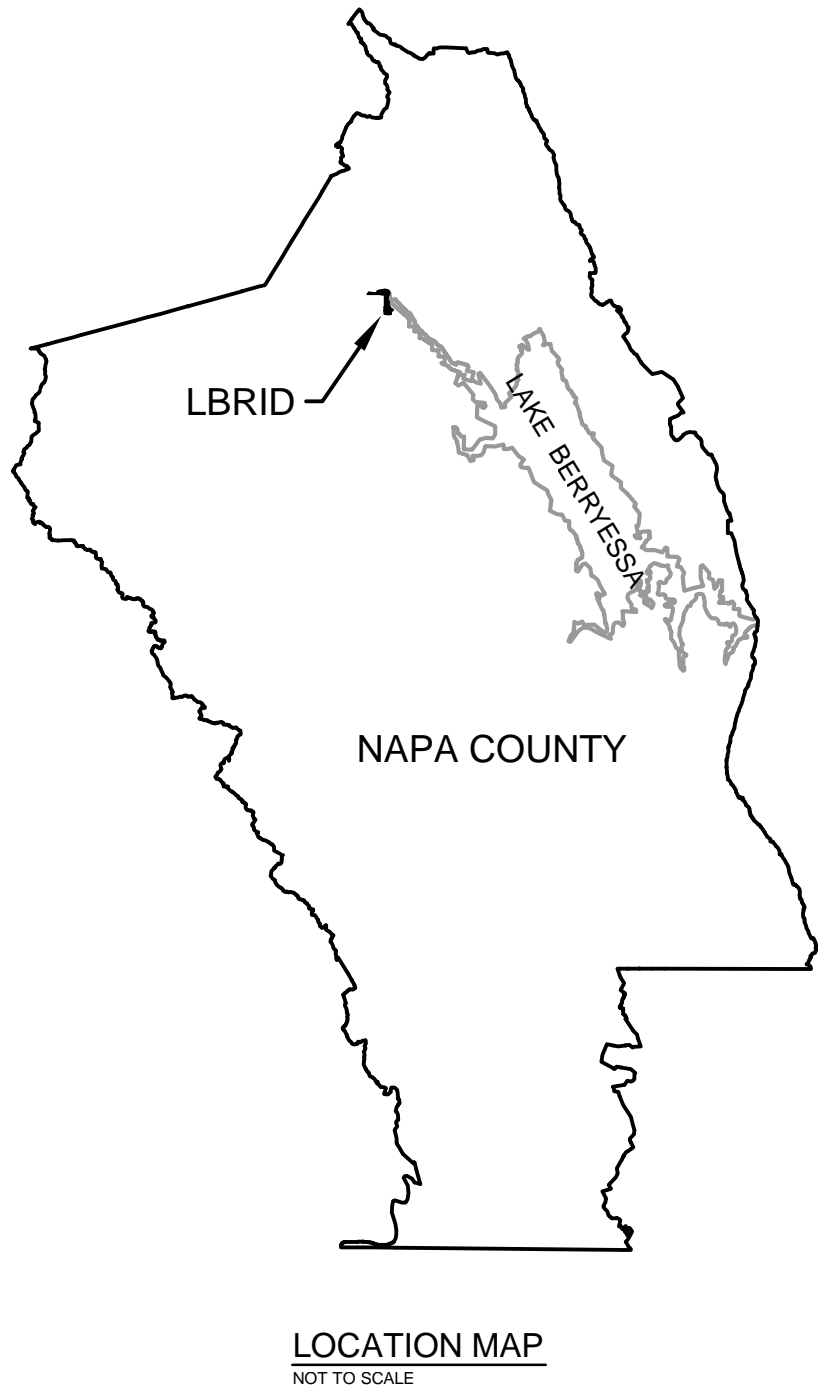




SCALE: 1" = 100'

ASSESSMENT DIAGRAM OF LAKE BERRYESSA RESORT
IMPROVEMENT DISTRICT ASSESSMENT DISTRICT No. 2006-01
COUNTY OF NAPA, STATE OF CALIFORNIA

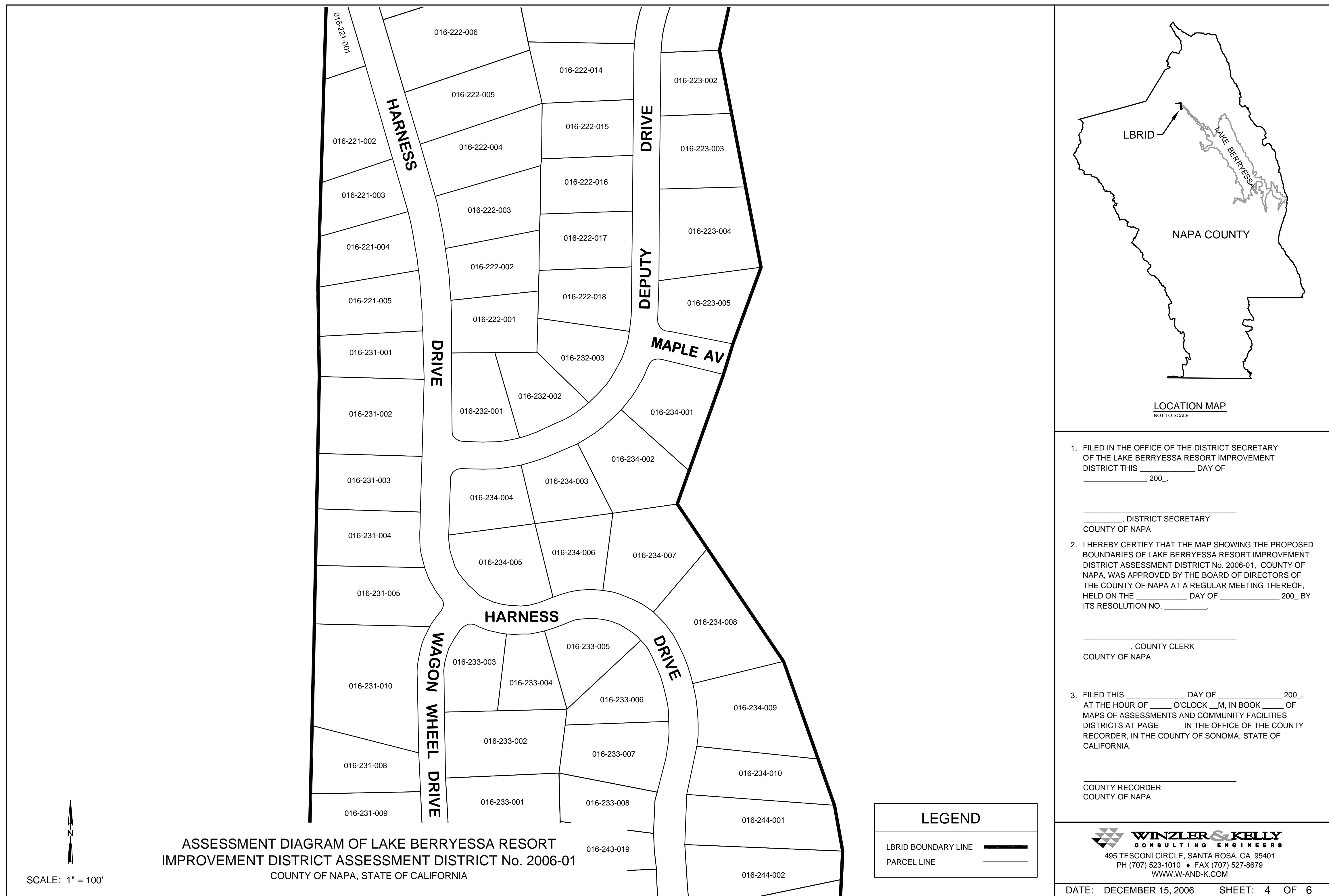
LEGEND	
LBRID BOUNDARY LINE	
PARCEL LINE	

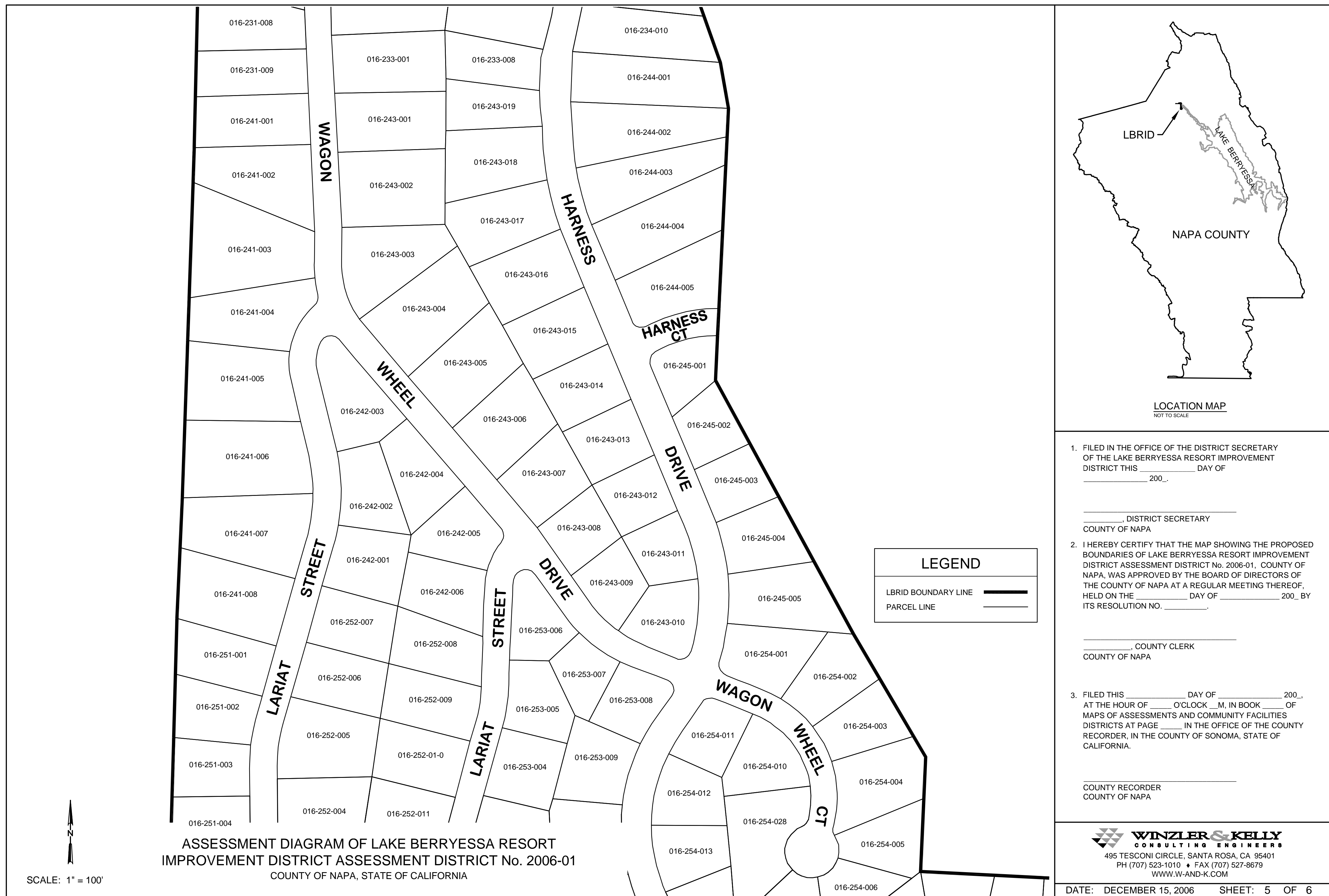


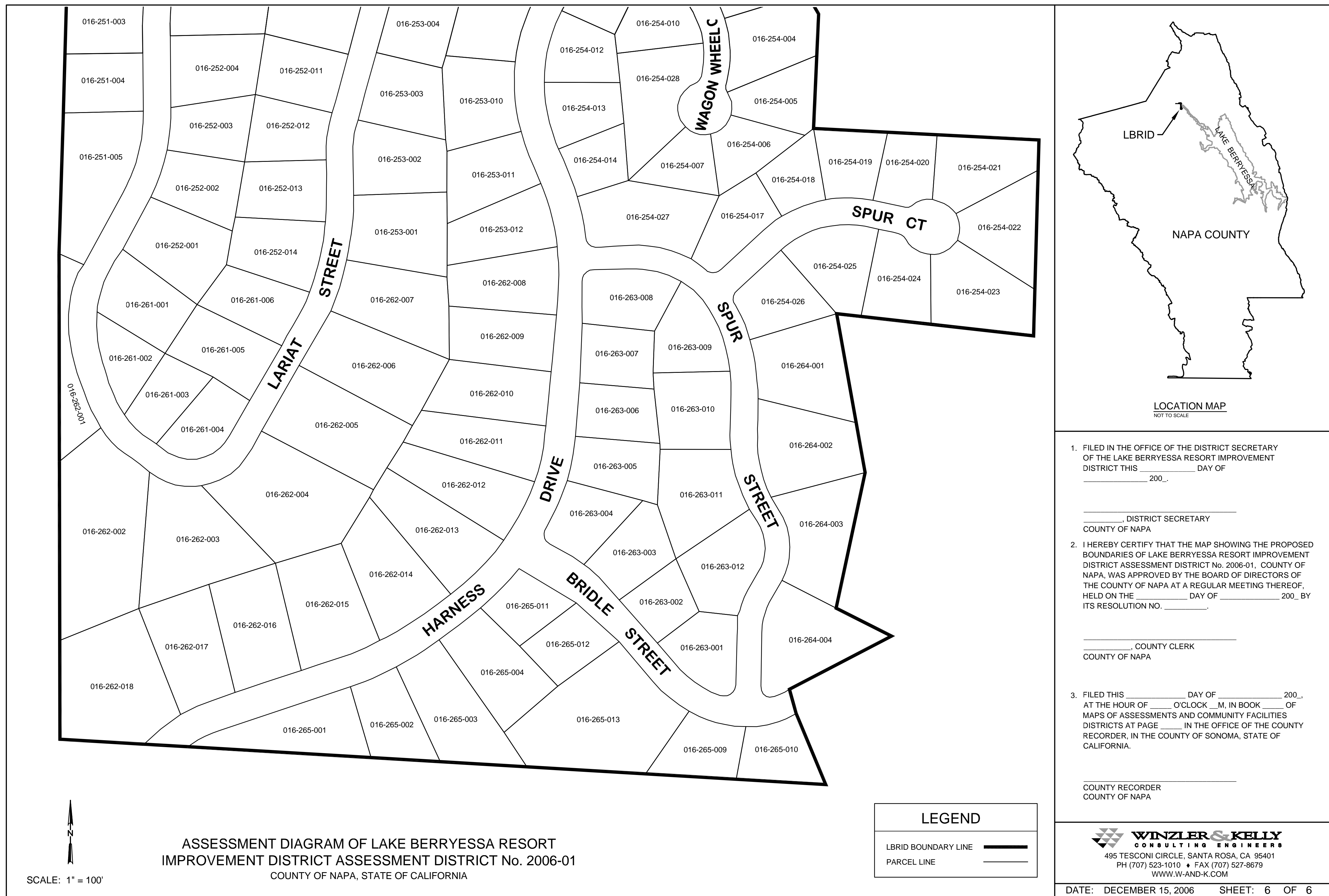
- FILED IN THE OFFICE OF THE DISTRICT SECRETARY
OF THE LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT THIS _____ DAY OF
_____, 200__.
- _____, DISTRICT SECRETARY
COUNTY OF NAPA
- I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED
BOUNDARIES OF LAKE BERRYESSA RESORT IMPROVEMENT
DISTRICT ASSESSMENT DISTRICT No. 2006-01, COUNTY OF
NAPA, WAS APPROVED BY THE BOARD OF DIRECTORS OF
THE COUNTY OF NAPA AT A REGULAR MEETING THEREOF,
HELD ON THE _____ DAY OF _____, 200__, BY
ITS RESOLUTION NO. _____.
- _____, COUNTY CLERK
COUNTY OF NAPA
- FILED THIS _____ DAY OF _____, 200__,
AT THE HOUR OF _____ O'CLOCK ____ M, IN BOOK _____ OF
MAPS OF ASSESSMENTS AND COMMUNITY FACILITIES
DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY
RECORDER, IN THE COUNTY OF SONOMA, STATE OF
CALIFORNIA.
- _____, COUNTY RECORDER
COUNTY OF NAPA

WINZLER & KELLY
CONSULTING ENGINEERS
495 TESCONI CIRCLE, SANTA ROSA, CA 95401
PH (707) 523-1010 • FAX (707) 527-8679
WWW.W-AND-K.COM

DATE: DECEMBER 15, 2006 SHEET: 3 OF 6







APPENDIX 4



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

December 5, 2006

To: Nate Galambos, Public Works Department

From: Nancy Johnson, Planning Department

Re: Site review of parcels in Berryessa Estates

APN's: 016-193-008, 016-262-001, 016-193-016, 016-221-001

This memo is in response to your request to review development potential on four parcels in Berryessa Estates. I have reviewed the final map for the subdivision, Napa County Code (Subdivision and Zoning), the Napa County Environmental Sensitivity Maps and can offer the following information:

All of the parcels listed above are shown on the final map as remainder parcels that were never intended for development. County Code Section 17.08.090 states that each parcel (within the subdivision) shall be numbered consecutively and that lots used for streets, alleys or barrier strip shall be lettered. Each of the parcels under review were designated as lettered parcels on the final map and were not counted as building lots nor was the development potential analyzed during the approval process as they were substandard parcels. The Planning Department reviews subdivision applications to ensure that parcel design conforms with Section 18.104.110 of the Zoning Ordinance. Each parcel is required to have a minimum of four thousand square feet of buildable area after taking into account development standards that includes appropriate setbacks and environmental constraints.

It is reasonable to conclude that when the Berryessa Estates subdivision was created that none of these parcels met the criteria for designation as buildable lots per the standards established in both the Subdivision and Zoning Ordinances. Each parcel is constrained by at least one of the following concerns that will ultimately restrict building potential: steep slopes, parcel configuration, size, environmental sensitivity, proximity to streams or ease of access. Since the status of these parcels as building lots remains in question, inclusion in the proposed service district is not recommended. Should a development proposal on any of these parcels that meets County standards be approved, the property owner shall be required to join the district and adhere to all regulations that inclusion requires.