

Value Assessment

PATCHEN	ft ²	Los Gatos	Santa Cruz	Peninsula	Sac'to	Gilroy	Rancho	Total
Parking							\$0.25 /sqft	83%
(Huertas)	3600	\$0.53 /sqft	\$0.40 /sqft	\$0.80 /sqft	\$0.22 /sqft	\$0.30 /sqft	\$0.25 /sqft	\$750
(Huertas)	8500	\$0.53 /sqft	\$0.40 /sqft	\$0.80 /sqft	\$0.22 /sqft	\$0.30 /sqft	\$0.25 /sqft	\$1,771
(Huertas)	5200	\$0.53 /sqft	\$0.40 /sqft	\$0.80 /sqft	\$0.22 /sqft	\$0.30 /sqft	\$0.25 /sqft	\$1,083
-C-(Patchen)	3000							
-D-(Patchen)	4500							
Other								
Subtotal								\$3,604
Buildings							\$0.90 /sqft	
Office		\$1.75 /sqft						
Shop (Lower)	538	\$1.75 /sqft				\$0.90 /sqft	\$0.90 /sqft	\$484
Shop (Upper)	244	\$1.75 /sqft				\$0.90 /sqft	\$0.90 /sqft	\$220
Shop (Bath)	55	\$1.75 /sqft				\$0.90 /sqft	\$0.90 /sqft	\$50
Small Office	108							
Subtotal	945							\$753
Other								
PG&E	945						\$0.10 /sqft	\$95
Water	945						\$0.04 /sqft	\$38
Garbage	945						\$0.05 /sqft	\$47
Internet								\$15
Other								
Subtotal								\$195
Total Rent								\$4,552
Manuel Discount								\$2,352
Adjusted Rent								\$2,200
Projects Daily Rate								\$2,200
Trade Rate							days / yr	12
							days / mo	1.0

Market rates result in a cost exceeding the Huertas budget, so the "Manuel Discount" cuts the rent by more than half, to make the net amount equal to one day per month of tree work.

Jim Beck

Date: 2/15/18

Manuel Huerta

Date:

Expanded agreement to include:

1. Six month notice required to terminate by either party.
2. Electric gates purchased by Huertas and installed by Patchen become the sole property of Patchen.
3. Locks for gates to be purchased by Huertas and installed by Patchen, become sole property of Patchen.

Jim Beck

Date: 7/23/18

Manuel Huerta

Date:

PATCHEN california

Properties.xls Huertas 7/24/2018 2 of 7