

NE 87TH AVENUE AND COLUMBIA BLVD. IMPROVEMENT DISTRICT
Final Assessment Worksheet
Prepared by the LID Administrator on 10/05/10

STATE ID	RNO	PROPERTYID	OWNER	Total Trips	Assessable Trips	LID Formation Estimate	% LID Estimate	Proposed Base Assessment	% LID Estimate	Change B(W) \$	Change B(W) %	Valuation	Ratio	Lien #	
Nonwaivered Properties															
1N2E16CB	600	R942160770	R317213	NATIONAL STORAGE CENTERS- PORTLAND LLC	273	273	\$45,490.95	12.4260%	\$45,112.25	12.4260%	\$378.70	0.8%	\$2,389,390	53.0	138290
1N2E16CD	500	R000201650	R100145	BARON-BLACKESLEE INC % E PROPERTY TAX DEPT 356	19	19	\$3,166.04	0.8648%	\$3,139.68	0.8648%	\$26.36	0.8%	\$413,720	131.8	138284
1N2E16CC	100	R942160410	R317185	GLASSBRENNER GROUP LLC	0	0	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	0.0%	\$135,130	n.m.	138289
1N2E16CC	500	R000200610	R100133	GLASSBRENNER GROUP LLC	55	55	\$9,164.84	2.5034%	\$9,088.55	2.5034%	\$76.29	0.8%	\$895,860	98.6	138279
1N2E16CC	600	R000200660	R100134	INFINITY COLUMBIA LLC	200	200	\$33,326.71	9.1033%	\$33,049.28	9.1033%	\$277.43	0.8%	\$2,392,600	72.4	138280
1N2E16CA	900	R000201680	R100147	GULSONS % SIMMCO PROPERTIES INC	396	396	\$65,986.88	18.0246%	\$65,437.56	18.0246%	\$549.32	0.8%	\$4,329,930	66.2	138286
1N2E16CC	701	R942160840	R317215	LEUSCA STEVEN	75	75	\$12,497.51	3.4137%	\$12,383.47	3.4137%	\$104.04	0.8%	\$647,010	52.2	138291
1N2E16CD	1100	R000201370	R100136	PENTE NORTH LLC % INTERNATIONAL YOGURT CO	178	178	\$29,660.77	8.1020%	\$29,413.85	8.1020%	\$246.92	0.8%	\$1,982,710	67.4	138282
1N2E16CD	1101	R000201360	R590391	PENTE INVESTMENTS L L C % INTERNATIONAL YOGURT CO	94	94	See below	See below	\$15,533.16	4.2786%	-\$15,533.16	-100.0%	\$0	0.0	149695
1N2E16CD	1200	R000201110	R100135	PENTE INVESTMENTS LLC % YO CREAM INTERNATIONAL INC	See	See above	\$15,663.55	4.2786%	\$0.00	0.0000%	\$15,663.55	100.0%	\$3,199,870	n.m.	138281
1N2E16CC	700	R942160520	R317192	Street ROW	0	0	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	0.0%	\$0	n.m.	None
1N2E16CC	800	R942160710	R317203	Street ROW	0	0	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	0.0%	\$0	n.m.	None
1N2E16CD	1000	R942160320	R317180	MULTNOMAH COUNTY % TAX TITLE	0	0	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	0.0%	\$64,910	n.m.	138288
1N2E16CD	400	R000201620	R100140	THE REALTY ASSOCIATES FUND VI LP	69	69	\$11,497.71	3.1406%	\$11,402.00	3.1406%	\$95.71	0.8%	\$1,101,280	96.6	138283
1N2E16CD	600	R000201660	R100146	THE REALTY ASSOCIATES FUND VI LP	0	0	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	0.0%	\$1,200	n.m.	138285
1N2E16CB	700	R000200110	R100132	TOYOTA MOTOR SALES U S A INC % CORP TAX DEPT #73012	716	716	\$119,309.61	32.5899%	\$118,316.39	32.5899%	\$993.22	0.8%	\$9,640,250	81.5	138278
1N2E16CD	1300	R942160310	R317179	WORLD ENTERPRISES INC % KINGSTON,C ELDEN	122	122	\$20,329.29	5.5530%	\$20,160.05	5.5530%	\$169.24	0.8%	\$938,120	46.5	138287
Waivered Properties															
None.															
TOTAL:				2,197	2,197.00	\$366,093.86	100.0000%	\$363,046.24	100.0000%	\$3,047.62	0.8%	\$28,131,980	77.5		
16			Nonwaivered Properties	2,197	2,197.00	\$366,093.86	100.0000%	\$363,046.24	100.0000%	\$3,047.62	0.8%	\$28,131,980	77.5		
0			Waivered Properties	0	0.00	\$0.00	0.0000%	\$0.00	0.0000%	\$0.00	n.m.	\$0	n.m.		
16			Total	2,197	2,197.00	\$366,093.86	100.0000%	\$363,046.24	100.0%	\$3,047.62	0.8%	\$28,131,980	77.5		



CITY OF
PORTLAND
BUREAU OF
TRANSPORTATION

EXHIBIT B

RECEIVED

MAY 05 2009

TRI-STATE CONSTRUCTION

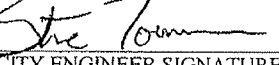
184190



Sam
Adams
Mayor

Susan D.
Keil
Director

CERTIFICATE OF COMPLETION (Contract Projects)

PROJECT / IMPROVEMENT NAME East Columbia To Lombard Connector			
CONTRACT NO. 36514	ORDINANCE NO.	PBOT PROJECT NO. 61742	BES PROJECT NO.
TYPE OF IMPROVEMENT Grading, Paving, Structures, Drainage, Signing, Striping, Illumination, Signals, & Landscaping			
CONTRACT SIGNED 3/30/2006	SUBSTANTIAL COMPLETION DATE 1/17/2008	WARRANTY EXPIRES 4/28/2010	DELINQUENT CONTRACT DAYS 0
CONTRACTOR NAME Tri-State Construction			
I hereby certify that I have completed the work under the above numbered Contract and furnished the materials and performed all work as shown by the final estimate of the City Engineer.  CONTRACTOR SIGNATURE May 11, 2010 DATE			
The various kinds of work as described in the above improvement have been inspected as to quality, classification and allowances of work performed and found to be completed in compliance with the plans, specifications and requirements under the above numbered Contract. The work in the above improvement has been attested as to the alignment and the grade is found to conform to that established by the Contract.			
DATE OF ACCEPTANCE (When all punch list work is complete and accepted) 4/28/2008			
INSPECTOR SIGNATURE  CONTRACT MANAGER SIGNATURE (CM)		DATE 5/17/10 DATE	
CONSTRUCTION SUPERVISOR SIGNATURE (CON) 		DATE 5/20/10 DATE	
CITY ENGINEER SIGNATURE 		DATE 5/20/10 DATE	

Original To Auditor, + 7 copies: Project file, Contractor, Mapping (Lee Sickler), SSM (Laurin Wild), CON (Todd Liles), BOM (Mike Richards), and BES Construction Office (Katherine Freeman).

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Employer



CITY OF
PORTLAND
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TRANSPORTATION

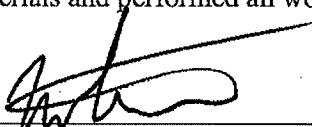
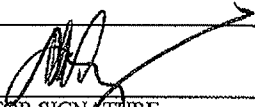
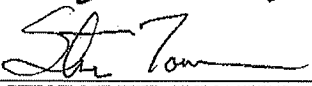
184190



Sam
Adams
Mayor

Susan D.
Keil
Director

CERTIFICATE OF COMPLETION (Contract Projects)

PROJECT / IMPROVEMENT NAME 2009 Local Improvement Districts Project			
CONTRACT NO. 30000806	ORDINANCE NO. 181176	PBOT PROJECT NO. T00095, T00070 & TI3662	BES PROJECT NO. 7TRESS107643
TYPE OF IMPROVEMENT Grading, Drainage, Paving and Roadside Development			
CONTRACT SIGNED 8/28/09	SUBSTANTIAL COMPLETION DATE 6/17/10	WARRANTY EXPIRES 6/17/12	DELINQUENT CONTRACT DAYS 0 Days
CONTRACTOR NAME Tri-State Construction, Inc., PO Box 20476, Portland, Oregon 97294			
I hereby certify that I have completed the work under the above numbered Contract and furnished the materials and performed all work as shown by the final estimate of the City Engineer.			
 CONTRACTOR SIGNATURE Loren Hatfield		9-8-2010 DATE	
The various kinds of work as described in the above improvement have been inspected as to quality, classification and allowances of work performed and found to be completed in compliance with the plans, specifications and requirements under the above numbered Contract. The work in the above improvement has been attested as to the alignment and the grade is found to conform to that established by the Contract.			
DATE OF ACCEPTANCE (When all punch list work is complete and accepted) 6/17/10			
 INSPECTOR SIGNATURE		9/10/10 DATE	
 CONTRACT MANAGER SIGNATURE (CM)		9/9/10 DATE	
 CONSTRUCTION SUPERVISOR SIGNATURE (CON)		9/13/10 DATE	
 CITY ENGINEER SIGNATURE		9/13/10 DATE	

Original To Auditor, + 7 copies: Project file, Contractor, Mapping (Lee Sickler), SSM (Laurin Wild), CON (Todd Liles), BOM (Mike Richards), and BES Construction Office (Katherine Freeman).

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CITY OF PORTLAND, OREGON
BUREAU OF TRANSPORTATIONLOCAL IMPROVEMENT DISTRICT ADMINISTRATOR'S FINAL ESTIMATE
of the various kinds of work performed in the street, stormwater and sidewalk improvement of:

NE 87th Avenue & Columbia Boulevard Local Improvement District

Construction

Construction Estimate			
Project Work - Street Items	\$ 242,855.77		
Special Work - Street Items	\$ -		
Street Subtotal		\$ 242,855.77	
Project Work - Storm Items	\$ 10,381.31		
Storm Subtotal		\$ 10,381.31	
			\$ 253,237.08

Engineering

Engineering Estimate			
Design Engineering - Street Items	\$ 46,326.45		
Construction Engineering - Street Items	\$ 27,480.85		
Engineering - Street Items Subtotal		\$ 73,807.30	
Design Engineering - Storm Items	\$ -		
Construction Engineering - Storm Items	\$ -		
Engineering - Storm Items Subtotal		\$ -	
			\$ 73,807.30

Project Management

Project Management			\$ 8,322.75
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Right-of-Way Acquisition

Right-of-Way Acquisition			\$ 22,712.89
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Auditor's Costs

LID Construction Fund - Progress Payment Interest	\$ 9,049.57		
LID Construction Fund - Superintendence	\$ 1,581.50		
Recording	\$ 392.00		
			\$ 11,023.07

Overhead

65.88% on street items			\$ 30,878.11
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TOTAL PROJECT COSTS**\$ 399,981.20****Property Owner Share**

Project Work	\$ 363,046.24		
Special Work	\$ -		
		\$ 363,046.24	

Portland Bureau of Transportation

East Columbia to Lombard Connector Project	\$ 6,056.85		
Absorption of Overhead	\$ 30,878.11		
		\$ 36,934.96	

TOTAL PROJECT FUNDING**\$ 399,981.20**

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CITY OF PORTLAND
OFFICE OF THE CITY AUDITOR
LIEN5405
ASSESSMENT NOTICE REGISTER

PAGE: 436
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FORMATION: ORDINANCE #: 36334 DATE: 09/07/2005
ASSESSING: ORDINANCE #: 0 DATE: 00/00/0000

AUDITOR'S FILE NO. C10016 NE 87TH AVENUE & COLUMBIA BLVD LOCAL IMPROVEMENT DISTRICT
CONSTRUCT STREET IMPROVEMENTS ON NE 87TH AVENUE & COLUMBIA BLVD

DATE OF NOTICE: 09/15/2010
OBJECTION DATE: 10/13/2010
HEARING DATE: 10/20/2010

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

TAX NMBR: R000200110	CNTY CODE: M	ACCT #: 00138278	6111 NE 87TH AVE	\$ 118,316.39
PROPERTY ID: R100132	- BOOK:	PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
A P INDUSTRIAL PARK; EXC PT IN ST BLOCK 1			TOYOTA MOTOR SALES U S A INC	
			CORP TAX DEPT #73012	
			ATTN JULIE MCDONOUGH, MSG400	INV #:
			19001 S WESTERN AVE	SQ FT: 0.00
			TORRANCE CA 90501-1106	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R000200610	CNTY CODE: M	ACCT #: 00138279	5849 NE 87TH AVE	\$ 9,088.55
PROPERTY ID: R100133	- BOOK:	PAGE:	PORTLAND OR	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
A P INDUSTRIAL PARK; BLOCK 2 TL 500			GLASSBRENNER GROUP LLC	
			4910 SE 35TH AVE	INV #:
			PORTLAND OR 97202-4114	SQ FT: 0.00
				# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R000200660	CNTY CODE: M	ACCT #: 00138280	5821 NE 87TH AVE	\$ 33,049.28
PROPERTY ID: R100134	- BOOK:	PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
A P INDUSTRIAL PARK; BLOCK 2 TL 600			INFINITY COLUMBIA LLC	
			P O BOX 872890	INV #:
			VANCOUVER WA 98687	SQ FT: 0.00
				# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

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TAX NMBR: R000201110	CNTY CODE: M	ACCT #: 00138281	8715 NE COLUMBIA	BLVD	\$	0.00
PROPERTY ID: R100135	- BOOK:	PAGE:	PORTLAND	OR 97220		
LEGAL DESC:	YEAR ACQ:				\$	0.00
A P INDUSTRIAL PARK; LOT 1 BLOCK 3			PENTE INVESTMENTS LLC			
			ATTN KEN MCCLAIN			
			5858 NE 87TH AVE		INV #:	
					SQ FT:	0.00
			PORTLAND	OR 97220-1312	# BRANCH:	0.00
ADDL LEGAL DESC:			PHONE NUMBER:		FINANCE PLAN: 0001	
					OPTION: 01	

TAX NMBR: R000201360	CNTY CODE: M	ACCT #: 00149695	8715 NE COLUMBIA	BLVD	\$	15,533.16
PROPERTY ID: R590391	- BOOK:	PAGE:	PORTLAND	OR 97220		
LEGAL DESC:	YEAR ACQ:				\$	0.00
A P INDUSTRIAL PARK; BLOCK 3; LOT 1&2 TL 1101; LAND & I			PENTE INVESTMENTS L L C			
MPS SEE R607359 (R000201371) MACH & EQUIP; ENTERPRISE Z			% INTERNATIONAL YOGURT CO			
ONE; POTENTIAL ADDITIONAL TAX			5858 NE 87TH AVE		INV #:	
					SQ FT:	0.00
			PORTLAND	OR 97220	# BRANCH:	0.00
ADDL LEGAL DESC:			PHONE NUMBER:		FINANCE PLAN: 0001	
					OPTION: 01	

TAX NMBR: R000201370	CNTY CODE: M	ACCT #: 00138282	5858 NE 87TH	AVE	\$	29,413.85
PROPERTY ID: R100136	- BOOK:	PAGE:	PORTLAND	OR 97220		
LEGAL DESC:	YEAR ACQ:				\$	0.00
A P INDUSTRIAL PARK; BLOCK 3; LOT 1&2 TL 1100; LAND & I			PENTE NORTH LLC			
MPS SEE R618418 (R000201372) & R624027 (R000201373); EN			% INTERNATIONAL YOGURT CO			
TERPRISE ZONE; POTENTIAL ADDITIONAL TAX			5858 NE 87TH AVE		INV #:	
					SQ FT:	0.00
			PORTLAND	OR 97220-1312	# BRANCH:	0.00
ADDL LEGAL DESC:			PHONE NUMBER:		FINANCE PLAN: 0001	
					OPTION: 01	

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	MAILING ADDRESS	

TAX NMBR: R000201620	CNTY CODE: M ACCT #: 00138283	5964 NE 87TH AVE	\$ 11,402.00
PROPERTY ID: R100140	- BOOK: PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:		\$ 0.00
A P INDUSTRIAL PARK; BLOCK 4 TL 400		THE REALTY ASSOCIATES FUND VI LP	
		1301 DOVE ST #860	INV #:
		NEWPORT BEACH CA 92660	SQ FT: 0.00
			# BRANCH: 0.00
ADDL LEGAL DESC: 5960-5964 NE 87TH AVE		PHONE NUMBER:	FINANCE PLAN: 0001
			OPTION: 01

TAX NMBR: R000201650	CNTY CODE: M ACCT #: 00138284	5920 NE 87TH AVE	\$ 3,139.68
PROPERTY ID: R100145	- BOOK: PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:		\$ 0.00
A P INDUSTRIAL PARK; TL 500 BLOCK 4		BARON-BLACKESLEE INC	
		% E PROPERTY TAX	
		DEPT 356	INV #:
		P O BOX 4900	SQ FT: 0.00
		SCOTTSDALE AZ 85261-4900	# BRANCH: 0.00
ADDL LEGAL DESC:		PHONE NUMBER:	FINANCE PLAN: 0001
			OPTION: 01

TAX NMBR: R000201660	CNTY CODE: M ACCT #: 00138285	NE 87TH AVE	\$ 0.00
PROPERTY ID: R100146	- BOOK: PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:		\$ 0.00
A P INDUSTRIAL PARK; TL 600 BLOCK 4		THE REALTY ASSOCIATES FUND VI LP	
		1301 DAVE ST #860	INV #:
		NEWPORT BEACH CA 92660	SQ FT: 0.00
			# BRANCH: 0.00
ADDL LEGAL DESC:		PHONE NUMBER:	FINANCE PLAN: 0001
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TAX NMBR: R000201680	CNTY CODE: M	ACCT #: 00138286	6136 NE 87TH AVE	\$ 65,437.56
PROPERTY ID: R100147	- BOOK:	PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
A P INDUSTRIAL PARK; BLOCK 4; TL 900; LAND & IMPS SEE R 623130 (R000201681) MACH & EQUIP			GULSONS	
			SIMMCO PROPERTIES INC	
			307 LEWERS ST	INV #:
			6TH FLOOR	SQ FT: 0.00
			HONOLULU HI 96815-2357	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R942160310	CNTY CODE: M	ACCT #: 00138287	8700 NE COLUMBIA BLVD	\$ 20,160.05
PROPERTY ID: R317179	- BOOK:	PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
SECTION 16 1 N 2 E; TL 1300 1.22 ACRES			WORLD ENTERPRISES INC	
			ATTN C ELDEN KINGSTON	
			3753 S STATE ST	INV #:
				SQ FT: 0.00
			SALT LAKE CITY UT 84115-4812	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

TAX NMBR: R942160320	CNTY CODE: M	ACCT #: 00138288	5858 NE 87TH AVE	\$ 0.00
PROPERTY ID: R317180	- BOOK:	PAGE:	PORTLAND OR 97220	
LEGAL DESC:	YEAR ACQ:			\$ 0.00
SECTION 16 1 N 2 E; TL 1000 0.37 ACRES			MULTNOMAH COUNTY	
			TAX TITLE	
			P O BOX 2716	INV #:
				SQ FT: 0.00
			PORTLAND OR 97208-2716	# BRANCH: 0.00
ADDL LEGAL DESC:			PHONE NUMBER:	FINANCE PLAN: 0001
				OPTION: 01

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TAX NMBR: R942160410	CNTY CODE: M ACCT #: 00138289	5901 NE 87TH AVE	\$	0.00
PROPERTY ID: R317185	- BOOK: PAGE:	PORTLAND OR 97220		
LEGAL DESC:	YEAR ACQ:		\$	0.00
SECTION 16 1 N 2 E; TL 100 0.40 ACRES		GLASSBRENNER GROUP LLC		
		4910 SE 35TH AVE	INV #:	
		PORTLAND OR 97202-4114	SQ FT:	0.00
ADDL LEGAL DESC:			# BRANCH:	0.00
		PHONE NUMBER:	FINANCE PLAN: 0001	
			OPTION:	01

TAX NMBR: R942160770	CNTY CODE: M ACCT #: 00138290	8436 NE MARX DR	\$	45,112.25
PROPERTY ID: R317213	- BOOK: PAGE:	PORTLAND OR 97220		
LEGAL DESC:	YEAR ACQ:		\$	0.00
SECTION 16 1N 2E; TL 600 2.07 ACRES		NATIONAL STORAGE CENTERS PORTLAND LLC		
		2293 POWELL ST #1	INV #:	
		SAN FRANCISCO CA 94133	SQ FT:	0.00
ADDL LEGAL DESC:			# BRANCH:	0.00
		PHONE NUMBER:	FINANCE PLAN: 0001	
			OPTION:	01

TAX NMBR: R942160840	CNTY CODE: M ACCT #: 00138291	8530 NE COLUMBIA BLVD	\$	12,393.47
PROPERTY ID: R317215	- BOOK: PAGE:	PORTLAND OR 97220		
LEGAL DESC:	YEAR ACQ:		\$	0.00
SECTION 16 1N 2E; TL 701 0.56 ACRES		LEUSCA, STEVEN		
		8500 NE COLUMBIA BLVD	INV #:	
		PORTLAND OR 97220	SQ FT:	0.00
ADDL LEGAL DESC:			# BRANCH:	0.00
		PHONE NUMBER:	FINANCE PLAN: 0001	
			OPTION:	01

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FORMATION: ORDINANCE #: 36334 DATE: 09/07/2005
ASSESSING: ORDINANCE #: 0 DATE: 00/00/0000

AUDITOR'S FILE NO. C10016 NE 87TH AVENUE & COLUMBIA BLVD LOCAL IMPROVEMENT DISTRICT
CONSTRUCT STREET IMPROVEMENTS ON NE 87TH AVENUE & COLUMBIA BLVD

DATE OF NOTICE: 09/15/2010
OBJECTION DATE: 10/13/2010
HEARING DATE: 10/20/2010

ACCOUNT NUMBER	PROPERTY ADDRESS	ASMT AMT
LEGAL DESCRIPTION	MAILING NAME	ASSESSED VAL
	MAILING ADDRESS	

TOTAL NUMBER OF ACCOUNTS: 15
TOTAL PROPERTY ASSESSMENT: \$ 363,046.24



184190

Sam
Adams
Mayor

Susan D.
Keil
Director

SUMMARY OF OBJECTIONS AND FINDINGS TO COUNCIL

October 13, 2010

Assess benefited properties for street improvements in the NE 87th Ave and Columbia Blvd Local Improvement District (Hearing; Ordinance; C-10016)

No written objection representing any of the owners of the 11 properties proposed for final assessment in the NE 87th Avenue & Columbia Blvd. Local Improvement District (LID) was received by the filing deadline.

OBJECTIONS

None.

RECOMMENDATION

This LID has provided street improvements for the benefit of the properties within the LID. It is the recommendation of the Local Improvement District Administrator that the Final Assessment Ordinance be passed.

Respectfully submitted,

A handwritten signature in black ink that reads "Andrew H. Aebi".

Andrew H. Aebi