

NE Couch Court Local Improvement District
Petition Evaluation
Prepared by the Local Improvement District Administrator on 2/21/14

EXHIBIT B

37063

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total Trips	Share Before Reallocation	Trip Rate Before Reallocation	Amount Before Reallocation	Assessable Trips	Percent LID	Trip Rate After Reallocation	As Petitioned	RMV of Assessable Properties	Ratio	Notes
Properties for Which Petition Received															
1N1E34DA	2000	R226504190	R149993	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	123 W/ NE 3RD AVE	21	1.9%	\$424.51	\$8,914.65	21	4.4%	\$971.32	\$20,397.62	\$141,310	6.9 P
1N1E34DA	2001	R226504200	R651723	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	NE 3RD AVE	45	4.1%	\$424.51	\$19,102.83	45	9.4%	\$971.32	\$43,709.18	\$323,000	7.4 P
1N1E34DA	2100	R226504240	R149995	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	123 W/ NE 3RD AVE	4	0.4%	\$424.51	\$1,698.03	4	0.8%	\$971.32	\$3,885.26	\$30,180	7.8 P
1N1E34DA	2200	R226504280	R150000	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	123 W/ NE 3RD AVE	5	0.5%	\$424.51	\$2,122.54	5	1.0%	\$971.32	\$4,856.58	\$10,080	2.1 P
1N1E34DA	2400	R226504250	R149997	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	5-13 NE 3RD AVE	31	2.8%	\$424.51	\$13,159.72	31	6.5%	\$971.32	\$30,110.77	\$272,700	9.1 P
1N1E34DA	2500	R226504270	R149999	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	123 W/ NE 3RD AVE	45	4.1%	\$424.51	\$19,102.83	45	9.4%	\$971.32	\$43,709.18	\$414,800	9.5 P
1N1E34DA	2502	R226504320	R651713	BRIDGEHEAD DEVELOPMENT LLC % MALSIN,JONATHAN	NE 3RD AVE	54	4.9%	\$424.51	\$22,923.39	54	11.3%	\$971.32	\$52,451.02	\$315,580	6.0 E
1N1E34DA	2800	R226504340	R150006	BRIDGEHEAD DEVELOPMENT LLC % MALSIN,JONATHAN	123 NE 3RD AVE	206	18.8%	\$424.51	\$87,448.50	206	43.0%	\$971.32	\$200,090.91	\$3,100,840	15.5 E
1N1E34DA	2900	R226504970	R150027	BLOCK 75 LLC %URBAN DEVELOPMENT PARTNERS-NW	111 W/ NE M L KING	20	1.8%	\$424.51	\$8,490.14	20	4.2%	\$971.32	\$19,426.30	\$401,760	20.7 E
1N1E34DA	3000	R226504950	R150026	BLOCK 75 LLC %URBAN DEVELOPMENT PARTNERS-NW	111 W/ NE M L KING	20	1.8%	\$424.51	\$8,490.14	20	4.2%	\$971.32	\$19,426.30	\$368,400	19.0 E
1N1E34DA	3200	R226504990	R150028	BLOCK 75 LLC %URBAN DEVELOPMENT PARTNERS-NW	111 NE M L KING BLVD	13	1.2%	\$424.51	\$5,518.59	13	2.7%	\$971.32	\$12,627.10	\$349,130	27.6 E
1N1E34DA	3300	R226505030	R150030	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	SEC/ 3RD & NE COUCH	5	0.5%	\$424.51	\$2,122.54	5	1.0%	\$971.32	\$4,856.58	\$336,040	69.2 P
1N1E34DA	3400	R226505050	R150031	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	NEC/ 3RD & E BURNSIDE	3	0.3%	\$424.51	\$1,273.52	3	0.6%	\$971.32	\$2,913.95	\$190,160	65.3 P
1N1E34DA	3500	R226505070	R150032	PORTLAND CITY OF(PDC ATTN PRO SVC/REAL ESTATE	11 NE M L KING BLVD	7	0.6%	\$424.51	\$2,971.55	7	1.5%	\$971.32	\$6,799.21	\$850,530	125.1 P
Waivered Properties for Which No Petition Received															
None.					0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m.	
Government Properties for Which Support is Automatic															
None.					0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m.	
Properties for Which No Petition Requested Nor Received															
1N1E34DA	1000	R226504870	R150022	KOREK,MARY L & LUCAS-BITAR LTD	321 NE DAVIS ST	8	0.7%	\$424.51	\$3,396.06	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1100	R226504450	R150011	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	NE 3RD AVE	6	0.5%	\$424.51	\$2,547.04	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1101	R226504460	R150012	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	NE 3RD AVE	1	0.1%	\$424.51	\$424.51	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1200	R226504470	R150013	OREGON STATE OF(LEASED BRIDGEHEAD DEVELOPMENT LLC #	123 N/ NE 3RD AVE	34	3.1%	\$424.51	\$14,433.25	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1300	R226504400	R150007	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	NE DAVIS ST	20	1.8%	\$424.51	\$8,490.14	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1400	R226504430	R150009	BRIDGEHEAD DEVELOPMENT LLC % MALSIN,JONATHAN	123 W/ NE 3RD AVE	0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1500	R226502140	R149920	PACIFIC COAST FRUIT CO	201 NE 2ND AVE	31	2.8%	\$424.51	\$13,159.72	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1600	R226502150	R149922	PACIFIC COAST FRUIT CO	201 NE 2ND AVE	0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	1900	R226502220	R149923	NEMARNIK,DAVID P	201 W/ NE 2ND AVE	16	1.5%	\$424.51	\$6,792.12	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	2300	R226504290	R150001	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	123 W/ NE 3RD AVE	0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	300	R226502070	R149915	UNION PACIFIC RAILROAD COMPANY ATTN PROPERTY TAX DE	301 W/ NE 2ND AVE	3	0.3%	\$424.51	\$1,273.52	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	3100	R226505010	R150029	SCHWIEBINGER FAMILY LLC % SCHWIEBINGER,G W PRINCETO	131 NE M L KING BLVD	20	1.8%	\$424.51	\$8,490.14	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	3301	R226505040	R626823	PORTLAND CITY OF(PDC ATTN REAL ESTATE DEPT	NE COUCH ST	0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	3401	R226505060	R626824	PORTLAND CITY OF(PDC	NE COUCH ST	0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	400	R226502100	R149917	UNION PACIFIC RAILROAD COMPANY ATTN PROPERTY TAX DE	301 NE 2ND AVE	21	1.9%	\$424.51	\$8,914.65	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	500	R226504530	R150016	PORTLAND CITY OF % CITY AUDITOR	NE COUCH ST	3	0.3%	\$424.51	\$1,273.52	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	600	R226504510	R150015	PORTLAND CITY OF % BUREAU OF ENVIRONMENTAL SERVICES	211 NE EVERETT ST	28	2.6%	\$424.51	\$11,886.20	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	700	R226504570	R150018	PORTLAND CITY OF % BES FACILITIES/ADMIN SVCS	211 W/ NE EVERETT ST	30	2.7%	\$424.51	\$12,735.22	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	800	R226504900	R150024	SCHWIEBINGER FAMILY LLC % SCHWIEBINGER,G W PRINCETO	205-207 W/ NE M L KING	15	1.4%	\$424.51	\$6,367.61	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DA	900	R226504890	R150023	TOOMBS,JOSEPH P & TOOMBS,CHRISTINE M	205-207 NE M L KING	10	0.9%	\$424.51	\$4,245.07	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	100	R226505170	R150037	M K B INVESTMENT CO FISHELS	5 SE M L KING BLVD	15	1.4%	\$424.51	\$6,367.61	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	1000	R299100010	R166724	PRODUCE ROW LLC	333 SE 2ND AVE	128	11.7%	\$424.51	\$54,336.93	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	200	R226505160	R150036	M K B INVESTMENT CO FISHELS	17 SE M L KING BLVD	10	0.9%	\$424.51	\$4,245.07	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	300	R226505150	R150035	M K B INVESTMENT CO FISHELS	5 W/ SE M L KING BLVD	10	0.9%	\$424.51	\$4,245.07	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	400	R226505130	R150034	M K B INVESTMENT CO FISHELS	5 W/ SE M L KING BLVD	21	1.9%	\$424.51	\$8,914.65	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	500	R226505110	R150033	M K B INVESTMENT CO FISHELS	5 W/ SE M L KING BLVD	18	1.6%	\$424.51	\$7,641.13	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	600	R226504140	R149990	PORTLAND CITY OF(LEASED 5 EAST SIDE STORIES LLC	SE 3RD AVE	19	1.7%	\$424.51	\$8,065.64	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	601	R226504260	R625403	PORTLAND CITY OF(LEASED 5 EAST SIDE STORIES LLC	NE 3RD AVE	19	1.7%	\$424.51	\$8,065.64	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	700	R226504170	R149991	TEMPLETON OFFICE INVESTMENTS LLC	230 E BURNSIDE ST	30	2.7%	\$424.51	\$12,735.22	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	800	R226504130	R149989	5 EASTSIDE STORIES LLC	17 SE 3RD AVE	71	6.5%	\$424.51	\$30,140.01	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
1N1E34DD	900	R226504120	R149987	NEMARNIK FAMILY PROPERTIES LLC	NE 2ND AVE	30	2.7%	\$424.51	\$12,735.22	0	0.0%	\$0.00	\$0.00	\$0	n.m. B
TOTAL:					1,096	100.0%	\$424.51	\$465,259.93	479	100.0%	\$971.32	\$465,259.96	\$7,104,510	15.3	
14	0.0%	Properties for Which Petition Received			479	43.7%	\$424.51	\$203,338.97	479	100.0%	\$971.32	\$465,259.96	\$7,104,510	15.3	
0	0.0%	Waivered Properties for Which No Petition Received			0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m.	
0	0.0%	Government Properties for Which Support is Automatic			0	0.0%	\$0.00	\$0.00	0	0.0%	\$0.00	\$0.00	\$0	n.m.	
14	0.0%	Total Support			479	43.7%	\$424.51	\$203,338.97	479	100.0%	\$971.32	\$465,259.96	\$7,104,510	15.3	
31	0.0%	Properties for Which No Petition Requested Nor Received			617	56.3%	\$424.51	\$261,920.96	0	0.0%	\$0.00	\$0.00	\$0	n.m.	
45	0.0%	Total			1,096	100.0%	\$424.51	\$465,259.93	479	100.0%	\$971.32	\$465,259.96	\$7,104,510	15.3	

Notes: B - Property is outside LID boundary. It is expected to generate trip volume using the new NE Couch Ct. connection, but will not be assessed by this LID. Costs reallocated to properties within LID boundary.
E - Executed development agreement between PDC and the current property owner covering requirement for street improvements and other requirements.
P - Pending development agreement between PDC and the future property owner covering requirement for street improvements and other requirements.