

190340

EXHIBIT E

NW 20th Avenue Local Improvement District
Apportionment Worksheet
Prepared by the Local Improvement District Administrator on 3/17/21

State_ID	RNO	PROPERTYID	OWNER	SITEADDR	Zone	Total S.F.	Zone 'A' Exempt Area	Future ROW Dedication	Assessable S.F. Zone 'A'	LID Formation Estimate	Proposed Final Assessment	Rate/S.F.	\$ Change Since LID Formation	% Change Since LID Formation	Non-ROW Costs Portion			ROW Costs Portion			SDC Credits			Percent Zone A	RMV	Delinquent Liens	Ratio	Pending Lien #	Notes	
															SDC Eligible	SDC Ineligible	Percent Eligible	SDC Eligible	SDC Ineligible	Percent Eligible	SDC Eligible	SDC Ineligible	Percent Eligible							
XPO Properties																														
1N1E28CD 1600	R080301300	R116963	XPO PROPERTIES INC	2169 NW THURMAN ST	A	26,689	0	312	26,377	\$265,477.52	\$291,930.53	\$11.07	-\$26,453.01	-10.0%	\$48,530	\$139,896	25.7554%	\$22,645	\$80,860	21.8779%	\$71,174.48	\$220,756.05	24.4%	3.74%	\$2,503,870	\$0	8.6	157189		
1N1E28CD 2400	R180230390	R141300	CON-WAY PROPERTIES INC	1650 NW 21ST AVE	A	0	0	0	0	\$897,216.35	\$0.00	n.m.	\$897,216.35	100.0%	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$0	0.0	157193	B, C, E	
1N1E28CD 2900	R180230870	R141303	XPO PROPERTIES INC	2121 NW RALEIGH ST	A	0	0	0	0	\$435,662.06	\$0.00	n.m.	\$435,662.06	100.0%	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$0	0.0	157196		
1N1E28CD 3500	R180223140	R141088	XPO PROPERTIES INC	E/2055 NW SAVIER ST	A	41,338	0	0	41,338	\$398,032.27	\$457,513.14	\$11.07	-\$59,480.87	-14.9%	\$76,056	\$219,245	25.7554%	\$36,489	\$126,724	21.8779%	\$111,544.55	\$345,968.59	24.4%	5.87%	\$9,074,780	\$0	19.8	157190		
1N1E28CD 3900	R180223300	R141092	XPO PROPERTIES INC	1635 NW 19TH AVE	A	48,170	0	8,370	39,800	\$395,883.70	\$440,491.15	\$11.07	-\$44,607.45	-11.3%	\$73,226	\$211,088	25.7554%	\$34,168	\$122,009	21.8779%	\$107,394.49	\$333,096.66	24.4%	5.65%	\$14,461,000	\$0	32.8	157191		
1N1E3BA 100	R180230010	R141299	CON-WAY PROPERTIES INC	2050 NW RALEIGH ST	A	0	0	0	0	\$2,104,801.36	\$0.00	n.m.	\$2,104,801.36	100.0%	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$0	0.0	157192	D	
Guardian Properties																														
1N1E3BA 102	R180230100	R697191	BLOCK 290 LLC	SE/2050 NW RALEIGH ST	A	46,000	0	0	46,000	\$0.00	\$509,110.37	\$11.07	-\$509,110.37	n.m.	\$84,633	\$243,971	25.7554%	\$39,491	\$141,015	21.8779%	\$124,124.28	\$384,986.09	24.4%	6.53%	\$5,432,724	\$0	10.7	172968	D	
1N1E3BA 103	R649910810	R698877	BLOCK 290 LLC	S/2050 NW RALEIGH ST	A	67,600	0	780	66,820	\$0.00	\$739,538.16	\$11.07	-\$739,538.16	n.m.	\$122,939	\$354,394	25.7554%	\$57,365	\$204,840	21.8779%	\$180,304.01	\$559,234.15	24.4%	9.48%	\$7,891,623	\$0	10.7	172969	D	
Prometheus Properties																														
1N1E3BA 104	R649910820	R698878	PREG NW PORTLAND LLC	2050 NW RALEIGH ST	A	45,395	0	0	45,395	\$0.00	\$502,414.47	\$11.07	-\$502,414.47	n.m.	\$83,520	\$240,762	25.7554%	\$38,972	\$139,161	21.8779%	\$122,491.78	\$379,822.69	24.4%	6.44%	\$5,361,272	\$0	10.7	172970	D, F	
1N1E3BA 105	R649910830	R698879	PREG NW PORTLAND LLC	E/2050 NW RALEIGH ST	A	52,005	0	0	52,005	\$0.00	\$575,571.41	\$11.07	-\$575,571.41	n.m.	\$95,682	\$275,820	25.7554%	\$44,646	\$169,424	21.8779%	\$140,327.89	\$435,243.52	24.4%	7.38%	\$6,141,931	\$0	10.7	172971	D	
1N1E28CD 2401	R649912690	R703171	SALTWOOD NORTH LLC	1650 NW 21ST AVE	A	45,411	0	0	45,411	\$0.00	\$502,591.55	\$11.07	-\$502,591.55	n.m.	\$83,500	\$240,847	25.7554%	\$38,985	\$139,210	21.8779%	\$122,534.95	\$380,056.60	24.4%	6.44%	\$1,235,636	\$0	22.4	172972		
1N1E28CD 2402	R649912700	R703174	PREG NW PORTLAND LLC	E/1650 NW 21ST AVE	A	49,885	0	5,070	44,815	\$0.00	\$495,995.25	\$11.07	-\$495,995.25	n.m.	\$82,453	\$237,686	25.7554%	\$38,474	\$137,363	21.8779%	\$120,926.73	\$375,068.52	24.4%	6.36%	\$1,088,174	\$0	22.4	172973		
1N1E28CD 9000	R081790010	R702016	BLOCK 294-295 CONDOMINIUM OWNERS' A	2121 NW SAVIER ST	A	0	0	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$780	0.0	NONE	E	
1N1E28CD 9001	R081790020	R702017	SLABTOWN NORTH LLC	NW THURMAN ST	A	0	0	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$0	0.0	NONE	E	
1N1E28CD 9004	R081790050	R702020	XPO PROPERTIES INC	2121 NW RALEIGH ST	A	117,449	0	0	117,449	\$0.00	\$1,299,880.53	\$11.07	-\$1,299,880.53	n.m.	\$216,089	\$622,916	25.7554%	\$100,830	\$360,046	21.8779%	\$316,918.97	\$982,961.56	24.4%	4.17%	\$33,153,830	\$0	25.6	172974	E, G	
Unico Properties																														
1N1E28CD 2300	R180230570	R141301	UCP 2055 NW SAVIER LLC	2055 NW SAVIER ST	A	90,699	0	2,708	87,991	\$899,236	\$973,850.67	\$11.07	-\$74,615.06	-8.3%	\$161,891	\$466,679	25.7554%	\$75,540	\$269,741	21.8779%	\$237,430.86	\$736,419.81	24.4%	12.48%	\$69,692,010	\$0	71.6	157194		
1N1E28CD 90002	R081790030	R702018	UPC 2055 NW SAVIER LLC	2055 NW SAVIER ST	A	0	0	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$41,188	0.0	NONE	E	
ASB/Lincoln Property																														
1N1E28CD 2700	R180231070	R141304	LELAND JAMES OWNER LLC	2175 NW RALEIGH ST	A	46,002	0	0	46,002	\$1,052,440.47	\$508,132.51	\$11.07	\$543,307.96	51.6%	\$84,637	\$243,961	25.7554%	\$39,493	\$141,021	21.8779%	\$124,129.68	\$385,002.83	24.4%	6.53%	\$57,796,510	\$0	113.5	157197	B	
Invesco / Cruzan Properties																														
1N1E28CD 2800	R180230750	R141302	SLABTOWN JV LLC	2151 NW SAVIER ST	A	45,998	0	600	45,398	\$616,709	\$502,447.67	\$11.07	\$114,261.14	18.5%	\$83,526	\$240,778	25.7554%	\$38,974	\$139,170	21.8779%	\$122,499.87	\$379,947.80	24.4%	6.44%	\$29,541,670	\$0	58.8	157195	C	
1N1E28CD 90003	R081790040	R702019	SLABTOWN JV LLC	NW THURMAN ST	A	0	0	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$0	\$31,293	0.0	NONE	E	
Esco Property																														
1N1E28C 100	R641280370	R316317	1535-A1 LLC	2141 NW 25TH AVE	B	678,155	678,155	0	0	\$0.00	\$500,000.00	n.m.	-\$500,000.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$500,000.00	0.0%		\$16,873,400	\$0	33.7	165160	A, X	
Exempt Properties																														
1N1E28CD 200	R612700680	R227124	MICLAND INVESTMENT CO INC	2315 NW VAUGHN ST	X	4,358	4,358	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$575,350	\$0	0.0		X	
1N1E28CD 6700	R915600550	R505823	SPEARS VAUGHN LLC	2318 NW VAUGHN ST	X	13,738	13,738	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$2,750,800	\$0	0.0		X	
1N1E28CD 1700	R593000500	R224005	RED LODGE LLC	2121 NW THURMAN ST	X	62,011	62,011	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$14,996,690	\$0	0.0		X	
1N1E28CD 2500	R180231250	R141305	BLOCK 296 SLABTOWN LLC	1605 NW 21ST AVE	X	51,400	51,400	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$56,461,700	\$0	0.0		X	
1N1E28CD 2600	R180231350	R141306	BLOCK 299 SLABTOWN LLC	2170 NW RALEIGH ST	X	40,000	40,000	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$13,822,500	\$0	0.0		X	
1N1E28CD 4400	R593000400	R224010	EC REAL ESTATE CO	NEC/ 21ST & NW THURMAN ST	X	20,549	20,549	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$780,750	\$0	0.0		X	
1N1E28CD 4600	R080300300	R694744	PORTLAND CITY OF (LEASED	N/2121 & 2169 NW THURMAN ST	X	12,964	12,964	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$921,710	\$0	0.0		X	
1N1E28CD 3400	R641280240	R316306	1958 NW UPSHUR LLC	1625 NW 19TH AVE	X	54,709	54,709	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$7,548,100	\$0	0.0		X	
TOTAL:																														
6	20.7%		XPO Properties		A	116,197	0	6,682	109,515	\$4,497,073.28	\$1,189,054.82	\$11.07	\$3,307,138.44	73.5%	\$197,812	\$570,229	25.7554%	\$92,302	\$329,593	21.8779%	\$1,901,802.53	\$6,368,664.88	22.9%	100.00%	\$378,146,030	\$73,170	45.2			
2	6.9%		Guardian Properties		A	113,600	0	780	112,820	\$0.00	\$1,248,648.53	\$11.07	\$1,248,648.53	n.m.	\$788,866	\$2,166,395	25.7554%	\$358,763	\$1,281,078	21.8779%	\$304,428.29	\$944,220.24	24.4%	16.01%	\$13,324,347	\$0	10.7			
7	24.1%		Prometheus Properties		A	310,145	0	5,070	305,075	\$0.00	\$3,376,453.21	\$11.07	\$3,376,453.21	n.m.	\$684,232	\$1,977,424	25.7554%	\$119,272	\$1,140,063	21.8779%	\$823,200.32	\$2,553,259.58	24.4%	34.95%	\$66,980,943	\$780	19.8			
2	6.9%		Unico Properties		A	90,699	0	2,708	87,991	\$899,235.61	\$973,850.67	\$11.07	-\$74,615.06	-8.3%	\$561,293	\$1,618,030	25.7554%	\$268,793	\$935,223	21.8779%	\$237,430.86	\$736,419.81	24.4%	16.01%	\$69,692,010	\$418	168			
1	3.4%		ASB/Lincoln Property		A	46,002	0	0	46,002	\$1,052,440.47	\$509,132.51	\$11.07	\$543,307.96	51.6%	\$72,184	\$204,709	25.7554%	\$33,447	\$1,204,964	21.8779%	\$124,129.68	\$385,002.83	24.4%	6.53%	\$57,796,510	\$0	113.5			
4	6.9%		Invesco / Cruzan Properties		A	45,998	600	0	45,398	\$616,708.47	\$502,447.67	\$11.07	\$114,261.14	18.5%	\$72,184	\$204,709	25.7554%	\$33,447	\$1,204,964	21.8779%	\$122,499.87	\$379,947.80	24.4%	10.61%	\$29,541,670	\$317,203	55.4			
1	3.4%		Esco Property		B	678,155	678,155	0	0	\$0.00	\$500,000.00	n.m.	-\$500,000.00	n.m.	\$639,664	\$1,843,947	25.7554%	\$298,476	\$1,065,803	21.8779%	\$0	\$500,000.00	0.0%	0.00%	\$16,873,400	\$0	33.7			
21	72.4%		Nonexempt Subtotal			1,460,796	678,155	17,840	704,801	\$7,065,458.15	\$8,300,467.41	\$11.78	\$1,235,009.26	-17.8%	\$966,678	\$2,786,623	25.7554%	\$451,064	\$1,610,671	21.8779%	\$1,901,802.53	\$6,398,664.88	22.9%	100.00%	\$280,249,430	\$73,170	33.6			
8	27.6%		Exempt Properties			259,729	259,729	0	0	\$0.00	\$0.00	n.m.	\$0.00	n.m.	\$0	\$0	n.m.	\$0	\$0	n.m.	\$0.00	\$0.00	n.m.	0.00%	\$97,887	\$0	0.0			
29	100.0%		Total			1,660,525	937,884	17,840	704,801	\$7,065,458.15	\$8,300,467.41	\$11.78	\$1,235,009.26	-17.8%	\$966,678	\$2,786,623	25.7554%	\$451,064	\$1,610,671	21.8779%	\$1,901,802.53	\$6,398,664.88	22.9%	100.00%	\$280,249,430	\$73,170	45.2			
Notes:																														
A - Property is being assessed a fixed \$500,000 amount in Assessment Zone 'B' in lieu of a Zone 'A' assessment.																														
B - Land adjustment made between these properties between 5/04/15 and 9/18/19																														
C - Land adjustment made between these properties between 5/04/15 and 9/18/19																														
D - Land adjustment made between these properties between 5/04/15 and 9/18/19																														
E - Land adjustment made between these properties after 9/18/19																														
F - Pending ownership change as of 3/05/20 to Saltwood North LLC not yet reflected on Multnomah County Assessment & Taxation records.																														
G - Pending ownership change as of 3/05/20 to Slabtown North LLC not yet reflected on Multnomah County Assessment & Taxation records.																														
X - Owner of property did not sign petition for LID improvements (subsequence to IR#8455) prior to LID formation.																														