

Exhibit A

NW Park Avenue and Johnson-Kearney Streets Local Improvement District
Apportionment Worksheet
Prepared by the Local Improvement District Administrator on 9/16/24

STATE_ID	RNO	PROPERTYID	OWNER	SITEADDR	Total S.F.	Exempt Area	NW J-K Zone 'A' Assessable S.F.	NW J-K Zone 'B' Assessable S.F.	NW Park Assessable S.F.	Preliminary LID Estimate	NW Johnson-Kearney Zone 'A' Estimate	NW Johnson-Kearney Zone 'B' Estimate	NW Park Avenue Amount	Combined Amount	Zone	B(W) \$	B(W) %	NW J-K Rate/S.F.	NW Park Rate/S.F.	Combined Rate/S.F.	Percent Combined LIDs	Pending Lien Number	RMV	Ratio	Notes	
Greyhound Properties																										
1N1E34BD	2000	R1802326740	R141462	TRANSPORTATION REALTY INCOME PARTNE	550 NW 6TH AVE	46,000	0	0	46,000	\$1,782,324.18	\$0.00	\$1,782,324.18	\$0.00	\$1,782,324.18	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	7.8%	172558	\$7,859,440	4.4		
1N1E34BD	2100	R180237110	R141467	TRANSPORTATION REALTY INCOME PARTNE	550 WU NW 6TH AVE	28,000	0	0	28,000	\$1,013,052.80	\$0.00	\$1,013,052.80	\$0.00	\$1,013,052.80	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	4.4%	172557	\$4,108,920	4.1		
1N1E34BD	2200	R180237160	R141470	TRANSPORTATION REALTY INCOME PARTNE	550 WU NW 6TH AVE	18,325	0	0	18,325	\$714,007.40	\$0.00	\$714,007.40	\$0.00	\$714,007.40	B	\$0.00	0.0%	\$38.96	\$0.00	\$38.96	3.1%	172559	\$2,896,080	4.1		
TriMet Properties																										
1N1E34BD	2201	R180237180	R822343	TRI-COUNTY METROPOLITAN TRANSPORTAT	NW 6TH AVE	890	890	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	X	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	NONE	\$215,990	n.m.	S	
1N1E34BD	2202	R180237190	R822344	TRI-COUNTY METROPOLITAN TRANSPORTAT	NW 5TH AVE	785	785	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	X	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	NONE	\$190,510	n.m.	S	
Prosper Portland Properties																										
1N1E34BC	100	R180210240	R140726	PORTLAND DEV COMM	715 NW HOYT ST	36,781	36,781	0	0	\$10,630,826.13	\$0.00	\$0.00	\$0.00	\$0.00	A	\$10,630,826.13	100.0%	\$0.00	\$0.00	n.m.	0.0%	172554	\$5,778,870	n.m.	P, R	
1N1E34BC	101	R180210280	R709059	PORTLAND DEV COMM	NEC/ HOYT & NW 9TH AVE	52,191	7,034	45,157	0	45,157	\$0.00	\$1,057,125.61	\$0.00	\$982,846.54	\$2,039,972.15	A	-\$2,039,972.15	n.m.	\$23.41	\$21.76	\$45.17	8.9%	1	\$8,190,340	4.0	R
1N1E34BC	102	R180236970	R709060	PORTLAND DEV COMM	NWC/ HOYT & NW	52,888	0	52,888	0	52,888	\$0.00	\$1,238,097.34	\$0.00	\$1,151,102.26	\$2,389,199.60	A	-\$2,389,199.60	n.m.	\$23.41	\$21.76	\$45.17	10.4%	2	\$8,292,080	3.5	R
1N1E34BC	103	R180211480	R709061	PORTLAND DEV COMM	NW 9TH AVE	29,910	9,926	19,984	0	19,984	\$0.00	\$467,810.08	\$0.00	\$434,939.34	\$902,749.42	A	-\$902,749.42	n.m.	\$23.41	\$21.76	\$45.17	3.9%	3	\$4,686,830	5.2	R
1N1E34BC	104	R180211440	R709062	PORTLAND DEV COMM	NW 9TH AVE	29,911	3,974	25,937	0	25,937	\$0.00	\$607,185.04	\$0.00	\$564,521.10	\$1,171,706.14	A	-\$1,171,706.14	n.m.	\$23.41	\$21.76	\$45.17	5.1%	4	\$4,686,830	4.0	R
1N1E34BC	105	R180211520	R709063	PORTLAND DEV COMM	NW HOYT ST	41,604	41,604	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	A	\$0.00	n.m.	\$0.00	\$0.00	\$0.00	0.0%	5	\$8,520,800	n.m.	P, R	
1N1E34BC	106	R180237440	R709064	PORTLAND DEV COMM	NW BROADWAY	59,806	6,788	53,018	0	53,018	\$0.00	\$1,241,147.17	\$0.00	\$1,153,937.79	\$2,395,084.96	A	-\$2,395,084.96	n.m.	\$23.41	\$21.76	\$45.17	10.4%	6	\$9,373,650	3.9	R
1N1E34BC	107	R180211600	R709065	PORTLAND DEV COMM	NW 9TH AVE	59,817	18,520	41,297	0	41,297	\$0.00	\$966,760.08	\$0.00	\$898,830.55	\$1,865,590.63	A	-\$1,865,590.63	n.m.	\$23.41	\$21.76	\$45.17	8.1%	7	\$9,373,650	5.0	R
1N1E34BC	108	R180211560	R709066	PORTLAND DEV COMM	NW BROADWAY	101,414	37,038	64,376	0	64,376	\$0.00	\$1,507,023.04	\$0.00	\$1,401,131.85	\$2,908,154.89	A	-\$2,908,154.89	n.m.	\$23.41	\$21.76	\$45.17	12.6%	8	\$15,894,450	5.5	R
1N1E34BC	109	R180212830	R709067	PORTLAND DEV COMM	SEC/ LOVEJOY & NW 9TH	50,975	9,998	40,979	0	40,979	\$0.00	\$859,300.26	\$0.00	\$891,884.90	\$1,851,195.16	A	-\$1,851,195.16	n.m.	\$23.41	\$21.76	\$45.17	8.0%	9	\$7,987,040	4.3	R
1N1E34BC	110	R180212710	R709068	PORTLAND DEV COMM	NW LOVEJOY ST	30,172	5,092	25,080	0	25,080	\$0.00	\$587,115.39	\$0.00	\$545,861.64	\$1,132,977.03	A	-\$1,132,977.03	n.m.	\$23.41	\$21.76	\$45.17	4.9%	10	\$4,728,990	4.2	R
1N1E34BC	111	R180217360	R709069	PORTLAND DEV COMM	SWC/ LOVEJOY & NW	35,125	5,388	29,737	0	29,737	\$0.00	\$696,142.28	\$0.00	\$647,227.75	\$1,343,370.03	A	-\$1,343,370.03	n.m.	\$23.41	\$21.76	\$45.17	5.8%	11	\$5,506,160	4.1	R
1N1E34BC	200	R180210300	R140728	PORTLAND DEV COMM	715 WU NW HOYT ST	0	0	0	0	\$7,368,173.87	\$0.00	\$0.00	\$0.00	\$0.00	A	\$7,368,173.87	100.0%	\$0.00	\$0.00	n.m.	0.0%	172555	\$0	n.m.	X	
1N1E34BD	2500	R180236820	R141463	PDC DBA PROSPER PORTLAND	NWC/ 6TH & NW GLISAN ST	38,000	0	0	38,000	\$1,480,615.62	\$0.00	\$1,480,615.62	\$0.00	\$1,480,615.62	B	\$0.00	0.0%	\$0.00	\$0.00	\$38.96	6.4%	172556	\$7,600,000	5.1		
TOTAL:						710,594	183,816	398,453	128,325	398,453	\$23,000,000.00	\$9,327,706.29	\$5,000,000.00	\$8,672,293.72	\$23,000,000.01		-0.01	0.0%	\$23.41	\$21.76	\$57.72	100.0%		\$113,890,630	5.0	
3	15.3%	Greyhound Properties			90,325	0	0	90,325		\$3,519,384.38	\$0.00	\$3,519,384.38	\$0.00	\$3,519,384.38		\$0.00	0.0%	\$0.00	\$0.00	\$38.96	15.3%		\$14,864,440	4.2		
2	0.0%	TriMet Properties			1,675	1,675	0	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	n.m.	\$0.00	\$0.00	n.m.	0.0%		\$408,500	n.m.		
5	15.3%	Subtotal			92,000	1,675	0	90,325		\$3,519,384.38	\$0.00	\$3,519,384.38	\$0.00	\$3,519,384.38		\$0.00	0.0%	\$0.00	\$0.00	\$38.96	15.3%		\$15,270,940	4.3		
14	84.7%	Prosper Portland Properties			618,594	182,141	398,453	38,000		\$19,480,615.62	\$9,327,706.29	\$1,480,615.62	\$8,672,293.72	\$19,480,615.63		-0.01	0.0%	\$23.41	\$0.00	\$48.89	84.7%		\$98,619,690	5.1		
19	100.0%	Total			710,594	183,816	398,453	128,325		\$23,000,000.00	\$9,327,706.29	\$5,000,000.00	\$8,672,293.72	\$23,000,000.01		-0.01	0.0%	\$23.41	\$0.00	\$57.72	100.0%		\$113,890,630	5.0		

Notes:
P - Exemption for future extension of the North Park Blocks.
R - Exemption for future right-of-way dedication
S - Parcel is too small to be developed and is in different property ownership than adjacent taxlots and has no future development potential, and is therefore exempted from assessment.
X - Taxlot no longer exists and has been eliminated since LID formation.