

EXHIBIT A

SOUTH HERMISTON INDUSTRIAL PARK LOCAL IMPROVEMENT DISTRICT ENGINEERING REPORT

JUNE 2019



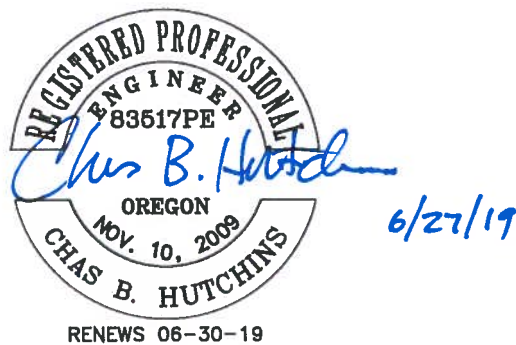
Prepared for the
City of Hermiston, Oregon

**SOUTH HERMISTON INDUSTRIAL PARK
LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT**

FOR

CITY OF HERMISTON, OREGON

2019



ANDERSON PERRY & ASSOCIATES, INC.

**La Grande, Redmond, and Hermiston, Oregon
Walla Walla, Washington**

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Section 1 - Project Description

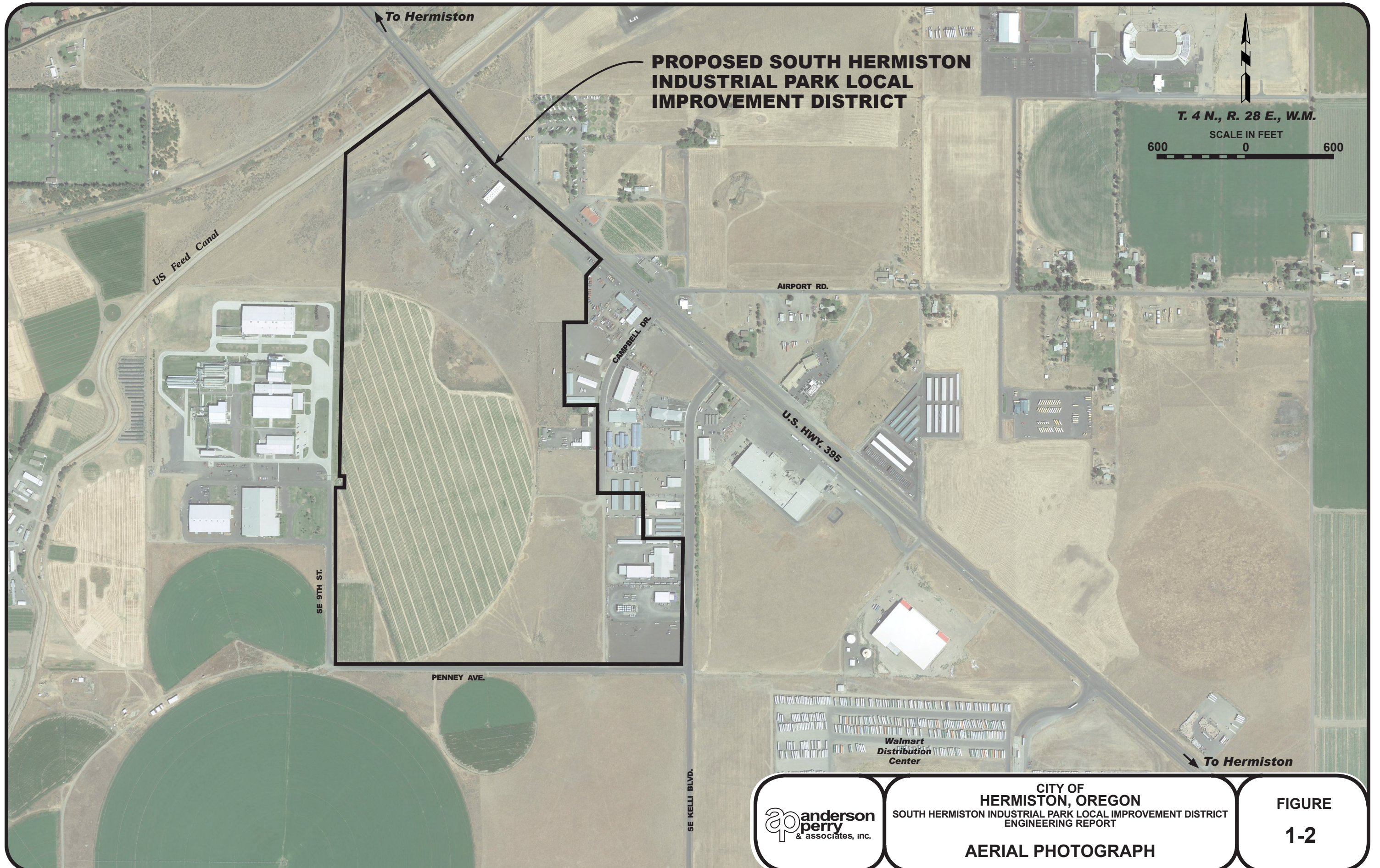
General

The City of Hermiston, Oregon, is considering the formation of a Local Improvement District (LID) for the South Hermiston Industrial Park (SHIP) for the purpose of providing City utilities and street improvements to the industrial area. These improvements would generally include ductile iron (DI) water lines, polyvinyl chloride (PVC) sewer lines, aggregate base material, pavement, and other related amenities. Construction of these improvements would make the abutting properties more attractive for potential industrial businesses to locate to the area.

Project Description

The proposed LID is shown on Figure 1-1, Location and Vicinity Maps, and an aerial of the proposed SHIP LID is shown on Figure 1-2, Aerial Photograph. The proposed LID consists of 20 lots comprising a total of approximately 148 acres.

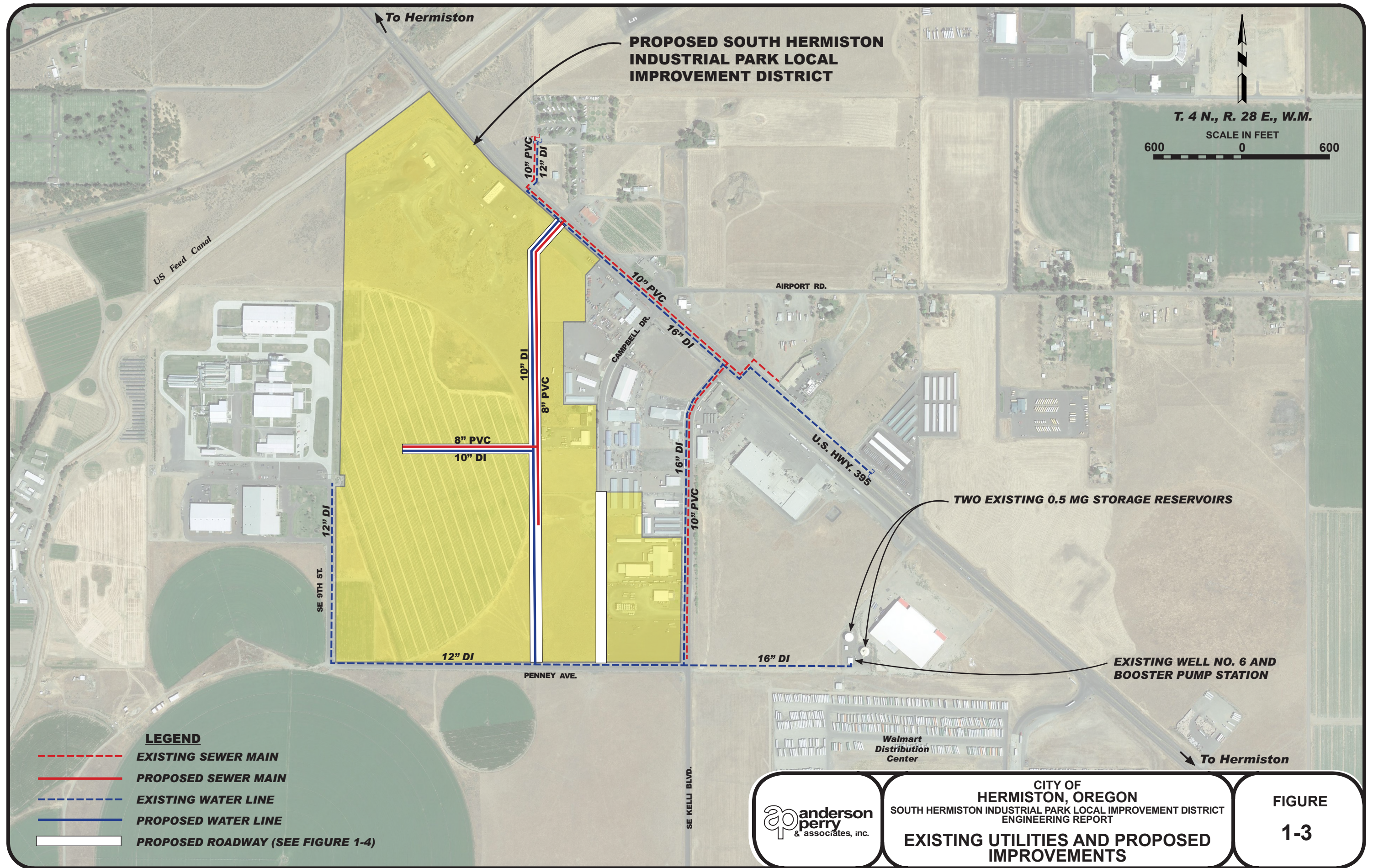
The proposed improvements for the LID are shown on Figure 1-3, Existing Utilities and Proposed Improvements, along with existing utilities in the vicinity of the SHIP. The improvements would consist of approximately 4,000 linear feet of 10-inch diameter DI water line, 4,000 linear feet of 8-inch PVC sewer line, and 5,170 feet of street improvements. These improvements are based on a planning level design and are preliminary in nature. A typical street cross section of the proposed roadway improvements, based on street standards specific to this LID is shown on Figure 1-4, LID 322 Street Standard.

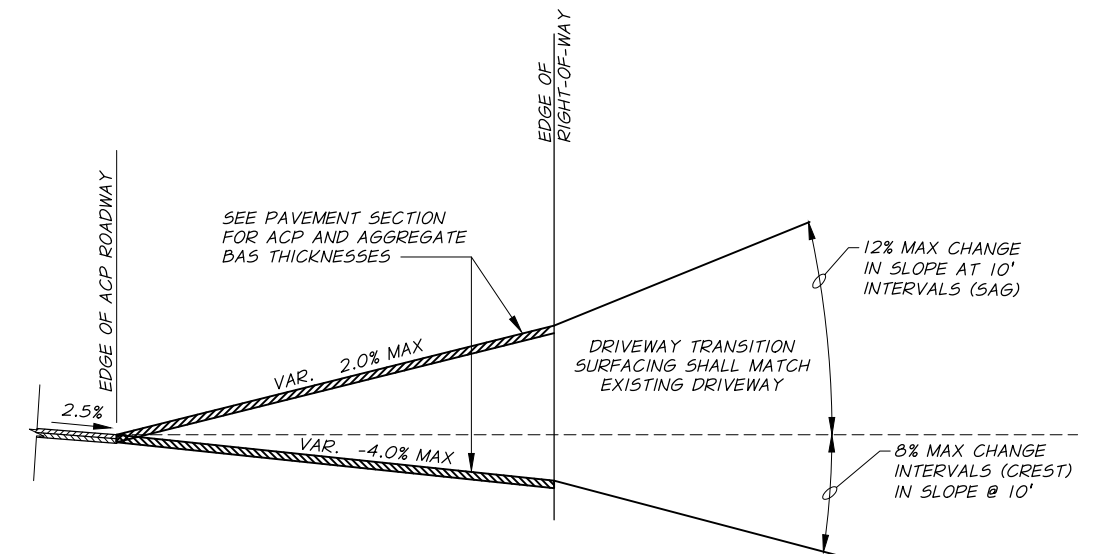
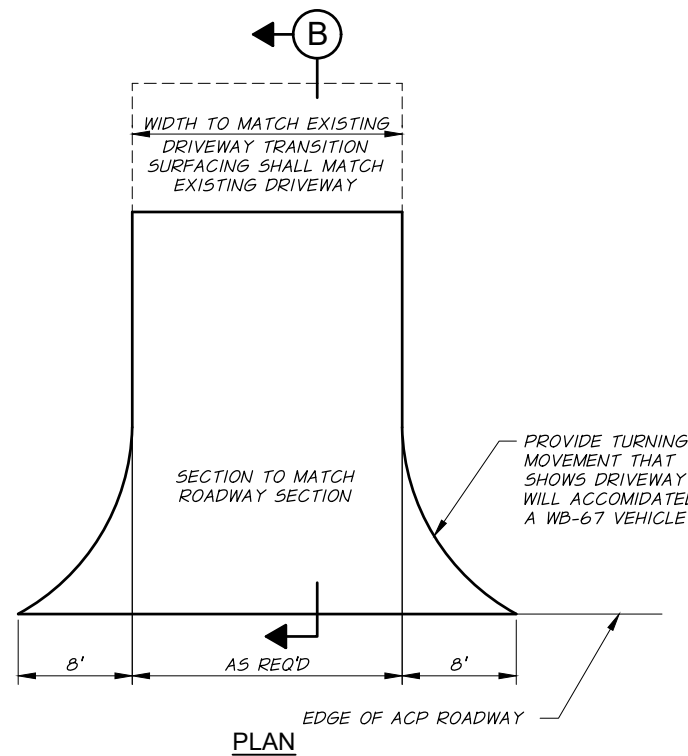
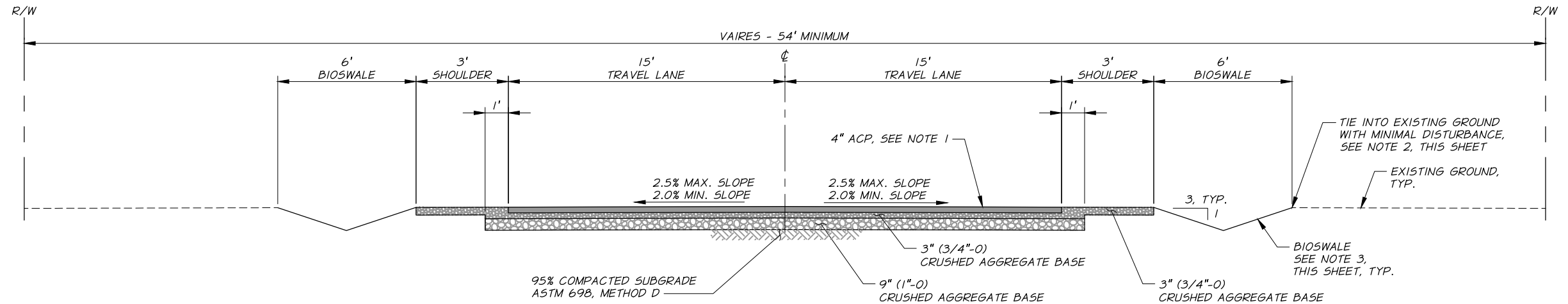


CITY OF
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AERIAL PHOTOGRAPH

FIGURE
1-2





NOTES:

1. ASPHALT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN 2 EQUAL 2" LIFTS.
2. SLOPES SHALL NOT EXCEED 3:1 UNLESS APPROVED BY THE CITY.
3. BIOSWALES SHALL BE PLANTED WITH A LOCAL GRASS SEED MIX ON 4" OF TOPSOIL.

ACP DRIVEWAY APPROACH

N.T.S.

**anderson
perry
& associates, inc.**

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SOUTH HERMISTON INDUSTRIAL PARK LOCAL IMPROVEMENT DISTRICT
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LID 322 STREET STANDARD

FIGURE

1-4

Section 2 - Preliminary Feasibility Analysis

Water

A preliminary determination of the feasibility for making the proposed improvements was performed for the South Hermiston Industrial Park (SHIP) Local Improvement District (LID). As shown on Figure 1-3, Existing Utilities and Proposed Improvements, a 12-inch ductile iron (DI) water line exists along E. Penney Avenue and a 16-inch DI water line exists on U.S. Highway 395 in the vicinity of the proposed SHIP LID. Connecting to the water lines in these locations and creating a loop would require relatively minor disturbance to existing streets and would not require major disruption to existing water users.

Sewer

Providing sewer services to the SHIP LID would be straightforward and would require relatively minor disturbance to existing streets. As shown on Figure 1-3, a 10-inch polyvinyl chloride gravity sewer main runs along U.S. Highway 395 on the south end of the proposed LID boundary. A manhole located near the intersection of U.S. Highway 395 and S.E. Campbell Drive reportedly has an invert elevation 14.3 feet below ground surface. With the location of the sewer main and the depth of the pipe, a sewer connection could be made to the sewer main south of the SHIP LID, and sewer service could be provided to the entirety of the SHIP LID boundary.

Streets

Constructing the roadway as shown on Figure 1-3 would not be problematic. Currently, a 66-foot wide right-of-way (ROW) exists where the main roadway would be placed on what is shown as S.E. 10th Street (see the Appendix for tax lot maps) and S.E. Campbell Drive. A typical section of the proposed roadway for the SHIP LID is shown on Figure 1-4, LID 322 Street Standard. As shown, the proposed roadway would easily fit within the existing ROW.

A small spur street that connects to S.E. 10th Street is also proposed. To construct a roadway spur that projects to the west, a dedication of ROW by the property owner would need to occur.

Other Utilities

Other anticipated utility providers to the SHIP LID area were contacted, including gas, communications, and electricity. Facilities are available in the immediate vicinity of the proposed SHIP LID area for these utilities. The size and type of service provided by these other utilities would be determined at the time an industry is ready to build on a given lot. It is anticipated that these utilities would be installed outside the roadway improvements to minimize impacts to the infrastructure proposed for the SHIP LID. Accommodations such as conduit would be installed as needed for anticipated utility roadway crossings related to the proposed improvements.

Project Cost

A preliminary project cost estimate was prepared as part of the feasibility analysis and is shown on Figure 2-1, Preliminary Cost Estimate. Due to the preliminary nature of the cost estimate, a 20 percent contingency has been included to account for unforeseen issues and potential variability in the bidding environment when the improvements are to be constructed. As shown, the costs include anticipated engineering as a percentage of construction costs. The cost estimate would need to be reviewed and potentially adjusted should the project move to the design and construction phases.

**CITY OF HERMISTON, OREGON
SOUTH HERMISTON INDUSTRIAL PARK
LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT
PRELIMINARY COST ESTIMATE
June 2019**

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 94,200	All Req'd	\$ 94,200
2	Project Temporary Traffic Control	LS	8,000	All Req'd	8,000
3	Temporary Sedimentation and Erosion Control	LS	15,000	All Req'd	15,000
4	Removal of Structures and Obstructions	LS	40,000	All Req'd	40,000
5	General Earthwork	CY	15	9,100	136,500
6	Aggregate Base (Roadway)	TON	30	12,650	379,500
7	4-inch Asphalt Concrete Pavement	TON	90	4,150	373,500
8	Aggregate Base (Shoulder)	CY	50	450	22,500
9	Saw Cut Asphalt	LF	5	400	2,000
10	4-inch Painted Line	LF	1	21,000	21,000
11	Pavement Marking	LS	3,000	All Req'd	3,000
12	Permanent Signs	EA	500	8	4,000
13	Driveway Approach	EA	2,000	30	60,000
14	Gravity Sewer Line, 8-inch Polyvinyl Chloride (PVC)	LF	60	3,050	183,000
15	Sewer Service Connection	EA	800	20	16,000
16	Sewer Service Line, 6-inch PVC	LF	30	1,000	30,000
17	Manhole	EA	4,000	8	32,000
18	Water Main Line, 10-inch Ductile Iron	LF	70	4,040	282,800
19	Water Service Line	LF	30	1,100	33,000
20	Water Service Connection	EA	1,000	22	22,000
Total Estimated Construction Cost*					\$ 1,758,000
Construction Contingencies (20%)					352,000
Design Engineering (10%)					176,000
Construction Engineering (10%)					176,000
Permitting, Environmental, and Cultural Resources					80,000
TOTAL ESTIMATED PROJECT COST (2019)					\$ 2,542,000
Inflation to the Time of Construction** (Assumed Construction 2022-23)					382,000
TOTAL ESTIMATED PROJECT COST (2022)					\$ 2,924,000

*No private utility installation costs are shown as industrial tenants will dictate utility requirements and costs.

**Construction cost inflation is assumed to be 4 percent annually until construction occurs.



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PRELIMINARY COST ESTIMATE

**FIGURE
2-1**

Section 3 - Property Benefit Analysis

Hermiston Municipal Code 157.164

Figure 3-1, Property Benefit Analysis, includes property identification information, ownership information, and a description of the benefit that each property receives. For all properties in this Local Improvement District (LID), the benefit to each property is that street and/or water and sewer infrastructure will be installed adjacent to the property in conformance with Hermiston Municipal Code 157.164. This code requires all properties, at the time that development occurs, to install utilities and street improvements to City standards up to a point where they can be accessed by subsequent developments. Therefore, the improvements installed by this LID will make all properties “shovel ready” for immediate development.

Section 4 of this report outlines the methodology for assigning costs, which will be based on linear feet of frontage onto the improvements. Since no off-site improvements, such as pumps, motors, traffic signals, etc., are included in this LID, the benefit that each property will receive is directly proportional to the linear feet of improvements installed.

Property Benefit Analysis

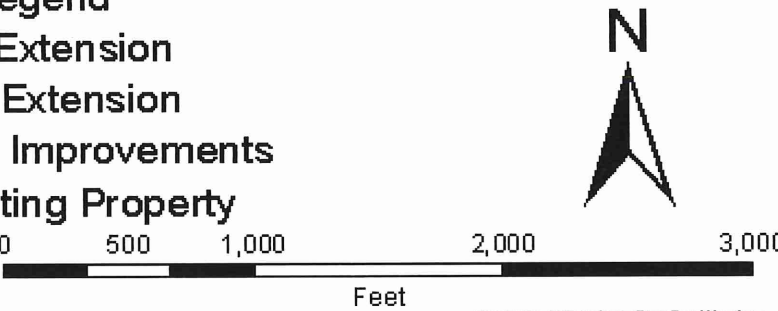


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, USDA, NAIP, AeroGRID, IGN, and the GIS User Community

Benefitting Property		City	State	Zip Code
Map and Tax Lot	Owner	Address		
4N2813C001100	HANSON LOUIS D & HANSON LARRY D	2110 S HIGHWAY 395	HERMISTON	OR
4N2813C001101	HANSON LOUIS D & LARRY D	2110 S HIGHWAY 395	HERMISTON	OR
4N2813C001103	HANSON LOUIS D & LARRY D	2110 S HIGHWAY 395	HERMISTON	OR
4N2814C000300	STATE OF OREGON	4040 FAIRMEN INDUSTRIAL DR SE #MS2	SALEM	OR 97302-1142
4N28230000100	PORT OF UMATILLA	PO BOX 879	UMATILLA	OR 97882-0879
4N28230000206	STARLINE PROPERTIES LLC	560 E25TH ST	JASPER	IN 47546-8117
4N28248000500	CJ FAMILY INVESTMENTS LLC	289 EMCKINNEY AVE	HERMISTON	OR 97838-7107
4N28248000501	PHILLIPS WILLIAM A	80388 ZIMMERMAN LN	HERMISTON	OR
4N28248000503	THOMAS INVESTMENTS LLC	PO BOX 1059	HERMISTON	OR
4N28248000504	K2 AG INVESTMENTS LLC	PO BOX 729	HERMISTON	OR 97838-0729
4N28248000505	K2 AG INVESTMENTS LLC	PO BOX 729	HERMISTON	OR
4N28248000506	RC TRUCKING SERVICES LLC	1374 SW RIVERHILL DR	HERMISTON	OR 97838-9501
4N28248000507	UMATILLA PORT OF	PO BOX 879	UMATILLA	OR
4N28248B00401	THG CONSTRUCTION EQUIPMENT LLC	PO BOX 3165	WALLAWALLA	WA 99362-0360
4N28248B00403	THG CONSTRUCTION EQUIPMENT LLC	PO BOX 3165	WALLAWALLA	WA 99362-0360
4N28248B00600	JBWETT PATRICK A & LYNETTE A	PO BOX 168	HERMISTON	OR
4N28248B00700	PATTERSON JON R	14 SE CAMPBELL DR	HERMISTON	OR 97838-9470
4N28248B00800	PATTERSON JON R	14 SE CAMPBELL DR	HERMISTON	OR 97838-9470
4N28248B00900	PATTERSON JON R	14 SE CAMPBELL DR	HERMISTON	OR 97838-9470
4N28248B03200	JBWETT PATRICK A & LYNETTE A	PO BOX 168	HERMISTON	OR

Description of Benefit	
Map and Tax Lot	Description of Benefit
4N2813C001100	Adjacent to SE 10th Street, water, and sewer
4N2813C001101	Adjacent to SE 10th Street, water, and sewer
4N2813C001103	Adjacent to SE 10th Street, water, and sewer
4N2814C000300	Adjacent to SE 10th Street, water, and sewer
4N28230000100	Adjacent to SE 10th Street, new street extension, water, and sewer
4N28230000206	Adjacent to SE 10th Street, water, and sewer
4N28248000500	Adjacent to SE 10th Street, SE Campbell Drive, water, and sewer
4N28248000501	Adjacent to SE Campbell Drive
4N28248000503	Adjacent to SE Campbell Drive
4N28248000504	Adjacent to SE Campbell Drive
4N28248000505	Adjacent to SE Campbell Drive
4N28248000506	Adjacent to SE 10th Street, SE Campbell Drive, and water
4N28248000507	Adjacent to SE 10th Street, SE Campbell Drive, and water
4N28248B00401	Adjacent to SE 10th Street, water, and sewer
4N28248B00403	Adjacent to SE 10th Street, water, and sewer
4N28248B00600	Adjacent to SE 10th Street, water, and sewer
4N28248B00700	Adjacent to SE 10th Street, water, and sewer
4N28248B00800	Adjacent to SE 10th Street, water, and sewer
4N28248B00900	Adjacent to SE 10th Street, SE Campbell Drive, water, and sewer
4N28248B03200	Adjacent to SE Campbell Drive

- Legend**
- Water Extension
 - Sewer Extension
 - Paving Improvements
 - Benefitting Property



Data Source: ESRI, anderson Perry City of Hermiston, Umatilla County
Part 1 Planning/CD Project/South Hermiston LIDF/available Report Documents.aprx



CITY OF
HERMISTON, OREGON
SOUTH HERMISTON INDUSTRIAL PARK LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT

PROPERTY BENEFIT ANALYSIS

FIGURE
3-1

Section 4 - Project Cost Allocation

Methodology

The projects included in this Local Improvement District (LID) all lend themselves directly to allocating cost based on linear feet of frontage that each specially benefitting property has adjacent to the improvements, because there are no off-site enhancements (i.e., pumps, motors, lift stations, traffic signals, etc.) that would otherwise benefit all properties without being immediately adjacent to them. Therefore, the basic methodology shall subtract any public subsidy equally from the total cost of all improvements, then the remaining total project costs shall be divided by the total linear feet of frontage, and the resulting net cost per foot shall be assessed to each property based on their linear feet of frontage onto the improvements.

- Project costs shall not be assessed to properties that do not front directly onto certain improvements. Specifically, properties that only have frontage onto S.E. Campbell Drive will not have any frontage onto the water and sewer improvements and, therefore, those properties shall be assessed only for the linear foot cost of roadway construction.
- Project costs shall be assessed to all properties for all of their frontage onto improvements. Specifically, several properties have frontage onto both S.E. 10th Street and S.E. Campbell Drive and, therefore, those properties shall be assessed for the linear foot cost of roadways for their frontage on both streets. However, since water and sewer will not be installed in S.E. Campbell Drive, these properties' frontage feet on S.E. Campbell Drive shall not drive up their proportionate share of costs for water and sewer improvements. These properties are described on Figure 4-1, Project Cost Allocation.
- Project costs shall be assessed to all properties that benefit from the extension of utilities on a linear foot basis, regardless of the length of utilities installed adjacent to their property. Specifically, property 4N2824B (tax Lot 506) will directly benefit from sewer being extended to it; however, since the property immediately south of it can access sewer in E. Penney Avenue, there is no need to extend sewer southward along the full frontage of tax lot 506. Therefore, tax lot 506 will receive the same benefit as the other properties receiving sewer through this LID, but would not have the same length of improvements adjacent to it, in which case its full frontage length onto S.E. 10th Street shall be used to cover its proportionate share of the benefit of the sewer.

Description of Other Funds

Approximately 60 percent of the project costs are anticipated to be covered by other funds contributed by public agencies. All funds contributed by public agencies that are not direct LID beneficiaries shall be applied equally toward covering the costs of the projects.

- The City of Hermiston intends to contribute \$250,000 toward completion of these projects. These funds will be drawn from \$208,843 in Reserves that had previously been allocated for utility development in the South Hermiston Industrial area related to natural gas. The remaining balance will be covered with General Fund dollars.

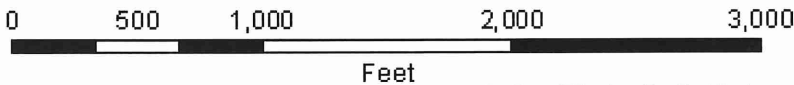
- The City of Hermiston intends to apply for at least 50 percent of the project costs (approximately \$1,400,000) to be covered by grant funds from the U.S. Economic Development Administration's Public Works and Economic Adjustment Assistance Program.
- Umatilla County has expressed interest in contributing \$50,000 toward completion of these projects.

Project Cost Allocation



Frontage Distance					
Map and Tax Lot	SE 10th Street	SE Campbell Drive	New Street	New Water Extension	New Sewer Extension
4N2813C001100	572	0	0	572	572
4N2813C001101	199	0	0	199	199
4N2813C001103	114	0	0	114	114
4N2814D000300	305	0	0	305	305
4N28230000100	1324	0	1400	2024	2024
4N28230000206	1254	0	0	1254	275
4N2824B000500	188	198	0	198	198
4N2824B000501	0	219	0	0	0
4N2824B000503	0	280	0	0	0
4N2824B000504	0	279	0	0	0
4N2824B000505	0	257	0	0	0
4N2824B000506	159	159	0	159	0
4N2824B000507	842	842	0	0	0
4N2824B800401	304	0	0	304	304
4N2824B800403	266	0	0	266	266
4N2824B800600	150	0	0	150	150
4N2824B800700	150	0	0	150	150
4N2824B800800	150	0	0	150	150
4N2824B800900	150	0	0	150	150
4N2824B803200	0	150	0	0	0

- Legend
- Water Extension
 - Sewer Extension
 - Paving Improvements
 - Benefitting Property



Data Source: ESRI, and other Perry City of Hermiston, Unpublished
Path: I Planning GIS Project 4 South Hermiston LIDF Coverage On Improvements.aprx



CITY OF
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ENGINEERING REPORT
PROJECT COST ALLOCATION

FIGURE
4-1

Section 5 - Property Valuation and Assessment Estimate

General

The valuations for each property shown on Table 5-1 below represents the latest figures available from the Umatilla County Assessor's office. Table 5-1 shows an estimate of the amount to be assessed to each property in the Local Improvement District (LID). These amounts represent the total current value of the assessments without regard for potential long-term repayment plans and associated interest fees. An explanation of options for long-term payment plans is available below. These amounts also represent the net impact of costs after accounting for the various public subsidies outlined in Section 4. A full accounting of how the assessment was calculated, using the methodology outlined in Section 4, is shown on Figure 5-1, property valuations are shown on Figure 5-2, and outstanding assessments are shown on Figure 5-3.

TABLE 5-1
UMATILLA COUNTY ASSESSOR'S PROPERTY VALUATIONS

Tax Lots / Map	Assessed Value	Real Market Value	Outstanding Tax Assessments	Estimated LID Assessment Total
100 / 4N2823	\$14,171	\$6,740		\$434,913
206 / 4N2823	\$824,810	\$824,810		\$92,750
300 / 4N2814D	\$0	\$3,168,780		\$45,490
401 / 4N2824BB	\$8,910	\$8,910	\$645.27	\$45,341
403 / 4N2824BB	\$7,830	\$7,830	\$567.05	\$39,673
500 / 4N2824B	\$20,090	\$20,090		\$41,385
501 / 4N2824B	\$309,500	\$309,500		\$10,776
503 / 4N2824B	\$2,417,580	\$2,435,880		\$16,763
504 / 4N2824B	\$38,750	\$93,700		\$16,044
505 / 4N2824B	\$725,620	\$745,640		\$15,386
506 / 4N2824B	\$34,120	\$40,890	\$1,126.40	\$33,233
507 / 4N2824B	\$0	\$0		\$139,383
600 / 4N2824BB	\$131,130	\$153,150		\$22,372
700 / 4N2824BB	\$342,120	\$360,290		\$22,372
800 / 4N2824BB	\$20,130	\$22,360		\$22,372
900 / 4N2824BB	\$10,000	\$11,180		\$22,372
1100 / 4N2813C	\$180,700	\$252,000	\$9,426.56	\$85,312
1101 / 4N2813C	\$5,280	\$38,680		\$29,680
1103 / 4N2813C	\$107,160	\$107,160		\$17,003
3200 / 4N2824BB	\$176,330	\$209,250		\$8,980
Total All	\$5,374,231	\$8,816,840		\$1,161,600

Long-Term Repayment Plan

The improvements considered in this LID will be constructed by the City of Hermiston on behalf of the properties. The property owners will have the option to pay their LID assessment in its entirety, or they may choose to make installment payments over 10 years. The City of Hermiston intends to finance the improvements upfront through the most cost-effective means available. Any costs associated with carrying the costs of financing the projects shall be passed on directly to the benefitting properties; however, the City of Hermiston will not add on any administrative or overhead fees associated with obtaining and managing the financing instrument.

South Hermiston Industrial Park Local Improvement District: Estimate of Assessment

Total Improvements Cost				
	Unit	Unit Price	Quantity	Price
Roadways	LF	\$ 86.01	10063	\$ 865,500
Water	LF	\$ 50.62	6673	\$ 337,800
Sewer	LF	\$ 44.76	5831	\$ 261,000
Construction Sub-Total				\$ 1,464,300.0
Construction Overhead (mobilization, general earthwork, etc.)				\$ 293,700
Contingency				\$ 351,600
Engineering				\$ 351,600
Permitting, Environmental, and Cultural Resources				\$ 80,000.0
Inflation				\$ 382,000.0
Overhead Sub-Total				\$ 1,458,900.0
Project Total				\$ 2,923,200.0

Potential Public Subsidy by Agency	
City of Hermiston	\$ 250,000
US Economic Development Agency	\$ 1,461,600
Umatilla County	\$ 50,000
Total Public Subsidy	\$ 1,761,600

Tax Lot / Map	SE10th & Spur		Water Only		Sewer Only		Campbell Drive		Overhead		Total	Share of Subsidy	Subsidized Total	10-Yr Annual Payment*
	FF	\$ 86.01	FF	\$ 50.62	FF	\$ 44.76	FF	\$ 86.01	FF	\$ 64.65				
100 / 4N2823	2916	\$ 250,799.76	2916	\$ 147,613	2916	\$ 130,522		\$ -	8,748	\$ 565,536	\$ 1,094,472	37.44%	\$ 434,913	\$ 52,295
206 / 4N2823	1254	\$ 107,854.22	198	\$ 10,023	198	\$ 8,863		\$ -	1,650	\$ 106,668	\$ 233,408	7.98%	\$ 92,750	\$ 11,152
300 / 4N2814D	305	\$ 26,232.49	305	\$ 15,440	305	\$ 13,652		\$ -	915	\$ 59,152	\$ 114,477	3.92%	\$ 45,490	\$ 5,470
401 / 4N2824BB	304	\$ 26,146.48	304	\$ 15,389	304	\$ 13,607		\$ -	912	\$ 58,959	\$ 114,101	3.90%	\$ 45,341	\$ 5,452
403 / 4N2824BB	266	\$ 22,878.17	266	\$ 13,465	266	\$ 11,906		\$ -	798	\$ 51,589	\$ 99,839	3.42%	\$ 39,673	\$ 4,770
500 / 4N2824B	198	\$ 17,029.61	198	\$ 10,023	198	\$ 8,863	198	\$ 17,029.61	792	\$ 51,201	\$ 104,146	3.56%	\$ 41,385	\$ 4,976
501 / 4N2824B		\$ -				\$ -	180	\$ 15,481.47	180	\$ 11,637	\$ 27,118	0.93%	\$ 10,776	\$ 1,296
503 / 4N2824B		\$ -				\$ -	280	\$ 24,082.28	280	\$ 18,101	\$ 42,184	1.44%	\$ 16,763	\$ 2,016
504 / 4N2824B		\$ -				\$ -	268	\$ 23,050.18	268	\$ 17,326	\$ 40,376	1.38%	\$ 16,044	\$ 1,929
505 / 4N2824B		\$ -				\$ -	257	\$ 22,104.09	257	\$ 16,614	\$ 38,719	1.32%	\$ 15,386	\$ 1,850
506 / 4N2824B	159	\$ 13,675.30	159	\$ 8,049	159	\$ 7,117	159	\$ 13,675.30	636	\$ 41,116	\$ 83,632	2.86%	\$ 33,233	\$ 3,996
507 / 4N2824B	842	\$ 72,418.86	842	\$ 42,624		\$ -	842	\$ 72,418.86	2,526	\$ 163,300	\$ 350,761	12.00%	\$ 139,383	\$ 16,760
600 / 4N2824BB	150	\$ 12,901.22	150	\$ 7,593	150	\$ 6,714		\$ -	450	\$ 29,091	\$ 56,300	1.93%	\$ 22,372	\$ 2,690
700 / 4N2824BB	150	\$ 12,901.22	150	\$ 7,593	150	\$ 6,714		\$ -	450	\$ 29,091	\$ 56,300	1.93%	\$ 22,372	\$ 2,690
800 / 4N2824BB	150	\$ 12,901.22	150	\$ 7,593	150	\$ 6,714		\$ -	450	\$ 29,091	\$ 56,300	1.93%	\$ 22,372	\$ 2,690
900 / 4N2824BB	150	\$ 12,901.22	150	\$ 7,593	150	\$ 6,714		\$ -	450	\$ 29,091	\$ 56,300	1.93%	\$ 22,372	\$ 2,690
1100 / 4N2813C	572	\$ 49,196.66	572	\$ 28,956	572	\$ 25,603		\$ -	1,716	\$ 110,935	\$ 214,691	7.34%	\$ 85,312	\$ 10,258
1101 / 4N2813C	199	\$ 17,115.62	199	\$ 10,074	199	\$ 8,907		\$ -	597	\$ 38,595	\$ 74,691	2.56%	\$ 29,680	\$ 3,569
1103 / 4N2813C	114	\$ 9,804.93	114	\$ 5,771	114	\$ 5,103		\$ -	342	\$ 22,109	\$ 42,788	1.46%	\$ 17,003	\$ 2,044
3200 / 4N2824BB		\$ -				\$ -	150	\$ 12,901.22	150	\$ 9,697	\$ 22,598	0.77%	\$ 8,980	\$ 1,080
Total	7729	\$ 664,757	6673	\$ 337,800	5831	\$ 261,000	2334	\$ 200,743.02	22,567	\$ 1,458,900	\$ 2,923,200	100%	\$ 1,161,600	\$ 1,396,724

*Assumes 3.5% Financing by City of Hermiston. 10-year repayment. No administrative fees applied.



CITY OF
HERMISTON, OREGON
SOUTH HERMISTON INDUSTRIAL PARK LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT

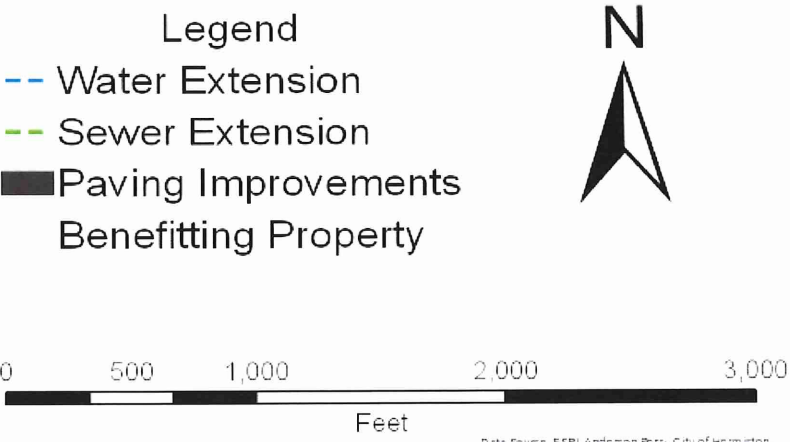
ESTIMATE OF ASSESSMENT

FIGURE
5-1

Property Valuation



Assessment and Valuation		
Map and Tax Lot	Total Assessed Value	Total Real Market Value
4N2813C001100	\$180,700.00	\$252,000.00
4N2813C001101	\$5,280.00	\$38,680.00
4N2813C001103	\$107,160.00	\$107,160.00
4N2814D000300	\$0.00	\$3,168,780.00
4N28230000100	\$14,171.00	\$6,740.00
4N28230000206	\$824,810.00	\$824,810.00
4N2824B000500	\$20,090.00	\$20,090.00
4N2824B000501	\$309,500.00	\$309,500.00
4N2824B000503	\$2,417,580.00	\$2,435,880.00
4N2824B000504	\$38,750.00	\$93,700.00
4N2824B000505	\$725,620.00	\$745,640.00
4N2824B000506	\$34,120.00	\$40,890.00
4N2824B000507	\$0.00	\$0.00
4N2824BB00401	\$8,910.00	\$8,910.00
4N2824BB00403	\$7,830.00	\$7,830.00
4N2824BB00600	\$131,130.00	\$153,150.00
4N2824BB00700	\$342,120.00	\$360,290.00
4N2824BB00800	\$20,130.00	\$22,360.00
4N2824BB00900	\$10,000.00	\$11,180.00
4N2824BB03200	\$176,330.00	\$209,250.00



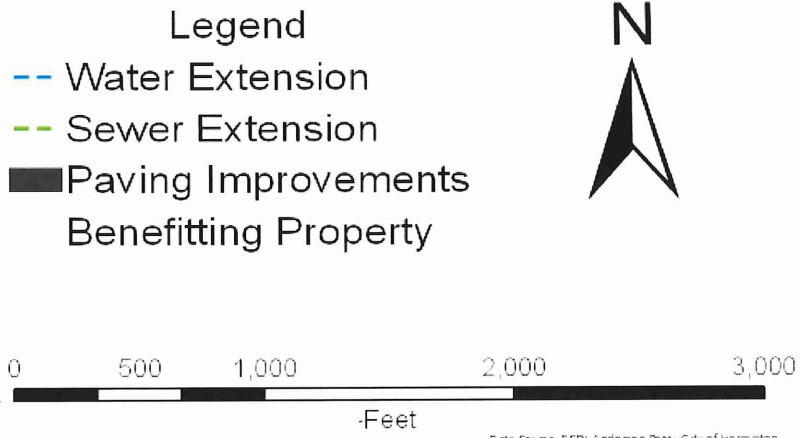
Data Source: ESRI, Anderson Perry, City of Hermiston, Umatilla County
Path: I:\Planning\GIS\Projects\South Hermiston LID\Assessment and Valuation.aprx



Outstanding Assessments



Outstanding Property Tax	
Map and Tax Lot Outstanding Property Tax	
4N2813C001100	\$9,426.56
4N2813C001101	\$0.00
4N2813C001103	\$0.00
4N2814D000300	\$0.00
4N28230000100	\$0.00
4N28230000206	\$0.00
4N2824B000500	\$0.00
4N2824B000501	\$0.00
4N2824B000503	\$0.00
4N2824B000504	\$0.00
4N2824B000505	\$0.00
4N2824B000506	\$1,126.40
4N2824B000507	\$0.00
4N2824BB00401	\$645.27
4N2824BB00403	\$567.05
4N2824BB00600	\$0.00
4N2824BB00700	\$0.00
4N2824BB00800	\$0.00
4N2824BB00900	\$0.00
4N2824BB03200	\$0.00



APPENDIX

Tax Lot Maps

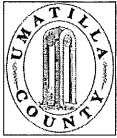
4N 28 13C

AERIAL PHOTO NO 2P-21



4N 28 13C

This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.

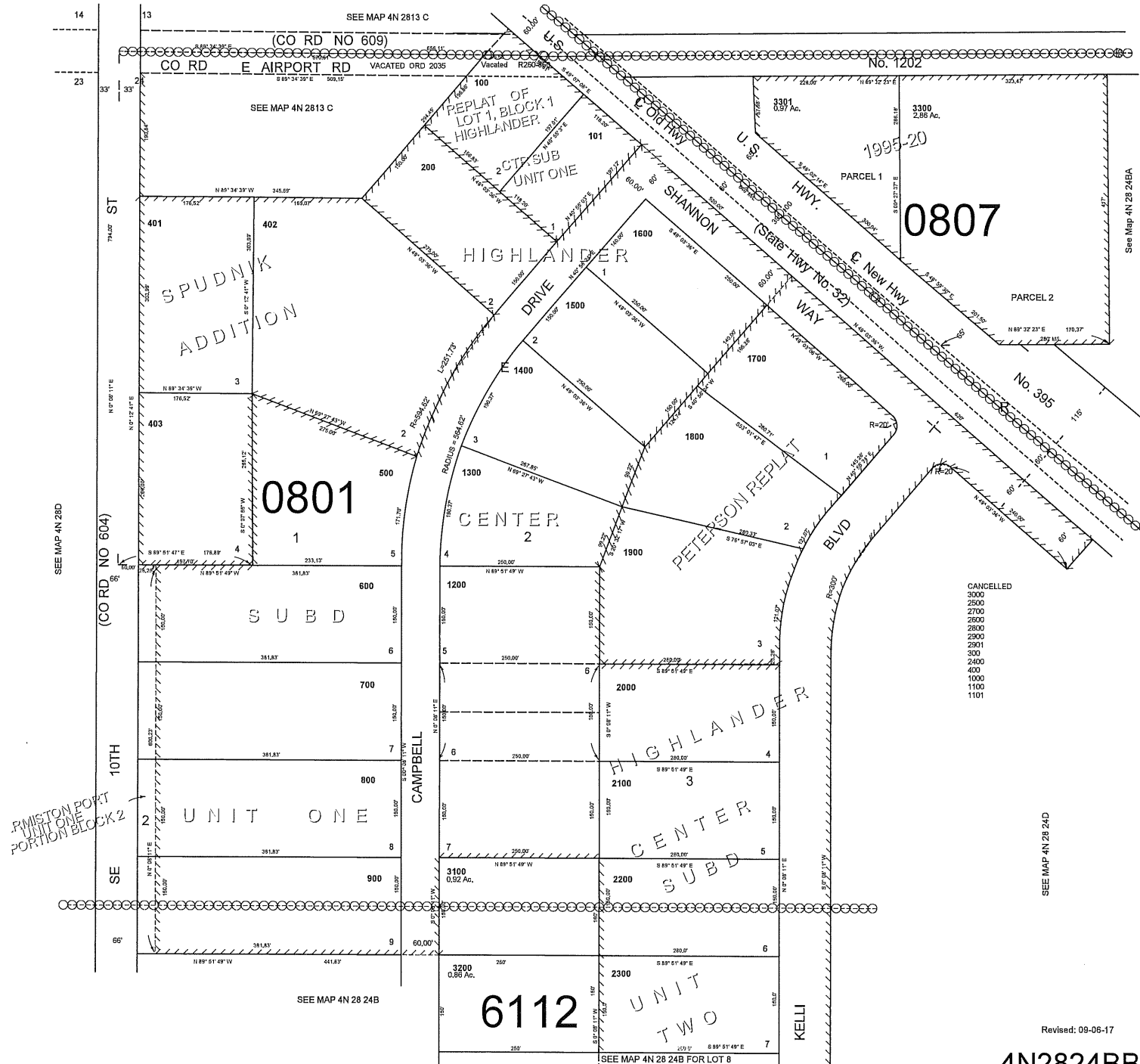


NW1/4 NW1/4 SEC 24 T 4N R28E WM
UMATILLA COUNTY

SCALE: 1" = 100'

4N2824BB

AERIAL PHOTO NO 2P-21



Revised: 09-06-17

4N2824BB

