

EXHIBIT “E”

ASSESSMENT METHODOLOGIES

The following assessment methodologies (i.e., formulas) shall apply to properties within the proposed special assessment district (“District”):

1. Total number of properties to be assessed

As listed in both the attached database and the Preliminary Assessment Roll, 110 properties (identified by folio) are included in the proposed District.

2. Property fronting Washington Avenue and intersecting side streets

108 properties on Washington Avenue and those streets that intersect Washington Avenue will be assessed at the rate of forty cents (\$0.40) per square foot of the lot size, based on the ground floor only.

3. Property fronting the pedestrian-only section of Española Way

Two (2) properties fronting the pedestrian-only section of Española Way located west of Washington Avenue, as noted in the Preliminary Assessment Roll, will be assessed at a rate of eighteen cents (\$0.18) per square foot of the lot size, based on the ground floor only. Property owners on this section of Española Way currently fund their own marketing activities, special events, and pedestrian amenities. Accordingly, the proposed District would dedicate a reduced amount of resources towards the promotion, management, marketing, and other similar services for these properties. The reduced assessment formula is therefore proportionate to the benefit that these property owners would receive.

4. Residential properties and common areas owned by condominium associations

Residential properties and common areas owned by condominium associations shall be excluded and exempted from the proposed District.

5. Public property

Property owned or occupied by the U.S. Government, State of Florida, Miami-Dade County, Miami-Dade County Public Schools, or City of Miami Beach shall be exempted and excluded from the proposed District.

6. Property owned or occupied by a religious institution

Property owned or occupied by a religious institution and used as a place of worship or education shall be excluded and exempted from the proposed special assessment district. Section 170.201(2), Florida Statutes, defines “religious institution” as any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on. If any portion of a property owned by a religious institution is not used as a place of worship or education, that portion of the property shall not be excluded or exempted from the proposed District.