Exhibit E

Parking Garage Analysis – 358 Spaces

Parking Garage Analysis – 479 Spaces

	NBTC - LAND SWAP AND RI	TAIL CONDO VALUES		
January 3, 20:	19 PROPOSAL			
Parcel		1 Subtotal	Difference	
	Concluded Values:			\$800,00
	Plus Retail Condo on Parcel 3 (increased footprint)	13,469	\$80	1,077,52
	Plus Loading Area and Mechanical on Parcel 3	6,164	\$80	493,12
	Plus Retail Condo Level 2	14,065	\$65	914,22
	Developer Contribution to City Level 3 Parking	25,038	\$40	1,001,52
	City Contribution to Developer Level 4 Parking	26,508	\$40	(1,060,32
	City Contribution to Developer Level 5 Parking	26,508	\$40	(1,060,32
	City Contribution to Developer Roof Parking	26,508	\$40	(1,060,32
	Total Developer contribution			\$1,105,42
Parking Space	Evaluation			
City Parking G	arage arage	Developer Pkg		
LEVEL 1				
LEVEL 2				
LEVEL 3	0	111		
LEVEL 4	121			
LEVEL 5	121			
LEVEL 6				
LEVEL 7				
LEVEL 8				
ROOF	126			
	368	111		
TOTAL PARKIN	NG		479	
Total PARKING	G GARAGE Cost	34,000		12 512 00/
Developer Payment		34,000		12,512,000
Total City Cost for entire parking garage		30.996		1,105,425 11,406,575
		50,550		11,400,373

APPROVED TERM SHEET FINANCE COM 3/26/18		
Г	\$800,000	
+	\$592,080	
	\$354,240	
	\$1,746,320	
City Parking De	eveloper Pkg	aparit i
City Faiking De	eveloper Pkg	
22		
33	100	
49		
49		
48		
49		
50 59		
359	100	
TOTAL PARKING		45
12,206,000		
\$1,746,320		
10,459,680		
Ground Floor		
Grocer	25,806	
Retail B	4,712	
Retail C	4,934	

Ground Floor			Ground Floor	
Grocer	30.151		Grocer	25,806
Retail B	9,143		Retail B	4,712
			Retail C	4,934
Level 2			Level 3	31,045
Retail C	8,295		Level 4	30,941
Retail D	32,789		Level 5	28,307
Total SF	80,378		Total SF	125,745
Parking/1000 SF	5.96		Parking/1000 SF	3.65
	103	Developer parking at 3/1000		377
	265	Excess Parking for Public		82

	NBTC - LAND SWAP AND	RETAIL CONDO VALUES			
January 3, 2019 P	PROPOSAL			10 11 9	
Parcel		1 S	ubtotal	Di	fference
	Concluded Values:				\$800,000
	Plus Retail Condo on Parcel 3 (increased footprint)		13,469	\$80	1,077,520
	Plus Loading Area and Mechanical on Parcel 3		6,164	\$80	493,120
	Plus Retail Condo Level 2		14,065	\$65	914,225
	Developer Contribution to City Level 3 Parking		25,038	\$40	1,001,520
	City Contribution to Developer Level 4 Parking		26,508	\$40	(1,060,320)
	City Contribution to Developer Level 5 Parking/Roof		26,508	\$40	(1,060,320)
	Total Developer contribution				\$2,165,745
Parking Space Eva	luation	a demina evalua			
City Parking Garag	ge	DEVELOPER PKG			
LEVEL 1					
LEVEL 2					
LEVEL 3	0	111			
LEVEL 4	121				
LEVEL 5					
LEVEL 6					
LEVEL 7					
LEVEL 8					
ROOF	126				
TOTAL PARKING	247	111			358
Total PARKING GA		34,000			8,398,000
Developer Paymer					2,165,745
Total City Cost for	entire parking garage	25,232			6,232,255
		Ground Floor			
		Grocer			30,151
		Retail B			9,143
		Level 2			
		Retail C			8,295
		Retail D			32,789
		Total SF			80,378
		Parking/1000 SF			4.45
					103
					144
Developer Paymen	nt for 111 Stalls				2 774 000
	ontribution to parking				3,774,000 5,939,745
DEVELOPER LOSS (DF FAR				and the second
	may consistent				31,430

APPROVED TERM SHEET FINANCE COM 3/26/18			
Г	\$800,000		
	\$592,080		
	\$354,240		
ļ l	\$1,746,320		
Note that the second se			
City Parking	Developer Pkg		
THE SHAPE OF THE SHAPE OF THE SHAPE	evelopel 1 kg		
22			
33	100		21.8%
49			
49			
48			
49			
50			
59			
359 TOTAL PARKING	100	450	
TOTAL PARRING		459	
12,206,000			
\$1,746,320			
10,459,680			
Ground Floor			
Grocer	25,806		
Retail B	4,712		
Retail C	4,934		
Level 3	31,045		
Level 4	30,941		
Level 5	28,307		
Total SF	125,745		
Parking/1000 SF	3.65		
Developer parking at 3/1000, Minus 111	377		
Excess Parking for Public	82		