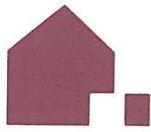


# METROPOLITAN FAMILY SERVICE

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## Damages resulting from Metro's breach of the contract to lease to Metropolitan Family Service

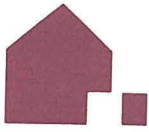
Environmental testing - Wise Steps	\$390	
Mechanical Engineers - Carson, Beekoy, Gulick	366	
Printed materials	18,070	
Interim occupancy at Everett 12/1/93 - 5/6/94	35,851	
Interim moving costs - Tri-County Moving	2,748	
Decorator - Teri Daly	1,063	
	<hr/>	
	58,488	
Parking 18 * \$50 *101 months	90,900	At today's rate. Will be more as rates increase.
Occupancy differential	103,071	
	<hr/>	
<b>Total damages</b>	<b>\$252,459</b>	



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	<u>Check#</u>	<u>Amount</u>	
Environmental testing - Wise Steps Mechanical Engineers - Carson, Beekoy, Gulick	24630 25536	\$390 366	
Printed materials	Proposal	18,070	
<b>Interim rent at Everett 12/1/93 - 5/6/94:</b>			
Telephone Management:			
December @ \$130/day		2,200	
	5924	1,830	
January @ \$130/day	5925	4,030	
February @ \$130/day	25421	3,640	
March @ \$260/day	25572	4,030	
	6024	1,817	
	Owing	2,213	
April @ \$260/day	Owing	7,800	
May (6 days) @ \$260 days	Owing	1,560	
		<u>29,120</u>	
Facility costs:			
Dec Morgan & Sons - janitorial	25362	380	
Jan Morgan & Sons - janitorial	25483	380	
Feb Morgan & Sons - janitorial - final	25587	175	
Dec Hemphill Oil	25409	549	
Jan Hemphill Oil	25448	401	
Feb Hemphill Oil	25622	487	
Dec PGE	25525	376	
Jan PGE	25655	331	
Feb PGE	Owing	319	
City of Portland (Fire) Dec- Feb	Owing	58	
City of Portland (H2O) Dec- Feb	Owing	218	
Waste Management of Oregon	Owing	34	
Mar PGE - estimated	Owing	300	
Apr PGE - estimated	Owing	250	
Mar Hemphill Oil - estimated	Owing	475	
Apr Hemphill Oil - estimated	Owing	475	
		<u>5,207</u>	
Jan Telephone line rerouting - Moore Communications		315	
Building insurance (per Sedgwick James)		1,208	\$2,900 for 12 months
Interim Occupancy		<u>35,851</u>	
Jan Interim moving costs - Tri-County Moving		2,748	



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## Occupancy differential:

	<u>Rate</u>	<u>Rate</u>	<u>Rate</u>	
<b>METRO:</b>				
Annual	\$0.00	\$13.75	\$14.50	
Monthly	\$0.00	\$1.15	\$1.21	
Months	6	54	41	
	<hr/>	<hr/>	<hr/>	
	\$0.00	\$61.88	\$49.54	\$111.42
Divided by term				<hr/> 101
<b>Average monthly rate/ft over entire term</b>				1.10313531 (A)
<b>Pacific Development:</b>				
Annual	\$0.00	\$15.00	\$17.25	
Monthly	\$0.00	\$1.25	\$1.44	
Months	5	60	36	
	<hr/>	<hr/>	<hr/>	
	\$0.00	\$75.00	\$51.75	\$126.75
Divided by term				<hr/> 101
<b>Average monthly rate/ft over entire term</b>				1.2549505 (B)
<b>Monthly \$ excess per foot (B) - (A)</b>				0.15181518
Sq footage at Carousel (Pac Development)				<hr/> 6,722
<b>Monthly excess of total space</b>				\$1,020.50
Term in months				<hr/> 101
<b>Occupancy differential for additional space cost over 101 months</b>				<hr/> <hr/> \$103,071 1.)

1.) True cost would be greater over 10 years