

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-5-4 ADDRESS 225 N. Russell Street

LEGAL DESCRIPTION South 30 feet of Lot 4, the East One-Half of Lots 5 and 6,  
all of Lots 7 and 8, Block 5, RAILROAD SHOPS ADDITION

OWNER LANDESS, Victor S. and Zula LOT AREA 18,240.7 SQ.FT.

PROPERTY DESCRIPTION:

Subject is an irregular shaped lot located on the North side of N. Russell Street improved with 720 sq.ft. of concrete paving, 2,600 sq.ft. of asphalt paving area, gravel parking. It has 130.16' fronting on N. Russell Street and a small 30' strip along N. Gantenbein Avenue.

Property is improved with a number of buildings: a small office building, 14'x28' in size, was constructed during the latter part of 1967 with 504 sq.ft., cedar front, concrete block walls, concrete floors, built-up tar roof, base-board heat, open beam ceilings, vinyl floors. The front office has a 16 lin.ft. formica and mahogany counter. The rear office has a 19 lin.ft. cabinet and 12 lin.ft. of overhead cabinets. The front office has mahogany paneled walls. There is a lavatory finished with 2 white fixtures, a built-in vanity and an exhaust fan. There is also a built-in kitchen sink and 6 lin.ft. of kitchen type cabinets. The office building is in excellent condition.



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-3607

PARCEL NO. RS-5-4  
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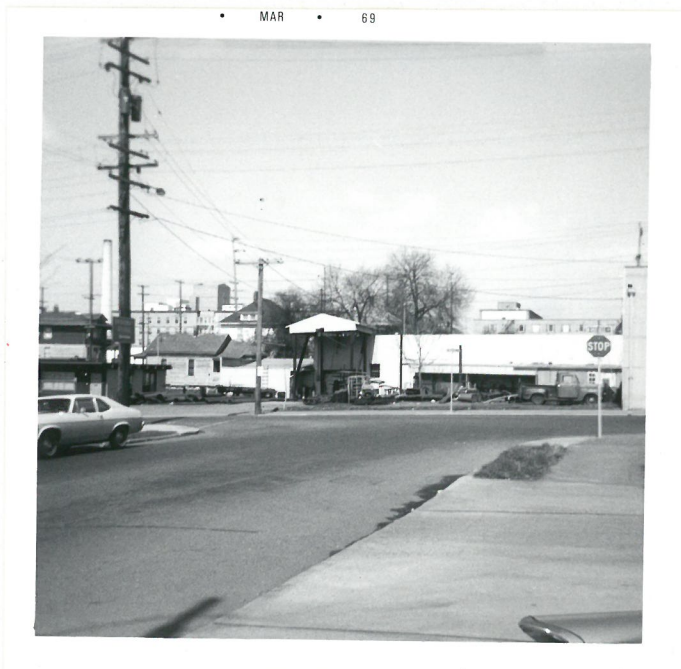
A metal shed, 24' x 42' in size, 1,008 sq.ft., finished with a metal siding, flat metal roof, concrete floors, is used for pipe storage. This was built in 1936. There is a 20' x 16' canopy built at the same time which is used for crane lifting, utilizing a 1-2 ton crane.

The large warehouse building is finished with concrete floors, concrete walls, has 7 skylights and is heated by gas suspended heating units. There is a 14' x 28' mezzanine used for storage. It is finished in the interior with steel crane beams and posts to support three one-ton cranes and several Jib Cranes. This part of the building is finished with steel I-Beam and posts support. There are numerous steel bins and steel racks used for pipe storage.

There is a small 10' x 69' open metal shed used for storage. The property is presently occupied by Albina Pipe Bending Shop whose major concern is the bending of large steel pipes.

Trade fixtures are involved concerning the rosen pit furnace, a lathe and an iron worker.

Zoning: M-3 Light Industrial



31688



PARCEL NO. RS=5-4  
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PIONEER NATIONAL TITLE INSURANCE COMPANY  
321 S. W. 4th Avenue  
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 RS -5-4

Dated February 1, 1969

(1) Last deed of record runs to Victor S. Landess and Zula Landess

From Milton D. Lundahl.

By Albina Pipe Bending Co.

Whose address is 225 N. Russell St. Portland, Oregon

(2) Legal description 1. the East one-half of Lots 5 and 6, and all of  
Lots 7 and 8, Block 5, RAILROAD SHOPS ADDITION. 2. the South 30 feet of  
Lot 4, Block 5, RAILROAD SHOPS ADDITION.

(3) Deed dated Sept. 30, 1958 recorded October 2, 1958

Book 1920 page 282 Consideration 1. \$10,000 IRS \$8.25  
2. \$2,700 1. 15,000

(4) Assessed valuation of land 2. \$2,700 Improvements 2. 1,700  
1. \$739.50; paid. 1. 68430-1520

(5) Taxes 2. \$130.16; paid. Acct. No. 2. 68430-1470

Mortgages, contracts and other encumbrances:

1. Contract of Sale, between Victor S. Landess and Zula M. Landess,  
husband and wife; and John Francis Smith and Verna M. Smith, husband  
and wife, dated April 1, 1967, recorded April 20, 1967 in Book 557 page  
1000, Deed Records.-----

This is not a title report and we assume no responsibility for errors  
or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *[Signature]*