

	DESCRIPTION	ROLL NO	ODOMETER
AB 1-3	DOWNING, JACK L. 2803 N. COMMERCIAL		
A 2-4	DREW, JOHN 3102 N. GANTENBEIN		
A 4-7	DUMAS, LUCILLE 3316 N. GANTENBEIN		
A 4-7	DYE, JONAS 3316 N. GANTENBEIN		
RS 3-4	EADEN, ALEX, JR. 2740 N. VANCOUVER		
A 2-5	EDWARDS, CHESTER 227 N. MONROE		
A 4-11	ELLIS, ROSCOE 233 N. COOK		
R 8-9	FAULKNER, FANNIE 327 N. FARGO		
E 2-5	MACK, FERRELL A. 2732 N. KERBY		
R 9-7	FIELD, HERBERT 417 N. MONROE		
E 2-7	FISCHMAN, STEPHEN M. 553 N. KNOTT		
E 3-7	FLORES, JESSIE 540 N. KNOTT		
E-4-7	FLOWERS, LONNIE 423 N. RUSSELL		
A 2-8	FRAHS, THEODORE 3111 N. VANCOUVER		
AB 3-2	FRARY, MYRA L. 2932 N. COMMERCIAL		
R 10-2	FRYKMAN, MARGARET 3137 N. COMMERCIAL		
R 10-10	GARNETT, ALBERT 529 N. MONROE		
RS 3-6	GLASS, LILLIAN (CONLEY) 2728 N. VANCOUVER		

NAME Field, Herbert M.
PROJECT Manual

CHECKLIST FOR RELOCATION FILES -- INDIVIDUALS

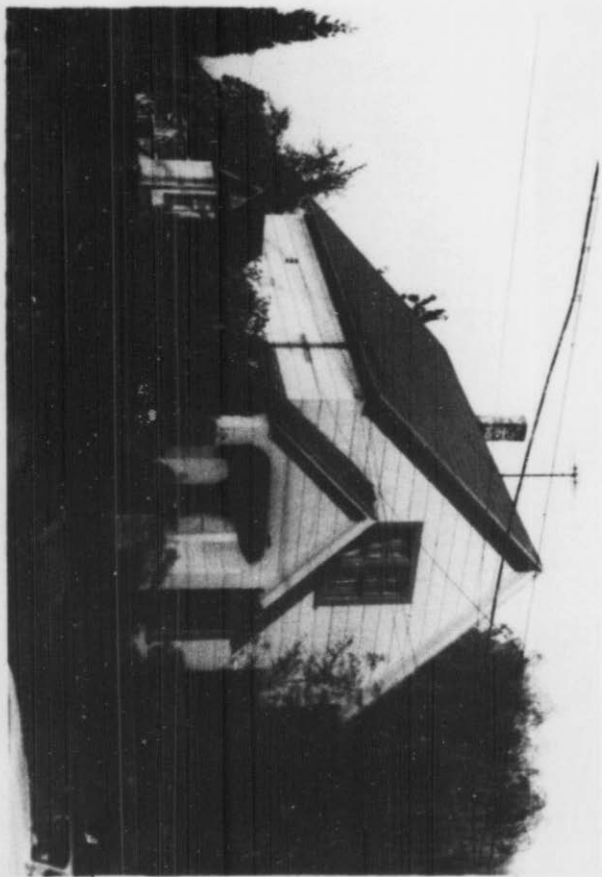
- Copy of Notice to Acquire/Vacate
- Copy of Real Estate Option (for owner-occupant only)
- City inspection letter (for code enforcement displacee)
- Signed RECEIPT from displacee for information statement or brochure
- INTERVIEW SHEET -- filled out
- Recorded personal interviews
- Copies of all correspondence with displacee

- Verification of Income
- Request for HAP assistance
- FHA displacee qualifying (form 3476, rent supplement)
- City inspection letter on replacement housing
- Copy of earnest money offer on replacement housing
- Other:

- Moving authorization letters
- Dwelling unit inventory sheet
- Log sheet for day of move (for professional move)
- Release of personal property
- DATE OF MOVE
- Keys turned into: _____
- Utilities shut off
- Escrow releases, grants and amounts withheld
- Verify no rent outstanding
- Other:

- HUD forms 6140.1 and 6140.2
- HUD forms 6153 and 6154
- Other:
- Other:

DATE FILE CLOSED



December 19, 1973

Mr. Jonathan A. Ater
Attorney at Law
1331 S. W. Broadway
Portland, Oregon 97201

Re: Field Sensi-Threader Machine Co.

Dear Mr. Ater:

Enclosed is our warrant #869 EH in the amount of \$500.00 in payment of a relocation claim made by Herbert Field for moving household belongings from 417 N. Monroe in the Emanuel Hospital Urban Renewal Project. Also enclosed are copies of warrants numbers 870 EH and 871 EH which are being delivered to Wilhelm Trucking Company and William A. McInnis respectively for payment of services in moving the Field Sensi-Threader Machine Company as instructed by the business relocation claim filed by Mr. Field with this office.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosures (3)

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 869 EH

DATE December 17, 19 73

PAY TO **Herbert Field**

\$ 500.00

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE
NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payment filed. Move from 417 N. Monroe (Parcel R-9-7). Fixed moving payment \$300.00 Dislocation allowance <u>200.00</u>	<u>\$500.00</u>

Account Distribution

NO. _____ TITLE _____ AMOUNT _____

RELOCATION PAYMENT

PROJECT: Emmanuel ORE 12-20

PARCEL: R-9-7

PAYABLE TO: Herbert Field

For: <input type="checkbox"/>	RHP for Homeowners	\$	
<input type="checkbox"/>	Incidental Expenses for Homeowners or Tenants.	\$	
<input type="checkbox"/>	RHP - Tenants & Certain Others - Rental: Total approved \$_____ ; Annual amount \$_____	\$	
<input type="checkbox"/>	RHP - Tenants & Certain Others - Downpayment	\$	
<input type="checkbox"/>	Settlement Costs (on acquisition by LPA only).	\$	
<input type="checkbox"/>	Interest Expense	\$	
<input checked="" type="checkbox"/>	Fixed Moving Payment	\$	300
<input checked="" type="checkbox"/>	Dislocation Allowance.	\$	200
<input type="checkbox"/>	Actual Moving Costs.	\$	
<input type="checkbox"/>	Storage Costs.	\$	
<input type="checkbox"/>	Business: Moving Expenses.	\$	
<input type="checkbox"/>	Business: In Lieu Payment.	\$	
<input type="checkbox"/>	Business: Storage Costs.	\$	
<input type="checkbox"/>	Business: Loss of Property	\$	
<input type="checkbox"/>	Business: Searching Expenses	\$	

Name of Client Herbert Field Less - \$ _____ *

Move from 417 N. Monroe Total \$ 500

Accounting: Indicate symbol and Accounting No.
_____ Relocation Payment; _____ Project Cost *(_____)

UMA

0600 E60 901

**CLAIM FOR RELOCATION PAYMENT FOR
MOVING PAYMENT (FAMILIES & INDIVIDUALS)**

NAME & ADDRESS OF LOCAL AGENCY Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME Emanuel PROJECT NO. R-20
--	--

FULL NAME OF CLAIMANT: Herbert Field **PARCEL NO.** R-9-7

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received reimbursement or compensation from any other source for any item of loss of expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

12-12-73
Date

Herbert Field
Signature of Claimant

(For Local Agency use only)

A. Fixed Payment \$ 300.00 **Dislocation Allowance** \$ 200.00 **Total** \$ 500.00
6 plus 1 storage

1. Complete if claim is for a fixed payment including an allowance for moving articles stored in attics, cellars, or garages:
Date items inspected 9 / 15 / 73

B. Actual Moving and Related Expenses

1. Initial payment and, if applicable, storage and related costs in the amount of Total \$ _____

2. Supplementary payments for storage costs Total \$ _____

3. Final payment for moving expenses covering storage and related costs Total \$ _____

Note: If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?
_____ yes _____ no
If yes, please explain: _____

CERTIFICATION. I CERTIFY that I have examined the claim, and the substantiating documentation, and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, the claim is hereby approved and payment authorized in the total amount of \$ 500.00.

WFA

[Signature]
Authorized Signature

12-17-73
Date

RECORD OF PAYMENTS MADE					
Date	Check Number	Amount	Date	Check Number	Amount
12-17-73	869 EN	500.00			

RESIDENTIAL RELOCATION RECORD

Project Name Emanuel ORE R-20 Parcel No. R-9-7 Advisor BCW

Client's Name FIELD, Herbert Phone 236-9953

Address 417 N. Monroe Ethn W Age 71

- Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 2

x wife, husband

Other: Relation Age Relation Age

Relation	Age	Relation	Age

Economic Data

Employer self \$

Address

Other Source of Income \$

Total Monthly Income \$ ()
unknown

- Eligible for Public Housing YES NO
 Eligible for Welfare YES NO
 Eligible for (Other) YES NO

- Presently Receiving Welfare YES NO
 Other Assistance _____

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:

- YES NO

Date of initial interview 10-6-71 Date of info pamphlet delivery _____

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY 8/35

(a) for owner-occupants - indicate initial date of occupancy and ownership 8/35

Date of initiation of negotiations for purchase of property _____

Date of Acquisition 2-2-73

Date of letter of intent _____

Date of move 11-1-73

DWELLING UNIT FROM WHICH RELOCATED

Private Sales	<input checked="" type="checkbox"/>	Single Family	
Private Rental		Duplex	
Other		Multiple Family	

Age of Housing Unit 1900

Size of Habitable Area 1410

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 6 + Storage Rent Paid \$ _____ Utilities _____

Number of Bedrooms 3 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 11,016 Amenities _____

REPLACEMENT DWELLING UNIT

Address 6035 N. E. Glisan LPA Referred Self Referred _____

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Outside city Outside state

Age of Housing Unit 1925

Size of Habitable Area 1450

No. of Rooms 7 No. of Bedrooms 4

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 26,500

Taxes \$ 324.24

RHP or TACO (including incidental costs) \$ 15,000

For Claimants Who Rented

Rent \$ _____

Utilities \$ _____

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

_____ Standard Sales

_____ Standard Rent

Agency Referrals:

_____ MCV _____ HAP _____ OTHER (_____)

_____ Food Stamp _____ Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Hurlburt - Peterson
EMMANUEL - LAY IN FILE

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY
ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE

228-2373

PORTLAND, OREGON 97205
February 6, 1973

RECEIVED

FEB 8 1973

PORTLAND DEVELOPMENT COMMISSION

Mr. and Mrs. Herbert Field
417 North Monroe Street
Portland, Oregon 97227

Re: City of Field

Dear Herb and Helen:

Enclosed is copy of letter this day received from attorneys for the City showing payment into Court and that rental payments will begin April 1st.

If you will let me know ahead of council hearing, I will appear there along with Mr. Webb.

Very truly yours, ..

Charles C. M. Peterson

CCMP:mah
Enclosure

cc: Ben Webb

Ater - 226-1191

MEMORANDUM

Date June 6, 1974

TO: Stan Jones
FROM: Ben Webb
SUBJECT: Herbert Field

I had a telephone call from Ray Wilson this date relative to our request to him that he have a contractor go by the Fields' house and give us an estimate of the cost to do the repair work on the foundation of their replacement dwelling.

The contractor was of the opinion that there were no structural deficiencies. He estimated that it would cost \$225 to replaster, paint the new work to match the existing foundation, and replace one window casing which he felt was pretty well rotted out.

Perhaps you will want to discuss this with Mr. Ater, or if you have any questions, maybe we should talk it over before you talk with Mr. Ater.

BCW:ch

RESIDENTIAL RELOCATION RECORD

Project Name _____ Parcel No. R.9.7 Advisor BCW
 Client's Name Field, Herbert Phone _____
 Address 417 N. Monroe Ethn white Age 64

- Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 2
2 wife, husband

Other:

Relation	Age	Relation	Age
<u>wife</u>			

Economic Data

Employer Self-Emp. \$ _____
 Address _____
 Other Source of Income _____ \$ _____
 _____ \$ _____
 Total Monthly Income \$ (_____)

- Eligible for Public Housing YES NO Presently Receiving Welfare YES NO
 Eligible for Welfare YES NO Other Assistance _____
 Eligible for (Other) YES NO

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:

- YES NO

Date of initial interview 2-10-71 Date of Info pamphlet delivery 2-10-71
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

(a) for owner-occupants - Indicate initial date of occupancy and ownership

_____ 1935
 Date of initiation of negotiations for purchase of property _____ 11-8-71
 Date of Acquisition _____ 2-2-73
 Date of letter of Intent _____
 Date of move _____ 11-1-73

DWELLING UNIT FROM WHICH RELOCATED

Private Sales	<input type="checkbox"/>	Single Family	<input type="checkbox"/>
Private Rental	<input type="checkbox"/>	Duplex	<input type="checkbox"/>
Other	<input type="checkbox"/>	Multiple Family	<input type="checkbox"/>

Age of Housing Unit 73 yrs old
 Size of Habitable Area 1410
 Furnished with claimant's furniture
 YES NO

Total Number of Rooms 6 Rent Paid \$ _____ Utilities 20⁰⁰
 Number of Bedrooms 3 Monthly Housing Payments \$ _____ Taxes _____
 Liens \$ FAO (please explain) _____
 Acquisition Price \$ 14,016.00 Amenities _____

REPLACEMENT DWELLING UNIT

Address 6035 718 9th NW LPA Referred _____ Self Referred

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental	<input type="checkbox"/>	Duplex	<input type="checkbox"/>
Other	<input type="checkbox"/>	Multiple Family	<input type="checkbox"/>

Outside city Outside state
 Age of Housing Unit ~~1925~~ 1925
 Size of Habitable Area 1450
 No. of Rooms 7 No. of Bedrooms 4

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 26,500⁰⁰
 Taxes \$ 324.34
 RHP or TACO (including incidental costs) \$ 15,000

For Claimants Who Rented

Rent \$ _____
 Utilities \$ _____
 Total Rent Assistance \$ _____
 Amount of Annual Payment \$ _____

No. of Housing Referrals to:

Agency Referrals: 0

6 Standard Sales AT LEAST _____ MCW _____ HAP _____ OTHER (_____)
 _____ Standard Rent _____ Food Stamp _____ Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____
 Date _____ Ck # _____ Type _____ Amount \$ _____
 Date _____ Ck # _____ Type _____ Amount \$ _____

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER pc Webb Betty Burns ORIGIN OF CASE Emanuel PARCEL R-9-7

NAME FIELD, Herbert M. ADDRESS 417 N. Monroe APT NO. _____

PHONE 287-2002 INITIAL INTERVIEW _____ SEX M MINORITY GROUP White

AGE _____ U.S. CITIZEN _____ ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE 1935
20 years

FAMILY COMPOSITION

Name	Relation	Age
Helen	Wife	

Employer: Name Self-employed \$ _____
Address 417 N. Monroe
MCW Caseworker
Social Security _____
Va. _____ Fed. _____ Mult. Co. _____
Pension: Name _____
Other: Name _____

TOTAL MONTHLY INCOME

Own: _____ Power Co. _____ Type Fuel _____ Garbage Co. _____
Rent: _____ Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn _____ Furn _____ No. Rms _____

ELIGIBILITY FOR PUBLIC HOUSING: (yes or no)
Over 62 Disabled (Soc.Sec.def.) Income below limits Assets below limits

221 CERTIFICATE OF ELIGIBILITY: Date delivered _____ by _____

Notify in case of emergency: Name _____ Address _____ Phone _____

Information Statement given to _____ on _____ by _____
Notice to move given to _____ on _____ by _____

DATE OF INITIATION OF NEGOTIATION 11-8-71

Payments: Amount \$ _____ Check No. _____ Date delivered _____ Moved by self _____ (or)
moved by moving company _____ (Phone) _____

REMOVED FROM CASELOAD: (Date) _____
Refused assistance _____
Relocated in: _____
Low-rent public housing _____
Other perm. public housing _____
Standard priv. rent. hsg. _____
Sub-standard priv. rent _____
hgs. with refusal of _____
further aid _____
Standard sales housing _____
Sub-standard sales hgs. _____
Out-of-town _____
Address unknown, abandoned _____
Evicted, no further _____
assistance _____
Other (explain) _____

REMAINING ON CASELOAD: _____
Address unknown, tracing _____
Evicted, further assistance _____
contemplated _____
Temporarily relocated by _____
LPA _____
within project: _____ address _____
outside project: _____ address _____

FAMILY REFUSED ADDITIONAL ASSISTANCE: _____
Date _____ Worker _____

RELOCATION REFERRALS:

Address	Inspection Certified By	Date
<u>Capital City - (Hurd)</u>	<u>D. M. G. Chantre</u>	
<u>Stan Wiley Co.</u>		
<u>Shamrock Realty, Ore. City, Jim Roe 655-2596</u>		
<u>Bevan City - Mary Green</u>		

NEW ADDRESS: _____ Zip _____ Phone _____

New rent or purchase price: _____ No. of rooms _____ \$ _____ SS _____

INTERVIEW REGISTER

Date		Relocation Worker
1/15/71	Flyer: delivered to Mrs. Field by Marion Scott. She is EDPA member but not hostile, says "the group had a meeting last night and warned us that you were in the area with flyers. We are to be watchful of PDC."	SLC
2/10	Survey: somewhat hostile at first - did not want to talk to us - move will be a problem. Wants to move business with home (now operates Field Sensi-Service out of home and a shed in back of house). Says they cannot move for two years - in process of building up business now. Must get on feet before they move. Appears to have good business - said they would call WSJ after 15th of February, but probably he will have to take the initiative. Very intelligent, nice people, but very worried about business.	SLC
10/6	Visited for about 1½ hours with Mr. & Mrs. Field. Business has considerable investment in tool and die making equipment. Business makes various parts for machines, but specializes in a machine developed by Mr. Field which threads and taps appropriate machine parts very rapidly and accurately. The business is operated by Mr. and Mrs. Field alone at the present time from their home and a rather small garage behind their house. They would feel satisfied if they could find a 2-bedroom home with a shop building large enough to accommodate his operation. He will determine what he feels is the minimum sq. footage and provide information later. The house should have a basement. Location is not so important except that he should be somewhere where he can be serviced by Consolidated Freight. Zoning may present a problem; it is my opinion that he will require M-3, Light Manufacturing.	WSJ
3/6/72	On appointment, I called on Mr. and Mrs. Field, outlined their benefits and assistance, toured their home and business areas. Mrs. Field stated that unless we could find a relocation that meets their wishes and needs, they would not move. Mrs. Field was firm on wanting a similar replacement, plus a fireplace which they do not have now. I referred them to Lillian Roberts of Stan Wiley Co., who on 3/8/72 called on Fields to get acquainted. I turned over to Mrs. Roberts three possible replacements, she located two more, presented them verbally to Fields; however, Mr. and Mrs. Field would not look at any.	BRB
3/15	Lill Roberts of Stan Wiley Co. has been in contact with Mr. & Mrs. Field who as yet have not gone with her to look at any property she has located as possibilities; however, they did go to see the property on Cully Blvd. on their own. Mrs. Field told Lill Roberts of a property she found in classified advertising located in Milwaukie, priced at \$36,500. I conferred with Stan Jones of Emanuel staff for guidance in having Lill show at this price range, and he advised to go ahead. Lill will set up an appointment to show.	BRB
3/27	Lill Roberts states she is looking diligently on behalf of Fields. I telephoned Jim Roe, Shamrock Realty, Oregon City, to request assistance.	BRB
3/29	Mr. Roe reported today that he has called on Mr. and Mrs. Field to ascertain their replacement needs and is looking on their behalf.	
	Memo to file: Mrs. Field states to all that she did not ask to move and PDC will have to come up with grants comparable to amounts received by other Emanuel clients.	BRB

INTERVIEW REGISTER

Date		Relocation Worker
4/7/72	Mrs. Field telephoned Ben Webb, Chief of Relocation, on 4/7/72 and stated her wish to talk to him at the main office.	BRB
4/10/72	Mrs. Field attended the Commission meeting today and later, along with Ben Webb, Bob Nelson of EDPA, and Annie Allen, we met and discussed the housing search difficulty for Mr. and Mrs. Field. She stated that perhaps the residence will have to be found separate from a building for their business. I informed Stan Wiley Co. of this decision.	BRB
4/17/72	Lill Roberts of Stan Wiley Co. and I called on Mr. and Mrs. Field today, my intent being to explain to the clients that HUD would in all probability not look with favor on any possible RHP to relocate their business separate from a dwelling. Their hope is that both home and business can be relocated on one parcel. Mrs. Roberts has two more leads to check on for Fields 4/18/72.	BRB
5/10	Lill Roberts; Bud Hansen, PDC Rehab Division, and I went to look at a residence in an area zoned M-3 which I had located in scouting for these clients. The dwelling is ideal; however, we went to the County offices only to learn that firstly, the property is only on a 40 x 100 lot, and our idea of CON- structing a garage (shop) for Mr. Field's business is impossible. The County allows variances only up to 50% (building from property line to property line), and this particular block is already at 50%. This property is out.	BRB
6/2	Since the last entry, several dwellings have been inspected by the real estate community and myself to determine suitability for the Fields. Our problem is not the Fields' attitude as to desired location as much as locating property which is zoned M-3.	BRB
6/5	Lill Roberts of Stan Wiley Co. has shown the Fields a location on N.E. Columbia Blvd, along with Bud Hansen of PDC, Rehab Div. The house was not in good repair (needs decorating, and a building 20 x 22 would have had to be constructed). However, Mrs. Field could not visualize living in the home. Lill Roberts and I are inspecting property in S. E. Holgate and 67th area today.	BRB
6/6	I went to a location listed in the MLS current book, located in N.E. Portland on Halsey and 76th. I have decided not to show it to Fields as it does not have a full basement and needs redecorating badly.	BRB
6/7	At this point, those who are working with me on Fields' behalf are at a stalemate, probably for two reasons: we are finding proper zoning (M-3) difficult to locate with a home meeting the requirements of Mrs. Field, and shop space meeting the needs for the business.	BRB
6/12	I have inspected three properties today for potential relocation for the Fields. One was zoned properly, but had only one-half basement. The other two would not have been satisfactory for shop space. I have decided not to present any of the three to Fields.	BRB
7/7	Clients reported with Mr. Swoboda to discuss a property they like at 730 SE 130th Avenue. They are to check for zoning, etc. They like the house, but I doubt that they will buy.	BCW
7/9	Memo to file: Lill Roberts of Stan Wiley Co. has worked hard and long on a property located at 1528 S.E. Holgate which is zoned M-3, has an adequate dwelling and inadequate double garage for Mr. Field's type of operation. An	

INTERVIEW REGISTER

Date		Relocation Worker
7/9/72	<p>continued: earnest money offer was prepared with an "Exhibit A", setting out desired requests of Mr. and Mrs. Field. Pictures are in file of both present and replacement dwellings and garages. Fields would not give Lill Roberts any word on the above after reading the prepared earnest money offer. (Field attorney: Charles Peterson Suite 611, Century Tower 1201 S.W. 12th 228-2373</p>	BRB
7/14	<p>Memo to file: It is evident that Fields are not going to keep in touch with me, as I now feel they are conferring with Ben Webb, and I have not been informed as to the current activity with Mr. and Mrs. Field. I am at a disadvantage when not informed regarding contact with assigned clients.</p>	BRB
12-27-72	<p>Mr. & Mrs. Fields have obtained more than enough signatures on their petition for a zone change. We went with them to the Planning Commission and learned the set back requirements, which they do not like. They still have to get the signature of the deed holder. They will then plan to try to get a variance to reduce the set back requirements.</p>	ERW
3-26-73	<p><i>A.S.J. & CRM met with Mr & Mrs. Field, to get accurate information on floor space of house and to encourage them to get estimates on cost to build the shop wanted</i></p>	CRM.
3-26-73	<p><i>archive of Building permit, says a toilet is not necessary in new building.</i></p>	CRM.
3-29-73	<p><i>delivered sketch to MCINNIS 7501 SW KELLEY 246-8847</i></p>	CRM.
4-16-73	<p><i>Took Mrs. Field to deliver \$15,000 check to Escrowy escrow. Field signed claim form for \$15,000 RHP.</i></p>	CRM
4-17-73	<p><i>Mr & Mrs. F. signed letter instructing us to deposit into escrow.</i></p>	CRM.
5-7-73	<p><i>Deed recorded in Field name.</i></p>	CRM.
5-9-73	<p><i>Mr. & Mrs. F. asked me to notify McInnis that he is low bidder and to notify others they are unsuccessful.</i></p>	CRM

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 751 EH

DATE May 4, 19 73

PAY TO **Guaranty Escrows**

\$ 15,000.00

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON



AUTHORIZED SIGNATURE
NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Herbert M. and Helen M. Field, Replacement Housing Payment for Homeowners per claim filed. Move from 417 N. Monroe (Parcel R-9-7).	<u>\$15,000.00</u>

Account Distribution

NO. TITLE AMOUNT

0600 560 901
RELOCATION PAYMENT

PROJECT: Emanuel ORE 12-20

PARCEL: 12-9-7

PAYABLE TO: Guaranty Escrows

For: RHP for Homeowners

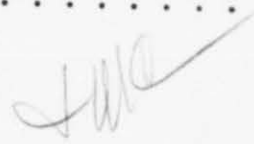
_____	Incidental Expenses for Homeowners or Tenants.	\$ <u>15,000</u>
_____	RHP - Tenants & Certain Others - Rental: Total approved \$ _____; Annual amount \$ _____	\$ _____
_____	RHP - Tenants & Certain Others - Downpayment	\$ _____
_____	Settlement Costs (on acquisition by LPA only).	\$ _____
_____	Interest Expense	\$ _____
_____	Fixed Moving Payment	\$ _____
_____	Dislocation Allowance.	\$ _____
_____	Actual Moving Costs.	\$ _____
_____	Storage Costs.	\$ _____
_____	Business: Moving Expenses.	\$ _____
_____	Business: In Lieu Payment.	\$ _____
_____	Business: Storage Costs.	\$ _____
_____	Business: Loss of Property	\$ _____
_____	Business: Searching Expenses	\$ _____

Name of Client Herbert Field

Less - \$ _____*

Move from 417 N. Monroe

Total \$ 15,000



Accounting: Indicate symbol and Accounting No.

_____ Relocation Payment; _____ Project Cost *(_____)

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY	PROJECT NAME
Portland Development Commission	Emanuel
1700 S. W. Fourth Avenue	PROJECT NO. R-20
Portland, Oregon 97201	PARCEL NO. R-9-7

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:
 "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding)
 Herbert M Field & Helen M. Field

2. DATE OF DISPLACEMENT:

Family Individual

Amount of differential payment claimed	\$ <u>15,000</u>
Amount of interest payment claimed	\$ _____
Costs incidental to purchase	\$ _____
TOTAL	\$ <u>15,000</u>

Minus adjustments

Explanation: _____ - \$ -0-

Total Replacement Housing Payment for Homeowner: \$ 15,000

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

April 16, 1973
Date

Herbert M. Field,
Helen M. Field
Signature of Owner-Occupant(s)

CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 15,000 is authorized.

5-4-73
Date

[Signature]
Authorized Signature

RECORD OF PAYMENT

Date of Payment: 5/4/73 Check No. 751EN Amount: \$ 15,000.00

A. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

- 1. Actual purchase price of replacement housing: \$ 26,500
- 2. Cost of comparable replacement dwelling (cost based on:
 x Schedule Comparable Other) \$ 30,927
 Sq.Ft. of former dwelling No. of bedrooms
- 3. Acquisition payment made by agency for claimant's former dwelling \$ 11,016

Computation

- 4. Line 1 or Line 2, whichever is less \$ 26,500
- 5. Minus Line 3 - \$ 11,016
- 6. Amount of differential payment or \$15,000, whichever is less \$ 15,000
- 7. Total approved \$ 15,000

B. REQUIRED DOCUMENTATION

- 1. If claimant purchased and occupies replacement dwellings:
 - a) Date purchase agreement signed (earnest money) Date: 4-10-73
 - b) Date of settlement (closing) Date:
- 2. If claimant has purchased but does not occupy replacement dwelling:
 - a) Purchase contract signed Date:
 - b) Date of settlement Date:
 - c) Date of expected occupancy Date:

C. INCIDENTAL EXPENSES (List incidental expenses incurred by claimant in connection with purchase of replacement dwelling.)

Item (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	Charged to Claimant on Closing Statement (b)	Paid Directly By Claimant (c)	Amount Claimed (Col. (b)+(c)) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

DETERMINATION OF ELIGIBILITY REQUIREMENTS FOR:

MOVING BENEFIT

Eligible: yes no (Yes, claimant meets basic eligibility requirements)

TACO RENT AND DOWNPAYMENT ASSISTANCE

Eligible: yes no If yes, eligibility is based on:

- claimant meets basic eligibility requirements
- is not eligible to receive an RHP for homeowners
- in occupancy not less than 90 days prior to the initiation of negotiations
- claimant rented or purchased and occupies a standard replacement dwelling (certificate attached)
- other

REPLACEMENT HOUSING PAYMENT FOR OWNER/OCCUPANTS

Eligible: yes no If yes, eligibility is based on:

- claimant meets basic eligibility requirements
- claimant was displaced from a dwelling acquired and/or demolished for project
- owned and occupied dwelling not less than 180 days prior to the initiation of negotiations for acquisition of dwelling.
- claimant purchases and occupies a standard replacement dwelling within one year after the date on which he receives final payment from the local agency for all costs of the acquired dwelling or the date on which he moves from the acquired dwelling, whichever is later.

REPLACEMENT HOUSING UNIT

ADDRESS 6035 N. E. Glisan

DATE OF OCCUPANCY _____ LPA REFERRED _____ SELF

AGE OF DWELLING UNIT 1925 NO. BEDROOMS 4 TOTAL NO. ROOMS 7

SQ. FOOTAGE 1450 RENT \$ -0- UTILITIES \$ 20.00

MONTHLY HOUSING PAYMENTS (for owner/occupants) \$ F & C TAXES \$ 324.24

LIENS \$ -0- EQUITY \$ 100%

AMENITIES _____

The replacement unit was inspected and found standard. _____ (Relocation Advisor's Signature)

Date inspected and found standard _____. (Attach copy of inspection record)

Date previously substandard dwelling was inspected and found to be standard:

MONTH-DAY-YEAR

DETERMINATION OF ELIGIBILITY FOR RELOCATION BENEFITS (ERW)
(Families and Individuals)

FULL NAME OF CLAIMANT:

PROJECT NAME Emanuel Hospital

Herbert M. Field

PROJECT NO. R-20 PARCEL NO. R-9-7

BASIC ELIGIBILITY REQUIREMENTS:

1. Was claimant displaced from real property within the Emanuel Hospital project area or did claimant move his personal property from such real property?

yes no

(a) On or after one of the following dates:

yes no (1) Date of pertinent contract for Federal assistance. Date: 4-23-71

yes no (2) Date of HUD approval of budget for project. Date: 4-23-71

yes no (3) Other _____ Date: _____

(b) For one of the following reasons:

yes no (1) As a result of acquisition of real property.

yes no (2) As a result of written order of acquiring agency to vacate.

yes no (3) Receipt of written notice of agency intent to acquire.

yes no (4) Other _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY	<u>1935</u>
(a) for owner-occupants - indicate initial date of occupancy and ownership	<u>1935</u>
Date of initiation of negotiations for purchase of property	<u>11-8-71</u>
Date of acquisition	<u>2-2-73</u>
Date of letter of intent	_____
Date of move	_____

DWELLING UNIT FROM WHICH RELOCATED

Age of dwelling unit 73 yrs. Furnished with claimant's own furniture yes no

No. of Bedrooms 3 Total No. of Rooms 6 Sq.Ft. 1410 Rent \$ -0- Utilities \$ \$20.00

Monthly housing payments (for owner/occupants) \$ F & C Taxes \$ _____

Liens \$ nil Equity \$ 11,016 Acquisition Price \$ 11,016

Amenities Large shop

April 16, 1973

Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Gentlemen:

We hereby request you to place the \$15,000 replacement housing payment into escrow account # 6091 with ~~Guarantee Escrow Co.~~, 5539 E. Burnside. *Guaranty Escrows*

Please have them release the funds as necessary to close the transaction as indicated on the Ernest Money Receipt dated 4-10-73. Also, please have them hold any excess funds until you request them to be released.

This request is made to provide the payment on a timely basis to facilitate the purchase of the replacement unit.

It is our intent to occupy the residence indicated in the above escrow at the earliest feasible date.

Very truly yours,

Herbert Field

Herbert Field

Helen M. Field

Helen Field

THE CITY OF
PORTLAND



OREGON

May 2, 1973

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

C.N. CHRISTIANSEN
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4320

Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Attn: Mr. Wiley

Re: 6035 N. E. Glisan Street

Gentlemen:

A reinspection was made by the Housing Division of the two-story, wood frame, four-bedroom, single-family dwelling and detached garage at the above address.

Our inspector reports the substandard conditions have been corrected and the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidde
Chief Housing Inspector

CHF:vm

cc: Mrs. Widad Spidari
Room 411, Regency Inn
1410 S. W. Broadway Street

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

C.N. CHRISTIANSEN
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4320

April 19, 1973

Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Re: 6035 N. E. Glisan Street

Gentlemen:

As the result of a displaced person and at your request, an inspection was made by the Housing Division of the two-story, wood frame, four-bedroom, single-family dwelling and detached garage at the above address.

Our inspector reports the following conditions do not comply with City Housing Regulations:

1. Second story stairway, exterior cellar entry stairway, and rear porch steps lack required safety handrails.
2. Chimney bricks and mortar are loose and crumbling.
3. Exterior fireplace clean-out opening lacks a cover.
4. Lower portion of garage siding is missing.
5. Cellar, garage, and south second story bedroom have broken windowpanes.
6. Second story stairwell guardrail lacks the required 42" height.

Please notify the Housing Division of the Bureau of Buildings, 2200 N. E. 24 Avenue, Telephone 288-6077, when the corrections have been completed, under proper permit where required, and a reinspection can be made. Should you have any questions concerning this matter, please feel free to call this office.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidan
Chief Housing Inspector

CHF:vm

cc: Mrs. Widad Spidari
Room 411, Regency Inn
1410 S. W. Broadway Street

Place and Date Portland, Oregon November 16 19 72

RECEIVED OF Herbert M. and Helen M. Field, husband and wife,
as purchaser, the sum of \$1,000.00 ~~XXXXXX~~ (Note) as earnest money and in part payment of the purchase of
the following described property situated in Multnomah County, house and lot sold as is, located at Lot #16, Block
4, Barretts Addition, also known as 6035 N. E. Glisan, Portland, Oregon

which premises have this day been sold to said purchaser for the sum of \$ 21,500.00 , payable as follows: \$ 1,000.00

~~XXXXXX~~ (Note) above receipted for and \$ 20,500.00 upon acceptance of title and delivery of Deed

balance \$ To be paid in cash from grant supplied by Portland Development Commis-
sion and subject to conditions on attached addendum.

free from encumbrances except those of public record.

Subject to acceptance by owner, who shall furnish title insurance insuring marketable title in seller, sale to be completed as soon as all papers are ready. Taxes are to be pro rated as of the date of possession. Fire insurance to be pro rated as of date of possession or purchaser may provide their own Fire insurance. If owner does not approve sale, or cannot furnish marketable title within reasonable time, the earnest money herein receipted for shall be refunded, but if owner approves sale and title is marketable and the purchaser fails to complete purchase as above specified, the earnest money herein receipted for shall be forfeited to the undersigned agent to the extent of agreed upon commission, and residue to owner as liquidated damages. Possession of the above premises is to be delivered to the purchaser immediately on delivery of the deed ~~or escrow~~ above mentioned or

on Close of Escrow 19 , or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. ~~Buyer agrees to pay prevailing F.H.A. mortgage discount and make FHA required repairs.~~ Papers and funds necessary for closing shall be deposited in Escrow. Buyer and seller each agree to pay one-half of escrow and closing fee. All fixtures such as venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows and attached television antenna are included as part of the property to be purchased.

MAYFAIR REALTY INC., Broker

By Gabert S. Koury Agent

I hereby agree to purchase above property upon above mentioned terms and conditions.

Address 417 N. Monroe St. Portland (Purchaser) Herbert M. Field

Phone 287-2002 Helen M. Field

I approve and accept the above sale and agree to above mentioned terms and conditions this 19 day of Nov

1972, and agree to pay forthwith to said agent a commission of \$ 1505 for services rendered in this transaction.

Address (Owner) Widad Spidar

Phone Subj to coming into title

To be prepared in quadruplicate. I hereby acknowledge receipt of a copy of this earnest money receipt.

(1) Purchaser's receipt Jm Field

(2) Purchaser with all signatures

ADDENDUM TO EARNEST MONEY RECEIPT

It is understood that all requirements of the Portland Development Commission must be met before this agreement is consummated, which needs include:

1. Change of zone order by the Zoning Commission permitting the continued operation of buyers' present business.

2. H.U.D. or City of Portland (P.D.C.) shall agree to and pay for all construction costs of alterations and additions at 6035 N. E. Glisan Street covering a square foot area comparable to that used in buyers' present home as adequate for their business operation.

MAYFAIR REALTY INC.

By Robert J. Young

Herbert M. Field
HERBERT M. FIELD

HELEN M. FIELD
HELEN M. FIELD

File no. _____

Sale Rental

Name FIELDS Address 417 N MONROE Occupant

Name _____ Address _____ Occupant

2925.000

(*)

(*)

(*)

ITEM	SUBJECT	OFFERING #1	OFFERING #2	OFFERING #3 *
	<u>417 N MONROE 2 STORY FRAME</u>	<u>806 SE 114TH P. \$ 27950</u>	<u>135 NE 172 \$ 29425-</u>	<u>750 SE 131 \$ 28950</u>
	BR Bath Total Rooms	BR Bath Total Rooms	BR Bath Total Rooms	BR Bath Total Rooms
	<u>3 1 6</u>	<u>3 1 1/2 6</u>	<u>3 1 6</u>	<u>3 1 6</u>
	<u>FRAME 2 STORY</u>	<u>SIDING 1 STORY</u>	<u>COMP. 1 STORY</u>	<u>BRICK 1 STORY</u>
State of Int. Equip. Etc.	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>
Type of Neighborhood	<u>URBAN RENEWAL</u>	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>
State of Improvements	<u>ALL IMPROVEMENTS IN</u>	<u>IMPROVEMENTS IN</u>	<u>A.I.I.</u>	<u>A-E-E</u>
Availability of Public Utilities	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>
Lot Size	<u>40 X 108</u>	<u>50 X 105</u>	<u>80 X 100</u>	<u>73 X 116</u>
Year Built	<u>1903</u>	<u>1900-</u>	<u>1966</u>	<u>1927</u>
Complete	<u>NO</u>	<u>YES</u>	<u>NO</u>	<u>YES</u>
Heat System	<u>FWA</u>	<u>OIL FAI</u>	<u>GAS FA</u>	<u>OIL F/A</u>
Basement	<u>FCB</u>	<u>FCB</u>	<u>No</u>	<u>1/2 BSMT.</u>
Garage	<u>DBL</u>	<u>DBL</u>	<u>CARPORT</u>	<u>DOUBLE</u>
Habitable Area	<u>1540</u>	<u>1400-</u>	<u>1800</u>	<u>1300</u>
Total Area	<u>2310</u>	<u>2400</u>	<u>1800</u>	<u>1950</u>
Furnished or unfurnished				
Extraordinary condition				

(Continue on Part 2)

28775

EXAMLED WSS, ERW

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

November 27, 1972

TELEPHONE 222-9966

DAVID R. WILLIAMS
MALCOLM J. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

RECEIVED

NOV 28 1972

Mr. Ben Webb
Portland Development Commission
1700 S. W. 4th Avenue
Portland, Oregon 97201

PORTLAND DEVELOPMENT COMMISSION


Re: PDC v. Field

Dear Ben:

I cleared with Jim Robertson an agreement that the Fields could stay in possession for six months, if necessary, and I have explained to Charlie Peterson that there is no way to extend the sixty rent free period unless we defer payment of the compensation for thirty days. In any event, let me know if the letter from Peterson causes any difficulties.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P. C.


Donald R. Stark

DRS:avh
Encl.

Looking Dec. 26 Planning Comm. for presentation
of Zone Change

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY

ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205

228-2373

November 22, 1972

Herbert and Helen Field
417 North Monroe
Portland, Oregon 97227

Re: City vs. Field

Dear Herb and Helen:

Hope the real estate people are pushing for the new location. Your prior effort teaches that you must "ride herd" each step of the way -- and those steps include:

1. A place adequate for your needs
2. OK by HUD:
 - a. as to how much it will pay -- that is, your realtor must show by other sales that the price you are to pay will be shared in to the maximum of \$15,000.00 if needful.
 - b. Any change of zone must be assured so that contractors can obtain building permits.
 - c. As we understand it additional funds will be paid by HUD for changing the new place to conform to your needs. However, here again the burden is on yourselves of getting three bonafide estimates for consideration of HUD.

I have been in contact with Mr. Stark trying to extend the 60 day rent free period to 90 days. He does not seem hopeful on this, but suggests deposit of the \$15,000.00 can be deferred for 30 days, if you wish. This would extend time the 60 day rent free period would begin to run. Rent would be about \$120.00 -- \$15,000.00 at 6% for that period would be \$75.00 or at 5% proportionately less.

Call me on Friday so that I can notify Mr. Stark on this point.

Incidentally, we suggest that you continue in close contact with Mr. Ben Webb on all phases of this change of home and place of business for he is really the key person.

Very truly yours,

Charlie
Charles C. M. Peterson

CCMP/ch

bcc: Mr. Donald Stark

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY

ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205

228-2373

November 24, 1972

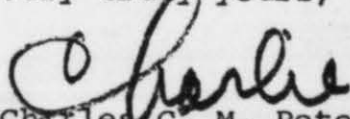
Mr. Donald Stark
Attorney at Law
1600 S. W. 4th Avenue
Portland, Oregon

Re: City of Portland vs. Field

Dear Don:

Mrs. Field phoned today. They ask that deposit of funds be deferred for 30 days. Note your copy of our November 22nd letter to the Fields.

Very truly yours,


Charles C. M. Peterson

CCMP:mah

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY
ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205

228-2373

November 22, 1972

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417 North Monroe
Portland, Oregon 97227

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Charlie
Charles C. M. Peterson

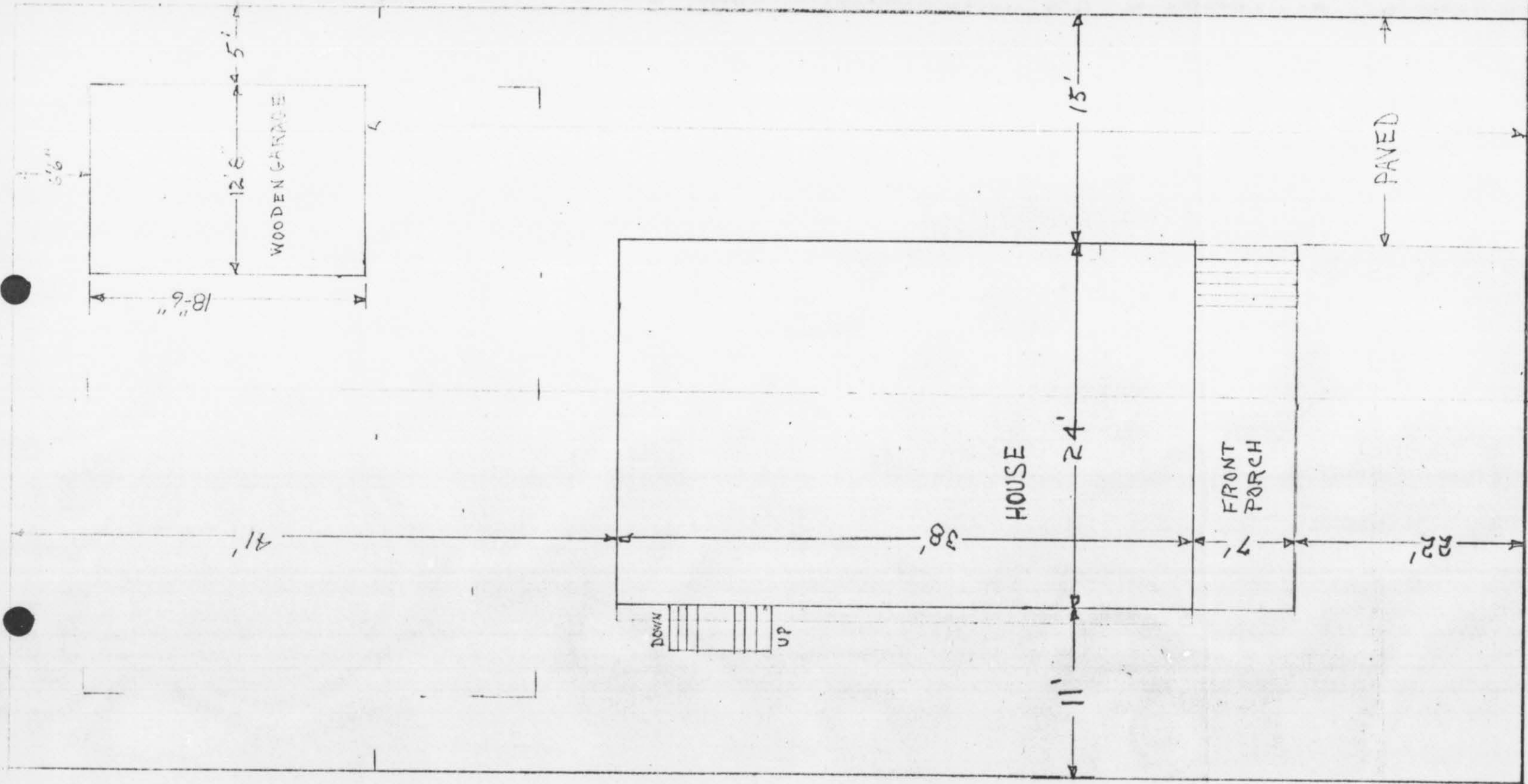
CCMP/ch
bcc: Mr. Ben Webb

RECEIVED

NOV 24 1972

PORTLAND DEVELOPMENT COMMISSION

EX. DIR.	
DEP. DIR.	
D. OPER.	
D. ADM.	
D. COM. S.	
D. PLAN.	
SP. ASST.	
<i>blw copy</i>	
<i>NDH</i>	
Master File Copy	



SCALE - $\frac{1}{8}'' = 12''$
 HMF
 11-28-72

SIDEWALK

6035 NE GLISAN
 LOT 16 - BLOCK 4 - BARRETS ADD.

PAVED

FRONT PORCH

HOUSE

WOODEN GARAGE

DOWN
 UP



2937

THE ATTACHED
MAP SHOWS
THE NORTH-
EAST CORNER
of both GLISAN
& the property
IN MENTION
at 6035 NE
GLISAN.

COUNTY ASSESSOR'S OFFICE
MULTNOMAH COUNTY - OREGON

GLISAN

PROPERTY
IN QUESTION

NON CONFORMING
USE NOW

2936

ST. & NE 1/4 Sec 31 IN 2E.

M-3

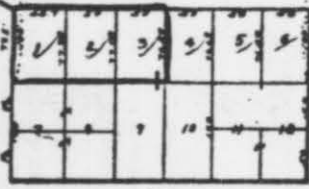
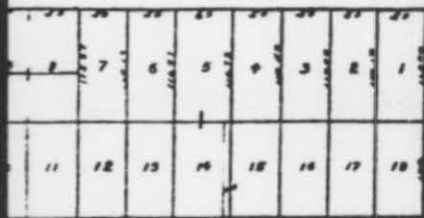
M-3 ZONED

MANDALE

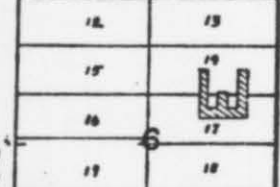
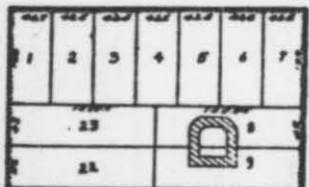
BARRETTS ADD.

GLISAN ST

ST



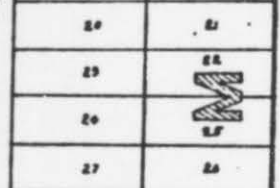
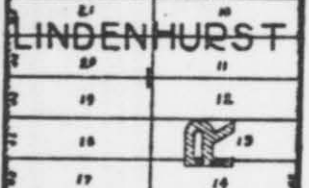
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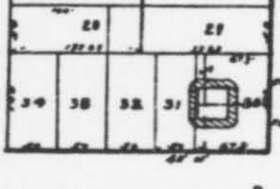
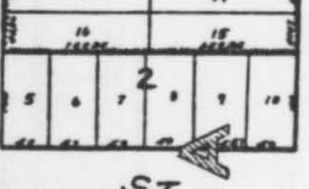
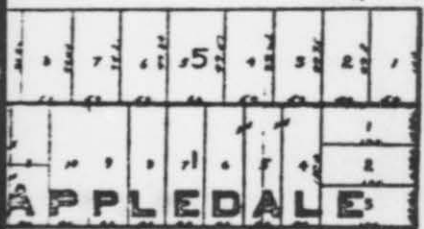
AVE.

AVE.

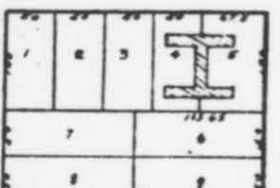
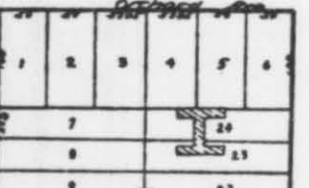
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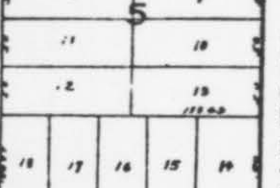


AVE.

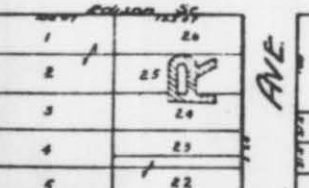
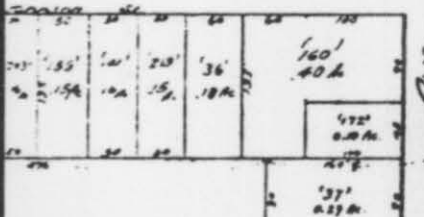
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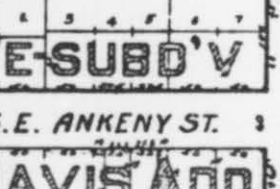
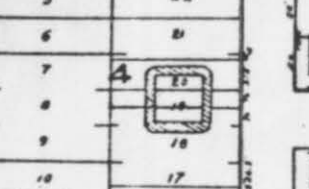
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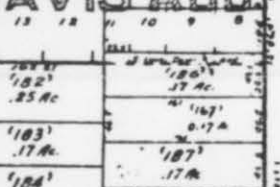
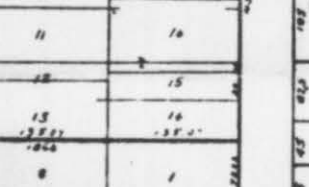
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DAVIS ADD.



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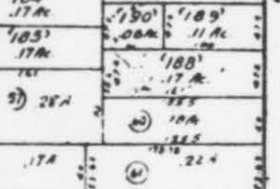
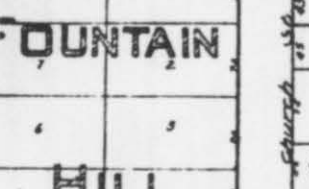
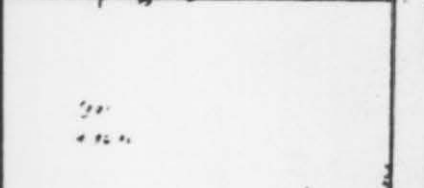
FOUNTAIN

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AVE.

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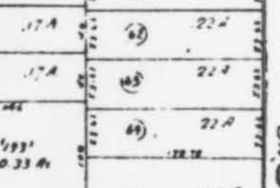
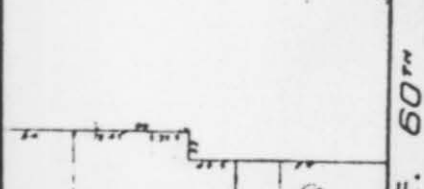
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AVE.

AVE.

AVE.



AVE.

AVE.

AVE.

THE ATTACHED MAP SHOWS THE SOUTH-EAST CORNER OF 60th & GLISAN.

3037

10

S.E. ASH

S.E. DAY ST

S.E. DAY ST

MEMORANDUM

Date November 8, 1972

TO: The File
FROM: Benjamin C. Webb
SUBJECT: Zoning Problems Re: Fields

Mr. and Mrs. Fields have said that they have now learned that the property at 750 S.E. 135th Avenue cannot be rezoned to permit them to operate their machine shop at that address and asked why they were not previously informed of this.

In fact, they were previously informed. At the July 27, 1972 meeting at Don Stark's office they were informed that the property was not M-3. However, a reading of the Multnomah County definition of "Home occupation" left some doubt as to whether or not their business could qualify. Both of the attorneys felt that the County ordinance would permit their type of operation. However, the Fields would require an enlargement to the garage, and it was my opinion that the County would look upon this as a conversion of residential to commercial property and not issue a permit.

We asked Mr. Swoboda to get three estimates and then ask the low bidder to apply for the proper permits. This was never done, even though we frequently asked for a follow-up. It was at this point that things broke down.

BCW:ch

Home:

2 or 3 B/R all on 1 pl. paper? -

2CB

oil heat - forced air

Prp all - elec.

(Ded) Hqr. (or shop) at least 20x30 - (detached) for inv. reasons?

Home: 3 rplc.

Bath: 1 - 1/2?

Lot - 50 x 100 -

Home:	9180 ⁰⁰	(w/2500' land)
99% land	3320 ⁰⁰	(1820' ")
RHP	8707 ⁰⁰	(3 BR schedule)
	<u>21,207</u>	

Comparable?

Schedule - 3 B/R	17,887.00
Home value -	<u>9180.00</u>
RHP -	8707 ⁰⁰

Look 25,000⁰⁰ to 27,500⁰⁰ Max.
 Actual costs nos for business
 D.C. will review if nec.
 Disconnected & reconnect
 pl. by ABC.

October 31, 1972

John B. Kenward

Benjamin C. Webb

October 16, 1972 Letter Re: Mr. and Mrs. Fields, Attached

The attached letter says that the Fields feel frustrated because of the lack of progress with regard to relocation. The Fields file is very thick and their case has been given a great deal of attention and had a considerable amount of action. It has been discussed with Helen Benjamin, Kay Walker, Mark Pavolka, Don Stark, and the Fields' attorney, Mr. Charles Peterson of Hurlburt, Kenney, Peterson, Bowles and Towsley.

In essence, the problem is that the Fields own and operate a machine shop from their present home under a "grandfather" provision. They want to continue to operate from their own home in the new location, but to date have not wanted to accept a commercially zoned location.

I have discussed this case with Don Stark. Don has said that the case is scheduled to go to court and that there should not be a public discussion at this time. I therefore recommend that the matter be left off the agenda.

BCW:ch

to Ben Webb-

Emanuel Displaced Persons Association, Inc.

100 N. E. Morris

PORTLAND, OREGON 97212

Phone 287-7736

Oct 16, 1972

Mr. John Griffith
Portland Development Commission
1700 S.W. 4th
Portland, Oregon

Dear Mr. Griffith:

We have been talking to Mr. & Mrs. Herbert Field about their frustrations in being relocated from the Emanuel Project. They feel they are on a treadmill, going no place.

The fact that they have both a home and a business causes some special problems that will require special solutions. They would like a place on the agenda of the next Commission meeting to share their concerns with you. They feel they need to talk to those who have decision making responsibilities.

Sincerely yours,



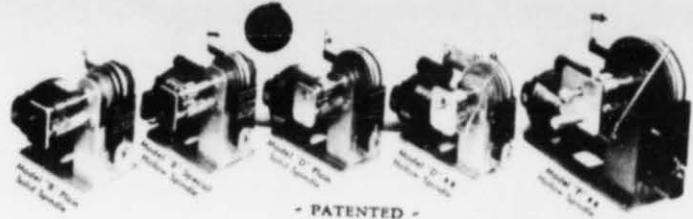
Robert E. Nelson

cc: John Kenward
Commissioners✓

FIELD: SENSI-THREADER[®] MACHINE CO.

TRADEMARK REG. U.S. PAT. OFFICE

417 NORTH MONROE ST. ☆ PORTLAND, OREGON 97227
Telephone 287-2002



The SENSI-THREADER For speed and accuracy in hand work

Mr. Benjamin Webb
Portland Development Commission
1700 S.W. 4th Avenue
Portland, Oregon 97201

October 16, 1972

RECEIVED

OCT 18 1972

PORTLAND DEVELOPMENT COMMISSION

EX. DIR.	
DEP. DIR.	
D. OF. R.	211A
D. COM.	
D. COM. S.	
D. PLAN.	
SK. ASST.	BCW
Master File Copy	X

Dear Mr. Webb:

After reading the letter of October 6, 1972, from Mr. Charles Petersons office, we decided to contact the Multnomah County Planning Commission to see where we stand, regarding the legality of our continuing our operations at the 750 S.E. 135th Avenue address. (You know we enjoy the 'Grandfather' status from our continuous residence at 417 N. Monroe Street for the past 37 years.)

The enclosed photo-copy is their answer to our questions, and we see no point in wasting more time trying to obtain a third estimate to make the necessary changes in the existing garage, in order to make it suitable for our needs. However, it might be possible that the influence of your good office could intercede with the Multnomah Counting Planning Commission for a permanent zone change for us ?

Very truly yours,

Herbert M. Field

Herbert M. Field

HMF:hf
Enclosure



COUNTY COMMISSIONERS
M. JAMES GLEASON, Chairman
L. W. AYLSWORTH
BEN PADROW
DONALD E. CLARK
MEL GORDON

Multnomah County Oregon

PLANNING COMMISSION

(503) 248-3043 • 1107 S. W. 4th AVENUE • PORTLAND, OREGON 97204

October 12, 1972

Mr. Herbert M. Field
417 N. Monroe Street
Portland, Oregon 97227

Dear Sir:

In regard to your inquiry about operating your business at 750 S. E. 135th Avenue, which is in an R-7 (single family residential) zone; this is not an allowable use in a residential zone.

The Zoning Ordinance would classify your use as in an M-3 (Light Manufacturing) District.

Very truly yours,

MULTNOMAH COUNTY PLANNING COMMISSION
Robert S. Baldwin, Planning Director

Douglas Cowley, Zoning Supervisor

DC:vs

October 16, 1972

Mr. Amby J. Swoboda
Tri-State Realty Inc.
18428 S.E. Pine Street
Portland, Oregon 97233

Subject: Multnomah County Zoning - Re. 750 S.E. 135th Avenue.

Dear Mr. Swoboda:

After a careful study of Mr. Charles Peterson's letter of October 6, 1972, Mrs. Field and I became very concerned about so much time having passed (3 months) and nothing accomplished regarding our relocation situation. Winter is almost upon us, you know.

As our concern mounted, a telephone call to the Multnomah County Planning Commission arranged a meeting on the morning of October 11, 1972. We were shown a large zoning map, with M-3 areas in Multnomah County, where we could legally be relocated.

The enclosed photo-copy is the confirming reply to our questions. This, of course, precludes our buying the property at 750 S.E. 135th Avenue for the purpose of legally continuing our present operations there.

This information was obtained in about 30 minutes and it is available to anyone from 9:00 A.M. to 5:00 P.M., Monday through Friday, at 1107 S.W. 4th Avenue.

Now that the zoning ordinance for Multnomah County has been clarified, do you have some other property that would suit our needs in (M-3) areas along S.E. Stark and N.E. Glisan, as shown on the large zoning map in the Multnomah County Planning Commission office?

Very truly yours,

Herbert M. Field
Herbert M. Field

HMF:thf
Enclosure

cc: Mr. Ben Webb

EARL F. G. HURLBURT
OLYVN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY
ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205
October 6, 1972

EX. DIR.	
DEP. DIR.	228-2373
<input checked="" type="checkbox"/> D. OPER.	
D. ADM.	
D. COM. S.	
D. PLAN.	
SP. ASST.	
BCW copy	
Master File Copy	

RECEIVED

OCT 10 1972

Mr. and Mrs. Herbert M. Field PORTLAND DEVELOPMENT COMMISSION
417 N. Monroe Street
Portland, Oregon 97227

Dear Herb and Helen:

Earlier this week I talked with Don Stark, attorney for the City. He later in the week called back and stated that Mr. Webb had been away from his office due to a death in the family but that he, Mr. Webb, would review the file and contact me.

Yesterday I phoned Mr. Webb but he was busy in a conference.

This day Mr. Webb was reached by phone.

He tells us about as follows:

A. A third estimate is required. You are again urged to follow up on this.

B. The two estimates received call for an area twice as large as Mr. Webb initially understood from Mr. Swoboda was required - and, of course, requiring double the money outlay originally contemplated by Mr. Webb.

On this latter phase Mr. Webb asks "Why". He further feels that the zoning people will refuse to grant a building permit on the basis of the area proposed in the present estimates on the ground that the enlargement will be strictly commercial.

However, the only way this can be determined is to push things to that point - that is to say -

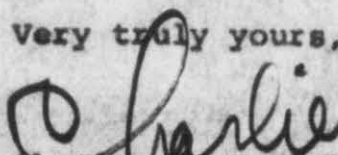
1. Get that third appraisal.
2. If PDC will pay the larger sum required - then -
3. We can submit the same to the zone and permit people and see what the answer is.

Even though this entire situation is not of your making the bald fact is that the PDC requirements must be met and, galling though

Mr. and Mrs. Herbert M. Field
October 6, 1972
Page 2

it is, you are the ones vitally affected and must carry the burden of obtaining the third estimate and getting it to Mr. Webb's office.

Very truly yours,



Charlie C. M. Peterson

CCMP:mah

cc: Mr. Ben Webb
Mr. Don Stark
Mr. A. G. Swoboda

1.24 GRADE, GROUND LEVEL. The average of the finished ground level at the center of all walls of a building. Where the walls are parallel to and within five (5) feet of a sidewalk, the above ground level shall be measured at the sidewalk.

1.25 GRAZING. The use of land for pasture of horses, cattle, sheep, goats, and/or other domestic herbivorous animals, alone or in conjunction with agricultural pursuits.

*Quarry?
is Fields
operation
within
this
definition?*

1.26 HOME OCCUPATION. Any lawful activity, not otherwise specifically provided for in this ordinance, commonly carried on within a dwelling by a member or members of a family, no employee or other person being engaged in the same, and in which said activity is secondary to the use of the dwelling for living purposes; provided, that there is no outside advertising or display of merchandise and that no sale or sales of merchandise shall be made in such dwelling or on the premises connected therewith.

1.27 HORTICULTURE. The cultivation of plants, garden crops, trees and/or nursery stocks.

1.28 HOTEL. A building or portion thereof designed or used for occupancy of individuals who are lodged with or without meals, and in which no provision is made for cooking in any individual room or suite.

1.29 HOUSING PROJECT. An area of four (4) or more acres arranged according to a site plan on which the amount of land to be devoted to housing facilities, their arrangement thereon, together with the arrangement of access streets and alleys, and other public facilities is shown.

1.30 EDUCATIONAL INSTITUTION. A college or university supported by public or private funds, tuitions, contributions or endowments, giving advanced academic instruction as approved by a recognized accrediting

agency, including fraternity and sorority houses, excluding elementary and high schools, and trade and commercial schools.

1.31 JUNK YARD. The use for more than two hundred (200) square feet of the area of any lot, or the use of any portion of that half of any lot, but not exceeding a depth or width, as the case may be, of one hundred (100) feet, which half adjoins any street, for the dismantling or "wrecking" of automobiles or other vehicles or machinery, or for the storage or keeping of the parts or equipment resulting from such dismantling or "wrecking" or for the storage or keeping of junk, including scrap metals or other scrap material.

1.32 KENNEL. Any lot or premises on which four (4) or more dogs, more than six (6) months of age, are kept.

1.33 LOADING SPACE. An off-street space or berth on the same lot, or parcel, with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise or materials, and which space or berth abuts upon a street, alley or other appropriate means of access and egress.

1.34 LOT. A plot, parcel or area of land owned by or under the lawful control and in the lawful possession of one distinct ownership.

1.35 LOT COVERAGE. The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.

1.36 LOT LINES. The lines bounding a lot as defined herein.

1.37 LOT LINE, FRONT. In the case of an interior lot, a line separating the lot from the street; and in the case of a corner lot, a line separating the narrowest frontage of the lot from the street.

Exhibit A

To Earnest money Agreement Re:
Herbert + Helen Field
417 N. Monroe

1528 S. E. Halgate

- 1- Old Development Commission agreed to remove existing garage at 1528 S. E. Halgate
- 2- Old Dev. Comm. agreed to erect a concrete block shop with approximately 1,000 sq ft. in area of existing garage at 1528 S. E. Halgate.
- 3- Shop to contain: running water - sink + toilet; single flue for annealing oven; necessary electrical facilities, and all on one level.
- 4- Moving of all commercial equipment to be moved and re-assembled by commercial movers and Old Dev. Comm. to pay actual cost.



September 26, 1972

Checked with Don Stark about status of this case. He called Charles Peterson, Fields' attorney, who indicated he wasn't ready to close until all conditions have been met, i.e., building permits, etc. Don Stark says that a trial date has been set for October 31 and that this will have to be followed through with at this point.

Called Cascade Escrow and told them deal was in the hands of the attorneys at this point.

Two bids came in from Tri-State for addition. Size of addition is given as 21' x 35', instead of 13' that I thought had originally been mentioned. In any event, we will have to tie down specifications and ask for sealed bids.

WSJ



Tri-State Realty Inc.

ROCKWOOD - GRESHAM



18428 S. E. Pine
Portland, Oregon 97233
Phone 665-7171

September 21, 1972

Portland Development Commission
1700 S. W. 4
Portland, Oregon

Attention: Mr. Donald Stark

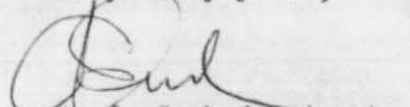
Re: Franzen - Field Sale

Dear Mr. Stark:

In an enclosing bids for the structural improvements required for the property being purchased by the evictee Mr. Field. The bids duplicate the floor space now contained in the evictee's shop building and full basement consisting of a total of 1300 sq. feet.

We will appreciate a letter of committment from you regarding the structural changes as soon as possible. Thank you for your attention.

Very truly yours,


A. J. Swoboda, Agent
TRI-STATE REALTY, INC.

AS:cm
Enc.
cc: Mr. Benjamin Webb

“Professional Real Estate Service”

Northeast
10041 N.E. Glisan
255-6550

Rockwood - Gresham
18428 S.E. Pine
665-7171

Southeast
12300 S.E. Powell
761-3200

Clackamas - Milwaukie
7000 Thiesen Rd.
659-7011



CONTRACT

1836 NORTHEAST 82nd AVENUE / PORTLAND, OREGON 97220 / 255-0415

This construction contract is entered into on the _____ day of _____, 19____, by and between J and J CONSTRUCTION CO. Inc., hereinafter called "Contractor," and the party or parties signing below, hereinafter called "Owner."

Name _____
Home Address _____
Job Address _____ City _____
Job Phone _____ Other Phone _____

1. Plans & Permits
2. Demolition
3. Excavation
4. Concrete
5. Masonry
6. Framing
7. Roofing
8. Siding
9. Windows
10. Doors
11. Sheetmetal
12. W./Str. Inst.
13. Plumb./Sewer
14. Electrical
15. Drywall/Plaster
16. Ceiling Tile
17. Cabinets
18. Formica
19. Tile
20. Lino./Vinyl
21. Carpet/Hd. Wd.
22. Bath/Kit. Acc.
23. Awning/Patio
24. Fin. Carp.
25. Iron Work/Hdw.
26. Fence/Panel
27. Lite Fixtures
28. Paint/Decor.
29. Debris Removal
30. Miscellaneous

SPECIFICATIONS:

1. Furnish necessary plans & permits to build a 20' x 20' garage addition.

2. Excavate & install necessary footings for new addition.

3. Build concrete block walls for new addition.

4. Set gate post with concrete foundation & tie into existing.

5. Install 3" x 6" wooden siding on walls to match existing as possible with top.

6. Install 4" x 8" wooden ceiling siding on walls to match existing.

7. Locate existing garage door to front of new addition.

8. Furnish & install necessary driveway & ramp on new addition.

9. No electrical work figured.

10. No painting figured.

11. Remove all debris from site by one week before start.

Contractor shall furnish all labor and materials to perform the work described in the above specifications and Owner agrees to pay Contractor as follows:	
CONTRACT PRICE	ALLOWANCES:
PLUS TOTAL ALLOWANCES	_____
TOTAL CONTRACT PRICE	_____
LESS DOWN PAYMENT	_____
CONTRACT BALANCE	_____
CONTRACT BALANCE TO BE PAID	_____

Allowance items are to be billed at Contractor's cost plus 10%— Difference between allowance and billed price to be charged or credited to Customer.

If work is to be financed on a State G. I. loan, Contractor agrees to assist Owner in obtaining Owner's financing. Owner agrees that if Contractor has not been paid in full within 30 days after completion of his work, Owner will pay Contractor 1% per month of unpaid balance as a late charge.

ATTENTION: J and J CONSTRUCTION CO. Inc., will do only that work which is written in the above specifications for the above agreed amount. The conditions and promises on the reverse side are a part of this contract. This contract subject to office approval.

J and J CONSTRUCTION CO., INC. OWNER _____
BY _____ OWNER _____
Authorized Signature

PROPOSAL and CONTRACT

Rasmussen Const. Co.
223 S. E. 146th
Portland Oregon 97233

Date September 25, 19 72

TO Tri State Realty (Mr Swaboda)

750 S. E. 135th Job address

Dear Sir: Portland

I propose to furnish all materials and perform all labor necessary to complete the following:
Add to the front of existing garage 21' x 35' Concrete foundation
and slab . 6' block walls, Roof pitch to match existing, with 235#
3 tab shingles. Plans and permits
Existing garage floor resurfaced with concrete. approx. 21'x 22'

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of Four thousand seven hundred forty five (4,745.00)

Payments to be made 1st of each month for materials on the job and labor
that has been performed. In full upon completion.

_____ as the work progresses
to the value of _____ per cent (_____ %) of all work completed. The entire
amount of contract to be paid within _____ days after completion.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

RASMUSSEN CONSTRUCTION CO.
223 S. E. 146th AVE.
PORTLAND, OREGON 97233
PHONE 253-6577

Respectfully submitted,

By Buck Rasmussen

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which _____ agree to pay the amount mentioned in said proposal, and according to the terms thereof.

ACCEPTED _____

Date _____, 19 _____

September 20, 1972

Don Stark

Ben Webb

Letter of 9/14/72 from Charles Peterson to Mr. & Mrs. Herbert Field

The relocation benefits and procedures outlined by Mr. Peterson substantially correspond with our understanding we have with Mr. Field.

BCW/MB:ch



Cascade Escrow Service Co.

SUITE 533, LLOYD BUILDING - 700 N. E. MULTNOMAH
PORTLAND, OREGON 97232 - PHONE 233-7521

September 19, 1972

RECEIVED

SEP 25 1972

Portland Development Commission
1700 S.W. Fourth Avenue
Portland, Oregon

PORTLAND DEVELOPMENT COMMISSION

Subject: Herbert M. & Helen M. Fields

Attention: Mr. Benjamin Webb

Reference: Purchase of property - 750 S.E. 135th

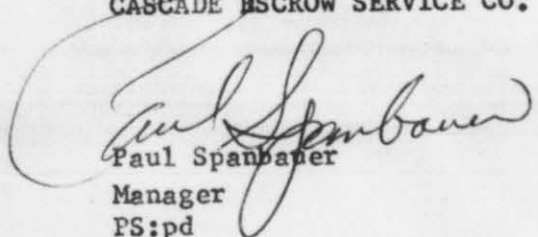
Dear Mr. Webb:

A real estate transaction has been placed in escrow for closing. In reviewing the matter, we are needing from your office funds in the amount of the commitment, \$25,000. All necessary items have been ordered to close the above mentioned transaction as soon as the funds are received and the pay-off letter and title are in.

If any delay is foreseen, or if you need further information please contact this office.

Very truly yours,

CASCADE ESCROW SERVICE CO.


Paul Spanbauer
Manager
PS:pd

cc: Tri-State Realty, Inc.
Charles Peterson, Attorney-at-Law
Donald Stark, Attorney-at-Law

EX. DIR.	_____
DEP. DIR.	_____
D. OPER.	_____
D. ADM.	_____
D. COM. S.	_____
D. PLAN.	_____
DR. ASST.	_____
BCW	_____
Master File Copy	_____

September 18, 1972

MEMO TO BEN WEBB

Enclosed is a copy of a letter from Charlie Peterson re the Field property, Parcel R 9-7. Does this correspond with our understanding?

DRS

avh



EX. DIR.
DEP. DIR.
D. OPER.
D. ADM.
D. COM. S.
D. PLAN.
SP. ASST.
BCW copy to
Master File Copy

RECEIVED
SEP 19 1972
PORTLAND DEVELOPMENT COMMISSION

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY

ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205
September 14, 1972

228-2373

RECEIVED

SEP 19 1972

PORTLAND DEVELOPMENT COMMISSION

Mr. and Mrs. Herbert M. Field
417 N. Monroe Street
Portland, Oregon 97227

Re: City of Portland vs. Herbert and Helen
Field, No. 380-936

Dear Herb and Helen:

At your home yesterday I was distressed to see Helen unwell with worry over the forced uprooting of your home and business.

Hopefully all matter will soon be resolved.

We set out again the present posture of the situation as follows:

1. The City and HUD will pay up to \$25,000.00 under the pending purchase.
2. The regulations of HUD require payment of certain costs of alterations of the proposed purchase adequate for continuing present operations.
3. Federal regulations require HUD to pay moving costs.

In order to complete the proposed purchase the following items must be done:

1. HUD must have detailed estimates of substance and costs of the needed alterations. This Herb should follow up without delay. Herb should cause estimates to be made that fit his needs. Stated differently, it would be futile to submit estimates to HUD unacceptable to Herb.
2. Such estimates must be approved in writing for payment by HUD.
3. Such estimates must have the approval of proper zoning authority so that when the contractor applies for a construction permit there will be no "hang up". In other words, there should be in some form a written approval or assurance of the zoning authority.

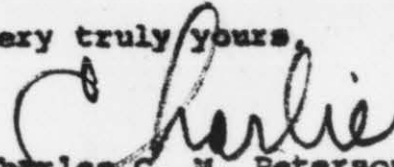
Mr. and Mrs. Herbert M. Field
September 14, 1972
Page 2

If the above requirements cannot be "brought together" the purchase pending should not proceed for the \$25,000.00 allowance applies to the particular property - such is my understanding, at any rate.

Moving costs are a separate matter and would seem to present no problem.

We again remind you that trial date is October 31, 1972. A reasonable delay beyond October 31st may be permitted by the Court. However, you are urged to at once get at the obtaining of estimates.

Very truly yours,



Charles C. M. Peterson

CCMP:mah

cc: A. J. Svoboda
Donald Stark ✓
Benjamin Webb

EARL F. G. HURLBURT
OLYWN E. KENNEDY
CHARLES C. M. PETERSON
GEORGE H. BOWLES
BRUCE W. TOWSLEY

HURLBURT, KENNEDY, PETERSON, BOWLES & TOWSLEY

ATTORNEYS AT LAW
SUITE 611 CENTURY TOWER
1201 S. W. 12TH AVENUE
PORTLAND, OREGON 97205
August 4, 1972

228-2373

AUG 9 1972

RECEIVED
AUG 10 1972
PORTLAND DEVELOPMENT COMMISSION

Mr. Benjamin C. Webb
Chief Relocation and Property Management
Portland Development Commission
1700 S. W. 4th Avenue
Portland, Oregon

Re: City of Portland vs. Herbert and Helen
Field

Dear Mr. Webb:

By way of follow-up of the general meeting on July 27th last at the offices of Don Stark, we enclose Affidavit of Herbert Field designed to assist your efforts on the zoning aspect of our problem. We hope it is of some usefulness.

During the pleasant discussion of July 27th in the presence of the assembled group you kindly permitted this person to read one or two paragraphs of HUD regulations concerning the HUD powers to place a property owner in "status quo". My recollection is that your experience with HUD definitely indicates that HUD interprets the two paragraphs so that full replacement under like circumstances is not always feasible. And, as in your view of past such rulings of HUD, the Fields could not be fully rehabilitated economically.

While perusal of the two paragraphs was cursory, my then immediate reaction was that HUD indeed would have the plenary authority within the framework of those regulations to provide the Fields with a replacement facility fully adequate to permit a continuance of their small home-manufacturing effort, the like of which they have been enjoying for two or three decades at their present home now being taken by the City of Portland.

Methods of presentation of any proposed plan to HUD are unknown to me - informal oral - by letter - by formal public meeting of HUD or whatever. If permissible "under the procedures" this person would welcome an opportunity to orally present to HUD people the posture of the Fields predicament and my views on the two regulations referred to above. Your reaction to this thought is solicited.

Incidentally, it would please me to receive a photo copy of those two paragraphs for my files.

With warmest personal regards, I am

Very truly yours,
Charlie
Charles C. M. Peterson

Talked w/
Don Stark
Today and he is
going to call Charles P.
today re: The 107th
and Swoboda's
various questions
MEB
9/6/72

CCMP:MAH

cc: Donald Stark, A. J. Swoboda
Mr. and Mrs. Field



Tri-State Realty Inc.

ROCKWOOD - GRESHAM



18428 S. E. Pine
Portland, Oregon 97233
Phone 665-7171

RECEIVED
JUL 19 1972

PORTLAND DEVELOPMENT COMMISSION

July 17, 1972

Portland Development Commission
1700 S. W. 4 Avenue
Portland, Oregon

Subject: Herbert M. and Helen M. Fields
417 S. Monroe

Attention: Mr. Benjamin Webb

Dear Mr. Webb:

Enclosed is your form #601 (part 1) showing comparable properties to that of the subject. I am also enclosing an addendum to the Earnest Money Receipt which was prepared by Mr. and Mrs. Fields' attorney, Mr. Charles Peterson. I also am enclosing a copy of the Earnest Money Receipt for your review.

The purchase of the dwelling is contingent upon the buyers acquiring space equal to that now in his existing dwelling. He is presently using two bedrooms, full cement basement and shop building for business purposes. The operation will be phased down to require only the space now used in the basement and shop building. This consists of approximately 1300 sq. ft. I obtained bids for the extension of the garage on the dwelling to be purchased to duplicate the needed space. Cost would be \$2500 to \$4000.

Mr. Fields is now in a solvent position and this office would be reluctant to sell him a property which requires him to incur additional debt to duplicate what he is being forced to vacate.

As you know, the business is the sole source of support for Mr. Fields and his family. Moving him into quarters where he could not continue his business would preclude him from earning an income to adequately support himself and his family.

"Professional Real Estate Service"

Northeast
10041 N.E. Glisan
255-6550

Rockwood - Gresham
18428 S.E. Pine
665-7171

Southeast
12300 S.E. Powell
761-3200

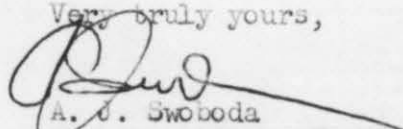
Clackamas - Milwaukie
7000 Thiesen Rd.
659-7011

Page 2

Mr. and Mrs. Fields would like to pursue this matter further. I ask that you call me and arrange a meeting at the convenience of yourself, the subject and myself. The property they have made an offer on is still on the market. One subsequent offer has been made. Mr. Fields has priority if satisfactory arrangements can be made.

I will appreciate your immediate attention in this matter.

Very truly yours,


A. J. Swoboda
Tri-State Realty, Inc.

AS:cm
Encl. Tri-State Realty, Inc.
Mr. Don Nelson
Mr. Mel Fox
Mr. Charles Peterson



EARNEST MONEY AGREEMENT

Place and Date: Portland, Oregon

July 7, 19 72

RECEIVED OF Herbert M. and Helen M. Field, Husband and wife
as purchaser, the sum of \$ 1,000.00 (~~Cash~~) (Check) (Note) as earnest money and in part payment of the purchase
of the following described property situated in Multnomah County, Oregon, house and lot sold as is, located at
750 SE 155th Ave.

which premises have this day been sold to said purchaser for the sum of \$ 26,950.00 payable as follows: \$ 1,000.00
(~~Cash~~) (Check) (Note) above received for and \$ Bal. Needed upon acceptance of title and delivery of deed,
balance \$ To be paid in cash from grant supplied by Portland Development Commission.

It is understood that all requirements of Portland development Commission
must be met before this agreement is consummated.

Provided further that this agreement is contingent upon Portland Development
Commission agreeing to terms on attached addendum and that zoning will
permit continued operations of buyers present business.

free from encumbrances except easements, conditions and restrictions of record, and any mortgages and liens which purchaser has
agreed to assume. It is agreed that mortgages, liens and encumbrances may be discharged from the proceeds of sale. Subject to
acceptance by Seller, who shall furnish title insurance insuring marketable title; sale to be completed as soon as all documents are
ready. Taxes are to be pro-rated as of the date of possession. Fire insurance to be pro-rated as of date of possession or purchaser
may provide their own fire insurance. If Seller does not approve sale, or cannot furnish marketable title within reasonable time, the
earnest money herein received for shall be refunded, but if Seller approves sale and title is marketable and the purchaser fails to
complete purchase as above specified, the earnest money herein received for shall be forfeited to the undersigned broker to the
extent of agreed upon commission, and residue to Seller as liquidated damages. If financing is required, Buyer agrees to make
immediate application therefor, sign necessary papers, pay required costs, and exert best efforts to procure such financing.
Possession of the above premises is to be delivered to the purchaser immediately on delivery of the deed or contract above
mentioned or on closing 19 72 or as soon thereafter as existing laws and regulations will permit
removal of tenants, if any. Time is the essence of this contract. Seller agrees to pay prevailing mortgage discount and pay all fees for
inspections required by lender or mortgage insurer and make all required repairs. The Seller and Buyer designate Cascade Escrow
Service Co., as escrow agent to close this transaction. A carbon or photocopy of this earnest money agreement, all documents and
funds (save and except earnest money paid to broker which shall be retained in broker's trust account) shall be deposited with said
escrow agent. The Seller and Buyer prior to deposit of funds or documents by either of them may request this transaction be closed
by some other licensed escrow agent. If the sale is to be by contract, the parties agree that the terms shall be those contained in
Stevens-Ness form 147 or 706 in addition to those terms contained herein. Buyer and Seller each agree to share escrow fee equally
unless otherwise required by escrow agent. All fixtures such as venetian blinds, drapery rods and curtain rods, window and door
screens, storm doors and windows and attached television antenna are included as part of the property to be purchased.

TRI-STATE REALTY, INC., Broker

By: [Signature]

I hereby agree to purchase above property upon above mentioned terms and conditions.

ADDRESS: 417 N. MONROE (PURCHASER) Herbert M. Field
PHONE: 287-2002 (PURCHASER) Helen M. Field

I approve and accept the above sale and agree to above mentioned terms and conditions this _____ day of
_____ 19 72, and agree to pay forthwith to said broker a commission of \$ _____ for services rendered in this
transaction.

ADDRESS: RK1 Box 385-5 Amity (SELLER) Gerard F. Franzen
PHONE: 234-3361 X-4746 (SELLER) Marjorie A. Franzen

To be prepared in quadruplicate. I hereby acknowledge receipt of a copy of this earnest money receipt.

1. PURCHASER'S RECEIPT

2. PURCHASER WITH ALL SIGNATURES

June 20, 1972

Mr. Donald R. Stark
Attorney at Law
Boise Cascade Building
1600 S. W. Fourth Avenue
Portland, Oregon 97201

Dear Don:

In response to your request for information on the Fields (Parcel R-9-7), the following is submitted:

Replacement Housing Payment on a maximum schedule basis would be as follows:

3 Bedroom	\$17,887
PDC Option	<u>12,500</u>
RHP	\$ 5,387

Moving and dislocation allowance based on maximum schedule will be \$500.

In view of the problem of locating property properly zoned for light manufacturing, plus meeting the requirements on the dwelling, Ben Webb, Chief of Relocation, has advised us to search for property on a comparable basis which has allowed us to consider additional RHP. The Fields would further be eligible for cost of moving the business; however, the business does not appear eligible for "in lieu" costs, as they presumably will not lose a substantial portion of their existing patronage.

The Fields have been shown many properties by several in the real estate community and PDC Relocation staff, including one property which would involve the building of a business building from RHP funds. Every effort is being made to properly relocate the family, taking into consideration the wishes and needs of the clients and PDC's willingness to allow more RHP on a comparable basis.

A map has been prepared for both the Fields and Relocation staff, showing areas which are zoned M-3 (light industrial) within the City limits only. This map is used as a guide in seeking a suitable property, as Mr. Field has expressed his desire to stay within City limits and, most definitely, Multnomah County.

Mr. Donald R. Stark
Page 2.
June 20, 1972

Several properties with proper zoning and meeting housing requirements have been located, but without exception the clients have either inspected and found the property unsuitable or would not inspect at all.

Very truly yours,

W. Stanley Jones

By: Betty R. Burns
k Relocation Advisor

BRB:ch

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS
MALCOLM J. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

June 15, 1972

Mr. Stan Jones
Portland Development Commission
235 North Monroe Street
Portland, Oregon 97227

Dear Stan:

I am now in contact with an attorney for the Fields on parcel R-9-7. Would you please outline for me your belief in relocation benefits to which they are entitled.

In addition, I am advised that they would like some help in relocating. By this I mean they need an inexpensive manufacturing facility to continue their business and have been unable to find it. If you or someone on the staff could personally assist them in trying to relocate, I think it might be a benefit in settling this case.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P.C.



Donald R. Stark

DRS:nb

June 6, 1972

Don Stark

Stan Jones

Parcel R-9-7 - Emanuel Project

Per your request, I have checked the manufacturing facility on parcel R-9-7. It does not appear that there are any items that may be considered as fixtures.

Please call me if you have any questions.

WSJ:ch

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING
PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS
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DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

May 31, 1972

Mr. Stan Jones
Portland Development Commission
235 North Monroe Street
Portland, Oregon 97227

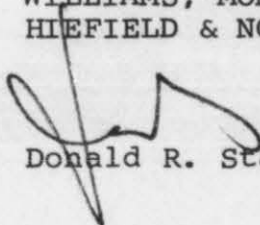
Re: Portland Development Commission v. Field

Dear Stan:

Would you take a look at the manufacturing facility on the Field property (Parcel R 9-7) and advise me if there are any items in there that might be considered as fixtures. You might also discuss with him at this time relocation benefits if you have not already done so. Please give me any information you may have regarding the operation that might be useful in trying the condemnation suit. We expect to file the case within the next few days.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P.C.



Donald R. Stark

DRS/bb

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING
PORTLAND, OREGON 97201

TELEPHONE 222-9966

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PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

May 31, 1972

CERTIFIED/RETURN
RECEIPT REQUESTED

Herbert M. Field and
Helen M. Field
417 North Monroe Street
Portland, Oregon 97227

Dear Mr. and Mrs. Field:

The Portland Development Commission has negotiated with you for the acquisition of your property described as follows:

Lot 9, Block 9, SUBDIVISION OF RIVERVIEW ADDITION
TO ALBINA, City of Portland, Multnomah County,
Oregon.

The Development Commission has found it necessary to acquire your property for the purpose of carrying out the Emanuel Urban Renewal Project and I have been authorized by the Portland Development Commission to offer to you and do hereby offer and tender to you the sum of \$12,950 for a warranty deed conveying said real property to the City of Portland acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, free and clear of all liens and encumbrances; rights of possession; claims to rights of possession; recorded and unrecorded leasehold interests, except building restrictions of record and zoning ordinances; and quitclaim of all right, title and interest which you may have in any alleys, roads, streets, ways, strips, easements, or rights of way abutting or adjoining said property; and any gains of ingress or egress appurtenant to said property.

Herbert M. Field and
Helen M. Field
May 31, 1972
Page 2

The offer herein contained is based upon independent fee appraisals made of your property. The appraisals involve personal inspection of the property and an investigation of sales of similar properties within the Portland area. The appraisers considered special features of your property, including its use for manufacturing purposes.

In the event we are unable to reach a satisfactory agreement upon the basis of the offer herein made I have been instructed to commence and prosecute to final determination such condemnation proceedings as may be necessary to acquire the above described real property.

In order to assist you in finding replacement housing and to relocate your manufacturing business with the least possible inconvenience to yourself, the facilities of the Portland Development Commission's relocation staff are available to you at any time. Should you need assistance in locating replacement housing or in any other facet of relocating please contact Stan Jones at the Emanuel Site Office at 235 North Monroe Street.

If you have any questions or are willing to settle for the offer herein stated, please contact immediately the undersigned. It is sincerely hoped that condemnation proceedings will not be necessary and that a settlement can be reached.

Very truly yours,

DONALD R. STARK
Portland Development Commission
Legal Counsel

DRS/bb

E. Wiley

MEMORANDUM

Date March 2, 1972

TO: The File
FROM: Norm Beukelman
SUBJECT: Parcel R-9-7 - Fields

In discussion with Real Estate Department, appraiser and owners - the Fields, it was decided to place a value on the residence portion and on the commercial part with the shop on it.

The total appraised value of the property is \$12,500.

Value of the residence and 2500 sq. ft. of land:	\$9,180 = 73.44%
Value of shop and 1820 sq. ft. of land:	<u>3,320</u> = 26.56%
	\$12,500 100.00

NB:ch
cc: Betty Burns

\$15,000 Price paid into court.

	<i>\$11,016 = 73.44%</i>
	<i>3,984 = 26.56%</i>
	<hr/>
	<i>\$15,000 100.00</i>

HOUSING RESOURCES SURVEY
To be Filled in For Each Dwelling Unit in All Survey Areas

Date _____

Analyst Carroll Surveyed 2/21/71 Tabulator _____ Date _____
 Dwelling Unit No. 7 Structure No. 6 Census Block No. 29 Census Tract No. 22A
 Street Address 417 N. Monroe Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: (Same) NAME & ADDRESS OF OWNER: Herbert M. & Helen M. Field
417 N. Monroe NAME & ADDRESS OF PROP. MGR: _____
 TELEPHONE: _____ TELEPHONE: 287-2002 TELEPHONE: _____
 INTERVIEWED? () Yes () No INTERVIEWED? (X) Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

Kind of dwelling unit	No. of units in bldg.
<input checked="" type="checkbox"/> One-family house	_____
___ Apt. in a house	_____
___ Apt. in apt. bldg.	_____
___ Apt. in comm. bldg.	_____
___ Mobile home or trailer	_____

This structure has 1 1/2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 ___ Renter occupied
 ___ Vacant

III. SIZE OF DWELLING UNIT

770 Sq. ft. in first floor (county figure)
1320 Sq. ft. in dwelling unit (if more than 1 floor)
6 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
3 No. of bedrooms (rooms used mainly for sleeping)

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time
1971 Period market value data applicable
1967 Date of last appraisal
1900 Date structure was originally built
 _____ Date of any major alterations

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>4000</u>	\$ _____
Improvements	<u>3060</u>	_____
Total	<u>7060</u>	_____

C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.

	Market value for entire structure	Computed value per sq. ft. for this dw. unit
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

_____ Sq. ft. of all d. u. in this structure
 _____ Sq. ft. of commercial space and value of commercial space: Land \$ _____, improvements \$ _____, total \$ _____.

V. RENTAL RATE FOR THIS RENTED UNIT

Monthly average	Cash rent	Utilities	Total paid by renter
Rent	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

Deposits required of renter
 Advance rent \$ _____, other \$ _____

Rental information obtained from
 Tenant _____, owner _____, manager _____, or estimated from assessor's data _____.

VI. FOR SALE INFORMATION FOR THIS HOUSE THAT IS OCCUPIED BY OWNER OR RENTER

Listed with broker, yes _____, no _____
 Advertised by owner, yes _____, no _____
 Cash asking price \$ _____
 Period house has been for sale, months _____

VII. REMARKS

HOUSING RESOURCES SURVEY

**RELOCATION ASSISTANCE NEEDS OF RESIDENTS OF
EMANUEL HOSPITAL PROJECT AREA**

(To be filled in for each dwelling unit in the Project Area)

Analyst C. ... Date of survey 2/10/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 7 Structure No. 6 Census Block No. 29 Census Tract No. 22A
 Street Address 417 N. Monroe Apartment No. _____

A. Status Of Relocation Assistance Needs At This Dwelling Unit:

1. Assistance may be needed, yes X, no _____
2. Why no assistance may be needed
 - a. _____ Vacant
 - b. _____ Will be vacated on the following date _____
 - c. _____ Other reasons _____

*will call of ...
 to make ...
 business ...
 ...
 problem ...*

B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:

	Name	Family relation	Age	Sex	Occupation
1.	<u>Herbert M. Field</u>	<u>Head of household</u>		<u>M</u>	<u>Self employed</u>
2.	<u>Helen</u>	<u>wife</u>		<u>F</u>	<u>"</u>
3.					
4.					
5.					
6.					
7.					
8.					
9.					

C. Family Income And Extent Of Travel To Locations Of Employment:

1. Jobholders in this household, employers and location of jobs: Distance

Names of jobholders	Names of employers	Street address where jobs are located	to work
<u>Herbert</u>	<u>self-employed</u>		
<u>Helen</u>	<u>"</u>		

2. Monthly income from jobs and from all other sources received by persons in this household:

Names of persons in this household who have income from any source	Amount of income per month	
	In month before this survey	In an average month during 1970
<u>self employed - husband</u>	\$ _____	\$ _____
<u>" " - wife</u>	\$ _____	\$ _____
Total family or household income per month	\$ <u>500 estimated</u>	\$ _____

D. Characteristics Of Replacement Housing Needs Expected To Be Sought:

1. Location (indicate approximate cross streets) unknown - depends on business
2. Transportation, number of autos owned 1, use bus -, walk -
3. Will rent house -, apartment -, expect to pay rent, including utilities, at \$ - per mo. (Furniture is owned, yes ✓, no -, stove and refrigerator owned, yes ✓, no -)
4. Will buy house in price range \$ same, down payment of \$ -, monthly payment of \$ more
5. If now buying this house, how much are payments on contract or mortgage monthly \$ -
6. Size of unit to be sought, number of bedrooms 3, kitchen 1, dining room 1, living room 1, number of bathrooms 1, total sq. ft. in dwelling unit 990
7. Other characteristics W O B I M

date on site: 20 years

1 1-71080-2570 FIELD, HERBERT M & HELEN M

MAP: 2730

ZONE: A25

RATIO: 1401

LVY C: 001

417 N MONROE ST
PORTLAND, OREGON

97227

RIVERVIEW SUB

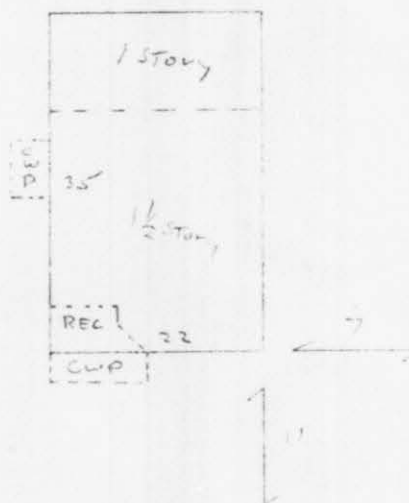
LOT BLOCK

9

9

PROPERTY ADDRESS: 417 N MONROE ST
PORTLAND

APPEALS:



AVE OR ST

AVE OR ST

417 N. Monroe AVE OR ST
FRONT OF BUILDING



SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS	REAR	SIGN DATE
1968			3850	2950	6800	21.30
1971			4,000	3060	7060	21.10

PUNK 017

ECON 017 Not best Land use

COND 1 + 1 Very Good Cond for age
R/ins since 1900

REMARKS

INSF OUTSIDE DATE 1 26 68 SIGN *Tom Robinson* DEPUTY

DATE	CHECKED	REVIEWED	BLDG COUNT	INDEX	RE-CHECKED	NOTIFIED
FEB 27 '68		MAY 14 1968				

BY ANDREWS S. MILLER

31 67 KUBLI

NOV 57 REV 1 58

ACCOUNT NO. 171080-25
CLASS STORY 1/2
ADDRESS 477 N. W. 101st Ave
FDN 5000 1000 1200 1200 1200
BASE FACTOR 12250
1660

HEAT	HW	Plge	Pipe	Floor	Dr	Col	Blot		
FIREPLACE	In	OS	S	D	1	1	2	3	4
ATTIC	D	Col	Fin	BR	Roof	Sh	M	2	4
2ND STY	BR	Blot	Col	1	2	3	4	5	6

MISC	V	F	H	R	O	V	E	T	H
OUTSIDE	BT	Sp	1	2	3	4	5	6	7
INS. ROCK	BT	Sp	1	2	3	4	5	6	7

AREA	REPL COST	ADJ	REP COST
170	1220	20	584
560	1330	20	342
TOTAL	1550	14	470
SUB			550
			920
			584
			342
TOTAL DEPRECIATED			2950
REPLACEMENT COST			2950

BUILT	PERM	NO	APPR	VALUE
1900				
PREV	APPR	NO	APPR	VALUE
10152				
D.P.A	R.M	M.G	RENTAL	
ADJUSTMEN	APR	APPR	VALUE	
19	36			
ADJUSTMEN	APR	APPR	VALUE	
19	20			
ADJUSTMEN	APR	APPR	VALUE	
19	14			
ADJUSTMEN	APR	APPR	VALUE	
19	20			

LAND APPRAISAL	68
MONTHLY RENTAL	5
COVERING	3' A.C
ROAD TYPE	D.G
TOPOGRAPHY	
VIEW	
OTHER	
AREA IMPROVEMENTS	
SIDING & FENCE	
WATER	
SEWER	
OTHER	

DEPTH FACTOR	STANDARD DEPTH	EFFECTIVE DEPTH
DEPTH FACTOR	STANDARD DEPTH	EFFECTIVE DEPTH

COMPUTATIONS	ADJUST FACTORS	ADJ UNIT VALUE	VALUE
40 x 108 @ 2000 = 800	S		800
@ .90 = 432			3888
TOTAL			4688

TOTAL AREA	SUB-TOTAL
TOTAL APPR VALUE	APPR VALUE
19	3350
TOTAL APPR VALUE	APPR VALUE
19	
TOTAL APPR VALUE	APPR VALUE
19	
TOTAL APPR VALUE	APPR VALUE
19	

42467