

	DESCRIPTION	ROLL NO	ODOMETER
PARCEL NO. RS-4-7	LEW'S MAN'S SHOP 113 N. RUSSELL OWNER: LEW GRESS		
PARCEL NO. RS-3-9	LEE TRAILER COMPANY 2716 N. VANCOUVER OWNER: HOWARD R. LEE		
PARCEL NO. A-3-19	GEORGE LEE ROOMING HOUSE 3213 N. VANCOUVER		
PARCEL NO. E-4-9	LYNN KIRBY FORD BODY SHOP 315 N. RUSSELL		
PARCEL NO. RS-2-1	MANNING BROS. GARAGE 2847 N. WILLIAMS OWNER: MARTIN MANNING	C.R. INGLE SERVICE STATION	
PARCEL NO. E-4-7	McGUIRE APARTMENTS 423 N. RUSSELL (4 PLEX) OWNER: FRANK McGUIRE		
PARCEL NO. RS-5-1	OREGON RUG & MATTRESS CO. 2651 N. VANCOUVER OWNER: RICHARD WALKER		
PARCEL NO. RS-4-8	JAMES PARKS DBA PAUL'S RESTAURANT 23 N. RUSSELL		
PARCEL NO. RS-4-8	PAUL'S COCKTAILS 19 N. RUSSELL OWNER: PAUL KNAULS		
PARCEL NO. RS-4-3	PHILBIN MFG. COMPANY 27 N. RUSSELL OWNER: GEORGE NEISZ		
PARCEL NO. R-15-3	ROBBIN'S INN (TAVERN) 3000 N. COMMERCIAL OWNER: HENRY LEHL	CR. HENRY LEHL	
PARCEL NO. A-2-4	SPRATLEN APARTMENTS 3100-3106 N. GANTENBEIN		
PARCEL NO. RS-2-3	ST. MARTIN'S DAY NURSERY 2805 N. WILLIAMS OPERATED BY: SOC. OF ST. VINCENT		
PARCEL NO. RS-4-9	THOMAS APARTMENTS 7 N. RUSSELL OWNER: CHARLES THOMAS		
PARCEL NO. 8-9 & 10	TONY FORBES DBA BEGAN EQUIPMENT CO. (ARCO DEALER) 945 N. E. DEKUM		
PARCEL NO. RS-4-9	THOMAS SHINE PARLOR & BICYCLE SHOP 11 N. RUSSELL OWNER: CHARLES THOMAS		
PARCEL NO. RS-3-9	WALLACE BUILDING WRECKERS 2712 N. WILLIAMS OWNER: D.E. WALLACE		
PARCEL NO. RS-4-4	WALTON APARTMENTS 102 N. KNOTT OWNER: WILLIE WALTON		

Parcel: RS-3-8

Date _____

Trailer Co.

Name LEE Operation trailer rentals Tel 287-1606

Address 2716 N. Vancouver Opr/Mgr Howard P. Lee, mgr R/Tel 285-7494

Owner Howard P. & Dora J. Lee Address 5006 N. Denver Tel _____

Attorney William Dawson Address _____ Tel 285-8366

Other _____ Tel _____

Moved into project _____ Moved to above address 1947

Lease 670/month Sub-lease 1947 from U. Rent Inc. Owns Equip. _____ Rental _____ Exp _____

Gas by _____ Elec by _____ Garbage by _____

Water _____ Heat by _____

No. Dwlg. Units _____ Aver. Ten. _____ Rent Range _____

Future Plans _____

Space Requirements _____ Zone _____

Trailer Rental & Manufacturing

Date	Notes	by
4/15/71	Mr. Lee visited office. Wanted mostly general information about status of project. Did not go into business relocation at this time.	WBJ
	Present 5,000 sq. ft. of Manufacturing & office space. -	
5/21/71	Mr. Lee came to office. Had copy of PDC option to U-Rent Inc for 24,300. U Rent Inc. owns real property only - investment, not a business - and leases to Lee Trailer Co. If we can find land & Bldg. U-Rent Inc will buy & lease to Lee Trailer Co according to Mr. Lee See desc. of requirements on file cover.	WBJ

11/11/71

Spoke with Mr. Lee about relocation & went for tour of his place, at his invitation. He has spent last couple of weeks cleaning up place, but it is obvious that nothing has been in operation for some time. Apparently Mr. Lee wants to relocate his business which is set up to manufacture utility trailers. But all of the inventory is rusty and shows no signs of recent manufacturing activity.

WBJ

6/28/73

met Mr. Daw in his office to discuss relocation of Lee U Rent. It appears at this time that loss of property will be the way to go, but Mr. Daw will check with Mr. Lee and get back to me. Mr. Daw will also get lease signed.

WBJ

8/28/73

Mr. Daw requested that consideration be given to reducing rent. Mr. Lee is to contact me about making an inventory for loss of Prop. claim

9/24/77

Received call from Mr. Daw indicating that he in consultation with Mr. Lee have agreed to accept the appraisal of General Appraisal Company for the inventory

Date _____

Name LEE TRAILER CO. Operation Trailer Rentals Tel 287-1606

Address 2716 N. Vancouver Opr/Mgr Howard R. Lee, Mgr. R/Tel _____

Owner Howard R. & Dora F. Lee Address 5006 N. Denver Tel 285-7494

Attorney _____ Address _____ Tel _____

Other _____ Tel _____

Moved into project 1944 Moved to above address _____
 (from U-Rent, Inc.)

Lease 670/mo Sub-lease _____ Owns Equip. _____ Rental _____ Exp _____

Gas by _____ Elec by _____ Garbage by _____

Water _____ Heat by _____

No. Dwlg. Units _____ Aver. Ten. _____ Rent Range _____

Future Plans _____

Space Requirements _____ Zone _____

Railer Rental and Manufacturing

Date	Notes	by
4/15/71	Mr. Lee visited office. Wanted mostly general information about status of project. Did not go into business relocation at this time. Present; 5,000 sq. ft. of manufacture and office space.	WSJ
5/21/71	Mr. Lee came to office. Had copy of PDC option to U-Rent, Inc. for \$24,300. U-Rent, Inc. owns real property only, investment, not a business - and leases to Lee Trailer Co, If we can find land and building, U-Rent, Inc. will buy and lease to Lee Trailer Co. according to Mr. Lee. See description of requirements on file cover.	WSJ
1/28/74	met with Mr. Daw - absolutely nothing	

April 4, 1974

Mr. Howard R. Lee
5006 N. Denver
Portland, Oregon 97217

Dear Mr. Lee:

Enclosed is our Warrant No. 915 EH in the amount of \$304.55 as reimbursement for moving expenses for Lee U-Rent, Inc.

The claimed amount for searching expenses was reduced to the usual maximum allowable of \$500 under current regulations and policies of the Department of Housing and Urban Development (Relocation Handbook Regulation 42.75). Rent in the amount of \$1515.45 was retained by Portland Development Commission for rent owed by Lee-U-Rent for the use of the premises at 2716 N. Vancouver from June 20, 1973 to March 11, 1974.

If you have any questions regarding this matter, please contact me.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

No. **915 EH**

DATE April 3, 1974

PAY TO **Lee U-Rent, Inc.**

\$ 304.55

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 Business Moving Expenses filed. Move from 2716 N. Vancouver (Parcel RS-3-8).	
		Loss of Property	\$1,320.00
		Searching Expenses	<u>500.00</u> \$1,820.00
		Less Rent Due PDC	<u>-1,515.45</u>
			<u>\$304.55</u>

Account Distribution

NO. _____ TITLE _____ AMOUNT _____

RELOCATION PAYMENT

PROJECT: Emanuel ORE R-20

PARCEL: RS-3-8

PAYABLE TO: Lee U-Rent, Inc

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 type="checkbox"/>	Fixed Moving Payment	\$	_____
<input type="checkbox"/>	Dislocation Allowance	\$	_____
<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 checked="" type="checkbox"/>	Business: Loss of Property	\$	<u>1320</u>
<input checked="" type="checkbox"/>	Business: Searching Expenses	\$	<u>500</u>

Name of Client Lee Trailer Co - Lee U-Rent, Inc Family Less - \$ 1515.45*

Move from 2716 N. Vancouver Individual Total \$ 304.55

Accounting: Indicate symbol and Accounting No.

_____ Relocation Payment; _____ Project Cost *(_____)

*Rent owed by Lee U-Rent to PDC for occupancy of 2716 N. Vancouver - Parcel # RS-3-8,
 from 6-20-73 to 7-1-73-----\$76.67
 7-1-73 to 9-1-73-----\$230.00
 9-1-73 to 3-11-74-----\$153.75/mo. Amount reduced by Harold Hand.
 Total Rent due PDC-----\$1515.45

040116
 0600 E60 901 # 304.55
 E 1122 A/R-other # 1515.45

MEMORANDUM

Date March 26, 1974

TO: The File
FROM: WSJ
SUBJECT: Searching Expense Claim - Lee-U-Rent

The claim for searching expenses in the amount of \$1,167.20 has been reduced to \$500 as the maximum approved amount. HUD Regulation 42.75 states "A displaced person... is eligible for actual reasonable expenses, in an amount not to exceed \$500 unless the State agency determines that a greater amount is justified, in searching for a replacement business". There appears to be no compelling reason or justification to approve a claim in this instance beyond the generally imposed maximum limit of \$500.

Although the claim for searching expenses does not provide detailed documentation as normally required, the claim was approved for the maximum of \$500. As Mrs. Lee explained in her letter of March 22, 1974, the information regarding their search was destroyed by vandals. Because this information is therefore not available through no fault of the business it was decided that the claim should be honored.

WSJ:b

September 25, 1973

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

Gentlemen:

Please deduct any rent owed by me to the Portland Development Commission
for occupancy of 2716 N. Vancouver from monies due me on relocation.

LEE U-RENT INC.

Howard R. Lee.

Howard R. Lee, Lee U-Rent

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT - BUSINESS
(this page for Local Agency use only)

NAME OF CONCERN: Lee Trailer Company

NAME OF LOCAL AGENCY: PDC

PROJECT OR PROGRAM IDENTIFICATION: ORE R-20

PARCEL NO. RS-3-8

INSTRUCTIONS: Complete Block A, D, and E for all payments. Complete Block B if claim is for a payment in lieu of actual moving and related expenses. Complete Block C if claim is for a payment for actual moving and related expenses. Attach the completed form to the claim form(s) filed by the claimant. Attach an explanation of any difference in the amount claimed and the amount approved. NOTE: No claim for a relocation payment in excess of \$10,000 shall be paid without the prior concurrence of HUD.

- A. BASIC INFORMATION:
- Business Nonprofit Farm
 1. Claimant is (check one): Concern Organization Operator
 2. Date of HUD approval of project or program 4-23-71
 3. Direct cause of displacement: Notice of intent to acquire (date) _____
 Acquisition of Real Property (date) 4-20-73
 Other, explain _____
 4. Date move started na 5. Date property vacated Mar. 11, 1974
 6. Date claim filed 3/18/74 7. Date storage authorized na

- B. PAYMENT IN LIEU OF ACTUAL MOVING AND RELATED EXPENSES:
1. Is the business part of a commercial enterprise having another establishment in the same or similar business which is not being acquired: Yes No
 2. Can the business be relocated without substantial loss of its existing patronage: State basis for Agency determination: Yes No
 3. Average annual net income:
 As reported by claimant: \$ _____ As verified by Agency: \$ _____
 (Enter verified income amount on Line 4, if less than \$2,500, enter \$2,500; if more than \$10,000, enter \$10,000.)
 State basis for Agency verification of income: _____

4. AMOUNT OF IN LIEU PAYMENT: \$ _____

APPROVED: \$ _____

C. PAYMENT FOR ACTUAL MOVING AND RELATED EXPENSES

D. CERTIFICATION

Item	Amount Claimed	Amount Approved
1. Moving expenses, including \$ _____ covering storage.	\$ _____	\$ _____
2. Direct loss of property	\$ 1320.00	\$ 1320.00
3. Searching expenses	\$ 1167.20	\$ 500.00
4. Total (sum of lines 1, 2, and 3)	\$ 2487.20	\$ 1820.00

I certify that I have examined this claim and have found it to be in accord with all applicable provisions of Federal Law and the Regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is approved and payment is authorized in the amount of \$ 1820.00 *wef*

DATE March 29, 1974

Patrick L. LaCrosse
 BEW Authorized Signature

E. RECORD OF PAYMENTS MADE:

DATE	CHECK NO.	AMOUNT
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

CLAIM FOR RELOCATION PAYMENT- BUSINESS

INSTRUCTIONS: Complete all items on this page except: If claim is for moving and related expenses as documented on Schedules A, B, and/or C, omit Block 9; if claim is for a payment in lieu of moving and related expenses as documented on Schedule D, omit Block 8. As used on this form the term "concern" includes business concerns, nonprofit organizations, and farm operations.

NOTE: If claim exceeds \$10,000, the Local Agency must obtain HUD concurrence prior to making payment.

1. NAME OF CONCERN: Lee Trailer Co. - *Lee U-Plant, Inc*

2. ADDRESSES IN PROJECT OR PROGRAM AREA OCCUPIED BY CONCERN PRIOR TO SUBMISSION OF THIS CLAIM	ADDRESS(ES)		DATES OCCUPIED	
	2716 N. Vancouver	FROM	TO	
		1947	3/1974	

3. ADDRESS PRESENTLY OCCUPIED BY CONCERN n/a
Date move to this address started _____

4. STATE TYPE OF BUSINESS OR PRINCIPAL BUSINESS ACTIVITY
Trailer manufacture & rental (Inactive)

5. FORM OF OPERATION (check one)
 Sole Proprietorship
 Partnership
 Corporation
 Nonprofit Organization
 Other (identify) _____

6. DID CONCERN DISCONTINUE BUSINESS? Yes x
 IF YES, STATE REASON FOR DISCONTINUING BUSINESS Business inactive for several years not economically feasible to relocate
 DOES CONCERN PLAN TO REESTABLISH? Yes _____ No x

7. TYPE OF CLAIM: THIS CLAIM FOR REIMBURSEMENT IS: INITIAL _____ SUPPLEMENTARY _____ FINAL _____

8. AMOUNT OF BUSINESS RELOCATION CLAIM FOR MOVING AND RELATED EXPENSES:	AMOUNT
a. Reimbursement for actual reasonable moving expenses (Attach completed Schedule A). Includes storage costs.	
b. Reimbursement for actual direct loss of tangible personal property (Attach completed Schedule B)	\$1320.00
c. Reimbursement for actual reasonable searching expenses (Attach completed Schedule C)	1167.20
TOTAL AMOUNT CLAIMED	TOTAL 2487.20

9. PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES. I certify that this business is not part of a commercial enterprise having another establishment not being acquired which is engaged in the same or similar business, that displacement will cause a substantial loss of existing patronage, and claim payment in the amount of \$ _____.

Signature of Agent or Owner

10. 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 willingly falsifies...or makes any false, fictitious or fraudulent statement or entry shall be fined \$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 the Schedules and information submitted herewith and made a part hereof have been examined and approved 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 (and, to the best of my knowledge, the concern indicated in Block 1) have not submitted any other claim for, or received, reimbursement or compensation for any item of loss or expense in this claim, that I (and to the best of my knowledge, the concern indicated in Block 1) will not accept reimbursement or compensation from any other source for any item of loss or 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.

3/18/74 *Dora F Lee* *partner*
DATE Signature of Owner or Authorized Agent Title

SCHEDULE B
STATEMENT OF CLAIM
FOR ACTUAL DIRECT LOSS OF TANGIBLE PERSONAL PROPERTY

NAME OF CONCERN: Lee U-Rent

INSTRUCTIONS: List each item of personal property for which actual direct loss of tangible personal property is claimed, and for which reimbursement or compensation is not otherwise provided. State the indicated information with respect to each item and attach an approved appraisal, or other approved evidence of estimated value, and a bill of sale showing the actual price received for each item sold.

DESCRIPTION OF PROPERTY (List each major item separately)	BASIS FOR AMOUNT CLAIMED (Explain fully, referring to any attached statements)	NAME AND ADDRESS OF PURCHASER	FAIR MARKET VALUE FOR CONTINUED USE AT PRESENT LOCATION	NET PROCEEDS FROM SALE
SEE ATTACHED APPRAISAL			\$56,027	2,000

TOTAL \$ 56,027 \$ 2,000

DETERMINATION OF DIRECT LOSS OF PROPERTY

a. Total fair market value for continued use	\$ <u>56,027</u>
b. Less net proceeds from sale	\$ <u>2,000</u>
c. Fair market value not recovered by sale	\$ <u>54,027</u>
d. Estimated cost of moving (Agency will complete)	\$ <u>1,320</u>
e. Amount of direct loss claimed, lesser of c. or d.	\$ <u>1,320</u>

Signature constitutes certification of this Schedule and its attachments in accordance with and subject to the provisions of Item 10 on the "Claim for Relocation Payment Business" to which this schedule B is an attachment.

X Dora Lee

Signature of Owner or Authorized Agent

3/18/74

Date

SCHEDULE C
STATEMENT OF CLAIM
FOR ACTUAL REASONABLE EXPENSES IN SEARCHING FOR A NEW LOCATION

NAME OF CONCERN: Howard R + Dora F Lee (DBA Lee Trailer Co)

1. Transportation: 560 miles at 12 ¢ per mile \$ 67.20
2. Man hours used in searching: 110 at \$10.00 \$ 1,100.00
no. per hour
at
no. per hour

DATE	NAME OF OWNER OR EMPLOYEE INVOLVED IN SEARCH	LOCATIONS VISITED IN SEARCH (ADDRESSES)	MILES DRIVEN	MAN HOURS USED IN SEARCHING
June July to Sept	Howard R Lee Dora F Lee	Union Ave	119	23
		St. Johns	61	12
		SE 82	128	25
		Papell Blvd	77	15
		Makawankie	175	35
		Total Miles	560	Total Hours 110

3. Meals out-of-town (\$10.00/day maximum) NO days \$ 00.00
(Attach schedule of places visited)
4. Lodging at \$ None per night 00 of nights \$ 00.00
no.
5. Fees paid to real estate broker or agent \$ 00.00
6. Other expenses \$ 00.00
7. Total searching expense claimed \$ 1167.20
Enter this amount on Line 11.c., on the "Claim for Relocation Payment - Business"

Signature constitutes certification of this Schedule and its attachments in accordance with and subject to the provisions of Line 10 on the "Claim for Relocation Payment - Business" to which this Schedule C is an attachment.

Howard R Lee
Signature of Owner or Authorized Agent

3/18/74
Date

LEE U-RENT, INC.



OREGON

WASHINGTON

CALIFORNIA

HOME OFFICE
2716 N. Vancouver Avenue
Portland 12, Oregon
5006 N Denver Ave



XXXXXXXXXX
APR 11 1974
285 7494

March 22 1974

Portland Development Commission
235 N Monroe
Portland Oregon

Dear Mr Jones;

As per your telephone conversation of this morning, regarding names of owners and location of places to relocate, we *had* all this information on file in the little office at 2716 N Vancouver. Mr Lee kept good records, but the place was vandalized and all the contents of the desk destroyed. I am sorry but I do not have any copies or information with me, as you know Mr Lee did not want me to worry too much so he kept a lot of the pertinent data in that office.

Sincerely yours

Donna Lee
Mrs Howard R Lee

DATED this 11 day of MARCH 1974.

The undersigned does hereby consent and agree that all personal property left by me in the premises at _____
2716 N. Vancouver, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

Howard R + Dora F. Lee
(firm name)

by: X Dora F Lee

SURPLUS
GAINS

LIFE RAFTS
... \$35.00 ea.

LOCKERS
... \$15.00

Mattresses
... \$7.50

BUNKS
... \$15.00 to

DRONGBOXES
... \$15.00 to

Harry Roos
DELL

SUS SALES
... \$228-8691

GIBBS & MOODY
... \$179

... \$179

... \$259

... \$146

... \$119

AUCTION
WED. MARCH 13, 7:30 PM
MAPLE & MORE MAPLE - 3 sets
good qual bunk beds, end tables,
coffee table, deacon's bench, crick-
et chair, Boston rocker, & colonial
loveseat. Gold davenport set. Wal-
nut china hutch, cedar chest &
bedrm set, Elec organ, 17 cu ft
gold Frigidaire & Coldspot fridges
& large chest freezers. RCA, GE &
Zenith color TVs, Zenith component
& Medit console stereos. Black &
Decker power saw, drills, tools, ro-
tary mower & rototiller. Plus linens
& good misc from 3 estates. Also
U.S. silver coins.

AB AUCTIONS
14555 SE McLoughlin, Milwaukie
(Across from Fred Meyer-Oak
Grove)
BAC WELCOME 654-6947

SALVAGE SALE
SATURDAY & SUNDAY 9 to 5
2035 SE PINE
Wrecking 2 homes, windows, doors,
water heaters, one oil furnace,
misc plumbing, electrical fixtures,
shrubs, lumber & many misc.
items. Drive by and see Ted.

TOOLS FOR RENT: Socket Sets,
Torque Wrenches, Micrometers,
Drills, Magnetic Drills, Metal
Engravers. . . . ALL AT LOWEST
RATES.

CALL 233-4671
BOB'S RENTALS
8041 SE MCGLOUGHLIN

CHAIN SAWS, Skillsaws, Power
Hacksaws, Band Saws, Jig Saws,
Sabre Saws, Routers, Mifre Boxes.
Get them at
BOB'S RENTALS
at the lowest rates available. Call
233-4671, or see at **BOB'S RENTALS**
8041 SE MCGLOUGHLIN

OUTDOOR ADVERTISING SIGN
Double sided readerboard, frame 9 ft
high, slant 4x8, 156 letters, easy to
change, \$495. Valve refacer and
hardware order, \$400. 20 ft Clipper
craft, grill net roller, motor, trailer.
P.U. wails, tires, mirrors, 665-8877

UNFINISHED student desk, new
top, pertone dbl sink, stove hood, 3 air-
line, hose, vacuum, misc
tools, 40' x 40' men's suit size 42,
mens shirts size 18, 285-9415.

VILVA CRIB \$20, Portable \$20;
4th Chair \$5; Buggy Coat, 14-
year Stroller, Walker, and Seat &
Bed. No. 22-2554

ELECTRIC and Acetylene Welder and
Cutters for rent at **BOB'S RENTALS**,
A-1, 8041 SE MCGLOUGHLIN 233-
4671. Open weekdays and Sunday.

SACRIFICE SALE, trailer shop equip,
& supplies, must sell all machinery,
new steel, bolts, parts, make an
offer for part or all. Call Howard
Lee 285-7494

2 Kitty Geddes Sales
SATURDAY & SUNDAY 9am-5pm
(1) 3521 N MISSOURI (Corner of Fremont)
1000's of items from a pack rat's
moving out-of-state sale. Chairs;
King-size Bed; Ivory Provincial
Lingerie Chest; Office Typewriter;
Sewing Machine; Books; Yardage;
Dress Form; Lots and Lots of
STUFF. Wear your grubbies. Don't
say we didn't warn you!

(2) IN MILWAUKIE
3020 SE CHESTNUT 10am-5pm
(South of Milwaukie, past the Bomber,
East at the 1st street south of
Signal Light, Signs.)
Mahogany Duncan Phyfe Table, 3
lvs, 6 Chairs, Buffet; Good Mah.
Dbl Bed, Chest, Dressing Table,
Night Stands; Early Amer. Sofa; 2
Uph. Loveseats; Maple Dinette Ta-
ble, 4 Chairs, Buffet; Lee Oak
Desk; Lee Plate Glass Mirror;
Fireplace Tools; 2 Corner Cup-
boards; 2 Wilton Rugs; Dbl Springs
and Mattresses; Elec Sewing Mach;
91-Pc Set Grace "Corsage" China
(made in Occupied Japan); Good
Microscope; Picnic Table and
Benches; Power Mower; Rototiller
"as is"; Riding Lawnmower;
Wheelbarrows; Hand and Garden
Tools; Lee Crocks; Misc.

SALE NO. 1
BY
MARY MOZENA
1403 NE WEIDLER ST
Next to Lloyd Center
SAT. MARCH 9, 1974
HOURS 10 TO 6
SUN. MARCH 10, 1974
HOURS 12 TO 5
Desks, mattresses, rocking chair, re-
frigerator, drapes, curtains, gold
trimmed china, typewriter, adding
machine, swivel chair files, sports
equipment, tools, medical books,
beds, plus misc items too numerous
to mention. Dealers welcome.
WATCH FOR SALE NO. 2.

Smart Shoppers Paradise
BUY OR SELL
SUNDAY MARCH 10
ANTIQUES - COLLECTIBLES
FURNITURE - TOOLS - ART
OBJECTS - ART NOUVEAU - ART
DECO - GLASS - CHINA - TIN
IRON STAMPS - COINS - ETC
PMC ANTIQUE MART
Phone 503-282-6467
Memorial Coliseum
SALE HRS. 10 AM-5 PM ADM 25c

Estate Opal Anderson
SALE BY JEANETTE WILSON
MANY fine Oriental Rugs; Lee Col'D
TV; Maple Bdrm, Dining Rm and
Breakfast Sets; Victorian What-Not
Shelf; Trunks; Chests; Uph. Furni-
ture; Game Table; Garden Lib-
rary; Pots, Pans, Dishes, Silver,
Bedding; Clothing; and Much Inter-
esting Misc. **SATURDAY 5-8**

Smart Shoppers Love
Faith Gillette's
CLOTHES CLOSET
"Next to new and "New to you."
WE HAVE EVERYTHING!!
BEAUTIFUL CLOTHES FOR
BEAUTIFUL PEOPLE
DROP IN AND SEE US!
Use BankAmericard, Mastercharge
OR LAYAWAY
COUNTRY SQUARE Lake Oswego
OPEN Mon thru Sat. 9:50-5:30
636-5932

THE SHE SHOP 227-7278
SPRING FASHIONS
Expert Alterations BankAmericard
MasterCharge Also Layaway
828 SW 10th Across from Library

Jewelry, Diamonds 545
ESTATE JEWELRY
1 fine emerald cut diamond ring. 28
small diamonds surrounding.
1 man's gem cut eye ring. 1 soli-
taire diamond ring, fine 1 carat.
Must sell immediately. Willing to
sacrifice. Appraisals available. 223-
0024

AMERICAN INDIAN JEWELRY
Handcrafted Turquoise and Sterling
Silver pieces carefully selected
from SW tribes. Guaranteed authen-
tic. 639-3046

TURQUOISE INDIAN JEWELRY
NEW SHOP, Beaverton 643-6041
ESTATE SALE-Collectors Items
Rare 25.66 Carat Golden Saphir.
Appraised \$8000+ Sell \$3200. Sapp-
hires-Moon Stones-Topaz-Garnets.
Many less than 1/2 appraisal. Call
244-9955

Cash Loans on Jewelry
Oregon's Largest Pawn Shop
H&B Loans 500 SW 3rd. 222-6625
ANTIQUE diamond ring. 3 stones, 1 1/2
carats, Tiffany setting, in line.
Plain gold band. \$500 or best offer.
227-3865

ONE of flawless emerald diamond
with 6 emerald diamonds on side,
36 pt. Appraisal at \$2200, make offer.
234-3775

LADY'S Flawless diamond ring, beauti-
ful setting, cut dia over 1/2 carat, surrounded
by 24 diamonds \$900 666-7818

SACRIFICE Lady's PERFECT cut
diamond, man's fine diamond rings.
Richard Elliott, 281-2613

WASHERS-DRYERS
RANGES & REFRIGERATORS
Fully Reconditioned \$59 to \$99
Matched sets \$85 to \$135
Up to 6 mo. FULL GUARANTEE!
BAC Welcome Financing available
"GUARANTEED APPLIANCE"
Promo Service Free Delivery
235-2659 3839 SE Powell
SAVE GAS - call-in orders taken

NEW Appliances
\$25
Over Cost, U-Haul
GRAY'S
6144 SE FOSTER 775-6786
1920 SE STARK 665-1123
KIRBY VACUUM BARGAIN
This Kirby is just the answer to your
vacuuming needs. Complete w-new
hose and shampoo sudser.
\$48.50

Gibson Freezer Sale
WE HAVE ALL SIZES!
FROM 31 cu ft Upright To 10
Chest, Priced From \$168
RANDALL'S 777-4161
4552 SE 82

NEW APPLIANCES
\$25 over cost-delivery
Dir 287-0375
WASTE KING stainless steel Dish-
washer, save \$100. Choice of colors.
Now only \$187
RANDALL'S 777-4161
4552 SE 82

MOVING, Hoover mini washer, \$45;
Early American built Well sofa &
chair \$95; 6 chair dinette \$65; GE
deluxe washer \$50; 760-6813, all ex-
cellent

WATER HEATERS
82 gal elec. double element .. \$109.95
A-1 Elec 3910 SE 82nd Ave 775-3616

LATE MDL WASHERS-DRYERS
RANGES-REFRIGS-Lowest prices.
WOOD STOVES, D Street Appliances
3360 SE Division 234-6878

Whirlpool - Kenmore
Washers, dryers, ranges, late mdl
\$45 up, guaranteed, call for 771-1294

February 22, 1974

Don Stark, SHB

Ben Webb

Delinquent Rent - Lee U-Rent

With further reference to our recent telephone conversation relative to the above matter we submit the following information:

Under the terms of a signed but undated lease agreement between Lee U-Rent and the Commission, Lee U-Rent agreed to pay rent as follows:

1. \$76.67 for ten days in June.
2. \$230 per month for July and August.
3. \$153.75 for each month thereafter, payable on the first day of each month.

By his letter of September 25, 1973, Howard R. Lee authorized the Commission to deduct any rent due the Commission in respect of his occupancy of the property at 2716 N. Vancouver Avenue, from monies due him for relocation purposes. We have determined that Lee U-Rent will be entitled to receive relocation payments for the following:

1. Actual reasonable cost to relocate his personal property.
2. Loss of personal property.
3. Searching cost for a new location.

Our lowest estimate from a commercial mover for items 1 and 2 is \$1,320. The amount of item 3 has not been determined. It could be anywhere from \$0 - \$500.

As of January 31, 1974, the amount of rent due the Commission was \$1,305.42. On February 1, 1974 we informed Mr. William Daw, attorney for Lee U-Rent, that the rent due was now equal to the estimated relocation payment and asked for a check for the February rent (\$153.75). We have not, nor do we expect to receive a reply to our letter.

We have discussed this matter with Mrs. Beaman. Based on our discussion with Mrs. Beaman, it is our opinion that if Lee does not voluntarily pay the rent, the Commission will give us the necessary authority to either enforce collection or secure an FED.

Memo to Don Stark, SHB
Page 2
February 22, 1974

The purpose of this memo is to ask you to take the necessary action to encourage voluntary payment and to so document the file that if enforcement action is required, a proper showing to the Commission of the need for such action will be possible.

BCW:ch

SmythGreyhound

P.O. Box 4405
3400 N.E. Columbia Blvd.
Portland, Oregon 97208
503-288-7321



November 16, 1973

Lee U Rent Inc.
2716 N . Vancouver Ave.
Portland, Oregon

Dear Lee,

We are pleased to submit our proposal for moving your facilities from your present location at 2716 N. Vancouver Ave. This however does not include any goods from 1838 N. Showfield, 6501 N. Interstate, 5006 N. Denver or 2326 N. Vancouver Ave.

We, at this time, feel that we can do your move in approximately 10 hours using 8 men, three trucks (2 that will be flat beds) and one hyster. This will be on straight time covering one day and two hours of the next.

8 men x \$11.20 eq	\$89.60 x 10 hrs.	\$896.00
3 trucks x \$6.75 eq	\$20.25 x 10 hrs.	202.50
One hyster x \$15.00	x 10hrs	150.00
One hundred boxes	x .55	55.00
Ten rolls of tape	x 1.65	16.50

\$1320.00

Mr. Howard, this amount does not represent a low competitive bid, but rather a realistic forecast of the actual cost. Our rates are published in the Oregon Drayman and Warehousemen's Association Tariff No. 8-C. The actual cost is determined solely on the exact time involved on your relocation, not the estimated figure.

Sincerely,

SMYTHGREYHOUND

A handwritten signature in cursive script that reads "Al Glessing".

Al Glessing
Field Service Representative

Cost of moving does not include disconnection + reconnection since electrical, air, gas and other utility installations were included as part of real estate acquisition.

BILL OF SALE AND RECEIPT

For the consideration of \$ 2000.00 receipt of which is hereby acknowledged,
I hereby sell and transfer to George Wagner - MAR. 11, 1974
the following personal property located at _____

STICKER NUMBER	QUANTITY	ITEM	LOCATION ON SITE	PER ITEM	AMOUNT
		<u>All Items</u>		\$	\$

(THE FOLLOWING INFORMATION MUST BE INCLUDED)

ACCEPTED:

George Wagner
buyer
1850 SE 135th
address
253-5756
telephone

Lee U-Rent, Inc
seller
2716 N. Vancouver
address
285-7494
telephone

DATED this 1 day of April 1974.

The undersigned does hereby consent and agree that all personal property left by me in the premises at _____
2326 N. Vancouver, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

George M. Wagner
(firm name)

by: _____

March 11, 1974

We hereby will to George
Wagner - the equipment, machinery,
parts located at 2767 Occoquan Rd.
and we also will the trailers
located at this same location,
Johna Trailers stored on a lot
at 2326 N Vanover Ave., for
the sum of \$2,000 -
Dora F Lee
Howard R Lee

Personally appeared the above-named Donat
Lee and Howard R. Lee and acknowledged the
above instrument to be their voluntary act and deed.

By Edgar W. Thayer Notary Public
Notary for Oregon

Library card F20610

ODL-861495

My Commission Expires June 2, 1975

Kenneth W. Fleming, ASA
Appraiser



Phone (503) 281-9708 / ²⁴⁰⁵332 N. E. ^{25th}21st Ave., Portland, Oregon ⁹⁷²¹²97232

APPRAISAL OF FIXTURES & EQUIPMENT
Lee's U-Rent, Inc.
Parcel # RS-3-8
Emanuel Hospital Urban Renewal Project
2716 N. Vancouver Ave
Portland, Or.

Legal Description: Lots 5&6, Block 3, Railroad Shops Addition, in the City of Portland, County of Multnomah and the State of Oregon.

This Appraisal is made for the Portland Development Commission and will reflect my opinion of In-Place Market Value, Including Installation.

The Depreciation used in this Appraisal will be Physical & Obsolescence, as some of the items, are very old.

Condition of this equipment has been determined by my observation, and from conversation with the Owner of the business, Howard R. Lee. The condition of this equipment in this Appraisal will be shown on each item by the following symbols : (VG) Very Good, (G) Good, (F) Fair, (P) Poor & (X) Scrap

I have no present or contemplated future interest in the subject property, or any other interest which might tend to prevent me from making a fair and unbiased Appraisal.

The Items to be Appraised are in the attached list.

The Companies contacted be me to verify my valuations are: Dwyer Lumber, J&J Construction, Dimitre Electric Co. , Pacific Steel Warehouse, North Portland Lumber, Evergreen General Contractors Inc., Petroleum Equipment Co., Star Metal Fabricators, American Sign & Neon, Portland Screw Co., Casey Tractor & Equipment Co., Mascot Equipment Co.

Signed


Kenneth W. Fleming, ASA

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dk wsg

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 Appraiser



2405 25 97212
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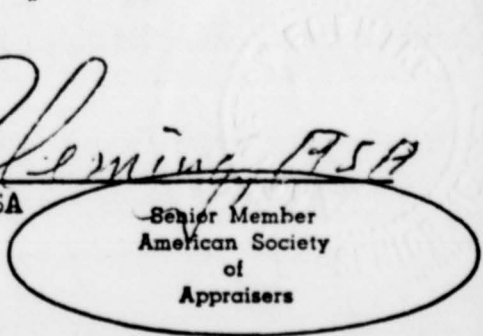
PERSONAL PROPERTY

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE.</u>	
1. Forge furnace for heating Iron, Gas fired w/ 2 air turbines w/ electric motors, special nozzle	(F)	\$ 1000	
2. Storage cabinet for paint in shop, wood, 6'x5'x3' w/ doors	(F)	\$ 180	
3. Hitch rack, office, wood, 6'x 2'x3'	(F)	\$ 75	
4. Service Station type bell ringer w/ 20' of hose	(F)	\$ 70	
5. Gasoline Pumps (3) not in use	(P)	\$ 400	not here
6. Electric canopy 2½'x13' for sign lighting	(F)	\$ 215	
7. Air compressor, tank type, 1 HP.	(F)	\$ 375	
8. First Aid Cabinet (metal)	(F)	\$ 15	
9. (2) towell dispensers, service station type (outside & outdoor cash box)	(F)	\$ 100	
11. Electric clock, 12"	(F)	\$ 15	
12. Fire Extinguishers, (2)	(G)	\$ 30	
13. 30 sheets cor. iron, zink coated for shop repair	(G)	\$ 345	
14. 20 squares of shakes for roof & siding repair	(G)	\$ 295	
15. (2) rolls of roofing paper	(G)	\$ 10	
16. Aluminum elect conduit, 100'	(G)	\$ 10	
17. Sheet metal conduit for inst. in walls, 100' (drain)	(G)	\$ 10	
18. 2 Chimes & 4 Bells in office, Rental office, shop & basement	(F)	\$ 50	

SIGNED

Kenneth W. Fleming, ASA
 Kenneth W. Fleming, ASA

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Oct. 27, 1973

Kenneth W. Fleming, ASA

Appraiser



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Trade fixtures & rental equipment

HITCHES	CONDITION	IN PLACE MARKET VALUE
1. Universal type		
#1 - 12	(G)	\$ 102
#2 - 4	(G)	\$ 38
Bolt on -6	(G)	\$ 75
Double Bar D 2		
Short - 10	(G)	\$ 125
Long - 8	(G)	\$ 180
Chain Plate C1 & C2		
Lee C1 11	(G)	\$ 165
Croft C1 - 2	(G)	\$ 30
Croft C2 - 5	(G)	\$ 150
Trailer to trailer		
Lee - 3	(G)	\$ 45
Pintle hook adapter ring		
Lee - 1	(G)	\$ 20
Fulton Clamp on		
Single - 6	(G)	\$ 30
2'x 2"x 2" Hitch parts for late models		
D2 Bars - 102	(G)	\$ 305
Special handles for extra long bolts		
10" Bolt Handles - 291	(G)	\$ 725
D2 Upper Jaws - 252	(G)	\$ 580
D2 Lower Jaws - 96	(G)	\$ 195
Sp. Threaded 5/8 bolts - 299	(G)	\$ 300
Draw Bars 3"x6"x 1/4" -5/8 hole-2"slot-120	(G)	\$ 130
2. Balls.		
Croft, Steel, cast - 55	(G)	\$ 70
Lee Cast Brass - 54	(G)	\$ 90
Misc sizes - 13	(G)	\$ 20
3. Tow Equipment		
Auto Tow Bars - 3	(G)	\$ 150
Auto Tow cables - 2	(G)	\$ 10
Auto Tow chains - 1	(G)	\$ 15
Chain tightner - 1	(G)	\$ 10
4. Hoists & Jacks		
3 ton come along - 1	(G)	\$ 150
3 ton Hydraulic Jacks 2	(G)	\$ 120
Port. Hydraulic Hoist 1	(G)	\$ 200
5. Dollies		
Refrigerator - 2	(G)	\$ 100
Hand truck - 1	(G)	\$ 25
Tr. House Dollie - - 1	(G)	\$ 50

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~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~97232~~

Continued

	CONDITION	IN-PLACE MARKET VALUE	
6. Rental equipment for bldg & Repair			
Welder (burning) & Port. 180A welder	(F)	\$ 350	
Hand Power Saw - 2	(F)	\$ 75	
De Walt Cut off Saw 10"	(G)	\$ 215	not here
Band Saw 10" w/ Stand	(G)	\$ 110	
Sander-Buffer -			
#1 - 1	(G)	\$ 110	
#2 - 1	(G)	\$ 45	
Concrete mixer - 2	(G)	\$ 250	1 not here less 125
Concrete wheel barrow - 1	(G)	\$ 30	
Snakes - Electrician - 1	(G)	\$ 15	
Sewer #1	(F)	\$ 10	
Sewer #2	(F)	\$ 15	
Sewer #3	(F)	\$ 20	
Ladders			
Extention 20' wood	(F)	\$ 45	
Jacks	(F)	\$ 10	
2x12" planks 12' - 16' - 6'	(F)	\$ 5	?
Step Ladder 6'	(F)	\$ 5	
7. Garden Rental Tools			
Rototiller - 1	(G)	\$ 200	
Lawn Sweeper - 1	(G)	\$ 50	Not here
Lawn Mower - 3 Gas	(F)	\$ 75	2 "not here less 25"
Wheel Barrow - 2	(F)	\$ 10	
Hose Reel	(G)	\$ 5	
Assorted Garden Tools	(G)	\$ 50	
Tree & Shrub Sprayer (Hand)	(F)	\$ 15	
8. Miscellaneous			
GMC 3/4 ton P.U. Series 100 (1950	(F)	\$ 250	
Hitch Storage, Inclosed for			
service Stations.	(F)	\$ 200	
Racks on Casters - 7	(F)	\$ 700	
Washing Machines - 2	(F)	\$ 30	
Cervair 1960 Sedan 4 dr.	(F)	\$ 125	not here

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2405

25th

97212

~~1817~~ N. E. ~~21st~~ Ave., Portland, Oregon ~~97232~~

Office Furniture & Equipment.

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Furniture		
Desk, Exec, front office	(P)	\$ 45
Chairs Exec Swivel	(P)	\$ 25
Overstuffed	(P)	\$ 15
3 Streight chairs	(P)	\$ 15
Davenport	(P)	\$ 45
Occ. Chair	(P)	\$ 10
2 Typewriter		
Remington Electric w/stand	(F)	\$ 175
Underwood " 18" carrige w/ stand	(F)	\$ 200
Royal Portable	(F)	\$ 25
3 Filing Cabinets		
2 - wood 3x5 card files 12 dr, wood	(P)	\$ 15
2 - wood 4 dr file cabinets	(P)	\$ 20
1 Steel 3dr w/ safe cabinet	(F)	\$ 45
4 Adding machine elect, Victor, 10 key	(F)	\$ 65
5. Mimeograph (letter size)	(F)	\$ 55
" (Card size)	(F)	\$ 15
6 Tape Recorder - RCA Reel type	(F)	\$ 25
7 Clip Boards. (for Contracts) -6	(F)	\$ 20
" " (for order blanks) 4	(F)	\$ 20
8 Pencil Sharpeners - 2	(F)	\$ 5
9 Stationary & Office supplies	(G)	\$ 500

SIGNED

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2405 25th 97212
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TRAILERS FOR RENT

<u>ITEM</u>	<u>CONDITION</u>	<u>IN*PLACE MARKET VALUE</u>
A. Boat trailer square front, bent to shape, T Bar axel to 18' boat Code 3 - 7	(G)	\$ 1050 7
B. Stock Trailers, 2 hoarse (Single)	(G)	\$ 1400 2
1 Cow	(G)	\$ 325 1
C. All Steel Trailers 4x5 open - code 5 - 3	(G)	\$ 450 3
D. Angle iron steel frame, 4x6 open wood sides, code 6, - 12	(G)	\$ 2100 12
E. Angle Iron steel frame 4x7 standard width, wood sides - code 7 - 6	(G)	\$ 1200 6
5x7 wide axel, wood sides code 7 - 6	(G)	\$ 1350 6
F. Angle Iron Frame, 4x8 standard width open side contour code 8 - 27	(G)	\$ 5940 27
5x8 - wide axel, high side, code 8 - 5	(G)	\$ 1200 5
5x8 - Van Alum, wide axel hi side code 8, -5	(G)	\$ 2750 5
6x8 - Van Alum extra side axel , code 8, - 1	(G)	\$ 600 1
G. Angle iron frame, 4x9 standard, wood side, high code 9, - 2	(G)	\$ 480 2
5x9 - wide axel wood sides -high code 9 - 3	(G)	\$ 780 3
H. Tandem 12x5, special axel , high sides, wood , open or flat, Code 12 - 8	(G)	\$ 4400 8
		<u>24,025</u> <u>88</u>

758
39
49

SIGNED Kenneth W. Fleming, ASA
Kenneth W. Fleming, ASA

39 trailers
1 truck at this location
~~About 23 trailers at location~~

lost 11/28/73

$$\frac{39}{88} = \frac{x}{24,025}$$

$$x = \$10,647.$$

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures



24,025
- 10,647
13,378 reduce

Oct. 27, 1973

Kenneth W. Fleming, ASA

Appraiser

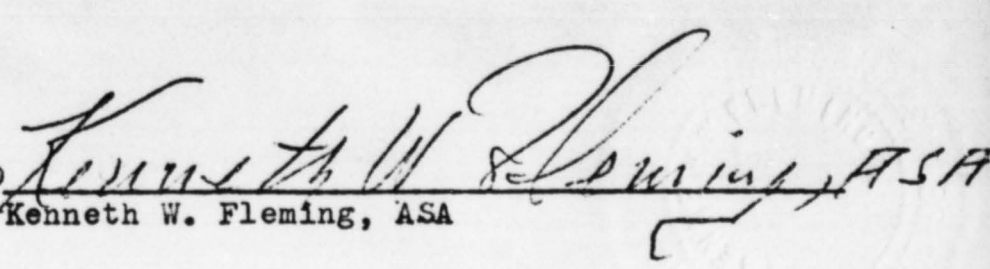
2405 25th 97212
1502 N. E. ~~21st~~ Ave., Portland, Oregon ~~97232~~

Phone (503) 281-9708 /

Production Machines & Power Tools

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Sheet metal table shears w/ base stand & U bolt bender	(F)	\$ 370
2. Fender roll & press full crown trailer fenders w/ reversible electric motor (2'x 4'x 3')	(F)	\$ 20960
3. Hand brake 8 ga. for 1 1/2"x3" iron bar for hitch parts	(F)	\$ 560
4. Wood cutoff swing saw & feeder table w/ 1hp motor	(F)	\$ 215
5. Metal hack saw 12" w/ feed table	(F)	\$ 250
6. Drill Press, 15", Atlas w/ 1/2 Hp. motor	(F)	\$ 200
7. Trailer manuf. Jig w/ gauges (frames) 4 x 5x 5 x12	(F)	\$ 600
8. Brake, sheet metal 6'	(F)	\$ 150
9. Brake, sheet metal, 8'	(F)	\$ 200
10. Acetylene generator	(F)	\$ 100
11. 2 Air gauges and nozzles (tires)	(G)	\$ 20
12. Hi Pressure grease gun	(F)	\$ 40
13. Tire patcher, Electric	(F)	\$ 15 not there

SIGNED



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Production Equipment

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
14. Dolly, trailer holding	(F)	\$ 75
15. Bolt cutter w/ extra Jaws	(F)	\$ 40
16. Vices -2 large	(F)	\$ 110
17. Wweel balancers - 2	(F)	\$ 40
18. Hand punch w/ dies $\frac{1}{4}$ "-3/16	(F)	\$ 60
19. Anvil 90#	(F)	\$ 45
20. Angle iron shears	(F)	\$ 55
21. Axel jig for T Bar axels 4' to 10' axels	(F)	\$ 275
22. Hitch handle Jig	(F)	\$ 35
23. Bolt holder Jig for 5/8 bolts	(F)	\$ 20
24. " " " " 3/4 "	(F)	\$ 25
25. " " " " 5/6 "	(F)	\$ 30
26. Precision hole placement jig #1 hitch	(F)	\$ 130
27. Wide frame Jig 54"x 8"	(F)	\$ 150
28. Burning Jigs mark 1 (hitch)	(F)	\$ 80
29. Blank Jig mark 2	(F)	\$ 40
30. Welding Jig mark 3	(F)	\$ 35
31. Chain hold clip, welding jig	(F)	\$ 20
32. Metal movable bench w/vise	(F)	\$ 85
33. Gasoline blow torches - 2	(F)	\$ 25
34. air regulator	(F)	\$ 25

SIGNED

Kenneth W. Fleming, ASA
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Kenneth W. Fleming, ASA
Appraiser



2405 25th 97212
~~1582~~ N. E. ~~2111~~ Ave., Portland, Oregon ~~97232~~

PRODUCTION EQUIPMENT

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
35. Paint spray guns - 4	(G)	\$ 60
36. Portable air compressor	(F)	\$ 115
37. Hydraulic door closer - heavy duty	(G)	\$ 65
38. Cooling tank	(F)	\$ 45
39. Wood block and tackle w/ 2 blocks w/ 100' rope	(F)	\$ 25
40. Bumper Jacks - 4	(F)	\$ 20
41. Jack - 1 ton	(F)	\$ 10
42. tire remover	(F)	\$ NV
43. Spanner wrenches -4	(F)	\$ 5
44. Dropboards heavy duty-trouble lamp	(F)	\$ 55
45. Vac. cleaner	(F)	\$ 35
47. Grease gun, hand operated	(F)	\$ 5
48. Tire patching kit,	(F)	\$ NV
49. Saw hoarse	(F)	\$ NV
50. Small tools, tongs, vise clamps, C clamps Dies, oil cans, mops, brooms, ect.	(F)	\$ 95
51. coal burning stove, burner track	(F)	\$ 45

TRAILER PARTS FOR MANUF. & REPAIR

1. Springs -50	(G)	\$ 500
2. Spring shackle bolts - 120 #	(G)	\$ 175
3. Shackle bearings	(G)	\$ 150
4. Alemite grease fittings- zirks - 1 case	(G)	\$ 80

SIGNED

Kenneth W. Fleming, ASA
Kenneth W. Fleming, ASA

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Continued

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
5. Square bar heavy duty axel - 2	(G)	\$ 90
6. Axle T Bars -3	(G)	\$ 100
7. Axle - Trailer House-wide* complete w/ hubs, springs, shackles	(G)	\$ 125
8. Axels chev. complete w/ springs, hubs.-3	(G)	\$ 75
9. Axle parts- T bar cut & drilled - 7	(G)	\$ 100
10. Axle Spindles - 7	(G)	\$ 40
11. Axle & wheel bearings, roller & timkin	(G)	\$ 40
12. Hubs Chrysler - 5 stud -2	(G)	\$ 15
13. 2 Chev - 6 stud - 16	(G)	\$ 120
14. Hub caps - 50	(F)	\$ 75
15. Wheels - extra- 15 w/ tires- 15 w/o	(F)	\$ 500
16. Tongues, reinforced - 9	(G)	\$ 200
17. " , standard - 14	(G)	\$ 240
18. " stands - 43	(G)	\$ 75
19. Licence plate holders -90	(G)	\$ 240
20. " " " special -60		
21. Reflectors , new - 46	(VG)	\$ 40
22. Rail light protectors (enclosures) 109	(G)	\$ 105
23. Hinges 6 pr.	(G)	\$ 15
24. Tow bar parts for 7 tow bars	(G)	\$ 245
25. Wheel weights - 150	(G)	\$ 50
26. Lee fender parts 15pr	(G)	\$ 215
27. Lee fender tandem - 5 pr.	(G)	\$ 120

SIGNED

Kenneth W. Fleming, ASA
Kenneth W. Fleming, ASA

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Continued.

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
28. Wheel over fender box 1 pr.	(G)	\$ 10
29. Fenders, tandem, Hogue built 2 pr.	(G)	\$ 135

MATERIAL* NUTS, BOLTS, SCREWS, WELDING RODS.

1. Phillips screws 3/4 round 2 gr. # 8 flat , 1 gr.	(G)	\$ 10
2. Square nuts 5/8 40 #	(G)	\$ 30
3. Screws sheet alcoa alum #8, # 10, 30 boxes	(G)	\$ 85
4. Hex 1/2 " standard thread for U bolts 48 boxes	(G)	\$ 120
5. Bolts 3/4 " special threaded 8" long-11		
6. 1/2 x 1 1/4 400 boxes)	(G)	\$ 115
7. 1/2 x 2 200 boxes)		
8. 1/2 x 1 1/2 1300 boxes)		
9. Nails ,2 kegs, 7" 100 1 box	(G)	\$ 30
10. Welding Rods 3.16 - 1 box	(G)	\$ 10
11. Calcium Carbide - 1 keg	(G)	\$ 15

MATERIAL- WOOD -ALUMINIUM - STEEL

1. Lumber - 1x 8x 18 50	(G)	\$ 90
2. " - 1x 6x 18 19	(G)	\$ 25
3. Exterior Plywood 3/4 x 4x 8 8 sheets 5/16x 4x 8 3 sheets 1/2 boat panel 12'	(G)	\$ 160

SIGNED

Kenneth W. Fleming, ASA
 Kenneth W. Fleming, ASA

Oct. 27, 1973

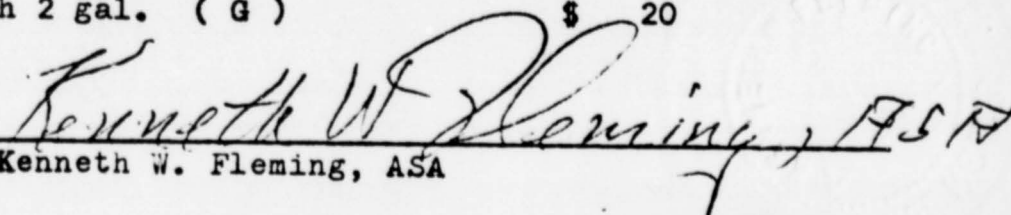
Kenneth W. Fleming, ASA

Appraiser

2405 25th 97212
Phone (503) 281-9708 / ~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~XXXX~~

<u>ITEM</u>	<u>MATERIAL * STEEL - ALUMINIUM - WOOD - PAINT</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. T bar axel stock - 20 bars 12x 3½x 3½ - 176-1# per bar		(G)	\$ 530
2. Channel Iron 164-1# per bar 3 Bars 4x 2x 17/8		(G)	\$ 50
3. Channel Iron - 33-1# per bar 8 bars ½x2		(G)	\$ 40
4. Flat Bar shackle stock-3/8x 1½ 5 bars 26' - 32# per bar		(G)	\$ 25
5. Flat bar hitch stock -½x 3x 20 4 bars - 60# per bar		(G)	\$ 40
6. Flat Bar - ½x 2 - 3 bars 34# per bar		(G)	\$ 15
7. Flat Bar - ½x 2 1/2 - 2 bars 34# per bar		(G)	\$ 10
8. Flat bar - 1/8x 1 - various 50#		(G)	\$ 10
9. Angle iron - ½x 2x 2 -2 bars 20' -63.8# per bar 1 -5½' total 144#		(G)	\$ 25
10. Angle Iron - 2x 2½x 3/16-95 bars 61.4# per bar		(G)	\$ 890
11. Angle Iron - 2x 2½x ½ - 9 bars 72.4# per bar		(G)	\$ 100
12. Flat bar , hitch blanks,holes drilled-9		(G)	\$ 15
13. Fender blanks, sheet metal - 55		(G)	\$ 115
14. Aluminium sheets, 12 - 173#		(G)	\$ 230
15. Misc. pieces, round stock, half round steel - odd sizes		(G)	\$ 100
16. Paint - base coat 1 gal. - finish 2 gal.		(G)	\$ 20

SIGNED


Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
American Society
of
Appraisers

OCT. 27, 1973

Kenneth W. Fleming, ASA
Appraiser



2405 25th 97212
Phone (503) 281-9708 / ~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~XXXXXX~~

MISCELLANEOUS

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Burning machine, acetelyne oxygen overing on track to cut a streight line-slot cut in hitch parts T bars from I beams	(G)	\$ 400
2. Crow bar 6' } Wrecking bar } Nailpuller }	(G)	\$ 20
3. Punch & Gromlet set for canvas - heavy duty	(G)	\$ 15
4. Line socket for stringing lights	(G)	\$ 5

DORA LEE STUDIO

1. Peg boardfor display, framed, port. 5' for use in booth - Rose festival, et al set of plastic window letters	(G)	\$ 75
2. Chairs - 8 folding, metal-6 wood	(G)	\$ 55
3. Easels , adj. sitting height -12 } Tables, wood, various sizes - 4 } Tables, folding, 6' - 2 }	(F)	\$ 420
4. Silk screen Lee U. Rent for tailgates } 4 color set 10x 12 art } 2 color set 10x 14 art } Large frame (not silked } Large frame 15x 9 }	(F)	\$ 125
5. Silk screen squeegees - 4 24" - 15" - 8" - 6"	(F)	\$ 55
6. Drafting instruments Glass top drafting board (tracing) Pantograph Drafting tool set Drafting instrument set	(F)	\$ 425
7. Stencils for Lee U Rent equip. Brass insignia 12x 12 " 6" lettered Lee stencil " 6" U Rent stencil		

SIGNED *Kenneth W. Fleming*
Kenneth W. Fleming, ASA



APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Oct. 27, 1973

Kenneth W. Fleming, ASA

Appraiser



Phone (503) 281-9708 /

2405

25th

97212

~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~XXXX~~

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
7. Continued		
Brass 6" Lee U Rent stencil - 2	} (F)	\$ 280
" 4 " number Rental Stencil		
" 4" 2716 N Vancouver stencil		
" 4" U rent stencil - 2		
" 2" Portland, Or. Stencil		
" 2" Interlocking letters		
" 2" " Numbers -		
" 4" " " - 3 sets		
" stencil local rent-short 24hr. - 3 sets		
8. Paper 10" Van stencil		
" 6 " " "		
" 4" V " " to use w/ #		
" 4" VW " " " w/ #		
" 4" one way stencil - 2		
" 4" Lee Trailer U Rent		
" 7" U Rent stencil for Van sides		
Aluminium 12" Lee , for tailgates)		
9. Patterns Lees Bumper Hitches Ptnd.	} (F)	\$ 200
Foundry Casting patern D2		
" " " D1		
" " " 17/8 brass balls		
" " " Hub		

less items not at location

\$ 70,360

- 400

- 315

- 125

- 50

- 35

- 125

13,378

\$ 56,027

p. 2 item 5

p. 4 Dewalt Saw
1 Concrete Mixer
Lawn Sweeper

1 Lawn Mower
Corvaire Car

p. 6 (less 49 trailers)

Appraisal for 2716 N. Vancouver ONLY

TOTAL

\$ 70360

SIGNED

Kenneth W. Fleming, ASA

Kenneth W. Fleming, ASA
Appraiser



2405 25th 97212
Phone (503) 281-9708 / ~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~XXXX~~

PURCHASED WITH REAL ESTATE Oct. 27, 1973

Items of Real Property

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Gas line to shop underground 1½"	(?)	\$ 180
2. Airline underground to shop & isle	(?)	\$ 500
3. Elect cable underground to Isle	(?)	\$ 200
4. Overhead door, spec. canopy for work area, large glass window, alum. add. steel counterbalance	(G)	\$ 1800
5. Water mains to shop & center isle	(?)	\$ 175
6. Sewer to frame bldg.	(?)	\$ 1250
7. Gasoline house & shop walls	(F)	\$ 175
8. Hydraulic floor hoist, set flush with floor, 3 ton	(F)	\$ 1095
9. Storage room shelving off shop 5x 7x 12 shelf	(F)	\$ 160
10. Loading door for lumber	(F)	\$ 135
11. Storage cab. (cleaning supplies) 10x 3x 2½	(F)	\$ 100
12. Storage shelves & Mag rack 6x 5x 8½	(F)	\$ 60
13. Cab. forms & Stationary 4x 6x 2 w/ door	(F)	\$ 150
14. Storage cab. 6x 5x 30" & closet in rest room 4½x 6x 2 w/ doors	(F)	\$ 275
15. Lumber & wood storage rack, 5x 20x5 shelf const 4x4	(F)	\$ 150
16. Storage shelving & bin along shop wall 25x 4x 16" w/2x 2x ½ angle frame	(F)	\$ 375
17. Steel storage rack 20' x 5 levels high frame 2x 2x ½ angle, bolted to wall	(F)	\$ 275
18. South wall o/h door - Glass & alum. 8x10	(F)	\$ 375
19. Work bench 8x 2x 3 w/ 1½ wood top (shop)	(F)	\$ 120
20. Spec. heavy duty 22V wiring for fender mach, & compressor	(F)	\$ 420
21. 3 time clock switches 1- 220v for heaters	(F)	\$ 80
22. 2 110v for night light	(F)	\$ 60
23. Intercom complete w/ wiring	(F)	\$ 175
24. Special wiring for office 110 v & 220v	(F)	\$ 45
25. Alarm system, customer	(F)	\$ 355
26. Florescent light fixtures	(G)	\$ 40
27. Neonsign on bldg (now removed)	(P)	\$ 150
28. Sockets set in cement for elect sign 4"	(F)	\$ 300
29. Flashing bulb sign- not installed	(G)	\$ 315
30. Diesel oil & 275 gal tank.-70 gal oil	(G)	

Total

\$ 9490

SIGNED

Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
American Society
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Appraisers

Kenneth W. Fleming, ASA
Appraiser



Phone (503) 281-9708 / 1532 N. E. 21st Ave., Portland, Oregon 97232

APPRAISAL of FIXTURES
Lee's U-Rent, Inc.
Parcel # RS-3-8
Emanuel Hospital Urban Renewal Project
2716 N. Vancouver Ave.
Portland, OR.

LEGAL DESCRIPTION: Lots 5 & 6, Block 3, RAILROAD SHOPS ADDITION, in the City of Portland, County of Multnomah and the State of Oregon.

This appraisal is made for the Portland Development Commission and will reflect my opinion of In-Place Market Value, including installation.

The Depreciation used in this appraisal will be Physical as there are no Obsolescence factors to be considered.

Condition of this equipment has been determined by my observation and from conversation with the Owner of the business, Howard R. Lee. The condition of this equipment in this appraisal will be shown on each item by the symbols as follows: VG) Very Good, (G) Good, Fair (F) Poor(P), Scrap (X).

I have no present or contemplated future interest in the subject property, or any other interest which might tend to prevent me from making a fair and unbiased appraisal.

*purchased with
Real Estate
WSJ*

Signed *Kenneth W. Fleming*
Kenneth W. Fleming, ASA



Kenneth W. Fleming, ASA
Appraiser



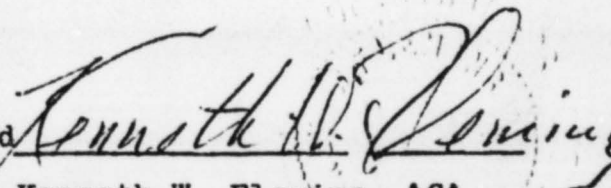
Phone (503) 281-9708 / 1532 N. E. 21st Ave., Portland, Oregon 97232

The Item to be appraised are as follows:

1. Hydraulic Floor Hoist
2. Storage shelves & mag. rack
3. Cabinet, forms & stationery.
4. Storage cabinet & closet in rest room
5. Lumber and wood storage rack
6. Storage shelving and bins in shop
7. Steel storage rack
8. Work bench
9. Special heavy duty 220v elect wiring
10. Time clock switches
11. Spec. wiring, office, 110V & 220V
12. Intercom, complete w/ wiring
13. Alarm system
14. Neon sign on bldg.

The companies contacted by me to verify my valuations are: Dwyer Lumber, J&J Construction, Dimitre Electric Co., Pacific Steel Warehouse, North Portland Lumber, Evergreen General Contractors Inc., Petroleum Equipment Co., Star Metal Fabricators, American Sign & Neon.

Signed


Kenneth W. Fleming, ASA

June 5, 1972

Kenneth W. Fleming, ASA

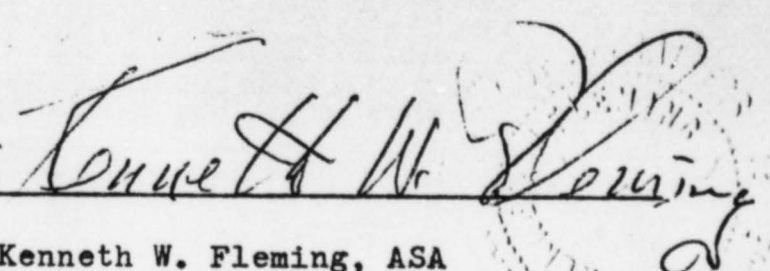
Appraiser



Phone (503) 281-9708 / 1532 N. E. 21st Ave., Portland, Oregon 97232


<u>ITEM</u>	<u>CONDITION</u>	<u>RCN</u>	<u>IN PLACE MARKET VALUE</u>
1. Hydraulic floor hoist, set in flush with floor, 3 ton, 10" ram, with floor drain	(F)	\$1793	\$ 996
2. Storage shelving, 6'x 5'x 8½", & magazine rack (built in)	(F)	\$ 120	\$ 60
3. Cabinet for forms and stationery, 4'x 6'x 2', w/ 1"x 2' shelving, w/ door (built in)	(F)	\$ 300	\$ 150
4. Storage cabinet, 6'x 5'x 30", & closet in rest room, 4½'x 6'x 2', w/ doors (5)	(F)	\$ 550	\$ 275
5. Lumber & wood storage rack, 5'x 20'x 5 levels high, construction 4"x 4" wood frame	(F)	\$ 300	\$ 150
6. Storage shelving and bins, 25'x 4'x 16", shelving 1" plank, w/ 2"x 2"x ¼" angle iron frame, shop area	(F)	\$ 750	\$ 375
7. Steel storage rack, 20'x 5 levels high, construction 2"x 2"x ¼" angle iron frame, welded, bolted to wall	(F)	\$ 550	\$ 275
8. Work bench, 8'x 2'x 36", w/ 1½" wood top, shop	(F)	\$ 240	\$ 120
9. Special heavy duty 220 V. elect. wiring, for fender machine & compressor	(F)	\$ 840	\$ 420

Signed



Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures



Senior Member
American Society
of
Appraisers

June 5, 1972

Kenneth W. Fleming, ASA
Appraiser

Phone (503) 281-9708 / 1532 N. E. 21st Ave., Portland, Oregon 97232

<u>ITEM</u>	<u>CONDITION</u>	<u>RCN</u>	<u>IN PLACE MARKET VALUE</u>
10. 3 time clock switches, 220 V., for elect. heaters ect., in office	(F)	\$ 160	\$ 80
11. Special wiring for office, 110 V. & 220 V.	(F)	\$ 350	\$ 175
12. P. A. system, complete w/ wiring, 3 speakers	(F)	\$ 120	\$ 60
13. Alarm system, customer	(F)	\$ 95	\$ 45
14. Neon sign on building (This item taken after phone conversation w/ Harold Hand)	(F)	\$ 200	\$ 80
		<hr/>	
	TOTALS	\$6368	\$3261

Signed

Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
American Society
of
Appraisers

March 26, 1974

The File

WSJ

Searching Expense Claim - Lee-U-Rent

The claim for searching expenses in the amount of \$1,167.20 has been reduced to \$500 as the maximum approved amount. HUD Regulation 42.75 states "A displaced person... is eligible for actual reasonable expenses, in an amount not to exceed \$500 unless the State agency determines that a greater amount is justified, in searching for a replacement business". There appears to be no compelling reason or justification to approve a claim in this instance beyond the generally imposed maximum limit of \$500.

Although the claim for searching expenses does not provide detailed documentation as normally required, the claim was approved for the maximum of \$500. As Mrs. Lee explained in her letter of March 22, 1974, the information regarding their search was destroyed by vandals. Because this information is therefore not available through no fault of the business it was decided that the claim should be honored.

WSJ:b

STATEMENT

FROM Kenneth W. Fleming, ASA

2405 N. E. 25th Ave

Portland, Or. 97212

Oct. 27

19 73

TO Portland Development Commission

ADDRESS 1700 S. W. 4th Ave

CITY Portland, Or. 97201

TERMS Payment by Nov. 15th 1973

RE: services rendered in connection

with the appraisal of Parcel

RS-3-8 - Lee's U Rent, Inc.

2716 N. Vancouver Ave.

Emanuel Hospital Urban

Renewal Project

\$ 750 00

Warrant Number

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 853 EH

DATE November 28, 19 73

PAY TO **Kenneth W. Fleming, ASA**

\$ 750.00

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
		To reimburse for appraisal for claim for direct loss of personal property for Lee's U-Rent (Parcel RS-3-9). Warrant No. 853 EH received: <i>X Kenneth W. Fleming, 11/28/73</i> Kenneth W. Fleming	\$750.00

Account Distribution

NO. _____ TITLE _____ AMOUNT _____

LEASE AGREEMENT

THIS LEASE ENTERED into this _____ day of _____, 19____, by and between the PORTLAND DEVELOPMENT COMMISSION, the duly designated urban renewal agency for the City of Portland, hereinafter called "Lessor", and Lee U-Rent, hereinafter called "Lessee".

W I T N E S S E T H:

For and in consideration of the payment of the rents and the performance of the covenants contained on the part of the Lessee, the Lessor does hereby lease unto the Lessee for purposes of leasing trailers and appertinent activities at 2716 N. Vancouver.

Rent will be \$76.67 for ten days in June and \$230.00 per month for July and August and \$153.75 for each month thereafter payable on the first day of each month.

It is further mutually agreed between the parties as follows:

1. The Lessee covenants and agrees at all times to save the Lessor as well as the premises free and harmless of and from each and every claim, demand, lien, loss, detriment and liability of whatsoever kind and character at any time made or asserted by and on behalf of the person or persons against the Lessor for or on account of any matter or thing, including injury to or death of any person or persons and damage to property occurring from any cause upon or about the leased premises resulting from or arising out of or in anywise connected with the use and occupancy thereof by the Lessee, or arising out of or in any way connected with any noncompliance by the Lessee or by way of its agents or servants with any law, ordinance, regulation or authority respecting the condition, use, occupancy, sanitation or safety of the demised premises.

2. Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and on the termination of the tenancy shall surrender the premises to the Lessor in as good condition as when received, ordinary wear and tear or damage by the elements excepted.

3. The Lessee shall furnish and pay for all utilities supplied on any part of the leased premises.

4. The Lessee shall permit the Lessor and its agents to enter on the premises or any part thereof at all reasonable hours for the purpose of examining the same or making such repairs as may be necessary for the safety or preservation thereof.

5. The Lessee shall not assign this lease nor sublet the premises nor any portion thereof without the prior written consent of the Lessor.

6. The Lessee shall, in the use of the premises, observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this lease by any municipality, county, state or federal authorities having jurisdiction over the premises. Lessee further agrees to indemnify Lessor for any damage caused by the violation thereof.

7. Lessee shall keep said leased premises free from mechanics liens and free from any and all claims or liens of any and all kind that would in any way bind or become a charge upon said leased premises.

8. The Lessor shall not be required to make any repairs to the premises leased unless so stipulated, agreed upon in writing by the Lessor.

9. Lessor shall not be liable for any damage to the person or property of the Lessee resulting from the condition of the premises under the control of the Lessee or for any cause beyond the control of the Lessor.

10. Lessee shall not make any alterations, additions or improvements to the premises, without the written consent of the Lessor, or its agent and all alterations, additions or improvements which may be made by either of the parties hereto on the premises shall, unless otherwise agreed to in writing, be the property of the Lessor and shall remain on and be surrendered with the premises as a part thereof at the termination of this lease without hindrance, molestation or injury.

11. This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party prior notice in writing, or, upon mutual consent of the parties hereto. In the event the tenancy is terminated as provided in this lease and the Lessee vacates, before the end of any period for which rent has been paid in advance, the Lessee shall be entitled to a pro rata refund of such rent.

12. The Lessor may terminate this tenancy at any time by giving written notice to the Lessee if the Lessee shall neglect or fail to pay rent according to the terms of this lease or shall neglect or fail to perform or observe any of the covenants contained in this lease.

13. In the event of termination of this lease by the Lessor, Lessor or its agents may enter into and upon said leased premises or any part thereof and repossess the same as of its former estate and expel the Lessee and those claiming under him and remove his effect (forcibly if necessary) without being taken or deemed guilty in any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rents or proceedings for breach of covenant.

14. Lessor may give notice of termination of tenancy by leaving said notice in writing at the premises hereby leased or by United States mail at said premises. Lessee may give notice of termination of tenancy by delivering said notice to the site office of the Lessor located at 235 N. Monroe.

15. Lessee shall quit and deliver up the premises to the Lessor peaceably and quietly upon termination of the tenancy.

16. Failure of the Lessor to insist on the strict performance of the terms, conditions, and agreement herein contained or any of them shall not constitute or be construed as a waiver or relinquishment of the Lessor's rights thereafter to enforce strict compliance with any such terms, agreement or condition, but the same shall continue in full force and effect.

17. The Lessee shall pay all reasonable costs of attorneys fees and expenses that shall be made and incurred by the Lessor in enforcing the agreements of this lease.

18. The Lessee does hereby consent and agree that all personal property left on the leased premises by the Lessee after the termination of the lease shall become the property of the Lessor and that the Lessor may dispose of such property without incurring any obligation or liability to account to the Lessee therefor.

19. The Lessee hereby acknowledges receipt of a copy of the Informational Statement for Relocation of Businesses.

IN WITNESS WHEREOF the parties hereto have executed this instrument in duplicate, the day and year first above written.

Lee U-Rent Inc.
Lessee

By Howard R. Lee Sec. Treas.

PORTLAND DEVELOPMENT COMMISSION
Lessor

By _____

February 1, 1974

Mr. William Daw
Attorney at Law
311 N. E. Killingsworth
Portland, Oregon 97211

Re: Lee U-Rent, Inc., 2716 N. Vancouver

Dear Mr. Daw:

Rent accrued for the use of the premises at 2716 N. Vancouver by Lee U-Rent, Inc. totals \$1,305.42 to January 31, 1974. This rent has been secured by an agreement with Mr. Lee, the owner of Lee U-Rent, Inc., to deduct any rent owed to the Portland Development Commission from the relocation payment due to Mr. Lee. The relocation payment for either moving costs or loss of property has been estimated to be \$1,320. Since the amount of rent owed nearly equals the estimated relocation payment, we will find it necessary to require future rent due to be paid in cash beginning February 1, 1974, according to the terms of the rental agreement at \$153.75 per month.

Rent is due on the first of the month and delinquent by the 10th. Rent should be mailed or delivered to this office.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosure

MEMORANDUM

Date January 31, 1974

TO: The file
FROM: BCW
SUBJECT: Lee U-Rent - Collection of Rent

Discussed this case with Commissioner Charlotte Beeman and Spence Benfield. I explained to Mrs. Beeman that the rent owing approximately equals the estimated relocation payment and after this month, we may have a problem collecting the rent. Also explained we were having a continuing problem encouraging Mr. Lee to move.

Mrs. Beeman indicated that if the problem develops the way we think it will that she will recommend to the Commission that the Commission take the appropriate legal action to enforce collection.

Therefore, it was decided that WSJ should send a letter notifying Mr. Lee of the situation and asking for cash payments. If that fails, we will have our attorney send a demand letter. If that doesn't bring the desired response, we will ask the Commission for a F.E.D.

/b

MEMORANDUM

Date November 21, 1973

TO: Bob Douglas
FROM: Stan Jones
SUBJECT: Project Cost - Lee Trailer Company

The attached billings are for costs incurred in obtaining documentation to support a claim for direct loss of personal property for Lee Trailer Company, Parcel RS-3-9, Project ORE-R-20 and should be charged to project costs as indicated by the following:

"The administrative cost of providing relocation payments and assistance to displaced persons is to be included as a part of program or project costs. Following are examples of eligible ... administration costs...

"12. Cost of the initial appraisal to determine the value of personal property on which an actual direct loss of property is claimed and the cost of an estimate of the amount it would have cost to move the personal property."

Relocation Handbook 1371.1 Chapter 5 p. 3 and 4

Please make payable as follows:

①	Al Giessing	\$60.00
②	Kenneth Fleming	750.00

WSJ:b

0500 297 250

Kenneth Fleming

To reimburse for appraisal for claim for direct loss of personal property for Lee Trailer Parcel RS-3-9

\$ 750.00

JHW

*Emanuel
Say in file* →

U-RENT INC.

PORTLAND • SEATTLE • LOS ANGELES • SPOKANE • OAKLAND



HOME OFFICE
2716 N. Vancouver Avenue
Portland 12, Oregon

EX. DIR.
A. DIR.
D. DIR.
SP. DIR.
/ H.H. [unclear]
/ B.W. [unclear]

RECEIVED June 6 1971

JUN 4 1971

PORTLAND DEVELOPEMENT COMMISSION

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

Dear Sirs:

We are in receipt of your option offer for our property at 2716 N Vancouver Ave now in the Emanuel Hospital Project.

It is quite aparent that your offer together with moving expenses, direct loss of property and small business displacement payments is a fraction of whattit will cost us to set up on a new suitable location with equal facilities.

As Mayor Terry Schrunk has pledged that no one will suffer a loss as a result of the Emanuel Hospital Project, it is quite apparent that there must be considerable meaningful negotiations before an option can be signed.

As Mayor Terry Schrunk has pledged that no one will suffer a loss in the Emanuel Hospital Project, it is quite apparent that there must be considerable meaningful negotiations before an option can be signed. There must be a definite comittment detailing relocation compensation as a part of the option.

Those assisting us, realitors and E Stanly Jones of the Emanuel Hospital Project office as well as ourselves are handicapped by not having a summary of appraisals upon which to find a suitable location to which to move.

Summarys as required by 42 U.S.C. 335 Public Law 91 646 would enable us to determine the estimated value of the land, paving, driveways, improvements and zone and other factors. Estimate of the value of each of the three buildings based upon use and what value was placed upon fixtures and other equiptment attached to the property and not moveable, will give us a methodof determining fair market value as a minimum for purchase.

We will expect a summary of the appraisals withing the next three days for study and as a basis for relocation and for further negotiations.

Howard R. Lee
Secretary Treasurer

Howard R. Lee

cc. William J Daw Attorney

Other concerened Parties.

November 30, 1973

Mr. William Daw
Attorney at Law
311 N. E. Killingsworth
Portland, Oregon 97211

Dear Mr. Daw:

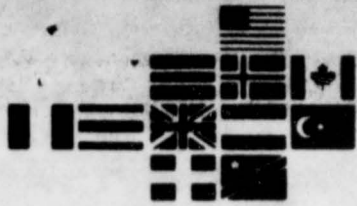
Enclosed is a copy of the appraisal by Kenneth W. Fleming and the moving estimate by Al Glessing for the personal property of Lee Trailer Company at 2716 N. Vancouver Avenue. The inventory for the appraisal inadvertently listed items not at the 2716 N. Vancouver address and the total adjusted appraisal figure is \$56,027. The cost of the appraisal, \$750, and of the moving estimate, \$60, has been paid by the Portland Development Commission.

For your convenience the portion of the Business Informational Statement covering benefits under Loss of Property has been included so that you may more easily relate the enclosed figures to Lee Trailer Company's Claim.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosures



Smyth Greyhound

3400 N.E. COLUMBIA BLVD. • P.O. BOX 4405
PORTLAND, OREGON 97208 • (503) 288-7321

BILLING DATE

11-19-73

ORDER NUMBER

LOT NUMBER

Lee U Rent Inc
%Portland Development Commission
235 N Monroe & Vancouver
Portland, Oregon 97227

DATE	SHIPPER AND/OR DESCRIPTION	STORAGE CHARGE	INSURANCE OR VALUATION CHARGE	AMOUNT
11-16-73	6 Hour @ \$10.00 ea. hr			\$60.00
	Make check payable to Al Glessing			
	Moving Estimate for loss of Property.			
			TOTAL ▶	

PLEASE REMIT TO

RETURN THIS COPY WITH YOUR REMITTANCE

Smyth Greyhound
P.O. BOX 4405
PORTLAND, OREGON 97208

®s

STATEMENT

FROM Kenneth W. Fleming, ASA

2405 N. E. 25th Ave

Portland, Or. 97212

Oct. 27

19 73

TO Portland Development Commission

ADDRESS 1700 S. W. 4th Ave

CITY Portland, Or. 97201

TERMS Payment by Nov. 15th 1973

RE: services rendered in connection

with the appraisal of Parcel

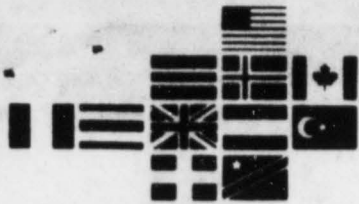
RS-3-8 - Leo's U Rent, Inc.

2716 N. Vancouver Ave.

Emanuel Hospital Urban

Renewal Project

\$ 750 00



SmythGreyhound

3400 N.E. COLUMBIA BLVD. • P.O. BOX 4405
PORTLAND, OREGON 97208 • (503) 288-7321

BILLING DATE

11-19-73

ORDER NUMBER

LOT NUMBER

Lee U Rent Inc
%Portland Development Commission
235 N Monroe & Vancouver
Portland , Oregon 97227

DATE	SHIPPER AND/OR DESCRIPTION	STORAGE CHARGE	INSURANCE OR VALUATION CHARGE	AMOUNT
11-16-73	6 Hour @ \$10.00 ea. hr			\$60.00
	Make check payable to Al Glessing			
			TOTAL ▶	

PLEASE REMIT TO
RETAIN FOR YOUR RECORDS

SmythGreyhound
P.O. BOX 4405
PORTLAND, OREGON 97208

©s

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 854 EH

DATE November 28, 19 73

PAY TO **Al Glessing**

\$ **60.00**

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
		<p>To reimburse for moving estimate for loss of property for Lee's U-Rent (Parcel RS-3-9).</p> <p><i>22191 NE 83rd St 98662 Vancouver Mailed 11-28-73</i></p>	<p>\$60.00</p>

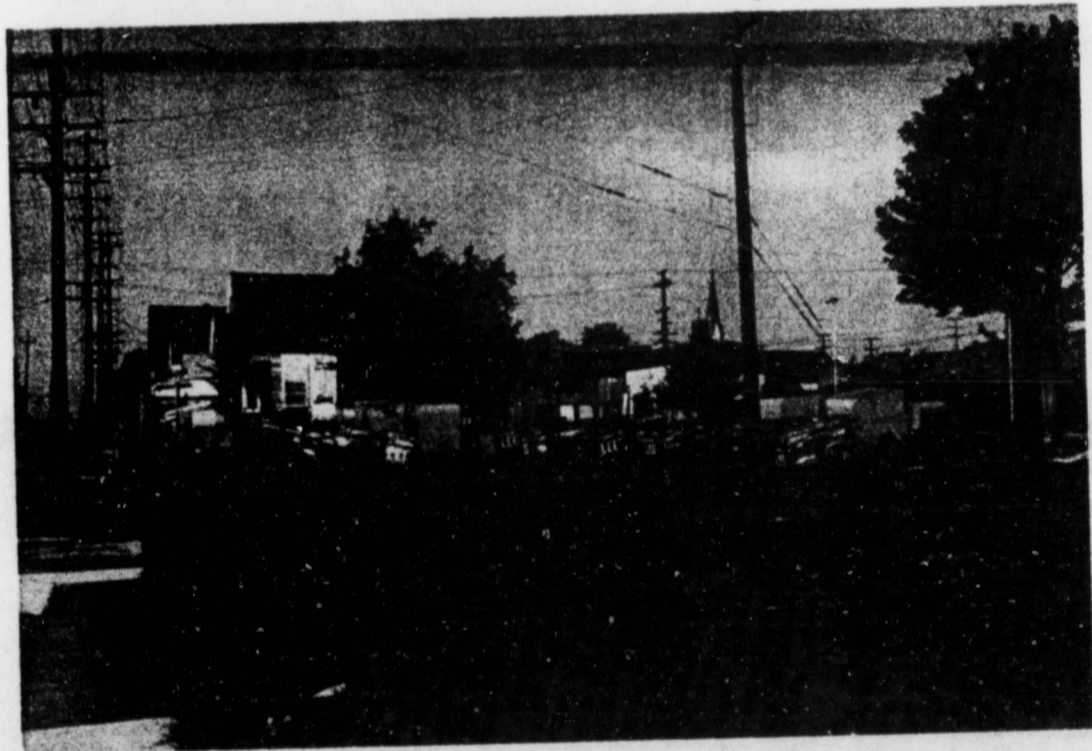
Account Distribution

NO. _____ TITLE _____

AMOUNT _____



11 • 130



11 • 130



11 • 130

Oregonian 7/1/73

SACRIFICE
EMANUAL HOSP. RENEWAL
Lee Trailer Co shop, mach. & manuf
equip incl ligs shears, etc. Tons of
new steel, axles, springs, approx
100 U-Rent trailers. A great future
in business for the right man. Prop-
erty is sold, must move. \$3000 down
could handle. See at 2716 N. Vancou-
ver Ave, Saturday or Call 285-7494.

1 week

SALE
PROPERTY
BOND
DEPOSIT
RECEIPT

GENERAL APPRAISAL COMPANY 1727 North East 13th Avenue P. O. Box 12408 Portland, Oregon 97212 503 281-0093

October 3, 1973

Mr. W. Stanley Jones
Relocation Supervisor
Portland Development Commission
235 N. Monroe St.
Portland, Oregon 97227

Dear Mr. Jones:

Thank you for the opportunity to submit this proposal for a Market Value appraisal as set forth in your letter of September 27, 1973, of the items of equipment appearing on the enclosed list of personal property at Lee U-Rent, Inc., at 2716 N. Vancouver Ave., Portland, Oregon.

We define Market Value as:

The highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and of which it is capable of being used.

It is our understanding that:

1. We may use the inventory list count (or weight) of the parts and expendables.
2. Hand tools and other small items will be grouped by lot by location and valued.
3. Our appraisal activities will be restricted to the one location.
4. Adequate lighting inside the buildings will be provided.
5. You will arrange to have vines and other growth covering items to be appraised removed prior to commencing the appraisal.
6. We are to make every effort to provide the completed report not later than November 1st, 1973.

GENERAL APPRAISAL COMPANY

Mr. W. Stanley Jones
Relocation Supervisor
Portland Development Commission
235 N. Monroe St.
Portland, Oregon 97227

-2-

October 3, 1973

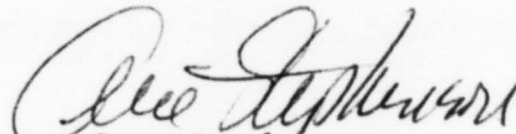
Our charges for this service are estimated at \$3,000.00 with the stipulation they will not exceed \$3,500.00.

We are submitting this proposal in duplicate. Please sign and return one copy as our authorization.

If you have any questions, please call us.

Sincerely,

GENERAL APPRAISAL COMPANY


Gene Stephenson
District Manager

GS:jmo

Enclosure

APPROVED:

By _____
(Title)

Date _____

SPECIAL INSTALLATIONS, FIXTURES AND EQUIPMENT ON PROPERTY LEE O RENT INC
2716 N Vancouver Ave Portland Oregon

RE 1	Gas line to shop underground 1 1/2 inch	179.00	
RE 2	Airline piped from compressor underground to shop and isle	550.00	
RE 3	Electric cable underground to isle.	125.00	
RE 4	Overhead door, special canopy for work area, large glass windows, alum. add steel counterbalance	1,795.00	
RE 5	Watermains to shop and center isle	150.00	
RE 6	Sewer to frame building	1,200.00	
RE 7	Gaslines house and shop walls	175.00	
• P 8	Forge furnace for heating iron, gas fired with 2 airturbines, electric motors, special nozzle	1,590.00	
✓ 9	Hydraulic floor hoist set in flush with floor, 3ton lift	1,362.00	✓
✓ 10	Storage room shelving off shop 5x7 12 shelves	65.00	✓
RE 11	Lading door for lumber 6 x 6 x 10	125.00	
RE 12	Storage cabinet, cleaning supplies 10 x 3 x 2 1/2 (built in)	35.00	
RE 13	Storage shelves and mag. rack 10 x 5 x 8 " "	165.00	
✓ 14	Cabinet forms and stationery 4x6x1 1/2 " "	229.00	✓
✓ 15	Storage cabinet and closet rest room	225.00	✓
— 16	Storage cabinet for paint in shop	195.00	
✓ 17	Lumber and wood storage rack 5 levels 5' x 20	265.00	✓
✓ 18	Storage shelving and bins along walls shop	750.00	✓
✓ 19	Steel storage racks, 5 levels	550.00	✓
RE 20	South wall overhead door. Glass and aluminium 8'x10'	275.00	
✓ 21	Work bench 2'x 8' shop	125.00	✓
✓ 22	Special heavy duty electric 220 Volt elec. wiring for fender machine and compressor	275.00	✓
✓ 23	Time clock switches 110 V for night light office	17.50	✓
✓ 24	Time Clock switches 220 V for electric heaters office	22.75	✓
✓ 25	Time clock switches 110 V for night light frame bldg	17.50	✓
✓ 26	Special wiring office 110 V and 220 V	250.00	✓
✓ 27	Intercom complete with wiring	75.00	✓
✓ 28	Alarm system	95.00	
— • 29	Hitch rack office wood	75.00	✓
— • 30	Service station type bell ringer w/20 ft hose	35.00	
RE 31	Flourescent light fixtures installed	296.00	
✓ 32	Neon U Rent Sign installed on office front	175.00	✓ 200.00
✓ 33	Electric canopy 2 1/2 x 13 ft for sign lighting	235.00	✓ 7.486.66
• 34	Gasoline pumps 2 175.00 (disconnected)	525.00	
• 35	Air compressor tank type	495.00	
• 36	First aid cabinet	10.50	
• 37	Towel dispensers 2 outside type	53.00	
• 38	Outdoor cash box	50.00	
• 39	Electric clock (12in)	17.95	
• 40	Fire extinguishers 2	15.00	
• 41	10 sheets cor. iron zinc coated to repair shop	115.50	
• 42	Shakes for frame bldg not installed	294.00	
• 43	Roofing for repairs of bldg roof 2 rolls #3195	7.90	
• 44	Alum Electric conduit 100ft at 10cts	10.00	
• 45	Sheet metal conduit pipe for inst. in walls	6.00	
RE 46	Sockets set in cement for large electric sign 4 in.	79.50	
• 47.00	Chimes 2 in office and rental office	26.00	

\$ 13,404.10

✓ appraisal by Kenneth W Fleming ASA
 for Portland Development Commission

• = personal property
 RE or ✓ = Real Property

LEE U RENT INC.

Inventory of rental equipment and trade fixtures

1 Hitches

Universal type # 1 and # 2

#1 12 @ 8.50 \$102.00
 #2 4 @ 8.50 34.00 \$ 136.00

Bolt on 6 @ 12.50 75.00

Double bar D 2 long and D2 short
 short 10 @ 12.50 125.00
 long 8 @ 22.50 180.00 305.00

Chain plate C 1 and C 2

Lee C1 11 @ 17.50 192.50
 Croft C1 2 @ 15.00 30.00
 Croft C2 5 @ 32.50 162.50 365.00

Hitch to tow trailers to trailer

Lee 3 @ 17.50 52.50

Pintle hook adapter ring

Lee 1 @ 19.50 19.50

Fulton Clamp on

Single 6 @ 7.50 45.00

Hitch parts for special late models '2x'2x'2

D 2 bars 102 @ 3.50 357.00

Special handles for extra long bolts

10 in. bolt handle 291 @ 2.75 800.25

D 2 upper jaws 252 @ 2.65 667.80

D 2 lower jaws 96 @ 2.25 216.00

Sp. threaded 5/8 bolts for sp handles 299 @ 1.25 373.75

Draw bars 3"x6"x1/4 -- 5/8 hole--2" slot 120 @ 1.25 150.00 \$ 3,582.80

2 Balls

Croft cast steel 55 @ 1.35 74.25

Lee cast brass 54 @ 2.00 108.00

Misc. sizes 13 @ 1.65 21.45 203.70

3 Tow equipment

tow bars automobile 3 @ 65.00 195.00

tow cables " 2 @ 7.50 15.00

tow chain " 1 @ 14.50 14.50

chain tightener 1 @ 9.95 9.95 234.45

4 Hoists and Jacks

3 ton chain hoist (come along) 1 @ 129.50

hydraulic jacks 2 @ 75.00

Portable hydraulic hoist 1 229.50 434.00

5 Dollies

Refrigerator 2 @ 54.00 108.00

hand truck 1 25.00 25.00

Tr. House dolly 1 25.00 25.00 158.00 \$ 1,030.15

total this page \$ 4,612.95

carried forward from page 1
\$ 4,612.95

6 Rental equipment for building and repair			
Welders burning and welding portable		365.00	
Hand power saws	2 @ 45.00	90.00	
Dewalt cutoff saw		239.50	
Band saw w/ stand		129.50	
sanders buffers #1	@129.50		
	#2 59.72	189.22	
concrete mixers	2 @ 149.00	298.00	
concrete wheel barrow	1	45.00	
Snakes Electrician	1	10.95	
sewer #1	@ 13.50		
sewer #2	@ 16.50		
sewer #3	@ 21.50	51.50	
Ladders			
exten.	50.50		
jacks	10.85		
2x12 planks 12ft	2.40		
	16ft 3.20		
	6ft 1.20		
step ladder	10.50	77.65	1,680.37
7 Garden rental tools			
lawn roller 1 1/2x 2 x2 1/2		10.00	
rototiller		229.50	
Lawn sweeper		67.50	
lawn mowers	2	55.00	
wheel barrow (garden)		29.00	
assorted garden tools		65.00	
hose reel		5.50	
sprayer for trees and shrubs		19.90	481.40
8 Miscellaneous			
G MC truck		500.00	
Hitch storage (portable)			
enclosed (for Serv. station)	225.00		
racks on casters	7@ 125.00	875.00	
Tr. loading racks	2@ 127.50	255.00	1,355.00
Washing machines	2 @ 15.00	30	30.00
			1,885.00
		total	\$ 8,659.72

OFFICE FURNITURE AND EQUIPMENT

Lee U-Rent-

Furniture	desks exec, front office	45.00	
	lee trailer office	89.00	
	Lee U Rent office	175.00	309.00
	Chairs		
	exec.	45.00	
	overstuffed	15.00	
	straight	10.00	
	davenport	25.00	
	arm chair	35.00	130.00
Typewriters	Remington electric w/stand	386.00	
	Underwood elec. longcar. w/st.	275.00	
	Portable Royal	87.00	748.00
Filing cabinets	addressing cards	47.00	
	storage	25.00	
	letters	37.50	
	steel comb. safe and filing	239.00	348.50
Adding Machine	electric Victor		165.00
Mimeograph	letter size	119.00	
	card (postcard)	15.95	134.95
Tape Recorder	RCA		159.00
Clipboards	holders for contracts 6 @ 1.50	9.00	
	holders orderblanks 8"x11" 4 @ 2.50	10.00	19.00
Pencil sharpeners	2 @ 4.99		9.98
Office Ventilating fan	(portable) elec. cooling		69.00
			<u>total office</u> \$2,092.43

STATIONERY AND OFFICE SUPPLIES

Our Design	letter heads and forms		
Contract books	carbon copy printed Lee U rent 1 gross	\$ 227.00	
"	" " " " Lee Trailer Co "	199.00	
"	" " " " U Rent 12 books @ 75¢	8.00	
One Way Dispatch	order blanks 3 color copies	60.00	494.00
Paper 8" x 11"	letter head Lee Trailer Co	25.00	
"	letter head Lee U Rent Inc	22.50	47.50
8" x 8" cards	price list for display 200 @ 15¢	30.00	
Business reply envelopes	2 M (postage pd)	45.00	
Envelopes 6 1/2 x 9 1/2	return mail envelopes	79.00	
2 gross sticky labels	for addressing (perforated)	25.00	
Shop order repair blanks	(printed cards)	129.00	308.00
			<u>total</u> 849.50

LEE U RENT INC.

Inventory of trailers for rent.

A Boat trailer square fr. bent to shape T Bar axle. to 18 ft boat					
<u>Code 3</u>	7	@ \$ 175.00			\$ 1,225.00
B Stock trailers.					
<u>Code H</u>	2 horse (single)	750.00			1,500.00
	1 cow	350.00			350.00
C All steel trailers 4 x 5 open					
<u>Code 5</u>	3	@ 175.00			525.00
D Angle iron steel frame 4 x 6 open Wood sides					
<u>Code 6</u>	10	@ 195.00			1,950.00
E Angle iron steel frame 4x7 standard width. Wood sides 5x7 wide axle. Wood sides					
<u>Code 7</u>	9 standard open	@ 225.00		2,025.00	
	12 wide open	@ 245.00		2,940.00	4,965.00
F Angle iron frame 4 x 8 standard width, open side contour 5 x 8 wide axle open high sides V 8x5 Alum. Van wide axle high sides WV 8x6 Alum. Van extra wide axle					
<u>Code 8</u>	30	4x8 standard	@ 245.00	7,350.00	
	9	5x8 wide	@ 265.00	2,385.00	
	V 4	5x8 Van	@ 550.00	2,200.00	
	1	6x8 Van	@ 600.00	600.00	12,535.00
G Angle iron frame 4x9 standard wood sides (high) 5x9 wide axle wood sides (high)					
<u>Code 9</u>	2	4x9	@ 265.00	530.00	
	4	5x9	@ 265.00	1,140.00	1,670.00
H Tandem 12 x 5 special axles, high side wood, open or flat 12 x 5 special axles Van. Aluminium Skin					
<u>Code 12</u>	8	12 x 5	@ 575.00	4,600.00	
	2	12x5 Van	@ 850.00	1,700.00	6,300.00
Total rental trailers					\$ 31,020.00

PROPERTY OF LEE TRAILER COMPANY
 AT 2716 N. VANCOUVER AVE. PORTLAND ORE.

A. PRODUCTION MACHINES AND POWER TOOLS

1. Sheet metal table shears with base stand and U Bolt bender	\$	369.92
2. Fender roll and press full crown trailer fenders with reversible electric motor. 2'x4'x3"		25,963.14
3. Hand brake 8 gauge ferl/2 x 3 iron bars for hitch parts		963.00
4. Wood cutoff swing saw and feeder table		239.00
5. Metal cutoff hacksaw and feed rack		295.00
6. Drill press		267.00
7. Trailer manufacturing jig with gauges (frames) 4x5 to 5x12		697.00
8. Brake sheet metal 6 ft		195.00
9. Brake sheet metal 8 ft		239.00
10. Acetylene generator		119.00
11. Air gauge and nozzle for inflating tires 2 @ 7195		15.90
12. Grease gun air operated		32.95
13. Tire patching electric		15.75

B. Production Equipment, Tool, Jigs, Forms Templates

14. Dolly trailer holding		75.00
15. Bolt cutter with extra jaws		39.95
16. Vices 2 @ 57.00		114.00
17. Wheel balancer 2 @ 16.00		32.00
18. Hand punch with dies 1/4 - 3/16		60.00
19. Anvil		37.00
20. Angle iron shears		79.00
21. Axle jig for T Bar axles 4 to 10 ft axles		265.00
22. Hitch handle jig		35.00
23. Bolt holder jig for 5/8 bolts		21.50
24. Bolt holder jig for 3/4 bolts		13.65
25. Bolt holder jig for 5/6 bolts		10.50
26. Precision hole placement jig # 1 hitch		119.00
27. Wide frame jig 54" x 8 "		135.00
28. Burning jigs Mark 1 (hitch)		79.00
29. Blank jig Mark 2		37.00
30. Welding jig Mark 3		34.50
31. Chain hold. clip welding jig		15.75
32. Metal movable bench complete with vice		67.00
33. Blow torches gasoline 2 @ 9.50		19.00
34. Air regulator		21.00
35. Paint Spray guns 4 @ 7.00		28.00
36. Portable air compressor		95.00
37. Heavy Duty hydraulic door closer		56.00
38. Cooling tank		79.00
39. Wood blocks and tackle 2 blocks lin. rope		15.95
40. Bumper jacks 4 @ 2.50		10.00
41. One ton jack		3.50
42. Tire remover		6.75
43. Spanner wrenches 4 @ 2.75		10.00
44. Drop cords heavy duty		45.00
45. Trouble lamp		7.50
46. Vacuum cleaner		37.50
47. Grease gun hand operated		10.95
48. Tire patching kit hand		5.40
49. Saw horse		3.00
50. Small tools tongs, vice clamps, C clamps dies oilcans mops brooms		95.00
51. Coal burning stove, burner track		40.00

C. Trailer Parts - For Manufacture and Repair

1. Springs	50 @ \$ 7.50 ea.	375.00
2. Spring shackle bolts	120 lbs	166.28
3. Shackle bearings		133.75
4. Alomite grease fittings zirks	1 case	78.00
5. Square bar heavy duty axle	2 @ 45.00	90.00
6. Axles T Bar	3 @ 32.50	97.50
7. Axle Trailer House (wide) complete w.hubs springs shackles		109/90
8. Axles Chev. complete with springs hubs	3 @ 25.00	75.00
9. Axle parts T Bar cut and drilled	7 @ 13.50	94.50
10. Axle spindles	7 @ 5.50	38.50
11. Axle and wheel bearings, roller and timkin		37.50
12. Hubs Chrysler	5 stud 2 @ 7.50	15.00
13. Hubs Chev.	6 stud 16 @ 7.50	120.00
14. Hub caps	50 @ 1.00	50.00
15. Wheels extra	30 some with tires / and without	450.00 ✓
16. Tongues reinforced	9 @ 22.50	202.50
17. Tongues standard	14 @ 17.00	238.00
18. Tongue stands	43 @ 1.75	75.25
19. License plate holders	90 @ 1.38	124.20
20. License plates holders special	60 @ 1.90	114.00
21. Reflectors new	46 @ 95¢	43.70
22. Tail light protectors (enclosures)	109 95¢	103.55
23. Hinges	6 pr @ 2.50	15.00
24. Tow Bar parts for 7 tow bars	@ 35.00	245.00
25. Wheel weights	150 @ 35¢	52.50
26. Lee Fender parts	15 pairs @ 14.50 pr	217.50 ✓
27. Lee Fender tandem	5 pairs @ 24.50	122.50 ✓
28. Wheel over fender box	1 pr	10.95 ✓
29. Hogue built fenders (tandem)	2 pr @ 67.50	135.00 ✓
30		

D. Materials - Nuts, bolts, screws, welding rods

1. Phillips screws 3/4 round 2gr. @ 2.44; 1 gross # 8 flat @ 2.16	6.98
2. Screws sheet alcon alum. # 8, # 10, boxes 30	83.65
3. Square Nuts 5/8 40 lbs at 7¢	28.00
4. Hex 1/2 in. standard thread for U Bolts 48 boxes 2.50 per box	120.00
5. Bolts 3/4 special threaded 8" long bolts 11 @ 1.50	16.50
6. Bolts 1/4 x 1 1/4 400 boxes at 5.00	20.00
7. Bolts 1/4 x 2 200 " at 5.00	10.00
8. Bolts 1/4 x 1 1/2 1300 " at 5.00	65.00
9. Nails 2 kegs 7" 100 lbs	25.00
10. Welding rods 3/16 1 Box	7.95
11. Calcium Carbide 1 keg	11.50

E. Materials Wood aluminium Steel

1. Lumber 1x8x18	50	90.00
2. Lumber 1x6x18	19	25.65
3. Exterior plywood	3/4 x 4 x8	8 sheets @ 10.50
	5/16x 4 x8	3 sheets @ 10.50
	1/4 boat panel 12 ft	35.00

E. Materials— Steel aluminium wood paint

1	T Bar Axle stock	176 lbs per bar	20 bars	1/2 x 3 1/2 x 3 1/2	@15¢	528.00	✓
2	Channel iron	164 lbs per bar	3 bars	4 x 2 x 1 7/8	@15¢	48.60	✓
3	Channel iron	33 lbs per bar	8 bars	1/2 x 2	@15¢	39.60	✓
4	Flat bar shackles stock	3/8 x 1 1/2	5 bars	26" 32 lbs ea	@15¢	24.00	✓
5	Flat Bar hitch stock	1/4 x 3 x 20	4 bars	60 lbs ea	240 @15¢	36.00	✓
6	Flat bar	1/4 x 2	3 bars	34 lbs ea	102 @15¢	15.30	✓
7	Flat bar	1/4 x 2 1/2	2 bars	34 lbs ea	68 @15¢	10.20	✓
8	Flat bar	1/8 x 1 various	50 lbs		@15¢	7.50	✓
9	Angle iron	1/4 x 2 x 2	2 bars	20ft 63.8 lbs ea	er bar @15¢	21.60	✓
			1 br	5 1/2ft total	144lbs @15¢	21.60	✓
10	Angle iron	2 x 2 1/2 x 2 1/2	95 bars	61.4 per bar	5833lb @15¢	874.95	✓
11	Angle iron	2 x 2 1/2 x 1/4	9 bars	72.4 per bar	652lb @15¢	97.80	✓
12	Flat bar hitch blanks	holes drilled	9	at 1.25 per		11.25	✓
13	Fender blanks	sheet metal	55	at \$ 2.10 ea		115.50	✓
14	Aluminium sheets	12 sheets	173 lbs	at 1.31 per lb		226.63	✓
15	Miscellaneous pieces, round stock	half round steel	odd sizes			93.60	✓
16	Paint base coat	1 gal	5.35	finish 2 gal	6.76	18.87	✓

Miscellaneous

Burning machine, Acetylene oxygen overing on track
to cut a straight line-slots cut in hitch parts
T bars from I beams 375.00

crow bar 6ft long 7.95
bar, wrecking 3.95 17.79
Nail puller 5.89

punch and grommet set for canvas (heavy duty) 13.95
line sockets for stringing lights 6.00

DORA LEE STUDIO

2716 N Vancouver Ave

Peg board for display framed portable for use in booths Rose festival et all	5 @ 21.95 (4'x8')		109.75
Set plastic widow display letters			35.00
Chairs Metal folding	8 @ 10.95	87.60	
Wooden	6 @ 9.95	59.70	147.30
Egels Adjustable sitting height	12 @ 20.00	240.00	
table	4 @ 10.00	40.00	
folding	2 @ 9.90	19.80	299.80
Silk screens Lee U Rent for tailgates	2 @ 44.00	88.00	
4 color set 10x12 Art	4 @ 7.25	29.00	
2 color set 10x14 Art	2 @ 7.25	14.50	
large frame (not silked)	2 @ 10.00	20.00	
large frame 15x19	1	7.25	158.75
Slik screen squeegees 24", 15" 8" 6"			20.50
Drafting instruments			
glass top drafting board with light for tracing		45.00	
pantograph		9.50	
drafting tools set		49.00	
drafting instruments set		15.00	118.50
Stencils used for Lee U Rent equipment			
Brass insignia 12 x12		125.00	
Brass 6" lettered LEE stencil		5.00	
Brass 6" U RENT stencil		5.50	
Brass 6" LEE U RENT stencil 2 @ 7.50		15.00	
Brass 4" Nos. rental stencil		5.00	
Brass 4" 2716 N Vancouver stencil		15.00	
Brass 4" U RENT stencil 2 @ 7.50		15.00	
Brass 2" Phone AT 7 1606 stencil		12.50	
Brass 2" Portland Ore. stencil		12.50	
Brass 2 interlocking letters		8.50	
Brass 2" interlocking numbers		5.50	
Brass 4" " " 3 sets		15.00	
Brass Stencil local rent. short— 24 hr ——— Sets		24.00	
Paper 10" VAN stencil		3.50	
6" VAN Stencil		3.50	
4" V (to use with no.)		2.50	
4" VW " "		3.50	
4" LEE TRAILER U RENT stencil		15.00	
4" ONWay 2 @ 7.00		14.00	
7" U RENT for van sides		10.00	
Aluminum 12" LEE for tailgates		15.00	331.00
Patterns Lee Bumper hitches (patented)			
foundry casting patern D 2		562.00	
foundry casting pattern D1		432.00	
foundry casting 1 7/8 brass balls		125.00	
foundry casting hub pattern		370.00	1,489.00
	total		\$ 2,709.60

LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Items of Real Property purchased by PDC

- 1 Gas line to shop underground 1 ½ inch
- 2 Airline piped from compressor underground to shop and isle
- 3 Electric cable underground to isle.
- 4 Overhead door, special canopy for work area, large glass windows, alum. add steel counterbalance.
- 5 Watermains to shop and center isle
- 6 Sewer to frame building
- 7 Gaslines house and shop walls
- 8 Hydraulic floor hoist set in flush with floor, 3 ton lift
- 9 Storage room shelving off shop 5 x 7 12 shelves
- 10 Loading door for lumber 6 x 6 x 10
- 11 Storage cabinet, cleaning supplies 10 x 3 x 2 ½ (built in)
- 12 Storage shelves and mag. rack 10 x 5 x 8 " "
- 13 Cabinet forms and stationery 4 x 6 x 1 ½ " "
- 14 Storage cabinet and closet rest room
- 15 Lumber and wood storage rack 5 levels 5' x 20
- 16 Storage shelving and bins along walls shop
- 17 Steel storage racks, 5 levels
- 18 South wall overhead door. Glass and aluminium 8' x 10'
- 19 Work bench 2' x 8' shop
- 20 Special heavy duty electric 220 volt elec. wiring for fender machine and compressor.
- 21 Time clock switches 110 v for night light office
- 22 Time clock switches 220 v for electric heaters office
- 23 Time clock switches 110 v for night light frame bldg.
- 24 Special wiring office 110 v and 220 v
- 25 Intercom complete with wiring
- 26 Alarm system
- 27 Florescent light fixtures installed
- 28 Neon U Rent sign installed on office front
- 29 Sockets set in cement for large electric sign 4'

LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Identification of Personal Property

- 1 Forge furnace for heating iron, gas fired with 2 airturbines, electric motors, special nozzle
- 2 Storage cabinet for paint in shop
- 3 Hitch rack office wood
- 4 Service station type bell ringer w/20 ft. hose
- 5 Electric canopy 2 $\frac{1}{2}$ x 13 ft for sign lighting
- 6 Gasoline pumps 2 (disconnected)
- 7 Air compressor tank type
- 8 First aid cabinet
- 9 Towel dispensers 2 outside type
- 10 Outdoor cash box
- 11 Electric clock 12 in.
- 12 Fire extinguishers 2
- 13 10 sheets cor. iron zinc coated to repair shop
- 14 Shakes for frame bldg not installed
- 15 Roofing for repairs of bldg roof 2 rolls
- 16 Alum Electric conduit 100 ft.
- 17 Sheet metal conduit pipe for inst. in walls
- 18 Chimes 2 in office and rental office

- 1 Hitches
Universal type # 1 and # 2
1 12
2 4
Bolt on...6
Double bar...D 2 long and D2 short
 short 10
 long 8
Chain plate C1 and C2
Lee C1...11
Croft C1...2
Croft C2...5
Hitch to tow trailers to trailer
Lee...3
Pintle hook adapter ring
Lee...1
Fulton Clamp on
Single...6
Hitch parts for special late models 2 x 2 x 2
D2 bars...102
Special handles for extra long bolts
10 in. bolt handle...291
D 2 upper jaws.....252
D 2 lower jaws..... 96
Sp. threaded 5/8 bolts for sp. handles...299
Draw bars 3' x 6' x $\frac{1}{4}$ --5/8 hole--2" slot...120
- 2 Balls
 Croft cast steel...55
 Lee cast brass.....54
 Misc. sizes13
- 3 Tow equipment
 tow bars automobile...3
 tow cables " ...2
 tow chain " ...1
 chain tightener ...1
- 4 Hoist and Jacks
 3 ton chain hoist (come along)
 3 ton hydrolic jacks
 portable hydrolic hoist
- 5 Dollies
 Refrigerator.....2
 hand truck.....1
 Tr. House dolly..1

- 6 Rental equipment for building and repair
 Welders burning and welding portable
 Hand power saws.....2
 Dewalt cut off saw
 Band saw w/ stand
 sanders buffers #1
 #2
 concrete mixers...2
 concrete wheel barrow...1
 snakes electrician.....1
 sewer #1
 sewer #2
 sewer #3
 Ladders
 exten.
 jacks
 2 x 12 planks...12 ft
 15 ft.
 6 ft.
 step ladder
- 7 Garden rental tools
 lawn roller 1 ½ x 2 x 2½
 rototiller
 lawnsweeper
 lawn mowers.....2
 wheel barrow (garden)
 hose reel
 assorted garden tools
 sprayer for trees and shrubs
- 8 Miscellaneous
 GMC truck
 hitch storage (portable)
 enclosed (for Serv. station)
 racks on casters.....7
 tr. loading racks....2
 washing machines.....2

Furniture

desks exec, front office
 Lee trailer office
 Lee U Rent office
 chairs
 exec.
 overstuffed
 straight
 davenport
 arm chair

Typewriters

Remington electric w/ stand
 Underwood elec. long carriage w/stand
 Portable Royal

Filing cabinets addressing cards

storage
 letters
 steel comb. safe and filing

Adding machine electric Victor

 Mimeograph letter size
 card (postcard)

Tepe Recorder RCA

Clipboards holders for contracts...6
 holders orderblanks 8" x 11"...4

Pencil sharpeners.....2

Office Ventilating fan (portable) elec. cooling

STATIONERY AND OFFICE SUPPLIES

Our design letter heads and forms

Contract books carbon copy printed Lee U Rent.....1 gross
 " " " " " Lee Trailer Co.1 gross
 " " " " " U Rent.....12 books
 One way Dispatch order blanks 3 color copies

Paper 8" x 11" letter head Lee Trailer Co.
 " " " Lee U Rent Inc.

8" x 8" cards price list for display.....200
 Business reply envelopes 2 M (postage paid)
 Envelopes 6 1/2 X 9 1/2 return mail envelopes
 2 gross sticky labels for addressing (perforated)
 Shop order repair blanks (printed cards)

- A Boat trailer square fr. bent to shape T Bar axle. to 18 ft. boat
Code 37
- B Stock trailers
Code H.....2 horse (single)
1 cow
- C All steel trailers 4 x 5 open
Code 5.....3
- D Angle iron steel frame 4 x 6 open Wood sides
Code 6.....10
- E Angle iron steel frame 4 x 7 standard width. wood sides
5 x 7 wide axle wood sides
Code 7.....9 standard open
12 wide open
- F Angle iron frame 4 x 8 standard width, open side contour
5 x 8 wide axle high sides
V8 x 5 alum. Van wide axle high sides
WV 8 x 6 alum. van extra side axle
Code 8.....30
9 4 x 8 standard
4 5 x 8 wide
1 5 x 8 van
6 x 8 van
- G Angle iron frame 4 x 9 standard wood sides (high)
5 x 9 wide axle wood sides (high)
Code 9.....2 4 x 9
4 5 x 9
- H Tandem 12 x 5 special axles, high side wood, open or flat
12 x 5 special axles van. Aluminium Skin
Code 12.....8 12 x 5
2 12 x 5 van

A. PRODUCTION MACHINES AND POWER TOOLS

1. Sheet metal table shears with base stand and U bolt bender
2. Fender roll and press full crown trailer fenders with reversible electric motor. 2' x 4' x 3'
3. Hand brake 8 gauge for $\frac{1}{2}$ x 3 iron bars for hitch parts
4. Wood cutoff swing saw and feeder table
5. Metal cutoff hacksaw and feed rack
6. Drill press
7. Trailer manufacturing jig with gauges (frames) 4 x 5 to 5 x 12
8. Brake sheet metal 6 ft.
9. Brake sheet metal 8 ft.
10. Acetylene generator
11. Air gauge and nozzle for inflating tires...2
12. Grease gun air operated
13. Tire patching electric

B. PRODUCTION EQUIPMENT, TOOL, JIGS, FORMS, TEMPLATES

14. Dolly trailer holding
15. Bolt cutter with extra jaws
16. Vices 2
17. Wheel balancer 2
18. Hand punch with dies $\frac{1}{4}$ - $\frac{3}{16}$
19. Anvil
20. Angle iron shears
21. Axle jig for T bar axles 4 to 10 ft. axles
22. Hitch handle jig
23. Bolt holder jig for $\frac{5}{8}$ bolts
24. Bolt holder jig for $\frac{3}{4}$ bolts
25. Bolt holder jig for $\frac{5}{6}$ bolts
26. Precision hole placement jig #1 hitch
27. Wide frame jig 54' x 8'
28. Burning jigs mark 1 (hitch)
29. Blank jig mark 2
30. Welding jig mark 3
31. Chain hold. clip welding jig
32. Metal movable bench complete with vice
33. Blow torches gasoline 2
34. Air regulator
35. Paint Spray guns.....4
36. Portable air compressor
37. Heavy duty hydrolic door closer
38. Cooling tank
39. WOOD BLOCKS AND TACKLE 2 BLOCKS LIN. ROPE
40. Bumper jacks 4
41. One ton jack
42. Tire remover
43. Spanner wrenches 4
44. Drop cords heavy duty
45. Trouble lamp
46. Vacuum cleaner
47. Grease gun hand operated
48. Tire patching kit hand
49. Saw horse
50. Small tools tongs, vice clamps, C clamps dies oilcans mops brooms
51. Coal burning stove, burner track

C. Trailer parts -- For Manufacture and Repair

1. Springs 50
2. Spring shackle bolts 120 lbs.
3. Shackle bearings
4. Alemite grease fittings zirks 1 case
5. Square bar heavy duty axle 2
6. Axles T Bar 3
7. Axle trailer house (wide) complete w hubs springs shackles
8. Axles Chev. complete with springs hubs 3
9. Axle parts T bar cut and drilled 7
10. Axle Spindles 7
11. Axle and wheel bearings, roller and timkin
12. Hubs Chrysler 5 stud
13. Hubs Chev. 6 stud
14. Hub caps 50
15. Wheels extra 30 some with tires/ and without
16. Tongues reinforced 9
17. Tongues standard 14
18. Tongue stands 43
19. License plate holders 90
20. License plates holders special 60
21. Reflectors new 46
22. Rail light protectors (enclosures) 109
23. Hinges 6 pair
24. Tow bar parts for 7 tow bars
25. Wheel weights 150
26. Lee Fender parts 15 pairs
27. Lee Fender tandem 5 pairs
28. Wheel over fender box 1 pair
29. Hogue built fenders (tandem) 2 pair

D. Materials - Nuts, bolts, screws welding rods

1. Phillips screws 3/4 round 2 gr.: 1 gross #8 flat
2. Screws sheet alcoa alum #8, #10, boxes 30
3. Square nuts 5/8 40 lbs.
4. Hex 1/2 in. standard thread for U bolts 48 boxes
5. Bolts 3/4 special threaded 8" long bolts 11
6. Bolts 1/4 x 1 1/4 400 boxes
7. Bolts 1/4 x 2 200 "
8. Bolts 1/4 x 1 1/2 1300 "
9. Nails 2 kegs 7" 100 lbx.
10. Welding rods 3.16 1 box
11. Calcium Carbide 1 keg

E. Materials - Wood - Aluminium - Steel

1. lumber 1 x 8 x 18 50
2. Lumber 1 x 6 x 18 19
3. Exterior plywood 3/4 x 4 x 8 8 sheets
5/15 x 4 x 8 3 sheets
1/4 boat panel 12 ft.

E. Materials--Steel Aluminium--Wood--Paint

- | | | | | |
|-----|------------------------|------------------|------------------|------------------------|
| 1. | T Bar axle stock | 176 lbs per bar | 20 bars | 12 x 3 1/2 x 3 1/2 |
| 2. | Channel iron | 164 lbs per bar | 3 bars | 4 x 2 x 1 7/8 |
| 3. | Channel iron | 33 lbx. per bar | 8 bars | 1/2 x 2 |
| 4. | Flat bar shackle stock | 3/8 x 1 1/2 | 5 bars | 26' 32 lbs ea. |
| 5. | Flat Bar hitch stock | 1/4 x 3 x 20 | 4 bars | 60 lbs ea 240 |
| 6. | Flat bar | 1/2 x 2 | 3 bars | 34 lbs. ea 102 |
| 7. | Flat bar | 1/4 x 2 1/2 | 2 bars | 34 lbs ea 68 |
| 8. | Flat bar | 1/8 x 1 various | 50 lbs. | |
| 9. | Angle iron | 1/4 x 2 x 2 | 2 bars 20 ft. | 63.8 lbs ea. bar |
| | | | 1 bar 5 1/2 ft. | total 144 lbs. |
| 10. | Angle iron | 2 x 2 1/2 x 3/16 | 95 bars | 61.4 per bar 5833 lbs. |
| 11. | Angle iron | 2 x 2 1/2 x 1/4 | 9 bars | 72.4 per bar 652 lbs. |
| 12. | Flat bar hitch blanks | holes drilled | 9 | |
| 13. | Fender blanks | sheet metal | 55 | |
| 14. | Aluminium sheets | 12 sheets | 173 lbs. | |
| 15. | Miscellaneous pieces, | round stock, | half round steel | odd sizes |
| 16. | Paint base coat | 1 gal. | finish | 2 gal. |

Miscellaneous

Burning machine, Acetylene oxygen overing on track to cut a straight line-slot cut in hitch parts T bars from I beams

Crow bar 6 ft. long
bar, wricking
nail puller

punch and gromlet set for canvas (heavy duty)
line sockets for stringing lights

Peg board for display framed portable for use in booths Rose Festival et all. 5

Set plastic window display letters

Chairs Metal folding 8
wooden 6

Easels Adjustable sitting height 12
tables 4
folding 2

Silk screen Lee U Rent for tail gates 2
4 color set 10 x 12 art 4
2 color set 10 x 14 art 2
large frame (not silked) 2
large frame 15 x 9 1

Silk screen squeegees
24", 15" 8" 6"

Drafting instruments

Glass top drafting board with light for tracing
pantograph
drafting tools set
drafting instruments set

Stencils used for Lee U Rent equipment

Brass insignia 12 x 12
Brass 6" lettered Lee stencil
Brass 6" U Rent stencil
Brass 6" Lee U Rent stencil 2
Brass 4" nos. rental stencil
Brass 4" 2716 N Vancouver stencil
Brass 4" U rent stencil 2
Brass 2" Portland, Ore. stencil
Brass 2 interlocking letters
Brass 2" interlocking numbers
Brass 4" " " 3 sets
Brass stencil local rent. short---
24 hr. 3 sets

Paper 10" VAN stencil
6" " "
4" V (to use with no.)
4" VW " "
4" OneWay 2
4" LEE TRAILER U RENT stencil
7" U RENT for van sides
Aluminum 12" LEE for tailgates

Petterns Lee Bumper hitches (patented)

Foundry casting patern D 2
" " " D 1
" " 1 7/8 brass balls
" " hub pattern

LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Items of Real Property purchased by PDC

- 1 Gas line to shop underground 1 $\frac{1}{2}$ inch
- 2 Airline piped from compressor underground to shop and isle
- 3 Electric cable underground to isle.
- 4 Overhead door, special canopy for work area, large glass windows, alum. add steel counterbalance.
- 5 Watermains to shop and center isle
- 6 Sewer to frame building
- 7 Gaslines house and shop walls
- 8 Hydraulic floor hoist set in flush with floor, 3 ton lift
- 9 Storage room shelving off shop 5 x 7 12 shelves
- 10 Loading door for lumber 6 x 6 x 10
- 11 Storage cabinet, cleaning supplies 10 x 3 x 2 $\frac{1}{2}$ (built in)
- 12 Storage shelves and mag. rack 10 x 5 x 8 " "
- 13 Cabinet forms and stationery 4 x 6 x 1 $\frac{1}{2}$ " "
- 14 Storage cabinet and closet rest room
- 15 Lumber and wood storage rack 5 levels 5' x 20
- 16 Storage shelving and bins along walls shop
- 17 Steel storage racks, 5 levels
- 18 South wall overhead door. Glass and aluminium 8' x 10'
- 19 Work bench 2' x 8' shop
- 20 Special heavy duty electric 220 volt elec. wiring for fender machine and compressor.
- 21 Time clock switches 110 v for night light office
- 22 Time clock switches 220 v for electric heaters office
- 23 Time clock switches 110 v for night light frame bldg.
- 24 Special wiring office 110 v and 220 v
- 25 Intercom complete with wiring
- 26 Alarm system
- 27 Florescent light fixtures installed
- 28 Neon U Rent sign installed on office front
- 29 Sockets set in cement for large electric sign 4'

LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Identification of Personal Property

- 1 Forge furnace for heating iron, gas fired with 2 airturbines,
electric motors, special nozzle
- 2 Storage cabinet for paint in shop
- 3 Hitch rack office wood
- 4 Service station type bell ringer w/20 ft. hose
- 5 Electric canopy 2 $\frac{1}{2}$ x 13 ft for sign lighting
- 6 Gasoline pumps 2 (disconnected)
- 7 Air compressor tank type
- 8 First aid cabinet
- 9 Towel dispensers 2 outside type
- 10 Outdoor cash box
- 11 Electric clock 12 in.
- 12 Fire extinguishers 2
- 13 10 sheets cor. iron zinc coated to repair shop
- 14 Shakes for frame bldg not installed
- 15 Roofing for repairs of bldg roof 2 rolls
- 16 Alum Electric conduit 100 ft.
- 17 Sheet metal conduit pipe for inst. in walls
- 18 Chimes 2 in office and rental office

- 1 Hitches
 Universal type # 1 and # 2
 # 1 12
 # 2 4
Bolt on...6
Double bar...D 2 long and D2 short
 short 10
 long 8
Chain plate C1 and C2
 Lee C1...11
 Croft C1...2
 Croft C2...5
Hitch to tow trailers to trailer
 Lee...3
Pintle hook adapter ring
 Lee...1
Fulton Clamp on
Single...6
Hitch parts for special late models 2 x 2 x 2
D2 bars...102
Special handles for extra long bolts
 10 in. bolt handle...291
 D 2 upper jaws.....252
 D 2 lower jaws..... 96
 Sp. threaded 5/8 bolts for sp. handles...299
 Draw bars 3' x 6' x $\frac{1}{4}$ --5/8 hole--2" slot...120
- 2 Balls
 Croft cast steel...55
 Lee cast brass.....54
 Misc. sizes13
- 3 Tow equipment
 tow bars automobile...3
 tow cables " ...2
 tow chain " ...1
 chain tightener ...1
- 4 Hoist and Jacks
 3 ton chain hoist (come along)
 3 ton hydrolic jacks
 portable hydrolic hoist
- 5 Dollies
 Refrigerator.....2
 hand truck.....1
 Tr. House dolly..1

- 6 Rental equipment for building and repair
 Welders burning and welding portable
 Hand power saws.....2
 Dewalt cut off saw
 Band saw w/ stand
 sanders buffers #1
 #2
 concrete mixers...2
 concrete wheel barrow...1
 snakes electrician.....1
 sewer #1
 sewer #2
 sewer #3
 Ladders
 exten.
 jacks
 2 x 12 planks...12 ft
 15 ft.
 6 ft.
 step ladder
- 7 Garden rental tools
 lawn roller 1 ½ x 2 x 2½
 rototiller
 lawnsweeper
 lawn mowers.....2
 wheel barrow (garden)
 hose reel
 assorted garden tools
 sprayer for trees and shrubs
- 8 Miscellaneous
 GMC truck
 hitch storage (portable)
 enclosed (for Serv. station)
 racks on casters.....7
 tr. loading racks....2
 washing machines.....2

Furniture

desks exec, front office
 Lee trailer office
 Lee U Rent office
 chairs
 exec.
 overstuffed
 straight
 davenport
 arm chair

Typewriters

Remington electric w/ stand
 Underwood elec. long carriage w/stand
 Portable Royal

Filing cabinets addressing cards

storage
 letters
 steel comb. safe and filing

Adding machine electric Victor

Mimeograph letter size
 card (postcard)

Tepe Recorder RCA

Clipboards holders for contracts...6
 holders orderblanks 8" x 11"...4

Pencil sharpeners.....2

Office Ventilating fan (portable) elec. cooling

STATIONERY AND OFFICE SUPPLIES

Our design letter heads and forms

Contract books carbon copy printed Lee U Rent.....1 gross
 " " " " " Lee Trailer Co.1 gross
 " " " " " U Rent.....12 books
 One way Dispatch order blanks 3 color copies

Paper 8" x 11" letter head Lee Trailer Co.
 " " " Lee U Rent Inc.

8" x 8" cards price list for display.....200
 Business reply envelopes 2 M (postage paid)
 Envelopes 6 1/2 X 9 1/2 return mail envelopes
 2 gross sticky labels for addressing (perforated)
 Shop order repair blanks (printed cards)

- A Boat trailer square fr. bent to shape T Bar axle. to 18 ft. boat
Code 37
- B Stock trailers
Code H.....2 horse (single)
1 cow
- C All steel trailers 4 x 5 open
Code 5.....3
- D Angle iron steel frame 4 x 6 open Wood sides
Code 6.....10
- E Angle iron steel frame 4 x 7 standard width. wood sides
5 x 7 wide axle wood sides
Code 7.....9 standard open
12 wide open
- F Angle iron frame 4 x 8 standard width, open side contour
5 x 8 wide axle high sides
V8 x 5 alum. Van wide axle high sides
WV 8 x 6 alum. van extra side axle
Code 8.....30 4 x 8 standard
9 5 x 8 wide
4 5 x 8 van
1 6 x 8 van
- G Angle iron frame 4 x 9 standard wood sides (high)
5 x 9 wide axle wood sides (high)
Code 9.....2 4 x 9
4 5 x 9
- H Tandem 12 x 5 special axles, high side wood, open or flat
12 x 5 special axles van. Aluminium Skin
Code 12.....8 12 x 5
2 12 x 5 van

A. PRODUCTION MACHINES AND POWER TOOLS

1. Sheet metal table shears with base stand and U bolt bender
2. Fender roll and press full crown trailer fenders with reversible electric motor. 2' x 4' x 3'
3. Hand brake 8 gauge for $\frac{1}{2}$ x 3 iron bars for hitch parts
4. Wood cutoff swing saw and feeder table
5. Metal cutoff hacksaw and feed rack
6. Drill press
7. Trailer manufacturing jig with gauges (frames) 4 x 5 to 5 x 12
8. Brake sheet metal 6 ft.
9. Brake sheet metal 8 ft.
10. Acetylene generator
11. Air gauge and nozzle for inflating tires...2
12. Grease gun air operated
13. Tire patching electric

B. PRODUCTION EQUIPMENT, TOOL, JIGS, FORMS, TEMPLATES

14. Dolly trailer holding
15. Bolt cutter with extra jaws
16. Vices 2
17. Wheel balancer 2
18. Hand punch with dies $\frac{1}{4}$ - 3/16
19. Anvil
20. Angle iron shears
21. Axle jig for T bar axles 4 to 10 ft. axles
22. Hitch handle jig
23. Bolt holder jig for 5/8 bolts
24. Bolt holder jig for 3/4 bolts
25. Bolt holder jig for 5/6 bolts
26. Precision hole placement jig #1 hitch
27. Wide frame jig 54' x 8'
28. Burning jigs mark 1 (hitch)
29. Blank jig mark 2
30. Welding jig mark 3
31. Chain hold. clip welding jig
32. Metal movable bench complete with vice
33. Blow torches gasoline 2
34. Air regulator
35. Paint Spray guns.....4
36. Portable air compressor
37. Heavy duty hydrolic door closer
38. Cooling tank
39. WOOD BLOCKS AND TACKLE 2 BLOCKS LIN. ROPE
40. Bumper jacks 4
41. One ton jack
42. Tire remover
43. Spanner wrenches 4
44. Drop cords heavy duty
45. Trouble lamp
46. Vacuum cleaner
47. Grease gun hand operated
48. Tire patching kit hand
49. Saw horse
50. Small tools tongs, vice clamps, C clamps dies oilcans mops brooms
51. Coal burning stove, burner track

C. Trailer parts -- For Manufacture and Repair

1. Springs 50
2. Spring shackle bolts 120 lbs.
3. Shackle bearings
4. Alemite grease fittings zirks 1 case
5. Square bar heavy duty axle 2
6. Axles T Bar 3
7. Axle trailer house (wide) complete w hubs springs shackles
8. Axles Chev. complete with springs hubs 3
9. Axle parts T bar cut and drilled 7
10. Axle Spindles 7
11. Axle and wheel bearings, roiler and timkin
12. Hubs Chrysler 5 stuc
13. Hubs Chev. 6 stud
14. Hub caps 50
15. Wheels extra 30 some with tires/ and without
16. Tongues reinforced 9
17. Tongues standard 14
18. Tongue stands 43
19. License plate holders 90
20. License plates holders special 60
21. Reflectors new 46
22. Rail light protectors (enclosures) 109
23. Hinges 6 pair
24. Tow bar parts for 7 tow bars
25. Wheel weights 150
26. Lee Fender parts 15 pairs
27. Lee Fender tandem 5 pairs
28. Wheel over fender box 1 pair
29. Hogue built fenders (tandem) 2 pair

D. Materials - Nuts, bolts, screws welding rods

1. Phillips screws 3/4 round 2 gr.: 1 gross #8 flat
2. Screws sheet alcoa alum #8, #10, boxes 30
3. Square nuts 5/8 40 lbs.
4. Hex 1/2 in. standard thread for U bolts 48 boxes
5. Bolts 3/4 special threaded 8' long bolts 11
6. Bolts 1/4 x 1 1/4 400 boxes
7. Bolts 1/4 x 2 200 "
8. Bolts 1/4 x 1 1/2 1300 "
9. Nails 2 kegs 7' 100 lbx.
10. Welding rods 3.16 1 box
11. Calcium Carbide 1 keg

E. Materials - Wood - Aluminium - Steel

1. lumber 1 x 8 x 18 50
2. Lumber 1 x 6 x 18 19
3. Exterior plywood 3/4 x 4 x 8 8 sheets
5/15 x 4 x 8 3 sheets
1/4 boat panel 12 ft.

E. Materials--Steel Aluminium--Wood--Paint

- | | | | | |
|-----|------------------------|-------------------------------|-----------------|------------------------|
| 1. | T Bar axle stock | 176 lbs per bar | 20 bars | 12 x 3 1/2 x 3 1/2 |
| 2. | Channel iron | 164 lbs per bar | 3 bars | 4 x 2 x 1 7/8 |
| 3. | Channel iron | 33 lbx. per bar | 8 bars | 1/2 x 2 |
| 4. | Flat bar shackle stock | 3/8 x 1 1/2 | 5 bars | 26' 32 lbs ea. |
| 5. | Flat Bar hitch stock | 1/4 x 3 x 20 | 4 bars | 60 lbs ea 240 |
| 6. | Flat bar | 1/2 x 2 | 3 bars | 34 lbs. ea 102 |
| 7. | Flat bar | 1/4 x 2 1/2 | 2 bars | 34 lbs ea 68 |
| 8. | Flat bar | 1/8 x 1 various | | 50 lbs. |
| 9. | Angle iron | 1/4 x 2 x 2 | 2 bars 20 ft. | 63.8 lbs ea. bar |
| | | | 1 bar 5 1/2 ft. | total 144 lbs. |
| 10. | Angle iron | 2 x 2 1/2 x 3/16 | 95 bars | 61.4 per bar 5833 lbs. |
| 11. | Angle iron | 2 x 2 1/2 x 1/4 | 9 bars | 72.4 per bar 652 lbs. |
| 12. | Flat bar hitch blanks | holes drilled | 9 | |
| 13. | Fender blanks | sheet metal | 55 | |
| 14. | Aluminium sheets | 12 sheets | | 173 lbs. |
| 15. | Miscellaneous pieces, | round stock, half round steel | | odd sizes |
| 16. | Paint | base coat | 1 gal. | finish 2 gal. |

Miscellaneous

Burning machine, Acetylene oxygen overing on track to cut a straight line-slot cut in hitch parts T bars from I beams

Crow bar 6 ft. long
bar, wricking
nail puller

punch and gromlet set for canvas (heavy duty)
line sockets for stringing lights

Peg board for display framed portable for use in booths Rose Festival et all. 5

Set plastic window display letters

Chairs Metal folding 8
wooden 6

Easels Adjustable sitting height 12
tables 4
folding 2

Silk screen Lee U Rent for tail gates 2
4 color set 10 x 12 art 4
2 color set 10 x 14 art 2
large frame (not silked) 2
large frame 15 x 9 1

Silk screen squeegees
24", 15" 8" 6"

Drafting instruments

Glass top drafting board with light for tracing
pantograph
drafting tools set
drafting instruments set

Stencils used for Lee U Rent equipment

Brass insignia 12 x 12
Brass 6" lettered Lee stencil
Brass 6" U Rent stencil
Brass 6" Lee U Rent stencil 2
Brass 4" nos. rental stencil
Brass 4" 2716 N Vancouver stencil
Brass 4" U rent stencil 2
Brass 2" Portland, Ore. stencil
Brass 2" interlocking letters
Brass 2" interlocking numbers
Brass 4" " " 3 sets
Brass stencil local rent. short---
24 hr. 3 sets

Paper 10" VAN stencil
6" " "
4" V (to use with no.)
4" VW " "
4" OneWay 2
4" LEE TRAILER U RENT stencil
7" U RENT for van sides
Aluminum 12" LEE for tailgates

Petterns Lee Bumper hitches (patented)

Foundry casting patern D 2
" " " D 1
" " 1 7/8 brass balls
" " hub pattern

RP 2

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

February 9, 1973

Mr. Stan Jones
Portland Development Commission
Emanuel Hospital Site Office
235 N. Monroe Street
Portland, Oregon

Dear Stan:

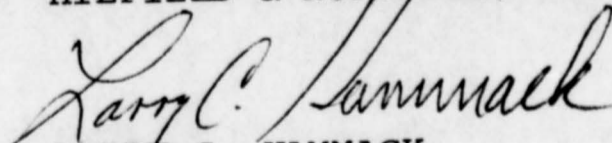
Enclosed you will find a copy of the deposition I have taken of Dora Lee concerning the Lee U-Rent, Inc., property. I had requested that Mrs. Lee have the books and records of Lee U-Rent; Lee Trailer Co., and Dora Lee Art Studio present at the time of the deposition. Most of the answers or figures that were given at the time of the deposition were taken from the actual books and records that were kept.

You will note in reading the deposition that Mrs. Lee specifically states that Dora Lee Art Studio is not a separate business and has not been run as such. In further comment, Mrs. Lee states that Lee Trailer Co., which formerly was in the business of repairing and manufacturing trailers, has not been in operation for some period of time. Also, you will note that Lee U-Rent gross receipts for the rental of trailers is very insignificant, and for the last four or five years averages only about \$1,000 per year in gross receipts.

If I can be of further assistance to you in this matter please feel free to write or call at your convenience.

Very truly yours,

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


LARRY C. HAMMACK

LCH:hm
Enclosure

May 21, 1973

William J. Daw
Attorney at Law
311 N. E. Killingsworth
Portland, Oregon 97211

Re: Lee U-Rent

Dear Mr. Daw:

Enclosed you will find a statement explaining the provisions of the Relocation Act of 1970 as it relates to businesses. Please note that a notice from HUD has been included outlining a recent change in the eligibility requirements for an in-lieu payment.

Please call if you have any questions.

Very truly yours,

W. Jeffrey Jones
Relocation Supervisor

WJL
Encs.

September 27, 1973

General Appraisal Company
P.O. Box 12408
Portland, Oregon 97212

Attention: Gene Stevenson

Gentlemen:

The Portland Development Commission is presently displacing Lee U-Rent Inc. at 2716 N. Vancouver Avenue in accordance with the Emanuel Hospital Urban Renewal Project Plan. Your company has been jointly selected by the Portland Development Commission and Lee U-Rent Inc. to provide an appraisal of the personal property listed on the attached inventory in order to document the benefits to which this company is entitled under the provisions of the Federal Uniform Relocation Act of 1970.

The relocation handbook provides the following information regarding this appraisal:

"...the fair market value of the property for continued use at its location prior to the displacement shall be ascertained by an appraisal either secured by the claimant and concurred in by the State agency, or secured by the State agency and concurred in by the claimant." Regulations 1971.1, Chapter 1 Appendix 1, 42.70 cl p.7.

Please review the attached inventory and provide us with an estimate of your cost for supplying the appraisal.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosurers

cc: William Daw
Attorney at Law

October 4, 1973

Continental Plants Corp.
911 Commonwealth Bldg.
Portland, Oregon 97204

Attention: Mel Peters

Gentlemen:

The Portland Development Commission is presently displacing Lee U-Rent, Inc. at 2716 N. Vancouver Avenue in accordance with the Emanuel Hospital Urban Renewal Project. An appraisal of the personal property as listed on the attached inventory is needed in order to document the benefits to which Lee U-Rent, Inc. is entitled under the provisions of the Federal Uniform Relocation Act of 1970 (P.L. 91-646).

The relocation handbook provides the following information regarding this appraisal:

"... the fair market value of the property for continued use at its location prior to the displacement shall be ascertained by an appraisal either secured by the claimant and concurred in by the State agency, or secured by the State agency and concurred in by the claimant." Regulations 1371.1, Chapter 1, Appendix 1, 42.70 cl p.7.

Please review the attached inventory and provide us with an estimate of your cost for supplying the appraisal.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosures

September 25, 1973

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

Gentlemen:

Please deduct any rent owed by me to the Portland Development Commission for occupancy of 2716 N. Vancouver from monies due me on relocation.

Howard R. Lee, Lee U-Rent

SPECIAL INSTALLATIONS, FIXTURES AND EQUIPMENT ON PROPERTY LEE U BENT INC
 2716 N Vancouver Ave Portland Oregon

1	Gas line to shop underground 1 1/2 inch	179.00	RE
2	Airline piped from compressor underground to shop and isle	550.00	RE
3	Electric cable underground to isle.	125.00	RE
4	Overhead door, special canopy for work area, large glass windows, slum. add steel counterbalance	1,795.00	RE
5	Watermains to shop and center isle	150.00	RE
6	Sewer to frame building	1,200.00	RE
7	Gaslines house and shop walls	175.00	RE
8	Forge furnace for heating iron, gas fired with 2 airturbines, electric motors, special nozzle	1,590.00	P
9	Hydraulic floor hoist set in flush with floor, 3ton lift	1,368.00	P 2
10.	Storage room shelving off shop 5x7 12 shelves	65.00	P
11	Lading door for lumber 6 x 6 x 10	125.00	RE
12	Storage cabinet, cleaning supplies 10 x 3 x 2 1/2 (built in)	35.00	P
13	Storage shelves and mag. rack 10 x 5 x 8 "	165.00	RE
14	Cabinet forms and stationery 4x6x1 1/2 " "	229.00	RE
15	Storage cabinet and closet rest room	225.00	RE
16	Storage cabinet for paint in shop	195.00	P
17	Lumber and wood storage rack 3 levels 5' x 20	245.00	RE
18	Storage shelving and bins along walls shop	750.00	RE ?
19	Steel storage racks, 5 levels	550.00	RE ?
20	South wall overhead door, Glass and aluminum 8'x10'	275.00	RE
21	Work bench 2'x 8' shop	125.00	RE
22	Special heavy duty electric 220 Volt elec. wiring for fender machine and compressor	275.00	P
23	Time clock switches 110 V for night light office	17.50	P
24	Time Clock switches 220 V for electric heaters office	32.75	P
25	Time clock switches 110 V for night light from bldg	17.50	P
26	Special wiring office 110 V and 220 V	250.00	RE
27	Intercom complete with wiring	75.00	P
28	Alarm system	95.00	P
29	Hitch rack office wood	75.00	P
30.	Service station type bell rings w/20 ft hose	35.00	P
31	Fluorescent light fixtures installed	295.00	RE
32	Neon U Rest Sign installed on office front	175.00	P Not here
33	Electric canopy 2 1/2 x 13 ft for sign lighting	235.00	Not here
34	Gasoline pumps 2 175.00 (disconnected)	525.00	P
35	Air compressor tank type	495.00	P
36	First aid cabinet	10.00	P
37	Towel dispensers 2 outside type	23.00	P
38	Outdoor cash box	50.00	P
39	Electric clock (12in)	17.95	P
40	Fare extinguishers 2	15.00	P
41	16 sheets cor. iron pipe coated to repair shop	125.50	P Not here
42	Shakes for frame bldg not installed	294.00	
43	Roofing for repairs of bldg roof 2 walls 65195	7.90	Not here
44	Alum Electric conduit 100ft at 10cts	10.00	Not here
45	Sheet metal conduit pipe for inst. in walls	6.00	Not here
46	Sockets set in cement for large electric sign 4 in.	79.50	P
47.	Chimes 2 in office and rental office	25.00	P

\$ 12,001.10

U 1 Improvements that go with the property.

1.	Gas line to shop, Underground 1½ inch	179.00
2.	Airlines Pipes to shop and center isle	550.00
3.	Electric Cable, underground	125.00
4.	Overhead door, Special canopy for work area, large glass windows, aluminum and steel counterbalance	1795.00
5.	Water mains to shop and center isle	150.00
6.	Sewer to frame building	1200.00
7.	Gas lines house and walls of shop.	175.00
8.	Forge furnace for heating iron. Gas Fired with 2 Airturbans, electric motors. Special nozzle	1590.00
9.	Hoist, Hydraulic, air operated. Set flush with floor. Lifts three tons or more.	1362.00
10.	Storage room shelving. Off shop. 5x7. 12 shelves	65.00
11.	Loading doors for wood, 6x 6' 10.	125.00
12.	Storage Cabinet, Cleaning supplies 10"x 3'x 2½"	350.00
13.	Magazine, and storage shelves 10'x8x5!	165.00
14.	Built in cabinet. Forms and stationary storage 4'x 8 x 1½' deep.	229.00
15.	Storage cabinet and closet, Rest room	225.00
16.	Paint storage cabinet, shop	195.00
17.	Lumber and wood storage rack, 5'x20' 3 levels	265.00
18.	Storage shelving and bins, shop.	750.00
19.	Steel storage racks, 5 levels	550.00
20.	South overhead door. glass, aluminum, 8'x10	275.00
21.	Work bench 2'x8 Shop	125.00
22.	Special heavy duty 220 Volt electric wiring for fender plant, air compressor	275.00
23.	Time clock switches. 110 Volt for night lights, office.	17.50
24.	Time clock switches. 220 for electric heaters office	22.75
25.	Time clock switches for night light frame building	17.50
26.	Special wiring office. 110-220	250.00
27.	Intercom. complete with wiring	75.00
28.	Alarm system	95.00
29.	Hitch rack office, wood	75.00
30.	Service station type bell ringer w/ 20' hose	35.00
31.	Florescent lights and fixtures installed	296.00
32.	Neon U.Rent Sign	175.00

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

May 16, 1972

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

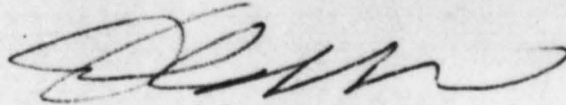
Re: Portland Development Commission v.
Lee U Rent, Inc., Parcel RS 3-8

Dear Stan:

I am in negotiations now with the Lee U Rent, Inc. I believe that we have avoided contact because of possible settlement and Mr. Lee has obtained an attorney. He has sent us a list of supposed improvements that go with the property and I am enclosing a copy with you. I would appreciate it if you would go through the property and examine these items and sort of basically determine which items are obvious personal property and which items are obviously part of the real property. Also, Mr. Lee has made reference to apparently three tenants on the property: Lee U Rent, Inc., Lee Trailer Co., and Dora Lee Art Studio. Would you make some inquiry of him casually regarding such tenants to see if we have relocation problems with them. Please let me know on this. Thank you.

Sincerely,

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



Donald R. Stark

DRS/bb
Enclosure

Lee U Rent Inc - owns real property only
leases to Lee Trailer Co
No foreseeable Business claim
Lee Trailer Co - business which owns equipment & inventory
Dora Lee Art Studio - Mrs. Lee's wife.

August 24, 1973

Mr. William Daw
Attorney at Law
311 N. E. Killingsworth
Portland, Oregon 97211

Subject: Lee U-Rent, Inc., 2716 N. Vancouver

Dear Mr. Daw:

Enclosed is a copy of a notice given to your client Lee U-Rent, Inc. which requires surrender of the premises at 2716 N. Vancouver not later than August 15, 1973. In order for Lee U-Rent, Inc. to be allowed to remain in occupancy it will be necessary that the following steps be taken immediately:

1. File a written request with this office for extension of the time limit stated in the notice.
2. Return a signed copy of the lease agreement previously presented to you and your client.
3. Full payment of the rent now due.
4. A description of Lee U-Rent, Inc. relocation plans, including a time schedule and specific steps which will be taken to vacate the property at the earliest possible date.

Lee U-Rent, Inc. is eligible for relocation benefits under the Uniform Relocation Act of 1970 as described in the Business Informational Statement mailed to you on May 21, 1973. Please contact this office for assistance in properly documenting a claim for these benefits.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:b
Enclosure

cc: Mr. Howard Lee

Stan Jones Emanuel

U-RENT INC.

PORTLAND • SEATTLE • LOS ANGELES • SPOKANE • OAKLAND



HOME OFFICE
2716 N. Vancouver Avenue
Portland 12, Oregon

EX. DIR.	<input checked="" type="checkbox"/>
A. DIR.	<input checked="" type="checkbox"/>
D. OPER.	<input type="checkbox"/>
SP. AGENT	<input type="checkbox"/>
	<i>HH</i>
	<i>BW</i>

RECEIVED June 6 1971

JUN 8 1971

PORTLAND DEVELOPEMENT COMMISSION

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

Dear Sirs:

We are in receipt of your option offer for our property at 2716 N Vancouver Ave now in the Emanuel Hospital Project.

It is quite aparent that your offer together with moving expenses, direct loss of property and small business displacement payments is a fraction of whattit will cost us to set up on a new suitable location with equal facilities.

As Mayor Terry Schrunk has pledged that no one will suffer a loss as a result of the Emanuel Hospital Project, it is quite apparent that there must be considerable meaningful negotiations before an option can be signed.

As Mayor Terry Schrunk has pledged that no one will suffer a loss in the Emanuel Hospital Project, it is quite apparent that there must be considerable meaningful negotiations before an option can be signed. There must be a definite comittment detailing relocation compensation as a part of the option.

Those assisting us, realitors and E Stanley Jones of the Emanuel Hosptital Project office as well as ourselves are handicapped by not having a summary of appraisals upon which to find a suitable location to which to move.

Summarys as required by 42 U.S.C. 335 Public Law 91 646 would enable us to determine the estimated value of the land, paving, driveways, improvements and zone and other factors. Estimate of the value of each of the three buildings based upon use and what value was placed upon fixtures and other equiptment attached to the property and not moveable, will give us a methodof determining fair market value as a minimum for purchase.

We will expect a summary of the appraisals withing the next three days for study and as a basis for relocation and for further negotiations.

Howard R. Lee
Secretary Treasurer

Howard R Lee

cc. William J Daw Attorney

Other concerened Parties.

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

RECEIVED

FEB 13 1973

PORTLAND DEVELOPMENT COMMISSION

February 9, 1973

Mr. Stan Jones
Portland Development Commission
Emanuel Hospital Site Office
235 N. Monroe Street
Portland, Oregon

EX. DIR.	
DEP. DIR.	
D. OPER.	<i>2-13</i>
D. ADM.	
D. COM. S.	
D. PLAN.	
SP. ASST.	<i>bcw copy</i>
Master File Copy	<input checked="" type="checkbox"/>

Dear Stan:

Enclosed you will find a copy of the deposition I have taken of Dora Lee concerning the Lee U-Rent, Inc., property. I had requested that Mrs. Lee have the books and records of Lee U-Rent; Lee Trailer Co., and Dora Lee Art Studio present at the time of the deposition. Most of the answers or figures that were given at the time of the deposition were taken from the actual books and records that were kept.

You will note in reading the deposition that Mrs. Lee specifically states that Dora Lee Art Studio is not a separate business and has not been run as such. In further comment, Mrs. Lee states that Lee Trailer Co., which formerly was in the business of repairing and manufacturing trailers, has not been in operation for some period of time. Also, you will note that Lee U-Rent gross receipts for the rental of trailers is very insignificant, and for the last four or five years averages only about \$1,000 per year in gross receipts.

If I can be of further assistance to you in this matter please feel free to write or call at your convenience.

Very truly yours,

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

LARRY C. HAMMACK

LCH: hm
Enclosure

Kenneth W. Fleming, ASA

Appraiser



Phone (503) 281-9708 / ²⁴⁰⁵ ~~1532~~ N. E. ^{25th} ~~21st~~ Ave., Portland, Oregon ⁹⁷²¹³ ~~97232~~

APPRAISAL OF FIXTURES & EQUIPMENT

Lee's U-Rent, Inc.
Parcel # RS-3-8
Emanuel Hospital Urban Renewal Project
2716 N. Vancouver Ave
Portland, Or.

Legal Description: Lots 5&6, Block 3, Railroad Shops Addition, in the City of Portland, County of Multnomah and the State of Oregon.

This Appraisal is made for the Portland Development Commission and will reflect my opinion of In-Place Market Value, Including Installation.

The Depreciation used in this Appraisal will be Physical & Obsolescence, as some of the items, are very old.

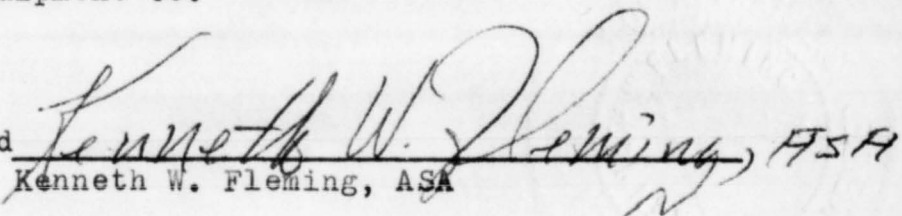
Condition of this equipment has been determined by my observation, and from conversation with the Owner of the business, Howard R. Lee. The condition of this equipment in this Appraisal will be shown on each item by the following symbols : (VG) Very Good, (G) Good, (F) Fair, (P) Poor & (X) Scrap

I have no present or contemplated future interest in the subject property, or any other interest which might tend to prevent me from making a fair and unbiased Appraisal.

The Items to be Appraised are in the attached list.

The Companies contacted be me to verify my valuations are: Dwyer Lumber, J&J Construction, Dimitre Electric Co. , Pacific Steel Warehouse, North Portland Lumber, Evergreen General Contractors Inc., Petroleum Equipment Co., Star Metal Fabricators, American Sign & Neon, Portland Screw Co., Casey Tractor & Equipment Co., Mascot Equipment Co.

Signed


Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
American Society
of
Appraisers

Kenneth W. Fleming, ASA
 Appraiser



2405 25 97212
 Phone (503) 281-9708 / ~~1511~~ N. E. ~~2130~~ Ave., Portland, Oregon ~~97232~~

PERSONAL PROPERTY

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE.</u>
1. Forge furnace for heating Iron, Gas fired w/ 2 air turbines w/ electric motors, special nozzle	(F)	\$ 1000
2. Storage cabinet for paint in shop, wood, 6'x5'x3' w/ doors	(F)	\$ 180
3. Hitch rack, office, wood, 6'x 2'x3'	(F)	\$ 75
4. Service Station type bell ringer w/ 20' of hose	(F)	\$ 70
5. Gasoline Pumps (3) not in use	(P)	\$ 400
6. Electric canopy 2½'x13' for sign lighting	(F)	\$ 215
7. Air compressor, tank type, 1 HP.	(F)	\$ 375
8. First Aid Cabinet (metal)	(F)	\$ 15
9. (2) towell dispensers, service station tpye(outside & outdoor cash box	(F)	\$ 100
11. Electric clock, 12"	(F)	\$ 15
12. Fire Extinguishers, (2)	(G)	\$ 30
13. 30 sheets cor. iron, zink coated for shop repair	(G)	\$ 345
14. 20 squares of shakes for roof & siding repair	(G)	\$ 295
15. (2) rolls of roofing paper	(G)	\$ 10
16. Aluminum elect conduit, 100'	(G)	\$ 10
17. Sheet metal conduit for inst. in walls, 100' (drain)	(G)	\$ 10
18. 2 Chimes & 4 Bells in office, Rental office, shop & basement	(F)	\$ 50

SIGNED

Kenneth W. Fleming, ASA
 Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
 American Society
 of
 Appraisers

Oct. 27, 1973

Kenneth W. Fleming, ASA

Appraiser

Phone (503) 281-9708 / ²⁴⁰⁵~~7817~~ N. E. ^{25th}~~2150~~ Ave., Portland, Oregon ⁹⁷²¹²~~97232~~

Trade fixtures & rental equipment

HITCHES	CONDITION	IN PLACE MARKET VALUE
1. Universal type		
#1 - 12	(G)	\$ 102
#2 - 4	(G)	\$ 38
Bolt on -6	(G)	\$ 75
Double Bar D 2		
Short - 10	(G)	\$ 125
Long - 8	(G)	\$ 180
Chain Plate C1 & C2		
Lee C1 11	(G)	\$ 165
Croft C1 - 2	(G)	\$ 30
Croft C2 - 5	(G)	\$ 150
Trailer to trailer		
Lee - 3	(G)	\$ 45
Pintle hook adapter ring		
Lee - 1	(G)	\$ 20
Fulton Clamp on		
Single - 6	(G)	\$ 30
2'x 2"x 2" Hitch parts for late models		
D2 Bars - 102	(G)	\$ 305
Special handles for extra long bolts		
10" Bolt Handles - 291	(G)	\$ 725
D2 Upper Jaws - 252	(G)	\$ 580
D2 Lower Jaws - 96	(G)	\$ 195
Sp. Threaded 5/8 bolts - 299	(G)	\$ 300
Draw Bars 3"x6"x $\frac{1}{4}$ " -5/8 hole-2"slot-120	(G)	\$ 130
2. Balls.		
Croft, Steel, cast - 55	(G)	\$ 70
Lee Cast Brass - 54	(G)	\$ 90
Misc sizes - 13	(G)	\$ 20
3. Tow Equipment		
Auto Tow Bars - 3	(G)	\$ 150
Auto Tow cables - 2	(G)	\$ 10
Auto Tow chains - 1	(G)	\$ 15
Chain tightner - 1	(G)	\$ 10
4. Hoists & Jacks		
3 ton come along - 1	(G)	\$ 150
3 ton Hydraulic Jacks 2	(G)	\$ 120
Port. Hydraulic Hoist 1	(G)	\$ 200
5. Dollies		
Refrigerator - 2	(G)	\$ 100
Hand truck - 1	(G)	\$ 25
Tr. House Dollie - - 1	(G)	\$ 50

SIGNED

Kenneth W. Fleming, ASA
 Kenneth W. Fleming, ASA

APPRAISAL SERVICE / Machinery & Equipment / Furniture & Fixtures

Senior Member
 American Society
 of
 Appraisers

Kenneth W. Fleming, ASA
 Appraiser



2405 25th 97212
 Phone (503) 281-9708 / ~~XXXX~~ N. E. ~~XXXX~~ Ave., Portland, Oregon ~~97232~~

Continued

	CONDITION	IN-PLACE MARKET VALUE
6. Rental equipment for bldg & Repair		
Welder (burning) & Port. 180A welder	(F)	\$ 350
Hand Power Saw - 2	(F)	\$ 75
De Walt Cut off Saw 10"	(G)	\$ 215
Band Saw 10" w/ Stand	(G)	\$ 110
Sander-Buffer -		
#1 - 1	(G)	\$ 110
#2 - 1	(G)	\$ 45
Concrete mixer - 2	(G)	\$ 250
Concrete wheel barrow - 1	(G)	\$ 30
Snakes - Electrician - 1	(G)	\$ 15
Sewer #1	(F)	\$ 10
Sewer #2	(F)	\$ 15
Sewer #3	(F)	\$ 20
Ladders		
Extention 20' wood	(F)	\$ 45
Jacks	(F)	\$ 10
2x12" planks 12' - 16' - 6'	(F)	\$ 5
Step Ladder 6'	(F)	\$ 5
7. Garden Rental Tools		
Rototiller - 1	(G)	\$ 200
Lawn Sweeper - 1	(G)	\$ 50
Lawn Mower - 3 Gas	(F)	\$ 75
Wheel Barrow - 2	(F)	\$ 10
Hose Reel	(G)	\$ 5
Assorted Garden Tools	(G)	\$ 50
Tree & Shrub Sprayer (Hand)	(F)	\$ 15
8. Miscellaneous		
GMC 3/4 ton P.U. Series 100 (1950	(F)	\$ 250
Hitch Storage, Inclosed for service Stations.	(F)	\$ 200
Racks on Casters - 7	(F)	\$ 700
Washing Machines - 2	(F)	\$ 30
Corvair 1960 Sedan 4 dr.	(F)	\$ 125

SIGNED

Kenneth W. Fleming, ASA
 Kenneth W. Fleming, ASA

Kenneth W. Fleming, ASA
Appraiser



2405 25th 97212
Phone (503) 281-9708 / ~~1111~~ N. E. ~~2111~~ Ave., Portland, Oregon ~~97232~~

Office Furniture & Equipment.

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Furniture		
Desk, Exec, front office	(P)	\$ 45
Chairs Exec Swivel Overstuffed	(P)	\$ 25
3 Streight chairs	(P)	\$ 15
Davenport	(P)	\$ 15
Occ. Chair	(P)	\$ 45
		\$ 10
2 Typewriter		
Remington Electric w/stand	(F)	\$ 175
Underwood " 18" carrige w/ stand	(F)	\$ 200
Royal Portable	(F)	\$ 25
3 Filing Cabinets		
2 - wood 3x5 card files 12 dr, wood	(P)	\$ 15
2 - wood 4 dr file cabinets	(P)	\$ 20
1 Steel 3dr w/ safe cabinet	(F)	\$ 45
4 Adding machine elect, Victor, 10 key	(F)	\$ 65
5. Mimeograph (letter size)	(F)	\$ 55
" (Card size)	(F)	\$ 15
6 Tape Recorder - RCA Reel type	(F)	\$ 25
7 Clip Boards. (for Contracts) -6	(F)	\$ 20
" " (for order blanks) 4	(F)	\$ 20
8 Pencil Sharpeners - 2	(F)	\$ 5
9 Stationary & Office supplies	(G)	\$ 500

SIGNED

Kenneth W. Fleming, ASA
Kenneth W. Fleming, ASA

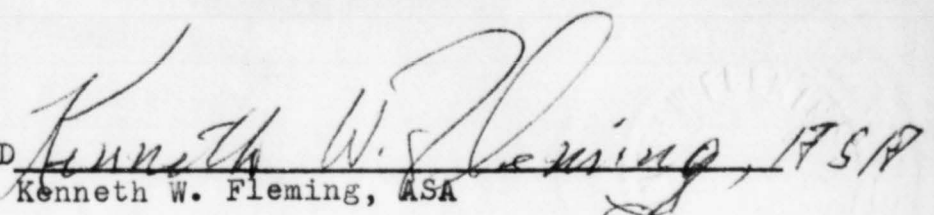
Oct. 27, 1973

Kenneth W. Fleming, ASA
Appraiser2405 25th 97212
Phone (503) 281-9708 / ~~1111~~ N. E. ~~21st~~ Ave., Portland, Oregon ~~97232~~


TRAILERS FOR RENT

<u>ITEM</u>	<u>CONDITION</u>	<u>IN*PLACE MARKET VALUE</u>
A . Boat trailer square front, bent to shape, T Bar axel to 18' boat Code 3 - 7	(G)	\$ 1050
B. Stock Trailers, 2 hoarse (Single) 1 Cow	(G) (G)	\$ 1400 \$ 325
C. All Steel Trailers 4x5 open - code 5 - 3	(G)	\$ 450
D. Angle iron steel frame, 4x6 open wood sides, code 6, - 12	(G)	\$ 2100
E. Angle Iron steel frame 4x7 standard width, wood sides - code 7 - 6 5x7 wide axel, wood sides code 7 - 6	(G) (G)	\$ 1200 \$ 1350
F. Angle Iron Frame, 4x8 standard width open side contour code 8 - 27 5x8 - wide axel, high side, code 8 - 5 5x8 - Van Alum, wide axel hi side code 8, -5 6x8 - Van Alum extra side axel , code 8, - 1	(G) (G) (G) (G)	\$ 5940 \$ 1200 \$ 2750 \$ 600
G. Angle iron frame, 4x9 standard, wood side, high code 9, - 2 5x9 - wide axel wood sides -high code 9 - 3	(G) (G)	\$ 480 \$ 780
H. Tandem 12x5, special axel , high sides, wood , open or flat, Code 12 - 8	(G)	\$ 4400

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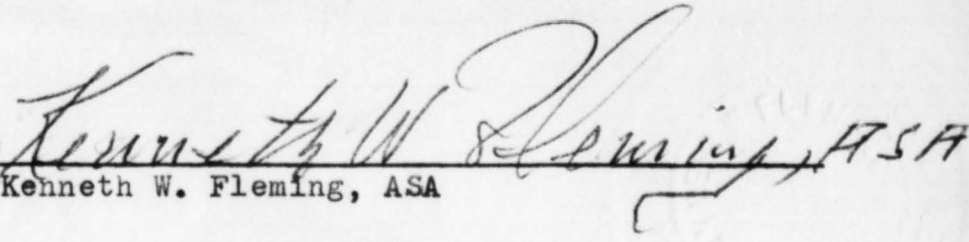


2405 25th 97212
~~1502~~ N. E. ~~21st~~ Ave., Portland, Oregon ~~97232~~

Production Machines & Power Tools

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Sheet metal table shears w/ base stand & U bolt bender	(F)	\$ 370
2. Fender roll & press full crown trailer fenders w/ reversible electric motor (2'x 4'x 3')	(F)	\$ 20960
3. Hand brake 8 ga. for 1/2"x3" iron bar for hitch parts	(F)	\$ 560
4. Wood cutoff swing saw & feeder table w/ 1hp motor	(F)	\$ 215
5. Metal hack saw 12" w/ feed table	(F)	\$ 250
6. Drill Press, 15", Atlas w/ 1/2 Hp. motor	(F)	\$ 200
7. Trailer manuf. Jig w/ gauges (frames) 4 x 5 x 5 x 12	(F)	\$ 600
8. Brake, sheet metal 6'	(F)	\$ 150
9. Brake, sheet metal, 8'	(F)	\$ 200
10. Acetylene generator	(F)	\$ 100
11. 2 Air gauges and nozzles (tires)	(G)	\$ 20
12. Hi Pressure grease gun	(F)	\$ 40
13. Tire patcher, Electric	(F)	\$ 15

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Production Equipment

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
14. Dolly, trailer holding	(F)	\$ 75
15. Bolt cutter w/ extra Jaws	(F)	\$ 40
16. Vices -2 large	(F)	\$ 110
17. Wweel balancers - 2	(F)	\$ 40
18. Hand punch w/ dies $\frac{1}{4}$ "-3/16	(F)	\$ 60
19. Anvil 90#	(F)	\$ 45
20. Angle iron shears	(F)	\$ 55
21. Axel jig for T Bar axels 4' to 10' axels	(F)	\$ 275
22. Hitch handle Jig	(F)	\$ 35
23. Bolt holder Jig for 5/8 bolts	(F)	\$ 20
24. " " " " 3/4 "	(F)	\$ 25
25. " " " " 5/6 "	(F)	\$ 30
26. Precision hole placement jig #1 hitch	(F)	\$ 130
27. Wide frame Jig 54"x 8"	(F)	\$ 150
28. Burning Jigs mark 1 (hitch)	(F)	\$ 80
29. Blank Jig mark 2	(F)	\$ 40
30. Welding Jig mark 3	(F)	\$ 35
31. Chain hold clip, welding jig	(F)	\$ 20
32. Metal movable bench w/visse	(F)	\$ 85
33. Gasoline blow torches - 2	(F)	\$ 25
34. air regulator	(F)	\$ 25

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PRODUCTION EQUIPMENT

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
35. Paint spray guns - 4	(G)	\$ 60
36. Portable air compressor	(F)	\$ 115
37. Hydraulic door closer - heavy duty	(G)	\$ 65
38. Cooling tank	(F)	\$ 45
39. Wood block and tackle w/ 2 blocks w/ 100' rope	(F)	\$ 25
40. Bumper Jacks - 4	(F)	\$ 20
41. Jack - 1 ton	(F)	\$ 10
42. tire remover	(F)	\$ NV
43. Spanner wrenches -4	(F)	\$ 5
44. Dropboards heavy duty-trouble lamp	(F)	\$ 55
45. Vac. cleaner	(F)	\$ 35
46. Grease gun, hand operated	(F)	\$ 5
47. Tire patching kit,	(F)	\$ NV
48. Saw hoarse	(F)	\$ NV
49. Small tools, tongs, vise clamps, C clamps Dies, oil cans, mops, brooms, ect.	(F)	\$ 95
50. coal burning stove, burner track	(F)	\$ 45

TRAILER PARTS FOR MANUF. & REPAIR

1. Springs -50	(G)	\$ 500
2. Spring shackle bolts - 120 #	(G)	\$ 175
3. Shackle bearings	(G)	\$ 150
4. Alemite grease fittings- zirks - 1 case	(G)	\$ 80

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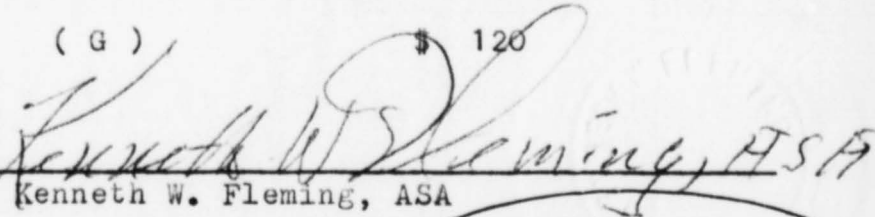
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Continued

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
5. Square bar heavy duty axel - 2	(G)	\$ 90
6. Axel T Bars -3	(G)	\$ 100
7. Axel - Trailer House-wide* complete w/ hubs, springs, shackles	(G)	\$ 125
8. Axels chev. complete w/ springs, hubs.-3	(G)	\$ 75
9. Axel parts- T bar cut & drilled - 7	(G)	\$ 100
10. Axel Spindles - 7	(G)	\$ 40
11. Axel & wheel bearings, roller & timkin	(G)	\$ 40
12. Hubs Chrysler - 5 stud -2	(G)	\$ 15
13. 2 Chev - 6 stud - 16	(G)	\$ 120
14. Hub caps - 50	(F)	\$ 75
15. Wheels - extra- 15 w/ tires- 15 w/o	(F)	\$ 500
16. Tongues, reinforced - 9	(G)	\$ 200
17. " , standard - 14	(G)	\$ 240
18. " stands - 43	(G)	\$ 75
19. Licence plate holders -90	} (G)	\$ 240
20. " " " special -60		
21. Reflectors , new - 46	(VG)	\$ 40
22. Rail light protectors (enclosures) 109	(G)	\$ 105
23. Hinges 6 pr.	(G)	\$ 15
24. Tow bar parts for 7 tow bars	(G)	\$ 245
25. Wheel weights - 150	(G)	\$ 50
26. Lee fender parts 15pr	(G)	\$ 215
27. Lee fender tandem - 5 pr.	(G)	\$ 120

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Continued.

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
28. Wheel over fender box 1 pr.	(G)	\$ 10
29. Fenders, tandem, Hogue built 2 pr.	(G)	\$ 135

MATERIAL* NUTS, BOLTS, SCREWS, WELDING RODS.

1. Phillips screws 3/4 round 2 gr. # 8 flat , 1 gr.	(G)	\$ 10
2. Square nuts 5/8 40 #	(G)	\$ 30
3. Screws sheet alcoa alum #8, # 10, 30 boxes	(G)	\$ 85
4. Hex 1/2 " standard thread for U bolts 48 boxes	(G)	\$ 120
5. Bolts 3/4 " special threaded 8" long-11		
6. 1/4 x 1 1/4 400 boxes)	(G)	\$ 115
7. 1/4 x 2 200 boxes)		
8. 1/4 x 1 1/2 1300 boxes)		
9. Nails ,2 kegs, 7" 100 1 box	(G)	\$ 30
10. Welding Rods 3.16 - 1 box	(G)	\$ 10
11. Calcium Carbide - 1 keg	(G)	\$ 15

MATERIAL- WOOD -ALUMINIUM - STEEL

1. Lumber - 1x 8x 18 50	(G)	\$ 90
2. " - 1x 6x 18 19	(G)	\$ 25
3. Exterior Plywood 3/4 x 4x 8 8 sheets 5/16x 4x 8 3 sheets 1/4 boat panel 12'	(G)	\$ 160

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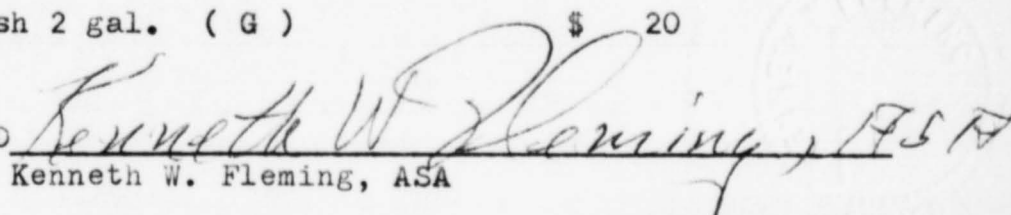


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<u>ITEM</u>	<u>MATERIAL * STEEL - ALUMINIUM - WOOD - PAINT</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. T bar axel stock - 20 bars 12x 3½x 3½ - 176-1# per bar		(G)	\$ 530
2. Channel Iron 164-1# per bar 3 Bars 4x 2x 17/8		(G)	\$ 50
3. Channel Iron - 33-1# per bar 8 bars ½x2		(G)	\$ 40
4. Flat Bar shackle stock-3/8x 1½ 5 bars 26' - 32# per bar		(G)	\$ 25
5. Flat bar hitch stock -¼x 3x 20 4 bars - 60# per bar		(G)	\$ 40
6. Flat Bar - ½x 2 - 3 bars 34# per bar		(G)	\$ 15
7. Flat Bar - ¼x 2 1/2 - 2 bars 34# per bar		(G)	\$ 10
8. Flat bar - 1/8x 1 - various 50#		(G)	\$ 10
9. Angle iron - ¼x 2x 2 -2 bars 20' -63.8# per bar 1 -5½' total 144#		(G)	\$ 25
10. Angle Iron - 2x 2½x 3/16-95 bars 61.4# per bar		(G)	\$ 890
11. Angle Iron - 2x 2½x ¼ - 9 bars 72.4# per bar		(G)	\$ 100
12. Flat bar , hitch blanks,holes drilled-9		(G)	\$ 15
13. Fender blanks, sheet metal - 55		(G)	\$ 115
14. Aluminium sheets, 12 - 173#		(G)	\$ 230
15. Misc. pieces, round stock, half round steel - odd sizes		(G)	\$ 100
16. Paint - base coat 1 gal. - finish 2 gal.		(G)	\$ 20

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MISCELLANEOUS

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Burning machine, acetelyne oxygen overing on track to cut a streight line-slot cut in hitch parts T bars from I beams	(G)	\$ 400
2. Crow bar 6') Wrecking bar) Nailpuller)	(G)	\$ 20
3. Punch & Gromlet set for canvas - heavy duty	(G)	\$ 15
4. Line socket for stringing lights	(G)	\$ 5

DORA LEE STUDIO

1. Peg boardfor display, framed, port. 5' for use in booth - Rose festival, et al set of plastic window letters	(G)	\$ 75
2. Chairs - 8 folding, metal-6 wood	(G)	\$ 55
3. Easels , adj. sitting height -12) Tables, wood, various sizes - 4) Tables, folding, 6' - 2)	(F)	\$ 420
4. Silk screen Lee U Rent for tailgates) 4 color set 10x 12 art) 2 color set 10x 14 art) Large frame (not silked) Large frame 15x 9)	(F)	\$ 125
5. Silk screen squeegees - 4 24" - 15" - 8" - 6"	(F)	\$ 55
6. Drafting instruments Glass top drafting board (tracing) Pantograph) Drafting tool set) Drafting instrument set)	(F)	\$ 425
7. Stencils for Lee U Rent equip. Brass insignia 12x 12 " 6" lettered Lee stencil " 6" U Rent stencil		

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<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
7. Continued		
Brass 6" Lee U Rent stencil - 2	(F)	\$ 280
" 4 " number Rental Stencil		
" 4" 2716 N Vancouver stencil		
" 4" U rent stencil - 2		
" 2" Portland, Or. Stencil		
" 2" Interlocking letters		
" 2" " Numbers		
" 4" " " - 3 sets		
" stencil local rent-short 24hr. - 3 sets		
8.		
Paper 10" Van stencil	(F)	\$ 60
" 6 " " "		
" 4" V " to use w/ #		
" 4" VW " " " w/ #		
" 4" one way stencil - 2		
" 4" Lee Trailer U Rent		
" 7" U Rent stencil for Van sides		
Aluminium 12" Lee , for tailgates		
9.		
Patterns Lees Bumper Hitches Ptnd.	(F)	\$ 200
Foundry Casting patern D2		
" " " D1		
" " " 17/8 brass balls		
" " " Hub		
TOTAL		\$ 70360

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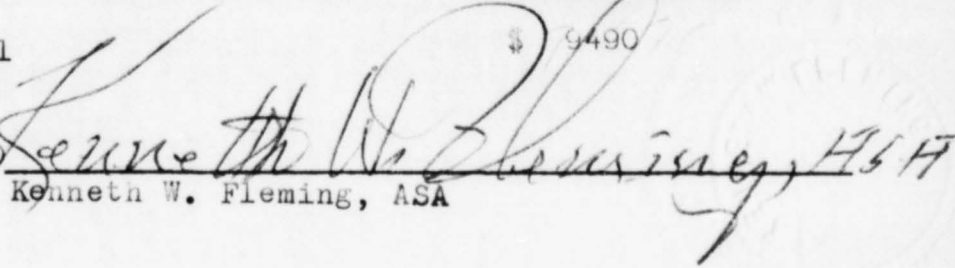
Items of Real Property

<u>ITEM</u>	<u>CONDITION</u>	<u>IN-PLACE MARKET VALUE</u>
1. Gas line to shop underground 1½"	(?)	\$ 180
2. Airline underground to shop & isle	(?)	\$ 500
3. Elect cable underground to Isle	(?)	\$ 200
4. Overhead door, spec. canopy for work area, large glasswindow, alum. add. steel counterbalance	(G)	\$ 1800
5. Water mains to shop & center isle	(?)	\$ 175
6. Sewer to frame bldg.	(?)	\$ 1250
7. Gasoline house & shop walls	(F)	\$ 175
8. Hydraulic floor hoist, set flush with floor, 3 ton	(F)	\$ 1095
9. Storage room shelving off shop 5x 7x 12 shelf	(F)	\$ 160
10. Loading door for lumber	(F)	\$ 135
11. Storage cab. (cleaning supplies) 10x 3x 2½	(F)	\$ 100
12. Storage shelves & Mag rack 6x 5x 8½	(F)	\$ 60
13. Cab. forms & Stationary 4x 6x 2 w/ door	(F)	\$ 150
14. Storage cab. 6x 5x 30" & closet in rest room 4½x 6x 2 w/ doors	(F)	\$ 275
15. Lumber & wood storage rack, 5x 20x5 shelf const 4x4	(F)	\$ 150
16. Storage shelving & bin along shop wall 25x 4x 16" w/2x 2x ¼ angle frame	(F)	\$ 375
17. Steel storage rack 20' x 5 levels high frame 2x 2x ¼ angle, bolted to wall	(F)	\$ 275
18. South wall o/h door - Glass & alum. 8x10	(F)	\$ 375
19. Work bench 8x 2x 3 w/ 1½ wood top (shop)	(F)	\$ 120
20. Spec. heavy duty 22V wiring for fender mach, & compressor	(F)	\$ 420
21. 3 time clock switches 1- 220v for heaters		
22. 2 110v for night light	(F)	\$ 80
24. Intercom complete w/ wiring	(F)	\$ 60
25. Special wiring for office 110 v & 220v	(F)	\$ 175
26. Alarm system, customer	(F)	\$ 45
27. Florescent light fixtures	(G)	\$ 355
28. Neonsign on bldg (now removed	(P)	\$ 40
29 Sockets set in cement for elect sign 4"	(F)	\$ 150
30. Flashing bulb sign- not installed	(G)	\$ 300
31. Diesel oil & 275 gal tank.-70 gal oil	(G)	\$ 315

Total

\$ 9490

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LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Identification of Personal Property

- 1 ✓ Forge furnace for heating iron, gas fired with 2 airturbines, electric motors, special nozzle H 1000
- 2 ✓ Storage cabinet for paint in shop
- 3 ✓ Hitch rack office wood 7.5 6x5x3' Wood H 180
- 4 ✓ Service station type bell ringer w/20 ft. hose 70
- 5 ✓ Electric canopy 2 1/2 x 13 ft for sign lighting
- 6 ✓ Gasoline pumps 2 (disconnected) ~~1400~~
- 7 ✓ Air compressor tank type - 1 HP - 2375
- 8 ✓ First aid cabinet
- 9 ✓ Towel dispensers 2 outside type 1.5
- 10 ✓ Outdoor cash box 1.00
- 11 ✓ Electric clock 12 in. - 1.5
- 12 ✓ Fire extinguishers 2 30-30
- 13 ✓ 10 sheets cor. iron zinc coated to repair shop
- 14 ✓ 20 Shakes for frame bldg not installed 30
- 15 ✓ Roofing for repairs of bldg roof 2 rolls 10-10
- 16 ✓ Alum Electric conduit 100 ft.
- 17 ✓ Sheet metal conduit pipe for inst. in walls 100 Drain
- 18 ✓ Chimes 2 in office and rental office W/4 Bells H 50

- 1 Hitches
Universal type # 1 and # 2
1 12 —
2 4 —
Bolt on...6 —
Double bar...D 2 long and D2 short
short 10 —
long 8 —
Chain plate C1 and C2
Lee C1...11 —
Croft C1...2 ✓
Croft C2...5 ✓
Hitch to tow trailers to trailer
Lee...3 —
Pintle hook adapter ring
Lee...1 —
Fulton Clamp on
Single...6 —
Hitch parts for special late models 2 x 2 x 2
D2 bars...102 —
Special handles for extra long bolts
10 in. bolt handle...291 ✓
D 2 upper jaws.....252 —
D 2 lower jaws..... 96 ✓
Sp. threaded 5/8 bolts for sp. handles...299 —
Draw bars 3' x 6' x $\frac{1}{4}$ --5/8 hole--2" slot...120 —
- 2 Balls
Croft cast steel...55 —
Lee cast brass.....54 —
Misc. sizes13 —
- 3 Tow equipment
tow bars automobile...8 —
tow cables " ...2 ✓
tow chain " ...1 —
chain tightener ...1 —
- 4 Hoist and Jacks
3 ton chain hoist (come along) — /
3 ton hydrolic jacks 2 — /
portable hydrolic hoist 1 —
- 5 Dollies
Refrigerator....3 —
~~hand truck.....1~~
Tr. House dolly..1 —

- 6 Rental equipment for building and repair
 Welders burning and ~~welding portable~~
 Hand power saws.....2
 Dewalt cut off saw
 Band saw w/ stand *come + 10"*
 sanders buffers #1
 #2
 concrete mixers...2
 concrete wheel barrow...1
 snakes electrician.....1
 sewer #1
 sewer #2
 sewer #3
 Ladders
 20' exten. jacks
 2 x 12 planks...12 ft ✓
 15 ft. ✓
 6 ft. ✓
 step ladder

- 7 Garden rental tools
~~lawn roller 1 1/2 x 2 x 2 1/2~~
 rototiller - / -
 lawnsweeper - / -
Gas. lawn mowers.....3 -
 wheel barrow (garden) -
 hose reel - / -
 assorted garden tools ~~50~~
 sprayer for trees and shrubs *OK 150*

- 8 Miscellaneous
 GMC truck 1950 #100 - 3/4 PU Wood Box #250
 hitch storage (portable)
 enclosed (for Serv. station)
 racks on casters.....7 -
~~tr. loading racks.....2~~
 washing machines.....2 -

\$ 125-

CorVair 1960 4 DR Sedan

1 Furniture

old P.W.
desks exec, front office
Lee trailer office
Lee U Rent office
chairs

exec. - old
overstuffed - old
straight - old
davenport - old
arm chair - old

2 Typewriters

Remington electric w/ stand -
Underwood elec. long carriage w/stand -
Portable Royal -

2 Filing cabinets addressing cards

2 - storage Wood - 3x5 - 12 Dr Old
2 - letters 4 Dr 12 Dr Wood
- steel comb. safe and filing 5 Dr -

4 Adding machine electric Victor -

25

5 Mimeograph letter size card (postcard)

55 15

6 Tape Recorder RCA - *Reel Type - 8 yrs - 25*

7 Clipboards holders for contracts...6 -
holders orderblanks 8" x 11"...4 -

8 Pencil sharpeners.....2 -

~~office Ventilating fan (portable) elec. cooling~~

9 STATIONERY AND OFFICE SUPPLIES

Moore Bros

Our design letter heads and forms

Contract books carbon copy printed Lee U Rent.....1 gross
" " " " " Lee Trailer Co.1 gross
" " " " " U Rent.....12 books
One way Dispatch order blanks 3 color copies

Paper 8" x 11" letter head Lee Trailer Co.
" " " " Lee U Rent Inc.

8" x 8" cards price list for display.....200
Business reply envelopes 2 M (postage paid)
Envelopes 6 1/2 X 9 1/2 return mail envelopes
2 gross sticky labels for addressing (perforated)
Shop order repair blanks (printed cards)

LEE U RENT INC.

Inventory of trailers for rent

- A Boat trailer square fr. bent to shape T Bar axle. to 18 ft. boat
Code 37 ✓
- B Stock trailers
Code H.....2 horse (single)
1 cow
- C All steel trailers 4 x 5 open
Code 5.....3
- D Angle iron steel frame 4 x 6 open Wood sides
Code 6.....~~10~~12
- E Angle iron steel frame 4 x 7 standard width. wood sides
5 x 7 wide axle wood sides
Code 7.....9 standard open 6
12 wide open 6
- F Angle iron frame 4 x 8 standard width, open side contour
5 x 8 wide axle high sides
V8 x 5 alum. Van wide axle high sides
WV 8 x 6 alum. van extra side axle
Code 8.....30 4 x 8 standard 27
9 5 x 8 wide 5
4 5 x 8 van 5
1 6 x 8 van 1
- G Angle iron frame 4 x 9 standard wood sides (high)
5 x 9 wide axle wood sides (high)
Code 9.....2 4 x 9 2
4 5 x 9 3
- H Tandem 12 x 5 special axles, high side wood, open or flat
12 x 5 special axles van. Aluminium Skin
Code 12.....8 12 x 5 8-
~~2 12 x 5 van~~

A. PRODUCTION MACHINES AND POWER TOOLS

- OK 1. ✓ Sheet metal table shears with base stand and U bolt bender
 OK 2. ✓ Fender roll and press full crown trailer fenders with reversible electric motor. 2' x 4' x 3'
 OK 3. ✓ Hand brake 8 gauge for $\frac{1}{2}$ x 3 iron bars for hitch parts
 4. ✓ Wood cutoff swing saw and feeder table 10"
 5. ✓ Metal cutoff hacksaw and feed rack 12"
 6. ✓ Drill press Atlas 15"
 7. ✓ Trailer manufacturing jig with gauges (frames) 4 x 5 to 5 x 12 OK
 8. ✓ Brake sheet metal 6 ft. OK
 9. ✓ Brake sheet metal 8 ft. OK
 10. ✓ Acetylene generator OK
 11. ✓ Air gauge and nozzle for inflating tires...2 -
 12. ✓ Grease gun air operated OK
 13. ✓ Tire patching electric OK

B. PRODUCTION EQUIPMENT, TOOL, JIGS, FORMS, TEMPLATES

14. ✓ Dolly trailer holding
 15. ✓ Bolt cutter with extra jaws
 16. ✓ Vices 2
 17. ✓ Wheel balancer 2
 18. Hand punch with dies $\frac{1}{4}$ - 3/16
 19. Anvil
 20. Angle iron shears
 21. Axle jig for T bar axles 4 to 10 ft. axles
 22. Hitch handle jig
 23. Bolt holder jig for 5/8 bolts
 24. Bolt holder jig for 3/4 bolts
 25. Bolt holder jig for 5/6 bolts
 26. Precision hole placement jig #1 hitch
 27. Wide frame jig 54' x 8'
 28. Burning jigs mark 1 (hitch)
 29. Blank jig mark 2
 30. Welding jig mark 3
 31. Chain hold. clip welding jig
 32. Metal movable bench complete with vice
 33. Blow torches gasoline 2
 ✓ 34. Air regulator
 35. Paint Spray guns.....4
 36. Portable air compressor
 37. Heavy duty hydrolic door closer
 38. Cooling tank
 39. WOOD BLOCKS AND TACKLE 2 BLOCKS LIN. ROPE
 40. Bumper jacks 4
 41. One ton jack
 42. Tire remover
 43. Spanner wrenches 4
 44. Drop cords heavy duty
 45. Trouble lamp
 46. Vacuum cleaner
 47. Grease gun hand operated
 48. Tire patching kit hand
 49. Saw horse
 50. Small tools tongs, vice clamps, C clamps dies oilcans mops brooms
 51. Coal burning stove, burner track

C. Trailer parts -- For Manufacture and Repair

1. Springs 50
2. Spring shackle bolts 120 lbs.
3. Shackle bearings
4. Alemite grease fittings zirks 1 case
5. Square bar heavy duty axle 2
6. Axles T Bar 3
7. Axle trailer house (wide) complete w hubs springs shackles
8. Axles Chev. complete with springs hubs 3
9. Axle parts T bar cut and drilled 7
10. Axle Spindles 7
11. Axle and wheel bearings, roller and timkin
12. Hubs Chrysler 5 stud
13. Hubs Chev. 6 stud
14. Hub caps 50
15. Wheels extra 30 some with tires/ and without
16. Tongues reinforced 9
17. Tongues standard 14
18. Tongue stands 43
19. License plate holders 90
20. License plates holders special 60
21. Reflectors new 46
22. Rail light protectors (enclosures) 109
23. Hinges 6 pair
24. Tow bar parts for 7 tow bars
25. Wheel weights 150
26. Lee Fender parts 15 pairs
27. Lee Fender tandem 5 pairs
28. Wheel over fender box 1 pair
29. Hogue built fenders (tandem) 2 pair

D. Materials - Nuts, bolts, screws welding rods

1. Phillips screws 3/4 round 2 gr.: 1 gross #8 flat
2. Screws sheet alcoa alum #8, #10, boxes 30
3. Square nuts 5/8 40 lbs.
4. Hex 1/2 in. standard thread for U bolts 48 boxes
5. Bolts 3/4 special threaded 8' long bolts 11
6. Bolts 1/4 x 1 1/4 400 boxes
7. Bolts 1/4 x 2 200 "
8. Bolts 1/4 x 1 1/2 1300 "
9. Nails 2 kegs 7' 100 lbx.
10. Welding rods 3.16 1 box
11. Calcium Carbide 1 keg

E. Materials - Wood - Aluminium - Steel

1. Lumber 1 x 8 x 18 50
2. Lumber 1 x 6 x 18 19
3. Exterior plywood 3/4 x 4 x 8 8 sheets
5/15 x 4 x 8 3 sheets
1/4 boat panel 12 ft.

E. Materials--Steel Aluminium--Wood--Paint

- | | | | | |
|-----|------------------------|-------------------------------|-----------------|------------------------|
| 1. | T Bar axle stock | 176 lbs per bar | 20 bars | 12 x 3 1/2 x 3 1/2 |
| 2. | Channel iron | 164 lbs per bar | 3 bars | 4 x 2 x 1 7/8 |
| 3. | Channel iron | 33 lbx. per bar | 8 bars | 1/2 x 2 |
| 4. | Flat bar shackle stock | 3/8 x 1 1/2 | 5 bars | 26' 32 lbs ea. |
| 5. | Flat Bar hitch stock | 1/4 x 3 x 20 | 4 bars | 60 lbs ea 240 |
| 6. | Flat bar | 1/2 x 2 | 3 bars | 34 lbs. ea 102 |
| 7. | Flat bar | 1/4 x 2 1/2 | 2 bars | 34 lbs ea 68 |
| 8. | Flat bar | 1/8 x 1 various | | 50 lbs. |
| 9. | Angle iron | 1/4 x 2 x 2 | 2 bars 20 ft. | 63.8 lbs ea. bar |
| | | | 1 bar 5 1/2 ft. | total 144 lbs. |
| 10. | Angle iron | 2 x 2 1/2 x 3/16 | 95 bars | 61.4 per bar 5833 lbs. |
| 11. | Angle iron | 2 x 2 1/2 x 1/4 | 9 bars | 72.4 per bar 652 lbs. |
| 12. | Flat bar hitch blanks | holes drilled | 9 | |
| 13. | Fender blanks | sheet metal | 55 | |
| 14. | Aluminium sheets | 12 sheets | | 173 lbs. |
| 15. | Miscellaneous pieces, | round stock, half round steel | | odd sizes |
| 16. | Paint base coat | 1 gal. finish | | 2 gal. |

Miscellaneous

Burning machine, Acetylene oxygen overing on track to cut a straight line-slot cut in hitch parts T bars from I beams

Crow bar 6 ft. long
bar, wricking
nail puller

punch and gromlet set for canvas (heavy duty)
line sockets for stringing lights

1 Peg board for display framed portable for use in booths Rose Festival et all. 5

Set plastic window display letters

435 }
40 } 75

✓ Chairs Metal folding 8 }
wooden 6 }

58

3 Easels Adjustable sitting height 12 }
tables 4 }
folding 2 }

~~420~~
420

4 Silk screen Lee U Rent for tail gates 2 }
4 color set 10 x 12 art 4 }
2 color set 10 x 14 art 2 }
large frame (not silked) 2 }
large frame 15 x 9 1 }

125

5 Silk screen squeegees
24", 15" 8" 6"

55

6 Drafting instruments
Glass top drafting board with light for tracing
pantograph
drafting tools set
drafting instruments set

425

7 Stencils used for Lee U Rent equipment
Brass insignia 12 x 12
Brass 6" lettered Lee stencil
Brass 6" U Rent stencil
Brass 6" Lee U Rent stencil 2
Brass 4" nos. rental stencil
Brass 4" 2716 N Vancouver stencil
Brass 4" U rent stencil 2
Brass 2" Portland, Ore. stencil
Brass 2" interlocking letters
Brass 2" interlocking numbers
Brass 4" " " 3 sets
Brass stencil local rent. short---
24 hr. 3 sets

280

8 Paper 10" VAN stencil
6" " "
4" V (to use with no.)
4" VW " "
4" OneWay 2
4" LEE TRAILER U RENT stencil
7" U RENT for van sides
Aluminum 12" LEE for tailgates

60

9 Patters Lee Bumper hitches (patented)
Foundry casting patern D 2
" " " D 1
" " 1 7/8 brass balls
" " hub pattern

200

~~30~~ 30

Not to be included
in personal property appraisal

LEE U RENT INC.

2716 N. Vancouver Ave., Portland, Oregon

Items of Real Property purchased by PDC

- 1 Gas line to shop underground 1 1/2 inch
- 2 Airline piped from compressor underground to shop and isle
- 3 Electric cable underground to isle.
- 4 Overhead door, special canopy for work area, large glass windows, alum. add steel counterbalance.
- 5 Watermains to shop and center isle
- 6 Sewer to frame building
- 7 Gaslines house and shop walls
- ✓ 8 Hydraulic floor hoist set in flush with floor, 3 ton lift
- 9 Storage room shelving off shop 5 x 7 12 shelves
- 10 Loading door for lumber 6 x 6 x 10
- 11 Storage cabinet, cleaning supplies 10 x 3 x 2 1/2 (built in)
- ✓ 12 Storage shelves and mag. rack 10 x 5 x 8 " "
- ✓ 13 Cabinet forms and stationery 4 x 6 x 1 1/2 " "
- ✓ 14 Storage cabinet and closet rest room
- ✓ 15 Lumber and wood storage rack 5 levels 5' x 20'
- ✓ 16 Storage shelving and bins along walls shop
- ✓ 17 Steel storage racks, 5 levels
- 18 South wall overhead door. Glass and aluminium 8' x 10'
- ✓ 19 Work bench 2' x 8' shop
- 20 Special heavy duty electric 220 volt elec. wiring for fender machine and compressor.
- ✓ 21 Time clock switches 110 v for night light office
- ✓ 22 Time clock switches 220 v for electric heaters office
- ✓ 23 Time clock switches 110 v for night light frame bldg.
- ✓ 24, 25 Special wiring office 110 v and 220 v
- ✓ 25, 24 Intercom complete with wiring
- ✓ 26 Alarm system
- 27 Florescent light fixtures installed
- 28 ~~Neon U Rent sign installed on office front~~
- 29 Sockets set in cement for large electric sign 4'

✓ 30 - { Blower Bulb - Sign not attached }

31 250 gal Oil

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

CITY OF PORTLAND, a Municipal Corporation,)
acting by and through the Portland Development)
Commission as the duly designated Urban)
Renewal Agency of the City of Portland,)
Plaintiff,)
vs.)
LEE U-RENT, INC., an Oregon Corporation,)
Defendant.)

No. 382-330

D E P O S I T I O N
of
D O R A L E E

Taken as an adverse witness in behalf of the Plaintiff.
+ + +

BE IT REMEMBERED THAT, pursuant to the stipulation
hereinafter set out, the deposition of DORA LEE was taken in
behalf of the Plaintiff before Charlene Beovich, a Court Reporter
and Notary Public for Oregon, on Friday, February 2, 1973,
commencing at the hour of 2:01 P. M., in the law office of William
J. Daw, 311 Northeast Killingsworth, in the City of Portland,
County of Multnomah, State of Oregon.

CHARLENE BEOVICH
Court Reporter
292-1282
292-6801

APPEARANCES:

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Williams, Montague, Stark, Hiefield & Norville
By Larry C. Hammack
Attorney at Law
Appearing in behalf of the Plaintiff.

William J. Daw
Attorney at Law
Appearing in behalf of the Defendant.

+ + +

(At said time and place the following stipulation was entered into between the counsel present in behalf of the respective parties:)

It is hereby stipulated and agreed by and between the parties hereto, through their respective counsel, that the deposition of DORA LEE may be taken before Charlene Beovich, a Notary Public for Oregon, at this time and place, on oral interrogatories to be propounded to said witness as by law provided.

It is further stipulated that all irregularities as to notice of time and place and manner of taking said deposition are hereby waived, each party reserving the right to object at the time of trial to any question or answer as to the competency, relevancy, or materiality thereof, but that objections as to the form of questions are waived unless made at the time of taking said deposition.

It is further stipulated that the reading and signing of said deposition by the witness are hereby waived.

DORA LEE

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was thereupon produced as an adverse witness in behalf of the Plaintiff and, having been first duly sworn on oath by the Notary, was examined and testified as follows:

EXAMINATION BY MR. HAMMACK:

Q Mrs. Lee, we've just recently been introduced. My name is Larry Hammack. I'm an attorney who represents-- one of the attorneys who represents the Portland Development Commission in the current condemnation lawsuit that has been filed in acquiring property owned by Lee U-Rent.

If you don't understand or my questions don't appear to be too clear to you, please, ask me to either repeat or clarify, or ask Mr. Daw, your attorney, for any assistance you may need.

Would you please state your full name and your address?

A. Dora F. Lee, 5006 North Denver Avenue.

Q Okay. And, Mrs. Lee, you are the President of Lee U-Rent. Is that correct?

A. Yes.

Q And your husband is the Secretary?

A. Secretary-Treasurer, and he's also the registered agent.

Q Right. And you and Mr. Lee are the only officers of Lee U-Rent?

A. Yes.

1 Q Okay. Now, Mrs. Lee, do you recall when Lee U-Rent
2 acquired the property which is the subject of the condemnation
3 suit?

4 A The-- the Articles of Incorporation are there, but
5 the-- I should have brought the title insurance. It must be the
6 same date. It's-- it's-- I think it's January, '52.

7 Q January of 1952. And do you recall what the purchase
8 price was of the property when you bought it in January of 1952?

9 A Well, you see, we owned the property previously. As
10 individuals, we had bought the property. We were making payments
11 on it. And then we transferred it as-- as an asset to form the
12 corporation.

13 Q So, in other words, in 1952 is the date you formed
14 the corporation----

15 A Yes.

16 Q ---- and transferred the property as a corporate asset?

17 A Yes.

18 Q All right. Do you recall the date that you and Mr.
19 Lee, as individuals, purchased the property?

20 A I shoulda brought that information, too. It's
21 probably somewhere around 1948 or something.

22 Q Okay. And were you buying that on contract?

23 A Yes.

24 Q Do you recall who you were purchasing the property
25 from?

1 A M-hm [affirmative response]. People owned it are
2 deceased, and it's all clear. What is the name? I have it here
3 someplace. (Pause - referring to documents.) What is it? I
4 can never remember the name. (Pause - referring.) Isn't that
5 crazy? I can't think of the name. This book goes way back and,
6 what's happened is, that I took a lot of the pages out and I
7 thought there was some record here,-----

8 Q Okay. Mrs. Lee,-----

9 A ----- but it was already paid by this-- this far down.

10 Q ----- let me ask you on what date you completed your
11 purchase of the property. Do you recall that?

12 A No. We should look it up. I didn't-- I didn't know
13 you needed that information, so I-- I didn't bring them, so
14 (pause - referring)-- I guess it isn't in here.

15 Q Do you recall what the purchase price was of the
16 property when you and Mr. Lee originally-----

17 A Originally?

18 Q Yes.

19 A I think it was twelve-seventy-five,-----

20 Q Twelve-seven-five. And do you-----

21 A ----- because we made a-hundred-dollar payments a
22 month, plus interest, six per cent, so (pause)

23 Q And that property is free and clear now?

24 A Oh, yeah. Long time ago.

25 Q Okay. Do you recall the approximate date that you and

1 Mr. Lee purchased the property or commenced purchase of it on
2 your contract?

3 A. Probably somewhere around '48. I should get that.
4 We have it someplace. You know, in twenty years your pages get
5 so many that you tear it out. They're all in the house, but
6 (pause)-- I don't have any details on this.

7 Q. Okay. I think that's fine, Mrs. Lee. Are you----

8 A. Riesland. Okay. Riesland is the name. Previous
9 owners was Riesland.

10 Q. All right. You as President of Lee U-Rent are in
11 charge of the books and records of Lee U-Rent. Is that correct?

12 A. Yes, uh-huh.

13 Q. Okay. And I take it the function of Lee U-Rent is
14 trailer-rental business.

15 A. Yes. It was-- it was formed for trailer rentals.

16 Q. All right. Now, I understand that there is also a
17 partnership named Lee Trailer Company.

18 A. Well, see, that antedated this. It started out
19 before and building trailers. We started building up a business.

20 Q. Lee Trailer Company was prior in time to the formation
21 of Lee U-Rent?

22 A. Yeah. The-- the-- it's registered in the City. I
23 believe the registration is '45.

24 Q. Okay, '45. Lee Trailer - is it Co. or Company?

25 A. Well, actually, we had it registered Lee Trailer

1 Company, assumed name, dba.

2 Q Is that registered down in Salem?

3 A It was registered in the City, I know, at one time.

4 Q City. As far as you know then, it was registered in
5 the City of Portland only around 1945?

6 A Because we were paying a City license, so (pause)

7 Q Lee Trailer Co. is a-- then an assumed business
8 name, a partnership?

9 A Yes.

10 Q With you and Mr. Lee as the partners?

11 A M-hm (nodding head in the affirmative).

12 Q Okay. No other people involved there?

13 A No.

14 Q All right. I understand that the property which is
15 the subject of this condemnation suit was being leased to Lee
16 Trailer Company by Lee U-Rent. Is that correct?

17 A Well, Mr. Daw (to Mr. Daw)? I explained that, you
18 know, earlier, about this, you know, the manufacturing part was
19 being used in the building.

20 [Discussion was had off the record.]

21 Q (By Mr. Hammack) Now, Mrs. Lee, I have in hand what
22 appears to be a lease dated July 10th, 1961, between Lee U-Rent,
23 Inc., and Lee Trailer Co. for property described as 2716 North
24 Vancouver Avenue, Block 3, Lots 5 and 6, Railroad Shops
25 Addition. This lease appears to expire on the 9th day of July,

1 1971; however, I do see a provision wherein there's an option to
2 renew the lease for an additional ten-year period.

3 Is it your understanding that the lease has been
4 renewed for the ten-year period?

5 A. Yeah, I guess so.

6 Q. So, in other words, we can assume then that Lee
7 Trailer Co. is renting from Lee U-Rent for property to-- until
8 July 9th, 1981?

9 A. (Nodding head in the affirmative.)

10 Q. All right. I see here there is what appears to be an
11 annual rental payment of \$6,700 payable for the lease of this
12 property. Is this amount paid monthly?

13 A. There again,-----

14 Q. What I mean by that, is the 6,700 yearly payments
15 broken down into months?

16 A. Actually, for a number of years there is no business
17 there, so there is no money coming in. I told you what is
18 coming in. You can get it. So it's not being paid.

19 Q. Let me get this straight. When you refer to "no
20 business there", you mean Lee Trailer Co.?

21 A. Neither one, has no business since that area has gone
22 into a depression area. There hasn't been any money in hand
23 to (pause)

24 [Discussion was had off the record.]

25 Q. Mrs. Lee, can you recall the last date on which any

1 payments under this lease were made to Lee U-Rent?

2 A. Should be in the record there someplace. I don't know
3 what year.

4 [Discussion was had off the record.]

5 No, I guess there hasn't been any payments.

6 MR. DAW: For how long? Last five years?

7 THE WITNESS: Well, this goes back to
8 '64, and there isn't any.

9 MR. DAW: Not since '64. All right.

10 [Discussion was had off the record.]

11 Q (By Mr. Hammack) Can we then assume, Mrs. Lee, that
12 there weren't-- no money ever transferred hands?

13 A. (Shaking head in the negative.)

14 Q Okay.

15 A No.

16 Q All right. It was-- in other words, this is just a
17 book entry that's made?

18 A. (Nodding head in the affirmative.) I guess so.

19 Q All right. I would also assume then, if and when you
20 file your corporate income-tax return for Lee U-Rent, this
21 doesn't show up as any income to Lee U-Rent.

22 A No.

23 Q All right.

24 A We're on a cash basis, so (pause)

25 Q Mrs. Lee, I wonder if your books would reflect when

1 any improvements were made on the property and, if so, what
2 improvements were made from the date that you purchased it.

3 A I've been trying to think about that, but, actually,
4 most of that was put in previous to-- to '52. After that, I
5 don't-- I doubt-- except for upkeep. There's probably some
6 entries for just general-- general upkeep,-----

7 Q It would be your recollection-----

8 A ----- maintenance.

9 Q ----- then that there were no improvements-----

10 A There's maintenance.

11 Q ----- after '52?

12 A Not major. "Expenses on Property" (referring to
13 documents). There's just general upkeep, like replacing
14 windows and things like-- paint or something.

15 Q Do you show any extraordinary or unusual items on
16 upkeep and maintenance?

17 A No. There isn't any large items, no. They're, you
18 know, small items, like repair the waterline and things like that.

19 Q Are your books on a monthly or an annual basis?

20 A On an annual.

21 Q All right. Do you have a figure there for upkeep
22 on the property in, say, 1969, the amount spent?

23 A 'Sixty-nine? (Pause - referring.) "Repairs,
24 Maintenance." There really isn't anything. Most-- a lot of
25 those repairs and maintenance is not any on there, actually.

1 Let's see, '53, '55,-- What did you say? 'Sixty-nine?

2 Q 'Sixty-nine. Do you show any repair or maintenance
3 or upkeep expended----

4 A Hm-m [negative response].

5 Q ---- on this property since----

6 A No.

7 Q ---- 1970?

8 A No.

9 Q 1971?

10 A Hm-m (shaking head in the negative).

11 Q When was the last time your books reflect any
12 maintenance or upkeep expended on this property?

13 A (Pause - referring.) Not too many. I don't see any
14 here, actually. I don't have any entry for repairs, you know.

15 Q All right. What I would include in maintenance and
16 upkeep would be replacing broken windows, paint, things of this
17 nature.

18 A Well, could be the trailer company would carry that.

19 Q The book you were just looking into was Lee U-Rent?

20 A That was U-Rent, yeah. Most of those expenses are
21 on other----

22 Q All right. Lee U-Rent books don't show any mainten-
23 ance or upkeep?

24 A No. Well, there's King Supply, would be \$10.70-- oh,
25 that's '65. "Sixty-eight, '67, '68, '69. Okay. "Repairs",

1 \$43.50 would probably be-- it's a commercial-- an electric
2 item there. Might have been something repairing the electricity.

3 Q That was on this property, the subject property?

4 A Yeah, on that one.

5 Q What was the year of that expenditure?

6 A That would be '69. You asked for '69.

7 Q Tell me what it shows for '70 or '71.

8 A 'Seventy: "Repairs" is Denny Paint Company. They
9 may have put some, you know, bought some paint to fix up-- from
10 Parr Lumber.

11 Q How much is that?

12 A Forty-two dollars. We were probably putting some
13 panels-----

14 Q Let me simplify this a little bit, Mrs. Lee. Do you
15 show anything-- any more than a hundred-dollar expenditure in
16 any year?

17 A No, no. Nothing, no.

18 Q That wouldn't be reflected in Lee Trailer Co.'s books
19 or Lee U-Rent?

20 A Yes, it would be indicate-- that's been keeping it
21 up, yes, uh-huh.

22 Q That's been shown in Lee Trailer Co.'s books?

23 A Yeah, m-hm.

24 Q There's no expenditure over a hundred dollars?

25 A (Shaking head in the negative.) Huh-uh.

1 Q Is it your recollection, Mrs. Lee, that upon the
2 purchase of the property that the property contained such things
3 as gas furnace, the fender-manufacturing plant, et cetera? Or,
4 were those added later?

5 A Let me clarify. When we purchased it originally from
6 the Rieslands, or what?

7 Q That's-- All right, from 1945, which is the date you
8 purchased it from the Rieslands.

9 A No.

10 Q All right. Were those items-- so those items then
11 weren't----

12 A No. It was a residence.

13 Q ---- part of the purchase price?

14 A It was a residence.

15 Q All right. When did you add, say, the gas furnace
16 or install the fender-manufacturing plant?

17 A Later, at a later date, when we started building,
18 anywhere between '45 and 'Fifty-----

19 Q These items were there in 1952 when you transferred
20 this property to---

21 A Oh, yes, definitely.

22 Q ---- Lee-- All right. Have there been any other
23 additions after 1952, other than the gas furnace? Well, let me
24 rephrase that. Have there been any additions of items similar
25 to the gas furnace or installation of fender-manufacturing plant

1 or things of this nature after 1952?

2 A None of those things show as being owned by U-Rent,
3 see. They're-----

4 MR. DAW: Dora,-----

5 A ----- in there as we-----

6 MR. DAW: ----- please answer his question.

7 THE WITNESS: That's what I'm trying to do,
8 get this straightened out. Is U-Rent-- Does he want to know if
9 U-Rent bought any of these things?

10 MR. HAMMACK: (Nodding head in the
11 affirmative.)

12 A No, no.

13 Q (By Mr. Hammack) Did Lee Trailer Co. buy these?

14 A Well, Lee Trailer Company-- we were building up a
15 business at the time, see, so it was in that early years that
16 the fender machine was put in and bought.

17 Q Bought by Lee Trailer Co.?

18 A Yeah.

19 Q All right. And was that purchased prior to '52?

20 A Has to be. I should have left all the sheets in.

21 Q Have there been any purchases of any items of
22 equipment for either Lee U-Rent or Lee Trailer Co. after 1952?

23 A You mean attached equipment in the building, that
24 goes with the building?

25 Q Yes.

1 A Well, '52 there was a saw from Sears and Roebuck's,
2 another saw in '53, DeWalt; but those are not attached. The
3 DeWalt saw is-- yeah, I think that's a----

4 Q How about the hoist?

5 A The hoist was put in real early.

6 Q Prior to '52?

7 A Compressor was bought in '54.

8 Q By Lee Trailer Co.?

9 A Oh, yeah.

10 Q What was the purchase price of that?

11 A That hoist?

12 Q The compressor.

13 A The compressor was \$122.

14 Q That was \$122?

15 A From Helfrich.

16 Q Was that used?

17 A I guess so. Yeah, m-hm. The DeWalt Saw was \$251. I
18 suppose it was new.

19 Q When was that purchased again?

20 A That was in '53. That's twenty years ago. And the
21 other saw is Sears and Roebuck's, \$141, so it must have been used.

22 Q But the saws are portable, I would assume.

23 A Probably.

24 Q All right. Were such things as gaslines to the shop
25 and airline pipes to the shop, were they installed prior to 1952?

1 A. They were put in when the cement floor was put in.
2 It was put in the walls.

3 Q. That was---

4 A. I wish I'd brought the rest of those.

5 Q. Was that back when you purchased the property from
6 the---

7 A. We built, you know. The improvements were made almost
8 immediately, anywhere between '45 and '50.

9 Q. Oh, you made these improvements then yourself.

10 A. That was a residence; it was a garden.

11 Q. Oh, I see.

12 A. We pulled out trees.

13 Q. So you built the Quonset hut on there now?

14 A. We built the Quonset hut and the cement floors.

15 Q. And you don't have your books with you showing the
16 cost of these items?

17 A. I should (pause - referring)-- There's that many
18 sheets, about this high (indicating), and the book was getting
19 too big.

20 Q. All right.

21 A. I didn't think you had to go back twenty years.

22 Q. I don't think I do. Mrs. Lee, I understand that you
23 operate an art studio on the premises.

24 A. Well, I like to clarify that. Actually, that whole
25 area, that front room and, originally, a bedroom there where the

1 walls had been taken out, I think even before we had them, it
2 was used more for a commercial, that I had to make silk screens
3 to put the lettering on the vans and-----

4 Q So you used it for-----

5 A More commercial than anything, but for the company,
6 so-----

7 Q For Lee U-Rent or both?

8 A Both, because the trailers were transferred to Lee
9 U-Rent. I mean, they belonged to Lee U-Rent, so-----

10 Q Did you do it commercially?

11 A I'm telling you. We made these stencils, designed the
12 stencils,-----

13 Q That would be used-----

14 A ----- or silk screens.

15 Q ----- to letter the trailers?

16 A Yes, uh-huh.

17 Q Were you paid any money for this work, or was this
18 jsut work you were performing for-----

19 A Yeah.

20 Q ----- the corporation, the partnership?

21 A The wife, you know, always gets no wages.

22 Q Have you ever opearted an art studio there?

23 A I have painted many pictures. Actually, my husband's
24 a little mixed up on that. I never gave classes there.

25 Q Didn't give any classes. You used that area then to

1 show, to paint pictures and show the paintings that you painted?

2 A. The pictures are stored there, actually,-----

3 Q. Oh,

4 A. ----- and I haven't been over there for a year and a
5 half.

6 Q. So, in other words, it's not a separate business that
7 you operate there?

8 A. No, in the sense that I haven't tried to conduct a
9 business there. I've exhibited. I belong to an organization
10 called *Exhibitors* and we put pictures out in restaurants and
11 things. Occasionally we sell one, but-----

12 Q. The art studio that's on the property doesn't have
13 any official hours, like it's open-----

14 A. It's open anytime, you know, anyone would like to come
15 and look at them, but I haven't advertised it.

16 Q. All right. Did you realize any income on a regular-
17 type basis from the art studio?

18 A. Hm-m (shaking head in the negative).

19 Q. It would be just more or less when you happened to
20 sell a picture?

21 A. (Nodding head in the affirmative.)

22 Q. Okay. Do you keep a separate set of books for the
23 studio?

24 A. Originally, yes. I haven't got them here, but more
25 or less keepin' track of who has the pictures, which is interest-

1 ing to know, you know, and how much they pay, sure.

2 Q Okay. Have you realized income from the art studio
3 this year?

4 A Hm-m. I haven't tried.

5 Q Okay. When was the last time you realized any
6 separate income from the art studio?

7 A Well, I don't remember, really. We had an exhibit in
8 the Park Blocks. We had expenses for renting space, booth
9 space, and all that. And I sold a few pictures, but that's
10 about----

11 Q That be four,---

12 A Quite a few years ago.

13 Q ---- five years ago?

14 A At least.

15 Q Okay. So you don't have any regular customers at
16 your art studio then?

17 A No. I give out my card. I'll give you a card. I'll
18 be glad to sell you one.

19 [Discussion was had off the record.]

20 Q Mrs. Lee, I believe you stated earlier that-- when
21 I was asking you about the amount of lease payments from Lee
22 Trailer Co. to Lee U-Rent, that there were none because there,
23 in effect, had been no business from Lee Trailer Co. or-- Does
24 that also include Lee U-Rent?

25 A Well, you can see the decline, if you want to look at

1 it.

2 Q Well, can you give me an approximate date as to the
3 last time Lee Trailer Co. was active in a business sense?

4 A Oh, my. Well, it's-- as I say, that isn't my-- my
5 husband is supposed to run that and keep-- keep the trailers up
6 and fix them, maintenance. And at one time we had quite a
7 payroll doing it, but he hasn't had a payroll lately, so----

8 Q Well, Lee Trailer Co., I believe,-----

9 A Was doing the maintenance,-----

10 Q ----- was doing maintenance and construction.

11 A ----- on the trailers, yeah.

12 Q Would you say it's been five or six years, approxi-
13 mately, since Lee Trailer Co.-- or, would it be longer than
14 that that-----

15 A Well, let's see. (Pause - referring.) "Receipts."
16 Okay. Repairs in '6-- '57, we had-- it was income. In '58 for
17 repairs-----

18 Q What was the income in '58?

19 A Thousand-eighty-five.

20 Q Okay.

21 A 'Fifty-nine, none, \$6429, so----

22 Q In other words, it was after about '59 or '60 it
23 declined. Would that be a fair statement?

24 A Oh, see. That's right.

25 Q All right. Now, I take it that Lee U-Rent is still

1 in operation and renting trailers. Is that correct?

2 A On a limited----

3 Q On a limited scale. Can you give me an idea from the
4 books and the records the amount of income, say, earned by Lee
5 U-Rent in the rental business for the year 1971?

6 A Right here, \$1,003.

7 Q \$1,003?

8 A (Nodding head in the affirmative.)

9 Q Can you tell me what's been done to date, in 19--
10 excuse me, what's been done for the year 1972?

11 A Well, '72 dropped to \$639.50.

12 Q All right. How about 1970?

13 A I don't think there is a receipt for-- Oh, '70, '70.
14 I thought you meant '73. I don't think there's a receipt for
15 January, so-- 'Seventy, \$914.

16 Q How about 1969?

17 A \$1,259.

18 Q Okay. Now let me ask you: Are these gross figures or
19 net figures?

20 A That's receipts, yeah.

21 Q Just gross receipts then?

22 A M-hm (nodding head in the affirmative).

23 Q Okay. Do your books give you any idea as to the number
24 of trailers rented during, say, a week's time, a month's time,
25 or a year's time?

1 A. We haven't made that-----

2 Q. So the only thing you have-----

3 A. ----- breakdown.

4 Q. ----- is your gross receipts?

5 A. Yeah, m-hm.

6 Q. You have no record giving you that type of

7 breakdown,-----

8 A. No, no.

9 Q. ----- like the number of trailers that would be
10 rented in any given period of time? Okay.

11 What would your books show for gross receipts for 1968?

12 A. Rentals from trailers?

13 Q. M-hm.

14 A. I'd have to make a subtotal here. Do you have a
15 pencil? Oregon rentals? Is that what you want, Oregon rentals?
16 See, at the time we had other rentals from other basis. I don't
17 have to subtotal it. I have a subtotal here, \$975, Oregon.

18 Q. All right. We're just referring to rentals from this
19 particular piece of property.

20 A. Yeah.

21 Q. All right. Now, I believe you said, when I asked you
22 what the gross receipts were for '68, you said, "From rentals?"
23 Does that indicate that Lee U-Rent rents or is in the business of
24 renting or has income from other sources other than trailer
25 rentals?

1 A Yes, we do.

2 Q And is this related to the property?

3 A No. Hm-m. No, it hasn't anything to do with the
4 property, no.

5 Q It has nothing to do with any business being operated
6 on the property?

7 A No, no.

8 Q Okay. And the figures that you have just supplied
9 me for the year '68 through '72 are gross rental figures for
10 rentals on the property----

11 A M-hm (nodding head in the affirmative).

12 Q ---- of trailers?

13 A (Nodding head in the affirmative.)

14 Q Does Lee U-Rent rent anything else on this particular
15 piece of property?

16 A No.

17 Q Okay. That's its only source of business from this
18 property?

19 A From that particular property, yeah.

20 Q Yes. Now, I understand that you own some other
21 property out on 82nd Street.

22 A Yes, but doesn't relate to this property.

23 Q No, it does not. That's what you may be referring to.

24 A Yeah.

25 Q Okay. I just wanted to make that clear in my own mind.

1 Mrs. Lee, would you know from your books or from your
2 own knowledge the number of trailers on the property that are in
3 a rentable condition, that would be-----

4 A. My husband made an inventory and he has copies of
5 it, so I don't have it here.

6 Q. That wouldn't show in any of the books or records?

7 A. Well, the inventory would show it, but I don't carry
8 it.

9 Q. All right. Would your books and records show the
10 amount of annual upkeep expended to keep trailers in a rentable
11 condition?

12 A. (Pause - referring.) For '68? Did you want to
13 know-- What year did you say?

14 Q. 'Sixty-eight would be fine.

15 A. Well, there was only \$95.43.

16 Q. That was expended on trailers to-----

17 A. Repair.

18 Q. All right.

19 A. I mean, not repairs exactly. You see, not repairs--
20 Okay, I'll detail it. Tires,-----

21 Q. Well, would it be safe to assume that the money was
22 spent on trailers or-----

23 A. On the trailers, yeah, to keep them in operating
24 condition.

25 Q. All right. How about 1969?

1 A. \$111.

2 Q 1970?

3 A. \$117.

4 Q 'Seventy-one and '72?

5 A. I haven't added it up for '72 yet.

6 Q Can you just approximate it, from looking at the
7 figures?

8 A. 'Seventy-one there was only a very small amount.

9 Q Okay.

10 A. \$11.68.

11 Q All right.

12 A. When you have a lot of it moving, you also have tires,
13 you know, going out, so a lot of it is tires.

14 Q Do your books show the amount expended each year for
15 licensing on the trailers?

16 A. Well, at one time we had three states with licensing,
17 but we don't now.

18 Q You just license in Oregon now?

19 A. Yes, we don't have any in any other states. The whole
20 fleet was sold out in Washington some years ago. We had no
21 license any more since '64, actually.

22 Q You haven't licensed-- Do you mean licensed in any
23 other state but Oregon,-----

24 A. M-hm.

25 Q ----- or licensed any trailers?

1 A. We haven't licensed any since '64. In Oregon there
2 are a few licenses, not too many.

3 Q. How many would your books show?

4 A. Well, I don't really know that this is germane to the
5 property.

6 MR. DAW: Mrs. Lee,-----

7 A. I mean-----

8 MR. DAW: ----- can't you just answer the
9 man's question?

10 A. There was \$180 here one year. Okay?

11 Q. (By Mr. Hammack) What year was that, Mrs. Lee?

12 A. That was in '67.

13 Q. Okay. How about 1971?

14 A. None.

15 Q. 1970?

16 A. Mostly-- most of them were sitting there without a
17 license.

18 Q. I see. And the license, I guess, are on a one-year
19 basis, are they not?

20 A. They're ten dollars, same as a car.

21 Q. Okay. Would your books show then in 1972 that there
22 were no licenses?

23 A. No, we didn't license any in '72.

24 Q. And I believe you stated in '71 either. Is that
25 correct?

1 A That's right.

2 Q Okay. Let me ask you, Mrs. Lee, on this lease between
3 Lee U-Rent and Lee Trailer Company, that wasn't recorded, was it?

4 A No. No.

5 Q Do you recall how many trailers Lee U-Rent owns?

6 A We have to look at it on the inventory, and I don't
7 have it; he has it.

8 Q Okay. I believe you stated that, in a prior question,
9 Mrs. Lee, that a fleet of trailers were sold in some years back
10 in Washington. What would that refer to?

11 A Well, we had-- you asked me, see, you wanted to know
12 the Oregon, but we had business in Washington.

13 Q Were those your trailers that you sold, your fleet
14 of trailers that were sold in Washington?

15 A Yes, U-Rent sold them to another party----

16 Q I see.

17 A --- in-- in Washington, so we no longer operate.

18 Q When was the last time that either you or Mr. Lee
19 individually or Lee U-Rent purchased a trailer or manufactured one?

20 A Well, you'd have to refer to that-- to that inventory,
21 I think, because we made a very complete inventory last summer.

22 Q Could you just by approximation give me, say,-----

23 A I don't know-----

24 Q ----- a year?

25 A ----- when he built them.

1 Q All the trailers owned by Lee U-Rent, were they built
2 by Mr. Lee?

3 A Most of them, yeah.

4 Q Okay.

5 A Let me look in "Purchases" here. I don't know. Might
6 be. (Pause - referring.)

7 MR. HAMMACK: I think I have nothing more.

8 A I don't think he did-- I don't think there are any.
9 There might have been some.

10 MR. DAW: All right, that's enough. I
11 have no questions at this time.

12 [DEPOSITION CONCLUDED.]

13

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25

1 STATE OF OREGON)
) ss.
2 County of Multnomah)

3
4 I, Charlene Beovich, a Court Reporter and Notary
5 Public for the State of Oregon, do hereby certify that, pursuant
6 to the stipulation of counsel hereinbefore set out, DORA LEE
7 personally appeared before me at the time and place mentioned
8 in the caption herein; that the witness was by me first duly
9 sworn on oath, and examined upon oral interrogatories propounded
10 by counsel; that said examination, together with the testimony of
11 said witness, was taken down by me in stenotype and thereafter
12 reduced to typewriting; and, that the foregoing transcript,
13 Pages 1 to 28, both inclusive, constitutes a full, true, and
14 accurate record of said examination of and testimony given by
15 said witness, and of all other oral proceedings had during the
16 taking of said deposition, and of the whole thereof.

17 Witness my hand and notarial seal at Portland, Oregon
18 this 6th day of February, 1973.

19
20
21 

22 Charlene Beovich
23 Notary Public for Oregon
24 My commission expires 6-20-74
25

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON
2 FOR THE COUNTY OF MULTNOMAH
3

4 CITY OF PORTLAND, a Municipal Corporation,)
5 acting by and through the Portland Develop-)
6 ment Commission as the duly designated Urban)
7 Renewal Agency of the City of Portland,)

8 Plaintiff,)

9 vs.)

No. 382-330

10 LEE U-RENT, Inc., an Oregon Corporation,)

11 Defendant.)

12 D E P O S I T I O N

13 of

14 HOWARD RANDALL LEE

15 Taken as an adverse party in behalf of the Plaintiff.

16 + + +

17 BE IT REMEMBERED THAT, pursuant to stipulation
18 hereinafter set out, the deposition of HOWARD RANDALL LEE, a
19 Defendant herein, was taken in behalf of the Plaintiff before
20 Charlene Beovich, a Court Reporter and Notary Public for Oregon,
21 on Friday, December 8, 1972, commencing at the hour of 2:27 P. M.,
22 in the law office of William J. Daw, 311 Northeast Killingsworth,
23 in the City of Portland, County of Multnomah, State of Oregon.
24
25

APPEARANCES:

1
2 Williams, Montague, Stark, Hiefield & Norville
3 By Larry C. Hammack
4 Attorney at Law
5 Appearing in behalf of the Plaintiff.

6
7 William J. Daw
8 Attorney at Law
9 Appearing in behalf of the Defendant.

10 + + +

11 (At said time and place the following stipulation was
12 entered into between the attorneys in behalf of the respective
13 parties:)

14 It is hereby stipulated and agreed by and between the
15 parties hereto, through their respective counsel, that the
16 deposition of HOWARD RANDALL LEE may be taken before Charlene
17 Beovich, a Notary Public for Oregon, at this time and place, on
18 oral interrogatories to be propounded to said witness as by law
19 provided.

20 It is further stipulated that all irregularities as to
21 notice of time and place and manner of taking said deposition are
22 hereby waived, each party reserving the right to object at the
23 time of trial to any question or answer as to the competency,
24 relevancy, or materiality thereof, but that objections as to the
25 form of questions are waived unless made at the time of taking
said deposition.

It is further stipulated that the reading and signing
of said deposition by the witness are hereby waived.

1 HOWARD RANDALL LEE

2 was thereupon produced as an adverse witness in behalf of the
3 Plaintiff and, having been first duly sworn on oath by the
4 Notary, was examined and testified as follows:

5
6 EXAMINATION BY MR. HAMMACK:

7 Q Mr. Lee, to begin with, you and I have been intro-
8 duced. I'm Larry Hammack. I'm one of the attorneys for the
9 Development Commission.

10 This concerns the condemnation matter filed against
11 property owned by Lee U-Rent, so you understand, necessarily,
12 that my interest may be adverse to your own. So, if there's
13 anything that you don't understand that I ask you, ask me for
14 clarification, ask Mr. Daw for clarification, et cetera. Be sure
15 you understand what we're-- the questions that I'm asking you.

16 A (Nodding head in the affirmative.)

17 Q And feel free to interrupt if you don't understand.

18 A Now, I have a question now. What is the purpose of
19 this deposition?

20 Q Well, the purpose of-- the purpose, Mr. Lee, of a
21 deposition is, it's a discovery technique. It has to do with the
22 issues in our lawsuit as to determining value, et cetera. And we
23 want to know something about your property is all.

24 A Oh, I see.

25 Q I imagine that probably most of the questions I'm

1 going to ask you you've probably been asked before by members of
2 the Development Commission, so I don't know if it's going to be
3 anything new or startling for you.

4 By way of a further explanation, you've heard us say
5 that we enter into the usual stipulations. When I'm talking
6 about a discovery deposition, that means that, if there's
7 anything that isn't considered to be relevant or material by Mr.
8 Daw, your attorney, at the time of trial he can-- he reserves his
9 right to object at that particular time.

10 A. In other words, you're providing a basis for your---

11 Q. Yes. We're just asking you some questions----

12 A. ---- trial, for our trial?

13 Q. Yes.

14 A. Okay.

15 Q. It's a pretty normal technique; just a discovery
16 thing.

17 A. M-hm.

[Discussion was had off the record.]

18
19 Q. Okay, Mr. Lee, would you state your full name and your
20 address, please?

21 A. Howard Randall Lee. Home address is 5006 North
22 Denver Avenue.

23 Q. And how long have you lived at that address, Mr. Lee?

24 A. I would say approximately seventeen years.

25 Q. Okay. Fine. Now, Mr. Lee, you are the Secretary-

1 Treasurer of Lee U-Rent, Inc. Is that correct?

2 A That's correct.

3 Q And that's an Oregon Corporation?

4 A An Oregon Corporation.

5 Q Okay. And how long has that corporation been in
6 existence?

7 A I really don't have that information in my mind, but
8 it's been, I think,-- Let's see, when did the Eisenhower
9 Administration come into effect? It was two years prior to the
10 Eisenhower election.

11 Q What's that? Around '52 or something?

12 A Yeah.

13 Q All right. Who is the President of Lee U-Rent, Inc.?

14 A Dora F. Lee.

15 Q And is Dora Lee your wife?

16 A Yes.

17 Q And the Lee U-Rent, Inc., owns the property which is
18 the subject of this condemnation suit which is described as Lots
19 5 and 6, Block 3, Railroad Shops Addition. Is that correct?

20 A Yes.

21 Q Okay. And how long has that Lee U-Rent, Inc., owned
22 that property?

23 A Since the forming of the corporation. It would be
24 19-- approximately 1952.

25 Q Okay. And has ownership ever been transferred to

1 anybody other than the corporation?

2 A. Since that time, no.

3 Q. Okay. And do you recall what the price that was paid
4 for the property in 1952, or whenever you acquired it?

5 A. No, I don't have that information.

6 Q. Okay. Do you recall what improvements were on the
7 property at the time the corporation acquired that property?

8 A. The shop was practically all the-- All the improvements
9 that are there now.

10 Q. Were there at the time you purchased it?

11 A. Yes, uh-huh (nodding head in the affirmative).

12 Q. All right. Now, what, basically, is the business
13 purpose of Lee U-Rent, Inc.?

14 A. Manufacture and over-- the purpose of Lee U-Rent
15 Incorporated is the rental of trailers.

16 Q. Did I hear you say the manufacturing also, or just
17 the----

18 A. Well, manufacturing is the function of Lee Trailer
19 Company, the partnership.

20 Q. Okay. So Lee U-Rent, Inc., is involved in just the
21 rental of trailers?

22 A. That's right, rentals of the trailers and property.

23 Q. Trailers-- Okay.

24 A. Yeah.

25 Q. I believe you mentioned another company, Lee Trailer---

1 A Lee Trailer Company. That is a partnership.

2 Q A partnership. And who's involved in that partnership?

3 A Dora Lee and Howard R. Lee.

4 Q Okay. That would be you and your wife?

5 A Yes.

6 Q Okay. And what is the purpose of Lee Trailer Company?

7 A The manufacture-----

8 Q No rental, just the manufacture?

9 A The manufacture and repair and some rentals on the--
10 on the-- on the property at 2716 North Vancouver Avenue.

11 Q When you refer to rentals of property, you're referring
12 to rentals of the trailers on there?

13 A No, I'm-- the-- the-- legally, the-- the property is
14 under lease to Lee Trailer Company.

15 Q Is that being leased from Lee U-Rent?

16 A From Lee U-Rent, yes.

17 Q To Lee Trailer Company?

18 A Yes.

19 Q The entire parcel?

20 A Yes, uh-huh.

21 Q And is there a written lease?

22 A Yes.

23 Q All right. And when was that executed? Do you recall?

24 A 1961.

25 Q 1961. And what is the monthly lease payment?

1 A Let's see. It's \$6,700 a year, expires July the 9th,
2 19-- on a renewal, July the 9th, 1981, and----

3 Q The lease goes until 1981?

4 A 1981.

5 Q And it was executed when?

6 A It was executed in July the 9th-- July the 10th,
7 1961, and renewed.

8 Q And it calls for a----

9 A To expire July the 9th, 1981.

10 Q Okay. And what's the rental payment that it calls
11 for?

12 A (Pause - referring to document.) \$6,700 a year.

13 Q That is paid from Lee Trailer Co. to Lee U-Rent?

14 A Yes.

15 Q All right.

16 A \$558.30 a month,----

17 Q All right.

18 A ---- -thirty-four cents a month.

19 Q All right. Are there any individuals that are
20 Officers or Directors of Lee U-Rent other than you and your wife?

21 A No.

22 Q And is there anybody else involved in the partnership
23 with Lee Trailer Co. other than you and your wife?

24 A No.

25 Q So the rental payment is then more or less of a

1 bookkeeping entry, is it not?

2 A Well, it has to be-- it has to be legal. In other
3 words, the two entities have to be separate. And I wouldn't say
4 they were the same entities, because----

5 Q Not the same entities, I'm just saying the-- the lease
6 payment, whether it's to be paid monthly or yearly, there isn't
7 anything that transfers hands other than a bookkeeping entry in
8 each of the books. Is that correct?

9 A Well, I would say that that would be more or less the
10 case.

11 Q Okay, fine.

12 A In other words, you mean a check drawn out----

13 Q Yes.

14 A ---- and-- and this and that and the other thing?

15 Q Yes.

16 A Yeah, I think that would probably be it.

17 Q When you say "be it", you mean there would merely be
18 a bookkeeping entry rather than drawing a check and (pause)

19 A I'm not quite certain about that. I leave the book-
20 keeping up to Mrs. Lee,-----

21 Q Okay.

22 A ---- so I couldn't testify to that.

23 Q Now, when you acquired the property, Mr. Lee, was
24 there paving on that property?

25 A Yes, uh-huh.

1 Q Okay.

2 A Oh, you mean-- Now I'm speaking for Lee U-Rent. In
3 other words,-----

4 Q Yes.

5 A ----- it was paved, yes.

6 Q Okay. That was (pause)

7 A M-hm [affirmative response].

8 Q Okay. What improvements have you made in that
9 property since Lee U-Rent acquired it?

10 A I don't have that information. There have been
11 improvements from time to time, but I do not have that informa-
12 tion.

13 Q Okay. Do you recall when the last improvement was
14 made?

15 A I'm not quite certain if the improvement was made
16 after 1952 or not.

17 Q In other words, once you acquired it,-----

18 A But there was an installation of gas furnace, and the
19 installation of a fender manufacturing plant, and several--
20 several things.

21 Q Do you recall the approximate date?

22 A I don't have that information. That would be in the
23 books.

24 Q That was after you acquired ownership or Lee U-Rent
25 acquired ownership?

1 A. It would either be before or after. I'm not sure.
2 I wouldn't be able to say.

3 Q. Do you recall whether the purchase price you paid for
4 this property included that, those installations?

5 A. Well, I would say all the improvements made up to
6 that time were included as part of the purchase price.

7 Q. You don't recall whether the fender machine or the
8 improvements that you have just mentioned were included at the
9 time you purchased it?

10 A. I wouldn't be able to say. I'd have to look at the
11 books. I'm even uncertain of the dates on that.

12 Q. Okay. And you don't know what the date of the latest
13 improvement in the property was?

14 A. I wouldn't have-- I couldn't say, 'cause-- unless I
15 have the-- from the books, the date that they purchased the
16 material or the expenditure of the labor.

17 Q. Okay. You couldn't give me an approximation as to
18 when it was painted or----

19 A. No, I wouldn't want to give an approximation. It
20 would be just-- it would just be a guess.

21 Q. All right. Now, could you tell me what the form of
22 improvements on the property are?

23 A. Oh, the total improvements?

24 Q. Well, I-- How many dwellings do you have on the
25 property and things of this nature?

1 A Well, we have a large frame building that was
2 formerly a residence and it was converted to two purposes. The--
3 the basement was converted to a sheet-metal shop to house the
4 fender manufacturing plant and a compressor, and the second floor
5 was converted to a-- all to offices. At one time we had quite a
6 number of-- of stenographers working there, sending out direct
7 mail. And, at a later date, a part of that top floor was
8 converted to an art studio conducted by Mrs. Lee.

9 Q Okay. And do you recall when the art studio came
10 into existence?

11 A I don't have the date on that. It runs back----

12 Q An approximation.

13 A Oh, maybe four or five years.

14 Q Okay.

15 A Also, on the-- we utilized part of the art studio for
16 signs, silk-screen advertising work for our signs. And then we
17 have-- part of it used to be the kitchen. That was converted
18 to-- for drafting and for electrical work.

19 Q All right. What signs do you make?

20 A Silk-screen signs saying "Lee U-Rent", and signs and
21 stencils for the trailers.

22 Q Okay. Those are made in the art studio?

23 A Yes, uh-huh, in the art studio part.

24 Q By Mrs. Lee?

25 A By Mrs. Lee. She makes the stencils, and, of course,

1 then we use them out on the trailers or (pause) M-hm.

2 Q Okay. Are there any tenants in the house structure
3 that you've mentioned?

4 A No, no-- no other tenants, no.

5 Q Do you have your office in there?

6 A I have one office there and another office for rentals
7 out in the----

8 Q That's a separate structure, is it not?

9 A That's a separate structure, yeah.

10 Q So nobody uses the house then except you and Mrs. Lee?

11 A That's right.

12 Q And you use this, I take it, for commercial purposes.

13 A Commercial purposes, yeah.

14 Q All right. There are no tenants or overnight renters?

15 A No.

16 Q Can you tell me a little bit about Mrs. Lee's art
17 studio? I believe you said it was formed, what? four or five
18 years ago?

19 A Yes.

20 Q What else does Mrs. Lee do with the art studio, other
21 than make----

22 A She instructs people in the art work. She's a very--
23 very good oil painter and she paints in oils and acrylics, water
24 colors.

25 Q Does she instruct on the premises?

- 1 A. Yes, uh-huh.
- 2 Q. Does she hold regular classes?
- 3 A. She did hold regular classes, yes, uh-huh.
- 4 Q. She doesn't any more?
- 5 A. Well, not-- not during the last month or two.
- 6 Q. She held them up until the last month or two?
- 7 A. Yes, uh-huh.
- 8 Q. Do you recall when she held the classes? Were they
- 9 weekly or----
- 10 A. About once a week.
- 11 Q. And approximate number of students?
- 12 A. Oh, there were about seven.
- 13 Q. Seven?
- 14 A. Yeah, generally about seven.
- 15 Q. And what's the cost to enroll in this class?
- 16 A. I haven't the least idea on that. I didn't go into
- 17 that.
- 18 Q. Do you even know whether there is a cost to enroll?
- 19 A. I couldn't testify to that.
- 20 Q. All right. Does Mrs. Lee use the art studio to show
- 21 any of her paintings?
- 22 A. Yes, they're on display there now.
- 23 Q. Is the art studio open to the public?
- 24 A. Yes.
- 25 Q. What are the hours?

1 A Well, there are no particular hours.

2 Q Any particular day that it's open, like, is it a
3 Monday-to-Friday operation?

4 A Well, it's open anytime that I'm there and somebody
5 wants to come in there and look at them.

6 Q All right. Is Mrs. Lee normally there?

7 A She's there sometimes, but not----

8 Q Not regularly?

9 A Not regularly, no.

10 Q All right. What's the formal name of the art studio?

11 A Dora Lee Art Studio.

12 Q All right. And is that just a business name?

13 A It's just a business name, yeah.

14 Q All right.

15 A It isn't registered.

16 Q Okay. Does the Dora Lee Art Studio pay rent for the
17 use of the space?

18 A Well, there's a nominal rent, yes.

19 Q And how much is that?

20 A Well, I would say it's in excess of one dollar, but
21 I wouldn't know just exactly.

22 Q Per year?

23 A Yeah, I would (pause)

24 Q Okay. Am I correct in assuming that the art studio's
25 source of income would be the art classes and the----

1 A Yeah.

2 Q ---- sale of paintings?

3 A Yeah. I wouldn't-- and sale of paintings. Primarily
4 sale of paintings. She-- we have stored there or-- pegboards that
5 she uses for displays in the Rose Festival and Art Festival deal,
6 and she sold quite a few paintings there.

7 Q How many paintings does Mrs. Lee normally keep on
8 display?

9 A I'd say there's around thirty there.

10 Q And can you tell me as to the frequency of sales of
11 the paintings?

12 A I wouldn't be able to say.

13 Q You don't know whether she sells one a week or two a
14 week or one a month?

15 A No, I don't go into that.

16 Q Would you have any idea as to the amount of income
17 derived by it?

18 A I wouldn't have the least idea.

19 Q Okay. Is that kept in books and records?

20 A I don't know whether that's kept at all.

21 Q Okay.

22 A I don't know that.

23 Q Do you and Mrs. Lee file a joint income-tax return?

24 A Yes.

25 Q Maybe that would give you an idea as to if she claims

1 any moneys from the sale of these paintings, if that's included
2 in your return.

3 A We include every-- every bit of income that we have
4 in our----

5 Q Well, I'm----

6 A ---- income-tax statement.

7 Q ---- sure you do. I just thought maybe that would
8 jog your memory.

9 A We're also involved in real-estate sales, too, so
10 that's included separately, and how that's-- any income that she
11 gets from her paintings, for example, she made a painting for a
12 lodge, and whether there was any profit on it over the materials
13 or not, or how she handled that, I don't know.

14 Q Okay. And I take it that the-- Mrs. Lee's art studio
15 is still in existence now.

16 A Still in existence now.

17 Q There haven't been-- there have been no art classes
18 for the last month or two?

19 A There hasn't been any change.

20 Q All right. I believe you stated - correct me if I'm
21 wrong - you're the only other occupant of the house then; you
22 have an office there.

23 A Yes, uh-huh.

24 Q Okay. And downstairs you have a sheet-metal shop and
25 a compressor for the manufacture of the trailers?

1 A. Yes.

2 Q. All right. The second-- I believe you stated that a
3 second dwelling was the little office space that you use.

4 A. Yes.

5 Q. Is that for rentals of the trailers?

6 A. No-- rentals of the trailers, yes.

7 Q. Okay. Is that the only use that's made of that?

8 A. Yes, uh-huh.

9 Q. Do you have a register or your rental books or
10 something you keep in that office?

11 A. Rental-- rental books.

12 Q. That's the only thing that's kept there?

13 A. The only thing there, yeah.

14 Q. Okay. What's the other improvement on that property?

15 A. Oh, on the rental office? Oh, on the property?

16 Q. Yes. We've talked about the house and the----

17 A. Oh, yes. A welding shop.

18 Q. A welding shop?

19 A. Welding/manufacturing shop.

20 Q. And was that there when you purchased the property?

21 A. That's part of the property, yes, uh-huh.

22 Q. All right. And what is that facility used for?

23 A. In the manufacture and repair of trailers.

24 Q. Okay. So that would be utilized then by Lee Trailer

25 Co.?

1 A. Yes, uh-huh, under rental agreement, yeah.

2 Q. All right. And what's contained in the welding shop?

3 A. It contains the gas forge furnace, a gas forge furnace
4 Let's see. It's piped for gas, and acetylene in the walls.

5 Q. Okay.

6 A. It has a hoist that comes out of the floor, a powerful
7 truck hoist that lifts out of the floor for lifting trailers and
8 loading, and it has a cut-off saw for cutting off boards, wood.

9 Q. Is that a separate stand?

10 A. It's a stand, yeah. It's----

11 Q. Just sitting on the floor there?

12 A. Sits on the floor, yeah.

13 Q. Moveable anyway?

14 A. Not very moveable, no.

15 Q. Well, I mean, it's not built in?

16 A. No, it isn't built in, no.

17 Q. Okay. Is that about all that the----

18 A. Cut-off hacksaw, steel-cutting saw, and a loading
19 rack on it. Has a steel rack for storage, steel storage rack for
20 angle-iron bars, flat bars. That's built into the wall.

21 Q. That's built into the wall?

22 A. (Nodding head in the affirmative.) Solid, yeah.

23 Q. Okay. Is that about all that's----

24 A. It has a storage cabinet that's more or less built in
25 that was made especially for that place for storage of paint.

1 Q What do you mean, Mr. Lee, when you say "more or less
2 built in"?

3 A In other words, it's built for that particular place.

4 Q But it's moveable on its own?

5 A It could be moveable, yeah.

6 Q Okay. And what's contained in that storage cabinet?

7 A Paint.

8 Q Anything else?

9 A No, that's it. Then, of course, we have built-in
10 cabinets, built-in storage compartments, for various sizes of
11 bolts and nuts.

12 Q Are these wooden frames?

13 A They're made of wood, yeah.

14 Q Are they built, what? onto the wall or something?

15 A They're built right onto the wall, yeah.

16 Q Okay. What do you use the gas forge furnace for?

17 A To bend parts.

18 Q Pardon me?

19 A To bend hitch parts.

20 Q Oh, to bend. You heat them and----

21 A And then we also have a portable-- portable, what they
22 call, brakes. You stick the-- after the iron is cut off to
23 certain lengths, then they're heated red hot and placed in this
24 device and then bent almost a 180-degree angle.

25 Q Is this gas forge furnace operational now?

1 A Well, the gas has been cut off. In other words, we--
2 whenever we use-- whenever we're to make a run, why, we have the
3 meter put back in, but it isn't in-- they-- the gas forge furnace
4 is in operating condition.

5 Q It is?

6 A It is in operating condition.

7 Q Other than the fact that the gas is cut off?

8 A And other than that the gas is off.

9 Q Okay. How long has the gas been off?

10 A I haven't the least idea on that.

11 Q Can you give me an approximation?

12 A I couldn't do that either, 'cause I (pause)

13 Q All right. Is the hoist operational?

14 A The hoist is operational.

15 Q Has the welding hut always, since Lee U-Rent has owned
16 the property, has that always been utilized by the Lee Trailer
17 Company?

18 A Yes, m-hm.

19 Q Nobody else has used that?

20 A No.

21 Q Okay. Have there been any other tenants in any of the
22 properties, the house or----

23 A No.

24 Q ---- other than the Lee Trailer Company?

25 A No.

1 Q Okay. Now, do you have these properties insured?

2 A No.

3 Q No insurance on them?

4 A No.

5 Q Okay.

6 A The question of insurance, it was figuring the
7 valuation of the property, why, it was-- got prohibitive in that
8 area.

9 Q Okay. Do you have any idea as to the amount you spend
10 or Lee U-Rent spends on yearly upkeep on the property?

11 A No.

12 Q Do you have any idea what your monthly or yearly
13 utility bill would be for operation of these properties?

14 A Our utility bill is taken care of by Lee Trailer
15 Company, I believe.

16 Q Okay. Do you have any idea how much that is?

17 A I haven't the least idea.

18 Q The utilities are paid by the Lee Trailer Company?

19 A Yes, uh-huh.

20 Q Okay. Who prepares the books for Lee Trailer Company?

21 A Dora Lee, Mrs. Lee.

22 Q You don't?

23 A I don't.

24 Q Now, I think you told me that the Lee U-Rents is
25 primarily involved in the rental of trailers. Isn't that correct?

1 A Rental of trailers, yeah.

2 Q Okay. And-----

3 A Although, Lee U-Rent is-- Lee-- You said Lee Trailer
4 Company?

5 Q I meant to say Lee U-Rents.

6 A Lee U-Rents, yes, uh-huh.

7 Q Their primary activity is the rental of trailers?

8 A Yes, uh-huh.

9 Q Okay. Is Lee U-Rents currently in operation renting
10 trailers?

11 A Yes, uh-huh. They're rented on an agency basis on
12 a percentage.

13 Q Okay. And do you have any idea how many trailers are
14 currently being rented?

15 A I haven't the least idea.

16 Q Can you give me an approximation?

17 A I couldn't give you an approximation.

18 Q And are the rentals paid on a monthly basis?

19 A Yes, uh-huh.

20 Q Okay. What's the monthly charge for a trailer?

21 A Oh,-- oh, the-- the majority of trailers that we have
22 are rented on a bas-- on a daily basis.

23 Q Oh, a daily basis.

24 A Daily basis.

25 Q What's the daily charge?

NOTE CONVICENT
LOSS OF MEMORY
HERE MEMBERS EVER
THING ELSE ABOUT
THE TRAILERS.

1 A. A daily charge is-- the minimum's \$3 for up to six
2 hours, 5 for twelve, and-- 4 for twelve and 5 for twenty-four.
3 And they go up according to size. The next size goes for
4 three-and-a-half, four-and-a-half, to five-and-a-half. Then we
5 have four, five or six; four-and-a-half, five, and six-- five--
6 four-and-a-half, five-and-a-half, and six-and-a-half.

7 Q What size is that that rents for four-and-a-half,
8 five-and-a-half, and six-and-a-half?

9 A. That's a 5-by-9.

10 Q All right. You told me there was a trailer that
11 rented for 3, 4, and 5. What size is that?

12 A. Three-dollar trailer-- three-dollar minimum is from
13 4-by-6 to-- 4-by-5 to 4-by-7 to 5-by-7. Then the 8-foot size
14 is fifty cents more.

15 Q Okay. How many trailers do you have available for
16 rentals?

17 A. I'd say I have about-- I've got about six on that lot
18 there.

19 Q Do you have other trailers on other lots?

20 A. Yes, I have some more stored in another property.

21 Q Is that near this property?

22 A. Yes, m-hm.

23 Q Do you rent trailers from the other property also?

24 A. No, no.

25 Q You just store them there?

1 A. Storage, yeah.

2 Q. So how many total trailers do you have then available
3 for rent?

4 A. Approximately a hundred.

5 Q. A hundred. And you have no idea how many you have
6 rented currently?

7 A. No, I haven't the least idea.

8 Q. Now, do you recall what percent of your Lee U-Rents'
9 yearly income is derived from trailer rentals?

10 A. I don't have that information.

11 Q. Are all of the trailers that you have currently
12 rentable?

13 A. Not all of them.

14 Q. How many are not in a condition to be rented?

15 A. Well, there are a number of trailers that I removed
16 the wheels so they wouldn't be stolen, and they're in storage.

17 Q. Is it most of the trailers that you have on another
18 lot that aren't in rentable condition?

19 A. I would say that they're-- they're in storage for
20 their frames, primarily.

21 Q. How about the number-- how about the trailers that
22 you have on the particular piece of property that we're con-
23 cerned with here today? Are they rentable?

24 A. Oh, they're nearly all rentable, yes, uh-huh. Those
25 in the line, yeah.

NO

- 1 Q Do you have to purchase a license for each trailer---
- 2 A Yes.
- 3 Q --- per year?
- 4 A Yes.
- 5 Q Are they all currently licensed----
- 6 A No.
- 7 Q ---- on your property?
- 8 A No.
- 9 Q They're not currently licensed?
- 10 A No.
- 11 Q Okay. What's the cost of licensing a trailer for a
- 12 year?
- 13 A Ten dollars.
- 14 Q Per trailer?
- 15 A Ten dollars per trailer.
- 16 Q How many are currently licensed?
- 17 A I haven't that information.
- 18 Q All right. Mr. Lee, would you say that your existing
- 19 patronage is centered in the Emanuel area?
- 20 A I would say so, yes, uh-huh.
- 21 Q Okay.
- 22 A In what you call the Model Cities Area.
- 23 Q That's where most of your customers come from?
- 24 A Yes, m-hm.
- 25 Q All right. What are the days that the Lee U-Rent is

1 open?

2 A. From nine to four-thirty Monday, Tuesday, Wednesday,
3 Thursday, Friday, Saturday, and at times I'm open on Sunday.

4 Q All right. And are you on the property during these
5 hours?

6 A. Yes, m-hm.

7 Q Do you have any other employees?

8 A. No, not at the present time.

9 Q All right. Who keeps the books for Lee U-Rent?

10 A. Dora Lee.

11 Q She keeps all the books?

12 A. Yes.

13 Q Okay. Is the Lee Trailer Company, which I believe
14 you stated was mainly involved in the manufacturing and
15 repairing,-----

16 A. Yes, m-hm.

17 Q --- is the partnership currently in operation,
18 manufacturing and repairing trailers?

19 A. Yes, whenever it's necessary to repair, yes.

20 Q But not on the manufacturing basis?

21 A. Not on a manufacturing basis, not lately, no.

22 Q When was the last time you-----

23 A. I couldn't say that either. I haven't any cut-off
24 date on that.

25 Q Can you give me an approximation? Two years ago?

1 Three? Five?

2 A I-- I wouldn't have the least idea at all, 'cause I---

3 Q Well, is it your recollection you haven't manufactured
4 any trailers for quite some time?

5 A Well, what do you mean "quite some time"?

6 Q That's what I'm trying to ask you.

7 A The time is---

8 Q Within, say, two years?

9 A I'd say I haven't manufactured anything within the
10 last two years.

11 Q Okay. But you're currently repairing them?

12 A Currently repairing them (nodding head in the
13 affirmative).

14 Q Okay. Do you do this yourself?

15 A Yes, or I-- I get-- either that or I get somebody in
16 to do the work. I have no regular employees.

17 Q Okay. Do you have any current employees?

18 A No.

19 Q Do you have any trailers currently being repaired?

20 A Not right now, no.

21 Q Do you recall when the last trailer you repaired,
22 when it was repaired?

23 A No, 'cause I'm always fixin' them, whatever needs to
24 be done.

25 Q Who is the owner of the trailers?

1 A Lee U-Rent Incorporated.

2 Q Pardon?

3 A Lee U-Rent Incorporated.

4 Q All right.

5 A They're licensed to-- registered.

6 Q The corporation that owns the property also owns the
7 equipment?

8 A Yes.

9 Q Lee Trailer Company has no ownership in any----

10 A No.

11 Q ---- of the trailers?

12 A No.

13 Q All right. Does Lee Trailer Co. own anything?

14 A No. No.

15 Q Okay. Was the rental and manufacturing business
16 operational in 1969?

17 A Yes.

18 Q Has it been operational since you acquired the
19 property?

20 A Yes.

21 Q In the manufacturing process, where would you obtain
22 your inventory?

23 A I don't quite understand that. You mean----

24 Q Your raw goods that you would manufacture into a
25 trailer.

1 A Oh, that-- in fact, I just recently took an inventory.
2 I have a record of it, iron and steel, axles, the whole works.

3 Q You have an existing inventory?

4 A I have an existing inventory.

5 Q Okay. Is that----

6 A In fact, I took that inventory to determine, in event
7 that relocation was impossible, to determine what loss I would
8 take, what loss we would take on the----

9 Q Did you come up with a value of your inventory?

10 A Yes, I did.

11 Q What was that value?

12 A I think Mr. Daw has that in his file there. It's-- I
13 haven't the least idea. It's-- in other words, it's-- there's a--
14 there's a considerable inventory on hand.

15 Q Did you include-- You don't recall how much?

16 A No, not right offhand. I don't carry those figures
17 in my head.

18 Q Okay. Did that inventory include any of the manu-
19 facturing machinery?

20 A No.

21 Q This was just your raw goods?

22 A Just the raw goods, not-- not the machinery.

23 Q What would you include in the category of raw goods
24 that----

25 A Well, nuts and bolts and aluminum sheets, iron-- sheet

1 metal, angle iron, tongues partly manufactured, U-bolts,
2 fenders, light containers, license-plate holders, all of the
3 material that goes into making the trailer, including the wood
4 and plywood.

5 Q Okay. Where's the inventory stored now?

6 A In the-- in the shop.

7 Q Okay. The welding shop?

8 A Yes, uh-huh.

9 Q Okay. I don't know if I asked you this or not: Do
10 you currently have any trailers under repair?

11 A Yes, I have some in the shop there now, m-hm.

12 Q Do you recall how many?

13 A There's one in the shop right now.

14 Q You're repairing that yourself?

15 A There's one in the shop right now, yeah.

16 Q You're repairing that yourself?

17 A Yes, uh-huh.

18 Q Okay.

19 A It has a broken spring on it. I also didn't include
20 some springs and axles and hubs and wheels and tires,----

21 Q Okay.

22 A ---- also included in that, in the inventory. It's
23 all there, complete.

24 Q Is the Lee U-Rent your only business? Let me rephrase
25 that. You're operating a rental business on this particular

1 piece of property?

2 A This is the only-- I mean, as far as U-Rent is
3 concerned?

4 Q Yes.

5 A U-Rent also has a lot out on 82nd Street, another
6 piece of property that they were using for an agency at one
7 time, and it's now leased to a used-car lot.

8 Q Being used for used-car sales?

9 A Outside of that, there is no other business.

10 Q Okay. Is it your intention to continue the rental
11 business?

12 A Unless there's some kind of a settlement, I-- I can't
13 see any possibility of continuing the-- the trailer-rental
14 business.

15 Q In other words,-----

16 A In other words, I mean, considering the extremely
17 low offer given for the property and the, I'll say, inadequate
18 relocation allowance that would be allowable, it seems probable
19 that relocation will probably put U-Rent out of business, as far
20 as trailers are concerned.

21 Q You don't feel that you can afford to stay in
22 business then?

23 A The big problem is-- is in the relocating as to-- as
24 to build up enough business against new competition to be able
25 to go and to find a location where you can have an opportunity

1 of doing it. And, of course, property is-- M-1 property in a
2 central location, where you can expect to do any kind of
3 business at all, is-- is----

4 Q You felt, in other words, if you move from this
5 particular area, you'd have to establish a new patronage?

6 A We'd have to establish new patronage and it'd
7 probably take a year, maybe two or three years, before it would
8 be profitable and to get going on it.

9 Q If you did decide to stay in business, I assume you
10 would take your trailers and your equipment with you, is that
11 correct, at least what you could move?

12 A What I could move, yes, but it would be hard to find
13 a location where I could have enough storage and manufacturing
14 area and-- that I have there, to find a par location with the
15 proper zoning. I've really been working on it. I've had
16 real-estate people looking, and nobody's been able to-- we
17 haven't been able to come up with anything.

18 Q Mr. Lee, you've been in contact with representatives
19 of the Development Commission concerning the acquisition of your
20 property, have you not?

21 A I would-- I would say that it's-- that's a very
22 difficult question to say. The only contact that I have had
23 with them was with a young man from the Portland Development
24 Commission Real Estate Department. And he tendered an option
25 and it was more or less on a take-it-or-leave-it basis. And--

1 and the statement that he made that-- that the price wasn't
2 negotiable. In other words, it was more or less on a take-it-or-
3 leave-it basis. Then the question came up with-- I wrote a
4 letter to the-- that was before I contacted Mr. Daw - stating
5 that I had read the federal law in regard to acquisition of
6 property and in it there were several questions raised. One was
7 the-- the question of negotiation, since I'd already been
8 informed that there was-- there would be no negotiations, in
9 other words, we'd be required to accept that extremely low offer
10 or else, you see. And----

11 Q But you did receive an option at some time?

12 A We did receive an option, yeah.

13 Q Do you recall receiving a separate letter of offer in
14 July of 1972?

15 A We received a letter from the-- Get back to the
16 letter that I wrote, and it was asking for a summary of the
17 appraisal as required. At that time I didn't understand how
18 the-- this thing operated, that you did not-- there was no
19 question of time. In other words, when you get down to final
20 negotiations or something like that, then we would take our
21 appraisal and you'd trade or something like that, you see. And
22 that-- but, when I saw that low appraisal, I knew that there was
23 something wrong. Apparently the appraiser had-- had made a
24 mistake and, as it later turned up, why,-----

25 Q When did you see that appraisal?

1 A. --- he had-- I have never seen the appraisal. We have
2 never seen a copy of the appraisal.

3 Q I thought I understood you to say that, when you saw
4 the appraisal,----

5 A. When I saw the offer.

6 Q The offer?

7 A. Yes, uh-huh.

8 Q Okay. At that particular time had you had your
9 property appraised?

10 A. No, no.

11 Q Okay. Then did you receive a subsequent letter of
12 offer after the option?

13 A. Yes. But I never received a reply to the request
14 for an apprais-- for a summary of the appraisal.

15 Q Okay.

16 A. It was merely turned-- they said they had turned it
17 over to the legal department, because it was-- there was a
18 legal question raised and that was the-- really the last contact
19 that I had with-- the only contact, of course, in regard to the
20 offer from the Real-Estate Department was the original tender
21 of an option.

22 Q And then followed subsequently by a letter of option?

23 A. Then, of course, then the-- then we received another
24 letter. I think Mr. Daw got a copy of that, too. It was--
25 contained in the letter was, more or less in the same tone, that

1 they-- the original offer repeated and-- and an indication that,
2 if some agreement didn't come to-- or, we didn't accept that,
3 then----

4 Q You'd have to file a lawsuit?

5 A ---- then there'd be a question of going into court.

6 Q Okay.

7 A It didn't seem to be any indication that there was
8 any negotiation on price on the property to take place. As
9 seems to be indicated-- should have been in-- according to my
10 interpretation of the federal law, it didn't seem to be that
11 they were in a very good-- it didn't seem that they were in a
12 very good position there.

13 Q All right. Mr. Lee, I'm going to ask you to recall
14 on around about May 10th of 1972 that you enclosed a list of
15 what you considered to be a list of improvements to the property
16 that go with the real property. Is that correct?

17 A Yes, m-hm.

18 Q Okay. Next to, oh, approximately thirty-two of these
19 items that you've listed here now you have a dollar amount.
20 Could I ask you where you obtained this dollar amount?

21 A It was obtained from our book and estimation of labor
22 and from our books.

23 Q Kept by Mrs. Lee?

24 A Yes, uh-huh.

25 Q Okay. One of the items you list here is a gas line to

1 shop, underground, one-and-one-half-inch line, I suppose. Was
2 that an item that you installed after----

3 A That's-- that-- all of these are indications of the
4 value of the property.

5 Q Well, all of-- were all of these with the property
6 when you purchased it? .

7 A When the property was purchased back in 1947,
8 nothing was there.

9 Q Who purchased it in 1947?

10 A Lee Trailer Company.

11 Q Lee Trailer Company?

12 A Lee Trailer Company.

13 Q And who did Lee Trailer Company sell it to?

14 A Lee U-Rent.

15 Q And that was in Nineteen-Fifty-something?

16 A Yes, uh-huh.

17 Q Okay.

18 A So all of these improvements that are in there were
19 put in.

20 Q By Lee Trailer Company?

21 A By Lee Trailer Company. And some, of course, by Lee
22 U-Rent, but the reason those are in there, to indicate the value
23 and the improvements of the property. When the option was
24 tendered to us, the option did not include what was-- what-- what
25 the Portland Development Commission was purchasing, whether they

1 were just setting a price on the land on a basis of their idea of
2 square-footage or what it was, so (pause)

3 Q One of the items you have listed here, Mr. Lee, is
4 "Overhead door, special canopy for work area, large glass
5 windows, aluminum and steel counterbalance." Are these items
6 that are contained in the welding shop?

7 A Yes, uh-huh.

8 Q Okay. And do you recall when those improvements were
9 made?

10 A I couldn't-- I couldn't tell.

11 Q You don't know if they were made by Lee Trailer Co.
12 or Lee U-Rent?

13 A I would say it was in prior---

14 Q Prior to Lee U-Rent's purchase?

15 A ---- to Lee U-Rent's purchase, yeah.

16 Q Okay. You don't recall what the original cost of
17 that was?

18 A We have it some-- we had a record there someplace on
19 it. And the original door put up there fell and-- and we had to
20 redesign it, made special and redesigned.

21 Q Another item you have here is the "forge furnace for
22 heating iron". Is this the forge furnace you referred to in the
23 welding shop?

24 A Yes, m-hm.

25 Q Okay. And is this built into the----

- 1 A It's built in, yes.
- 2 Q How is it built in?
- 3 A Built right into the-- into the wall.
- 4 Q Into the wall?
- 5 A Yeah.
- 6 Q What? By what? Bolts?
- 7 A Cemented in.
- 8 Q Oh, cemented in. Okay.
- 9 A In other words, it isn't moveable without taking it
- 10 completely apart,-----
- 11 Q Without taking a part of the wall?
- 12 A ----- and destroying it, and rebuilding it.
- 13 Q Okay. You have listed here "storage room shelving
- 14 off shop, 5-by-7, twelve shelves". I take it those would be
- 15 removeable.
- 16 A Storage room off shop?
- 17 Q M-hm.
- 18 A No, no.
- 19 Q Those built into the wall?
- 20 A Built into the wall, yeah.
- 21 Q All right. Another item you have listed is "storage
- 22 cabinet, cleaning and supplies." Would that be removeable?
- 23 A That's not moveable either.
- 24 Q Are any of the items listed on this list moveable?
- 25 A Now, let me-- can I look at the list there, a copy of

1 the list? I think there are some items that I have, too, that
2 are subsequent to that.

3 Q Just a minute.

4 [Discussion was had off the record.]

5 Another item you list here is a "lumber and wood
6 storage rack, 5-by- 23 levels". Is that moveable?

7 A That's built in.

8 Q That's built in. How is it built in?

9 A It's built in solid, part of the structure.

10 Q Is it by baseboard or is it flush against a wall and--

11 A It's nailed into the-- into the rafters and built
12 right in as part of the-- part of the structure.

13 Q Okay. When was this improvement made? Do you recall?

14 A I haven't the least idea at all.

15 Q Another item you have listed is "storage shelving and
16 bins in the shop". Is that a moveable item?

17 A No.

18 Q How is that built in?

19 A Built right into the wall.

20 Q Well, by what sort-- nails? bolts? what?

21 A Nailed in.

22 Q Nailed in?

23 A Yeah.

24 Q Okay. And, as is the lumber and wood storage rack
25 that I just asked you about, that's nailed in?

1 A That's right.

2 Q Are these storage racks-- I take it you have a wall
3 behind and then you have a storage rack that's nailed to a wall.

4 A Yes, nailed to the wall, yeah.

5 Q In other words, if these were removed, you'd still
6 have a wall back there?

7 A Well, they couldn't be removed without-- yeah, there
8 would be a wall back there, but----

9 Q Okay, that's----

10 A ---- it's part of the structure, somewhat the same as
11 built-in cabinets would be in a house.

12 Q I see. Would the same thing apply to this steel
13 storage racks, five levels?

14 A Yeah, that's cemented and bolted right to the steel
15 frame, welded.

16 Q Welded?

17 A Yeah.

18 Q All right. You also have a 2-by-8 work bench in the
19 shop. Is that----

20 A That's bolted and welded right to the metal frame of
21 the steel building.

22 Q Okay. You have a special heavy-duty, 220-volt
23 electrical-- electric wiring for fender plant air compressor.

24 Is that located in the hut or in the basement of the----

25 A It's in the basement, down in the basement-- down in

1 the----

2 Q Is the air compressor moveable?

3 A Well, I guess anything's moveable, if you (pause-
4 laughing)

5 Q It's not built into anything?

6 A No, it's bolted to the floor.

7 Q Okay. Now, you list time-clock switches, 110-volt,
8 220, and the time-clock switch for the night light on the frame
9 building. What are these items?

10 A Those are built in. They're-- they turn the electric
11 lights on at a certain time in the evening and off in the
12 morning.

13 Q Is that an automatic----

14 A It's automatic, yeah.

15 Q Okay. You list fluorescent lights and fixtures. What
16 would that include?

17 A Lights like these (indicating).

18 Q Is that in the welding shop or the----

19 A The welding shop and also up in the-- up in the
20 offices upstairs.

21 Q So, in other words, there's just overhead lights?

22 A Overhead lights, yeah.

23 Q Okay. You also list a neon U-Rent sign.

24 A Yes, that's----

25 Q Is that outside the property to advertise the----

- 1 A It's on the front of the building.
- 2 Q The front of the building?
- 3 A Yes, uh-huh.
- 4 Q Is that sign built into the building?
- 5 A Built in, yes.
- 6 Q By what means?
- 7 A It's-- the transformer is on the inside of the
8 building and the----
- 9 Q The sign itself on the outside?
- 10 A ---- the sign is on the outside.
- 11 Q Does it hang on something?
- 12 A Attached in the regular manner of any other neon sign.
- 13 Q Okay.
- 14 A The insulators and wires and stuff like that.
- 15 Q Okay. You are unable to recall the amount of revenues
16 derived from the Lee U-Rent?
- 17 A Hm-m (shaking head in the negative).
- 18 Q Do you ever sell any of the trailers?
- 19 A No.
- 20 Q So any trailers you manufacture merely are being
21 manufactured to rent?
- 22 A Manufactured to rent (nodding head in the affirmative).
- 23 Q Okay.
- 24 A At one time we were manufacturing fenders and we sold
25 a few of those at \$12 a pair.

1 Q And you do-----

2 A And one time we were manufacturing trailers and we
3 did-- on special order.

4 Q But you haven't-- When's the last you did that?

5 A Well, that's been some time now.

6 Q More than three or four years ago?

7 A In other words, when we got interested in the trailer-
8 rental business, in other words, we went exclusively into trailer
9 rentals and, in fact, we had quite a number of calls, people
10 wanting to buy trailers, and we (shaking head in the negative -
11 pause)

12 Q Would that be longer than three or four years ago
13 that you've done that?

14 A I'd say so.

15 Q And you do not know how many trailers you have rented
16 presently?

17 A Oh, rented?

18 Q Yes.

19 A No, I couldn't say offhand.

20 Q Can you give me an approximation?

21 A No, I couldn't.

22 Q Is there anybody that handles rentals other than
23 yourself?

24 A No.

25 Q Have you had any rentals today?

1 A In fact, it's-- if somebody-- Yes, uh-huh.

2 Q How many have you had today?

3 A I wouldn't-- I haven't been'' I've been tied up with
4 this deal here, but I couldn't-- I couldn't say. In fact, it's--
5 ever since I've been in the business, I had people ask me, "Well,
6 how many trailers do you have?" And I never have been able to
7 give them an exact answer to that because I don't know when
8 somebody's going to steal one or one's going to be missing or
9 one isn't going to come back.

10 Q The list of-- that you prepared in May of 1972, that
11 we've been referring to here, did you state that the dollar
12 amounts next to each of these items were taken from your books?

13 A No, that's-- that I would-- I would say that's the
14 closest estimate that I could make.

15 Q Was that an estimate made by yourself?

16 A That's an estimate made by myself.

17 Q All right. Was the estimate based upon the cost of
18 these items?

19 A The cost and the labor, labor and cost, yes.

20 Q Of installing the items?

21 A Yes, uh-huh.

22 Q Do you have the original cost and labor figures?

23 A I'm not sure whether they're available or not now.

24 Q Well, did you have those to operate from when you
25 prepared these figures?

1 A I had those figures-- I had a lot of those figures
2 available to work from.

3 Q But you don't know if they're-- you still have them?

4 A I don't know if I still have them or not.

5 Q Okay.

6 A They may be on my desk there. And how many papers are
7 left on there,-- I had several break-ins and papers scattered all
8 over.

9 Q Are you personally involved in any other business
10 pursuits other than the trailer-rental and -manufacture business?

11 A Yes, uh-huh, real estate.

12 Q Do you own other parcels of real estate?

13 A No, I mean-- Oh, you mean professionally?

14 Q Yes.

15 A Oh, we're real-estate salesmen.

16 Q You are a real-estate salesman?

17 A Yeah.

18 Q How long have you been doing that?

19 A Over three years. I couldn't tell you exactly how
20 long that is either.

21 Q Are you a real-estate broker?

22 A No.

23 Q Don't have a broker's license?

24 A No, just real estate.

25 Q Are you hired to or commissioned to sell property?

1 A. Yes, I'm associated with C. C. Justice Realty now.

2 Q. Okay. And what area of town do you do most of your
3 work?

4 A. North.

5 Q. In the Emanuel area here, or is it farther out?

6 A. North and northeast, some in the Emanuel area.

7 Q. Okay.

8 A. In fact, I sold a property down there for \$8,500 a
9 square foot.

10 Q. In the Emanuel area?

11 A. Yeah.

12 Q. Who'd you sell that to?

13 A. Couple of investors.

14 Q. Do you recall their names?

15 A. Not right offhand. I wouldn't want to give that
16 information.

17 Q. Do you recall the date of the sale?

18 A. And I'm not sure the-- I'm not sure the sale is going
19 through. That was about a month ago.

20 Q. Okay. Any other business pursuits?

21 A. (Shaking head in the negative.)

22 Q. Do you have any regular hours that you work with the
23 C. C. Justice did you say?

24 A. No, that's part time.

25 Q. Part time?

1 A. Yes.

2 Q. Okay. Who runs the rental shop when you're working?

3 A. Usually my hours are after-- after working time.

4 Q. Okay. How long has Lee Rent-- Lee U-Rent owned the
5 property on 82nd Street?

6 A. I wouldn't-- I wouldn't be able to give a date on that
7 either.

8 Q. Give me an approximation. More than five years?

9 A. Well, more than five years.

10 Q. Okay. Has it been leased to the used-car lot during
11 that period of time?

12 A. Var-- various lease-- we had had various lessees.

13 Q. You haven't operated a trailer rental off that
14 property?

15 A. No, not-- not recently, no.

16 Q. Within the last year or two?

17 A. U-Rent never has, I don't think-- no, no.

18 Q. Are you involved in any other corporations or partner-
19 ships other than Lee U-Rent or Lee Trailer Co.?

20 A. No.

21 Q. That's the extent of it?

22 A. That's it.

23 Q. Okay I have nothing further.

24 MR. DAW: I have nothing at all.

25 [DEPOSITION CONCLUDED.]

1 STATE OF OREGON)
2) ss.
3 County of Multnomah)

4 I, Charlene Beovich, a Court Reporter and Notary
5 Public for the State of Oregon, do hereby certify that, pursuant
6 to the stipulation hereinbefore set out, HOWARD RANDALL LEE
7 personally appeared before me at the time and place mentioned in
8 the caption herein; that the witness was by me first duly
9 sworn on oath, and examined upon oral interrogatories propounded
10 by counsel; that said examination, together with the testimony
11 of said witness, was taken down by me in stenotype and
12 thereafter reduced to typewriting; and, that the foregoing
13 transcript, Pages 1 to 48, both inclusive, constitutes a full,
14 true, and accurate record of said examination of and testimony
15 given by said witness, and of all other oral proceedings had
16 during the taking of said deposition, and of the whole thereof.

17 Witness my hand and notarial seal at Portland,
18 Oregon, this 28th day of December, 1972.

19
20
21 *Charlene Beovich*
22 Notary Public for Oregon
23 My commission expires 6/20/74
24
25

PORTLAND DEVELOPMENT COMMISSION

**SITE OFFICE
EMANUEL HOSPITAL PROJECT
228 N. MONROE ST.
PORTLAND, OREGON 97227
Phone 255-6189**

12 May, 1971

Mr. Clyde Sanders
Small Business Administration
700 Pittock Block
Portland, Oregon 97205

Dear Mr. Sanders:

Per our conversation of 11 May, 1971, I have enclosed a list of businesses in the Emanuel Hospital Urban Renewal Project which were mailed a letter on 10 May advising them of available SBA assistance. I have also enclosed a copy of the letter mailed to these businesses. It is my understanding that you will send each business involved the proper informational material.

Thank you for your continued cooperation.

Very truly yours,

Albina Pipe Bending
225 N. Russell
Portland, Oregon 97227

Oregon Rug & Mattress
2651 N. Vancouver
Portland, Oregon 97227

American Plating Co.
2751 N. Williams
Portland, Oregon 97227

Paul's
19 & 23 N. Russell
Portland, Oregon 97227

Carlos Body & Fender Shop
2609 N. Vancouver
Portland, Oregon 97227

Philbin's Bfg. Co.
27 N. Russell
Portland, Oregon 97227

Cathay Food Market
2619 N. Williams
Portland, Oregon 97227

Robbins Inn
3000 N. Commercial
Portland, Oregon 97227
% Mrs. Emily Lahl
835 N. E. Jessu
Portland, Oregon

Denne Bros. Inc.
35 N. Russell
Portland, Oregon 97227

Thomas Shine Parlor
& Bicycle Shop
11 N. Russell
Portland, Oregon 97227

Field Sensi-Threader Machine Co.
417 N. Monroe
Portland, Oregon 97227

Wallace Bleg. Wreckers
2717 N. Williams
Portland, Oregon 97227

Jewell Glass Co.
2607 N. Vancouver
Portland, Oregon 97227

Western Food Equipment
1221 N. Vancouver
Portland, Oregon

Lees Trailer Co.
2716 N. Vancouver
Portland, Oregon 97227

Low's Men's Shop
113 N. Russell
Portland, Oregon 97227

Lynn Kirby Ford Body Shop
315 N. Russell
Portland, Oregon 97227

Manning Bros. Garage & Service Station
2847 N. Williams
Portland, Oregon 97227

PORTLAND DEVELOPMENT COMMISSION

COMMUNITY DEVELOPMENT
DEPARTMENT OF ECONOMIC DEVELOPMENT
500 S. WASHINGTON ST.
PORTLAND, OREGON 97204
PHONE 322-4100

10 May, 1971

Lees Trailer Co.
2716 N. Vancouver
Portland, Oregon 97227

Dear Occupant:

This is to remind you that since your business will be affected by the urban renewal project in this area, you are eligible for special consideration from the Small Business Administration. This assistance is in the form of low interest, long term loans. These loans may be made jointly with local banks or other lending institutions, or on a direct basis and may be used for several purposes, some of which are:

1. to purchase or remodel a building;
2. to provide working capital;
3. to replace machinery and equipment;
4. to increase inventory.

The SBA also provides management and technical assistance.

We urge you to visit the SBA office to obtain the most current information concerning the assistance you may receive. The office is located in the Pittock Block, 201 S. W. Washington. If you desire to make an appointment or have any questions, please call 322-4100.

WSJ:slc

R E C E I P T

I hereby acknowledge receipt of a copy of the Portland Development
Commission's INFORMATIONAL STATEMENT FOR PERSONS AND FIRMS DOING
BUSINESS WITHIN PROJECT BOUNDS and SUPPLEMENTAL SELF-MOVE INSTRUCTIONS.

Lee Trailer Co.
Firm

Howard R. Lee.
by

Partner
Title

date

1 1-68430-0760 U-RENT INC

MAP: 2730
ZONE: M3
RATIO: 1301
LVY C: 001

BY LEE, DORA F

2716 N VANCOUVER AVE
PORTLAND, OREGON

COMM.

97227

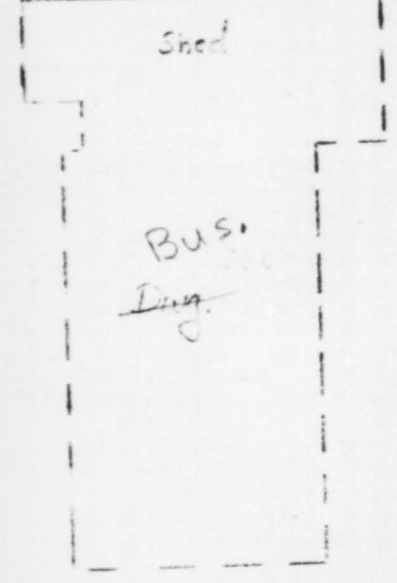
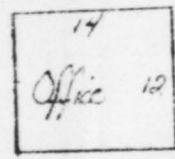
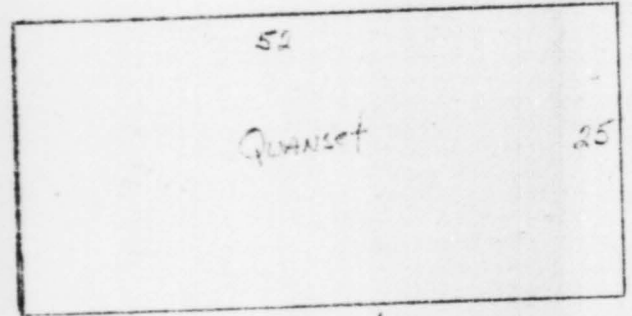
RAILROAD SHOPS ADD

LOT BLOCK

5 & 6 3

PROPERTY ADDRESS: 2716 N VANCOUVER AVE
PORTLAND

APPEALS:



SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS	TOTAL	SIGN DATE
67			1130	1130	2260	5/10
68			6,500	4,200	10,700	10/24/68
71			6,760	4,360	11,120	U.D

SCALE 1" = 60'

FRONT OF BUILDING

DATE: 5-4-68

INIT: [initials]

REMARKS: 1968 Dist F/A of Repair. QUANSET - Office in need of repair.

AVE OR STREET: N. VANCOUVER

INSPECTOR: [signature]

DATE: JUL 2 0 1967

BY: IALGATE BASTIN

RECHECKED: 2 2 67

NOTIFIED: GREEN

MARKET DATA

PURCHASE PRICE DATE TYPE DATA BK & PAGE REMARKS

ACCOUNT NO 1-68430-0760

CLASS R-3 STORY 1 1/2 AREA 282 11,500-575

ADDRESS 2716 N VANCOUVER AVE BASE FACTOR 11,000

FDN. Br. WP BSMT 3,4 1/2 1,4 1,400

BSMT ROOMS 0 Bath

FLOORS D 18 Lino Tile Hdwr Fir Con 160

ROOF H F Alum Comp Shk Tile Built-Up 180

EXTER D Shks Siding Blk Stuc Brk P.D.

INTER L & P Drywall Tr Hdw B.I. Avg.

PLUMB G FACILITY Sink D.W. Toil. W.B. T.B. Enc. Shower Enc. St. Laun. W.H.

HEAT H.W. Pkge. Pipe Floor Oil FLOOR 20 Elect CHIMNEY 100

FIREPLACE Ins. OS S D T 1-Stv 2-Stv Flue

ATTIC Unf. Fin. B.R. Bath Lav H 3,4 1,2 1,4

2ND STY. 3 B.R. Bath Lav

BAYS DORMERS 120

MISC.

MISC V.F.S.H. R & O V.F. Tile

OUTSIDE Conc. B.T. Sprinkler T.L.

FIRST FLOOR GARAGE TOTAL 340 12 820

Sub

Dim. X IMP. AREA REPL COST ADJ REP COST RG 12 480

Fdn. Dim. X DIM. 822 12080 10 248

Const. FLOOR 262 NV

Roof 1,44

Misc. TOTAL DEPRECIATED REPLACEMENT COST 1,248

MISC. ADJUSTMENT 19 68

Dim. 27 x 8 BUILT 1898 to Age 35 APPR. VALUE 1,200

Fdn. Const. PERM. NC Func 19 APPR. VALUE

Roof Shed PREV APPR Econ. } 25 19 APPR. VALUE

MISC D-RA RM MO Cond. } 25 19 APPR. VALUE

Dim. X RENTAL NET 10 19 APPR. VALUE

Fdn. 19 APPR. VALUE

Const. 19 APPR. VALUE

Roof 19 APPR. VALUE

FORMING SITE ADJUSTMENTS

M-3 ROAD TYPE D G.P.

TOPOGRAPHY Level

VIEW

OTHER CORNER

DEPTH FACTOR

STANDARD DEPTH

EFFECTIVE DEPTH

COMPUTATIONS

LAND DESCRIPTION SIZE OR ACRES BASIC UNIT VALUE ADJUST FACTORS ADJ'D UNIT VALUE VALUE

8,100 sq ft .65 + 20% Corner .80 6,500

TOTAL AREA SUB-TOTAL

REMARKS SITE ADJ. TOTAL APPR. VALUE 6,500

19 APPR. VALUE

19 APPR. VALUE

19 APPR. VALUE

19 APPR. VALUE

DATE 4/10/67

APPRaiser Miller

Trailer Rentals

YEAR 19 *68*

Address *2716 N Vancouver*

NO ADJ. SQ. FT. ITEMS LUMP SUMS

TYPE *QUONSET* STORIES *1*

CON. FLR

W. TO W

COMP. SAG

STUC TRIM

UR FNT

MEZZ

STAIRS

ELEV

VENT

SKYLT

TOTALS

NET ADJ.

BASE FACTOR'S *300' x 300'*

BUILDING AREA *1300'* SQ FT X S *3.00* FACTOR *3900'*

PER SQ FT. FACTOR'S *3.60'*

INDEX *120%* X QUAL - % - *120%*

ADJ FACTOR *3.60'* *4680'*

AREA *1300* FACTOR *3.60* *605*

AREA *168* FACTOR *22* *660*

AREA *3000* FACTOR *22* *660*

YARD X AREA FACTOR

BUILT *1951* PERMIT

TOTAL REPL COST *5945'*

DEPR *50-* *2945*

COST APPROACH DEPR COST *3000*

INCOME APPROACH BLDG RESIDUAL

MARKET APPROACH BLDG RESIDUAL

IMPROVEMENTS VALUE CONCLUSION *3000'*

19 DEPR F.M. VALUE

19 DEPR F.M. VALUE

19 DEPR F.M. VALUE

FR CONST CONST CONST

FR ROOF Imp. ROOF ROOF

FR FDN FDN FDN

R/A R/M

ADJUSTMENT

AGE *50.4*

F & E } *19.6*

DIST }

COND. }

YEAR

M. V

DATE

INITIALS

E.H. NET *5001*

FLOOR	TENANT	TYPE OF TENANT	REPORTED PER MONTH	WARRANTY PER YEAR

OPERATING EXPENSE SCHEDULE

EXPENSE	AMOUNT	PERCENTAGE
INSURANCE		
HEAT		
LIGHT		
WATER		
GARBAGE		
TELEPHONE		
SUPPLIES		
ADVERTISING		
WAGES		
REPAIRS		
MANAGEMENT		
MISC.		
TOTAL EXPENSES		

MARKET DATA APPROACH

APPROACH	AMOUNT
GROSS MULTIPLIER	
GROSS INC	
LESS PERSONAL PROPERTY VALUE	
LESS LAND VALUE	
BUILDING VALUE RESIDUAL	

TRAILER Rentals

YEAR 19 68

COVER

FIGURES 1

% ADJ. SQ. FT. ITEMS LUMP SUMS

CON TR		
W T W		
COMP SHG		
SK G	STUC	
TRIM		
FR	RWD	
LT		TNT
		SP
		MEZZ

300

TOTALS

NET ADJ

3.00

FACTOR

3900'

REP COST

TOTAL BAS COST

20

X QUAL -

120

4680'

ADJ. FACTOR

360

4680'

AREA

168

FACTOR

3.60

605

AREA

3000

FACTOR

22

660

AREA

FACTOR

TOTAL REPL COST

5945'

DEPR

50-

2945

COST APPROACH

DEF REPL COST

3000

INCOME APPROACH

BLDG RESIDUAL

MARKET APPROACH

BLDG RESIDUAL

IMPROVEMENTS

VALUE CONCLUSION

3000'

19

DEPR

F.M. VALUE

10

DEPR

F.M. VALUE

10

DEPR

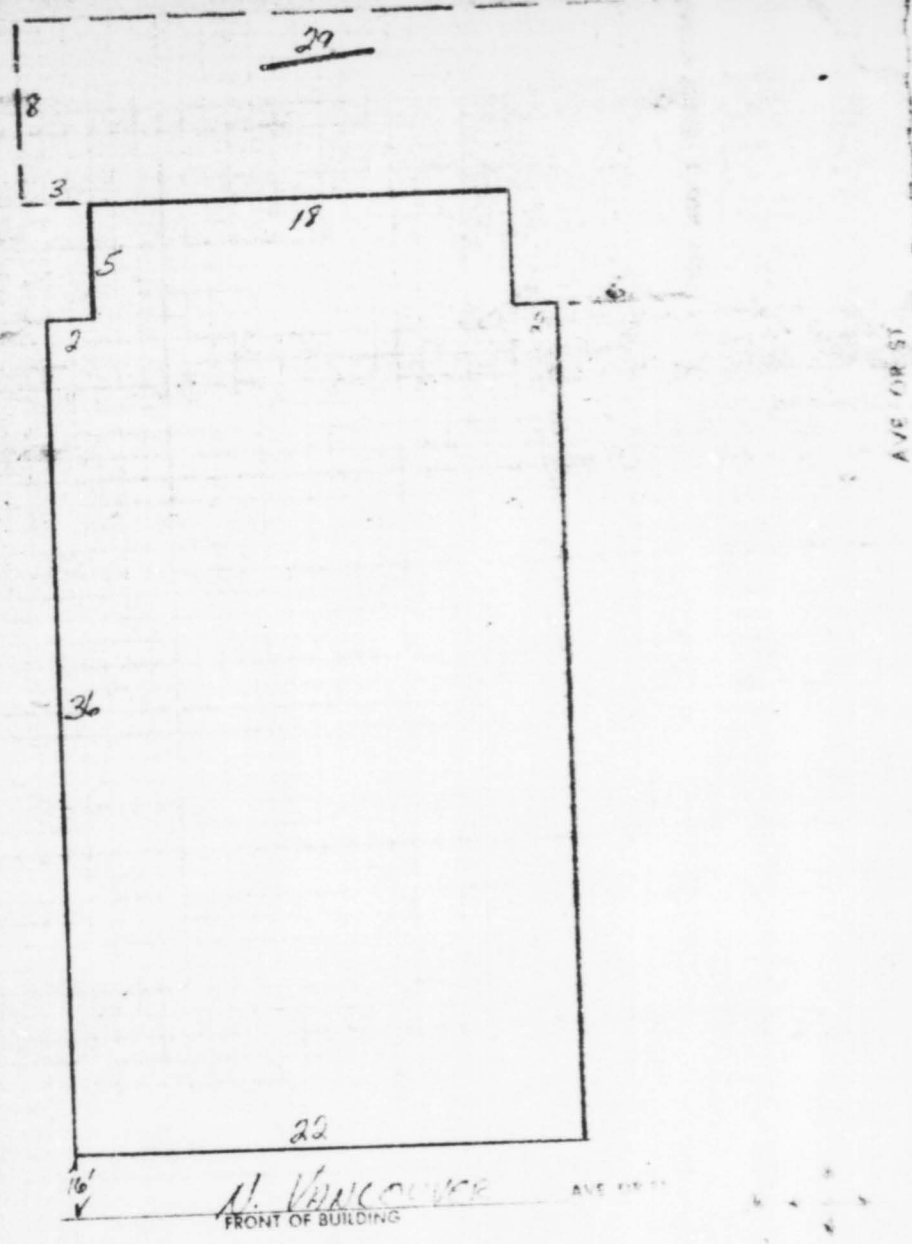
F.M. VALUE

AGE 30.4

DIST 19.6

COND

NET 500'



N. VANCOUVER
FRONT OF BUILDING

FUNCT. G A P

ECON. G A P

CCMB. G A P

REMARKS: 1965 Dist P/A Fees in poor condition

DATE 5 4 67 SIGN [Signature]

DATE	CHECKED	REVIEWED	BLDG COUNT	INDEX
JUL 20 '67	[Signature]	DASTIN		

REPL COST
5945'

Lee Rent Inc. & Lee Trailer Co

RS3

(Firm Name)

(Parcel)

(Structure)

(Unit No.)

Address 2716 N. Vancouver
 Type of operation Trailer Rentals Operator or manager Howard R Lee
 No. of empl. 45 Owner _____ Live on premises _____ Expected emp. _____
 Tenant none Rent _____ Date due _____ Eligible Vet. Loan _____ Subtenant _____
 Future plans: Continue _____ Change _____ Disc. _____ Sell _____ Retire _____ Other _____
 Help in relocation: Yes _____ No _____
 Electricity by _____ Garbage service by _____

	Requirements	Present	Preferred	Referral A	Referral B	Final Select.
Location	Location	<input checked="" type="checkbox"/>				
Rent	Rent					
Limited to Zones	Limited to Zones					
Business License Transf.	Business License Transf.	<input checked="" type="checkbox"/>				
Parcel Size	Parcel Size					
Parking	Parking					
Structure Size	Structure Size					
warehouse Space	warehouse Space					
Ceiling Height	Ceiling Height					
Special Plumbing	Special Plumbing					
Special Wiring	Special Wiring					
Heavy Floor Load	Heavy Floor Load					
water	water					
sewer	sewer					
power	power					
Load Deck or Ramp	Load Deck or Ramp					
Highway Access	Highway Access					
Show Window Req.	Show Window Req.					

Remarks has about 30 trailers on this lot - (has other lots in town) - may change business (eg. to hospital equipment rental) depending upon the market in the area when reviewed

Lease _____ Buy _____ Build _____ Advance notice req. _____
 Est. cost of moving _____ Days required to move _____
 Est. property loss _____ Property loss paid at purchase _____
 Items to be moved (Continue on Interview register): _____

I, _____ on _____ gave information statement and notice to
 move to _____ by _____
 Extended on _____ by _____ to _____
 Extended on _____ by _____ to _____