



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: August 11, 2008
To: Interested Person
From: Mieke Stekelenburg, Land Use Services
503-823-0669 / Mieke.Stekelenburg@ci.portland.or.us

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-120094 LC

GENERAL INFORMATION

Owner: Andrew Davis
Davis Business Center Llc
11623 SW Riverwood Rd
Beaverton OR 97219

Applicants: Michael C Robinson Dana White
Perkins Coie Llp Providence Health System OREGON
1120 NW Couch St 10th Floor 4706 NE Glisan St Ste 101
Portland OR 97209 Portland, OR 97213

Site Address: W/I 4370 NE Halsey St

Legal Description: LOT 4 BLOCK 2, BELGRADE; LOT 5 BLOCK 2, BELGRADE; LOT 19
BLOCK 2, BELGRADE

Tax Account No.: R063800240, R063800250, R063800390

State ID No.: 1N2E31BB 03200, 1N2E31BB 03300, 1N2E31BB 03000

Quarter Section: 2935

Neighborhood: Hollywood, contact Trudi Rahija at 503-281-5504.
Business District: Hollywood Boosters, contact Jeffrey Baird at 503-331-7650.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A

Zoning: CXd – Central Commercial with the Design Overlay Zone “d”.
Case Type: LC – Lot Consolidation

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate Lots 4, 5, and 19 of Belgrade Block 2 (Tax Lots 3000, 3200, and 3300) into one parcel. The lot consolidation is in preparation for a future street vacation of NE 44th Avenue (LU 07-142132 VA). The street vacation is not part of this review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards**.

ANALYSIS

Site and Vicinity: The site is located in Subdistrict A of the Hollywood Plan District and contains paved surface level parking that serves The Davis Business Center. The site is a corner lot with frontage on both NE Halsey to the north and NE 44th Avenue to the west. Once NE 44th Avenue is vacated the consolidated Parcel will only have legal street frontage on NE Halsey Street.

The vicinity is characterized by high-density residential and commercial development around a major priority transit street (NE Halsey).

Zoning: The CX zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review. The “d” overlay does not influence this lot consolidation application.

The Hollywood plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. The Hollywood plan district regulations do impact lot consolidation proposals.

Land Use History: City records indicate there are 2 prior land use cases associated with this property.

- 08-113391 DZ – This land use application was approved in regards to design elements for a new office building on the property to the east and associated parking garage. The land use decision has no impact or conditions that would effect the proposed lot consolidation.
- 07-142132 VA – Pending Street Vacation application for NE 44th Avenue.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on 5/2/08.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA**LOT CONSOLIDATIONS**

33.675.010 Purpose

This chapter states the procedures and regulations for removing lot lines within a site to create one lot. The regulations ensure that lot consolidation does not circumvent other requirements of this Title, and that lots and sites continue to meet conditions of land use approvals. The lot consolidation process described in this chapter is different from (and does not replace) the process used by the county to consolidate lots under one tax account. A tax consolidation does not affect the underlying platted lots. A lot consolidation results in a new plat for the consolidation site.

33.675.050 When These Regulations Apply

A lot consolidation may be used to remove lot lines within a site. The applicant may also choose to remove such lot lines through a land division. A lot consolidation may be required by other provisions of this Title.

33.675.100 Review Procedure

A. Generally. Lot consolidations are reviewed through Type I procedure.

B. Sites in PUDs or PDs. If any portion of the site is within a Planned Unit Development (PUD) or Planned Development (PD), an amendment to the PUD or PD is also required. The amendment to the PUD or PD must be reviewed concurrently with the lot consolidation.

Findings: The site is not involved in any past or proposed Planned Unit Development or Planned Developments. Therefore, the requested lot consolidation review has been reviewed under the Type I procedure.

Approval Standards for a Lot Consolidation**33.675.300 Standards**

A lot consolidation must meet the following standards:

- A. Lots.** Consolidated lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:
 - 1. Lot dimension standards.**
 - a. Minimum lot area.** If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot area requirements;
 - b. Maximum lot area.** If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, the lot consolidation site is exempt from maximum lot area requirements;
 - c. Minimum lot width.** If the width of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot width requirements;
 - d. Minimum front lot line.** If the front lot line of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum front lot line requirements;
 - e. Minimum lot depth.** If the depth of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.

The proposed site is in the CXd zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. In Commercial zones there are no minimum lot area, width or depth standards. Lots must be of a size, shape, and orientation that is appropriate for the location and for the type of development and use that is contemplated (33.613.200). A parking garage was proposed and reviewed under LU 08-113391 DZ for the subject property. At the time of this review no building permit

applications were submitted. The lot is of a sufficient size to accommodate a variety of commercial uses and development including a parking garage.

In commercial zones there is a Minimum Front Lot Line Standard which is at least 10 feet long (33.613.100). The proposed lot has a front lot line that is 94.35 feet long.

The proposed consolidated lot meets standards.

- 2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;**

Findings: There is no minimum or maximum residential density in the CG zone, therefore this criterion does not apply.

- 3. Lots without street frontage. If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements;**

Findings: All lots in the lot consolidation site have street frontage, therefore this standard does not apply.

- 4. Through lots. If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot;**

Findings: The proposed consolidated Parcel 1 will not be a through lot, therefore this standard does not apply.

- 5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.**

Findings: This site contains only one zoning designation, therefore the consolidated lot will not have split zoning. This standard does not apply.

- B. Conditions of land use approvals. Conditions of land use approvals continue to apply, and must be met.**

Findings: Conditions of Approval required in LU 08-113391 DZ continue to apply to any new construction on the site.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to consolidate Lots 4, 5, and 9 of Belgrade Block 2 (Tax Lots 3000, 3200, and 3300 into one parcel. No City Bureaus raised objection to the proposal.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create one parcel of lots 4, 5 & 9 of Block 2 into one parcel, as illustrated by Exhibit C.1, signed and dated August 4, 2008.

Decision rendered by: Mieke Stekelenburg **on 8/4/08**
By authority of the Director of the Bureau of Development Services

Decision mailed August 11, 2008

Staff Planner: Mieke Stekelenburg

About this Decision. This land use decision is **not a permit** for development. **THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION 11/6/08 OR THIS DECISION WILL BECOME NULL AND VOID.** Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on 4/3/08 , and was determined to be complete on 4/24/08.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on 4/24/08.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

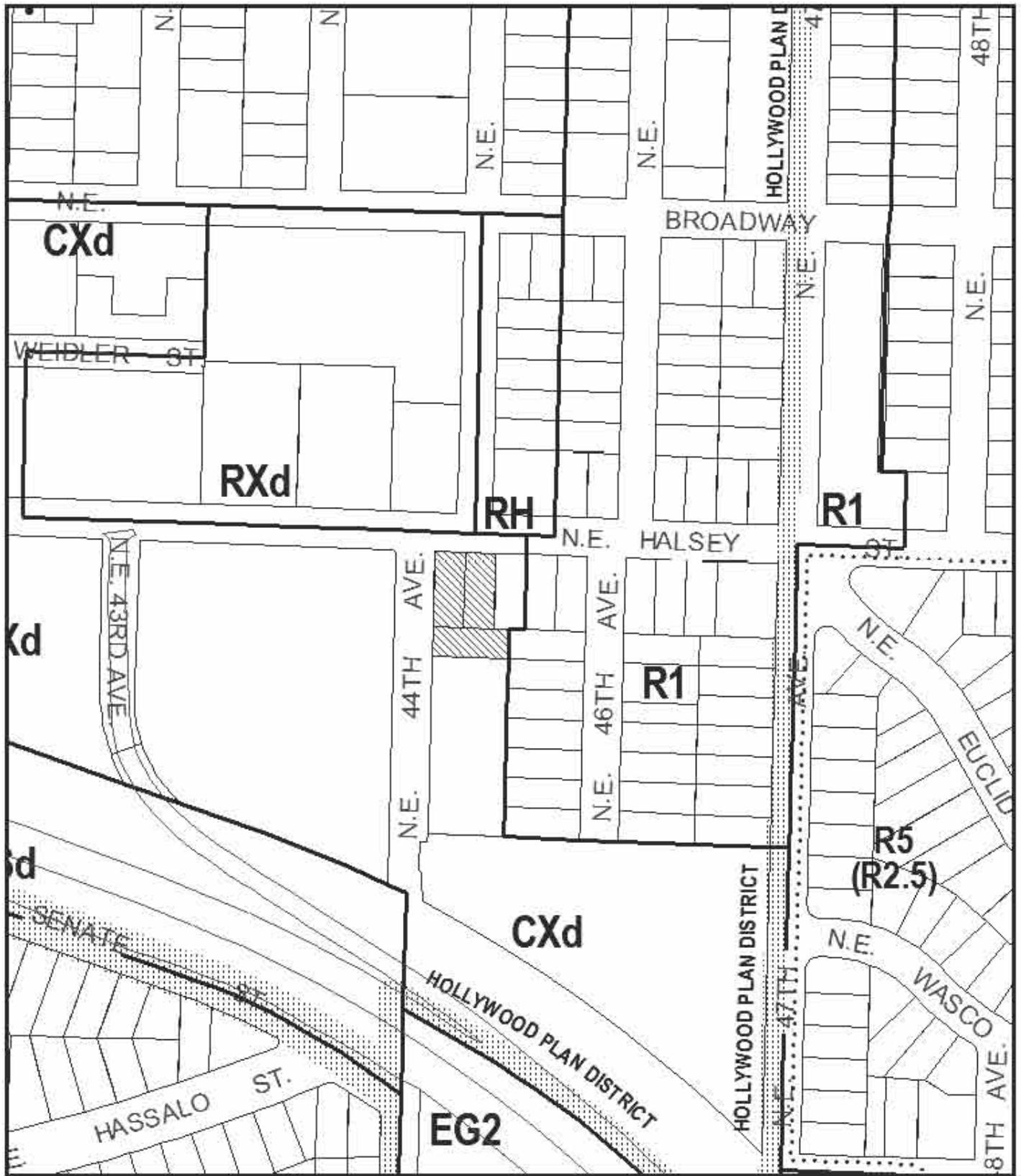
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Site Development Review Section of BDS
 - 5. Bureau of Parks, Forestry Division
 - 6. Life Safety
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



NORTH

This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No.	LU 08-120094 LC
1/4 Section	2935
Scale	1 inch = 200 feet
State_Id	1N2E31BB 3200
Exhibit	B (Apr 04,2008)

PARTITION PLAT NO.

A REPLAT OF LOTS 13 - 18, BLOCK 2, BELGRADE AND OTHER LAND
 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
 DATE: JULY 14, 2008

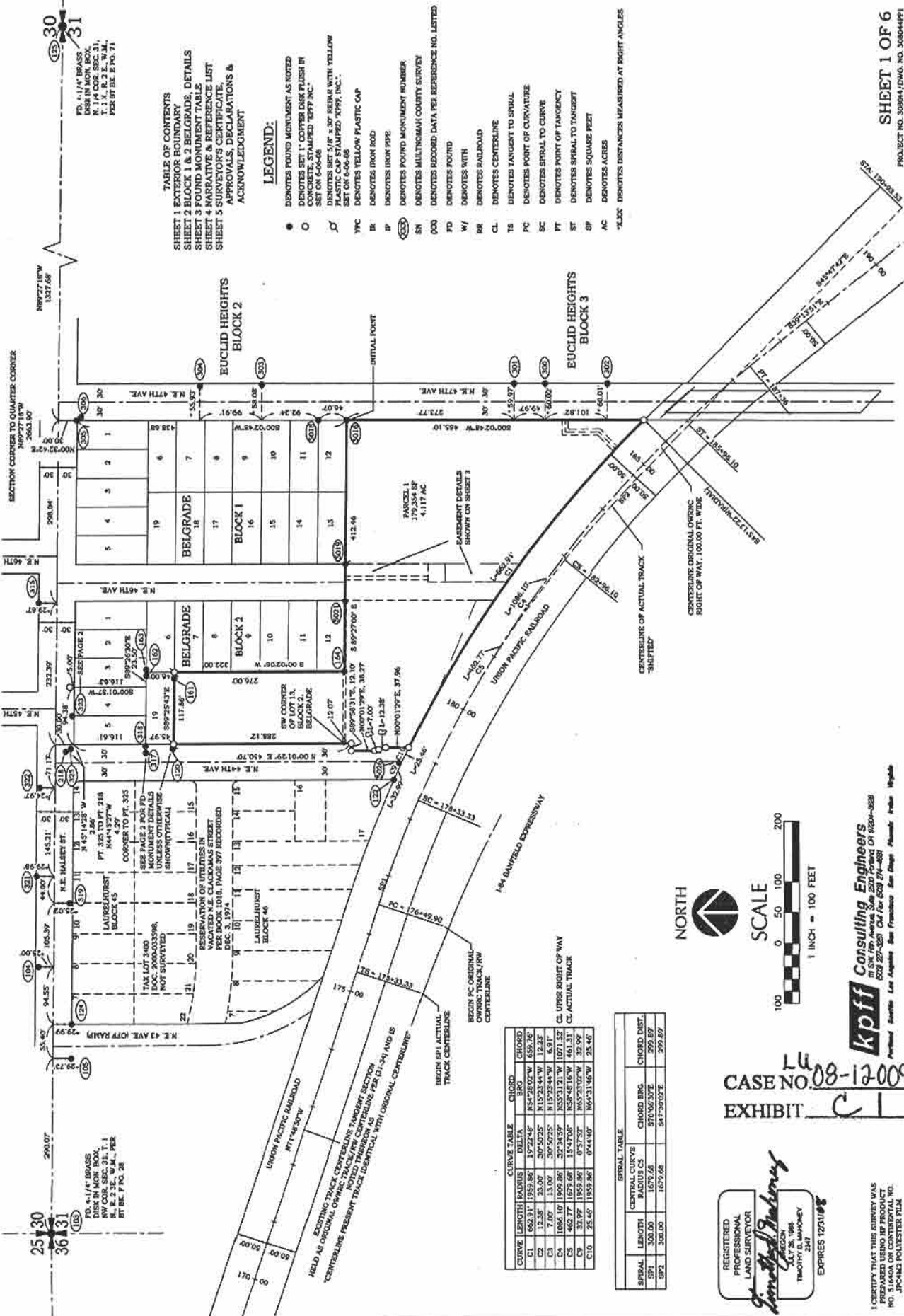


TABLE OF CONTENTS

SHEET 1 EXTERIOR BOUNDARY

SHEET 2 BLOCK 1 & 2 BELGRADE, DETAILS

SHEET 3 FOUND MONUMENT TABLE

SHEET 4 FOUND MONUMENT TABLE

SHEET 5 SURVEYOR'S CERTIFICATE & LIST

SHEET 6 APPROVALS, DECLARATIONS & ACKNOWLEDGMENT

LEGEND:

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" COPPER DISK PLUSH IN CONCRETE SET ON 6-04-08
- DENOTES SET 5/8" x 30 REBAR WITH YELLOW PLASTIC CAP STAMPED "TFFI, INC."
- DENOTES SET 5/8" x 30 REBAR WITH YELLOW PLASTIC CAP STAMPED "TFFI, INC."
- DENOTES YELLOW PLASTIC CAP SET ON 6-06-08
- DENOTES YELLOW PLASTIC CAP SET ON 6-06-08
- DENOTES IRON PIPE
- DENOTES FOUND MONUMENT NUMBER
- DENOTES MULTNOMAH COUNTY SURVEY
- DENOTES RECORDED DATA PER REFERENCE NO. LISTED
- DENOTES FOUND
- DENOTES WITH
- DENOTES RAILROAD
- DENOTES CENTERLINE
- DENOTES TANGENT TO SPIRAL
- DENOTES POINT OF CURVATURE
- DENOTES SPIRAL TO CURVE
- DENOTES POINT OF TANGENCY
- DENOTES SPIRAL TO TANGENT
- DENOTES SQUARE FEET
- DENOTES ACRES

*LOOK DENOTES DISTANCES MEASURED AT RIGHT ANGLES

NORTH



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	602.91'	1959.86'	17°22'48"	154'28.02'	609.76'
C2	12.38'	33.00'	30°59'25"	11'52'34.44"	12.23'
C3	7.80'	13.00'	30°59'25"	11'52'34.44"	8.91'
C4	16.07'	27.00'	30°59'25"	11'52'34.44"	16.07'
C5	460.37'	1959.86'	17°22'48"	154'28.02'	609.76'
C6	33.99'	1959.86'	07°57'59"	165'23.02'	33.99'
C7	25.46'	1959.86'	07°57'59"	165'23.02'	25.46'

SPIRAL TABLE

SPIRAL	LENGTH	CENTRAL CURVE	RADIUS CS	CHORD BPG	CHORD DIST.
SPI1	300.00'	187°58'	370'00.00'	270'00.00'	299.87'
SPI2	300.00'	187°58'	370'00.00'	270'00.00'	299.87'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Timothy D. Mahoney
 EXPIRES 12/31/08

CASE NO. 08-120094LC
 EXHIBIT C

kpff Consulting Engineers
 111 SW 15th Avenue, Suite 200 Portland, OR 97204-3828
 503 227-3521 Cell Fax 503 274-4858
 Portland Seattle Los Angeles San Francisco San Diego Phoenix Dallas Memphis

SHEET 1 OF 6
 PROJECT NO. 08084/DWG. NO. 08084/HPT

I CERTIFY THAT THIS SURVEY WAS
 PREPARED USING MY PRODUCT
 NO. 51640A OF CONTINENTAL NO.
 JACOBI POLYMER FILM

PARTITION PLAT NO.

A REPLAT OF LOTS 13 - 18, BLOCK 2, BELGRADE AND OTHER LAND
LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W. 1 M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
DATE: JULY 14, 2008

N.E. HALSEY ST.

LEGEND:

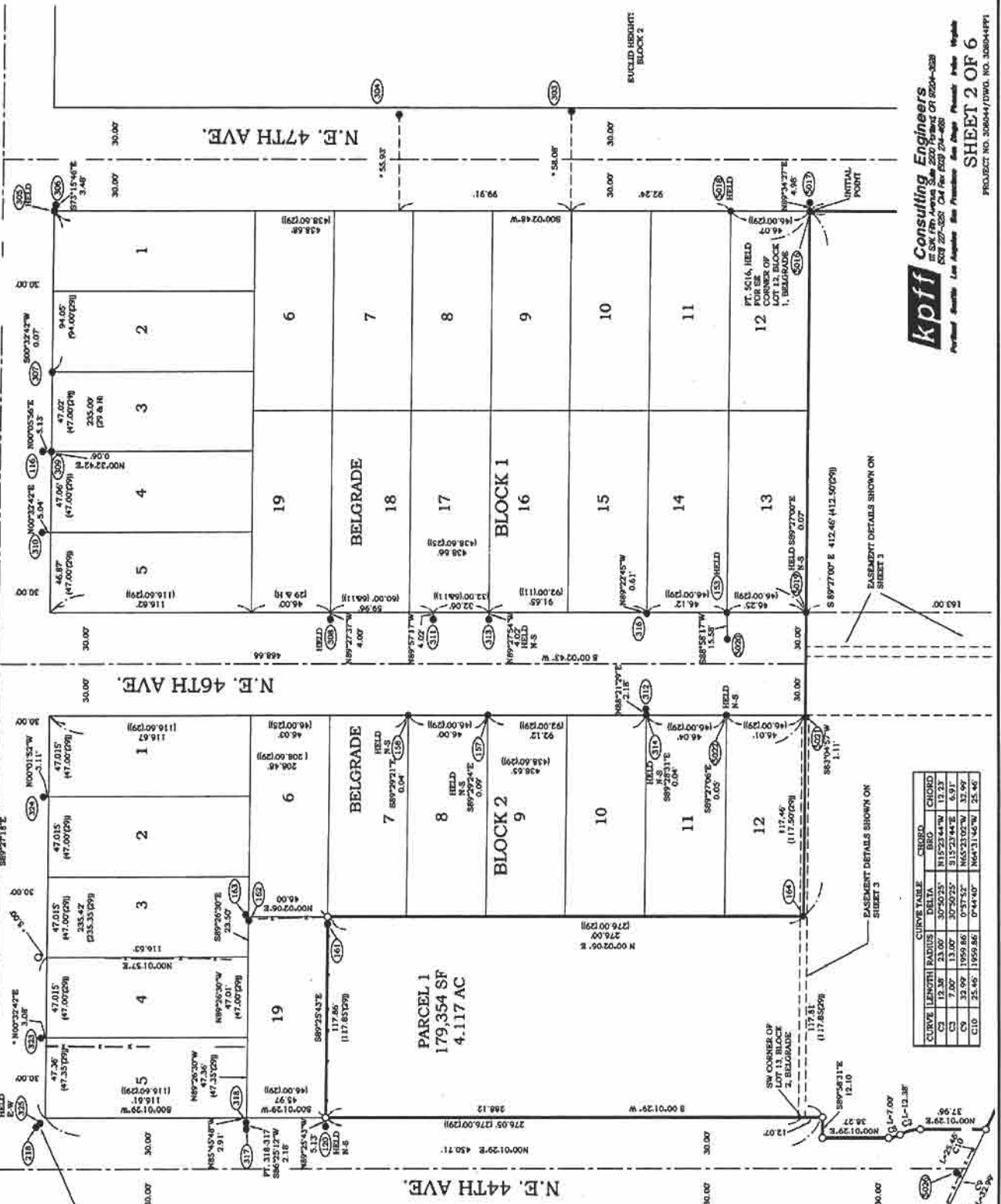
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" COPPER DISK FLUSH IN CONCRETE, STAMPED "KPP INC."
- ⊗ DENOTES FOUND 1" COPPER DISK FLUSH IN CONCRETE, STAMPED "KPP INC."
- ⊘ DENOTES SET 1/8" x 30" REBAR WITH YELLOW PAINT, STAMPED "KPP, INC."
- YPC DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- ⊙ DENOTES FOUND MONUMENT NUMBER
- SN DENOTES MULTNOMAH COUNTY SURVEY
- CALC DENOTES CALCULATED DISTANCE
- POO DENOTES RECORD DATA PER REFERENCE NO. LISTED
- PD DENOTES POINT
- W/ DENOTES WITH
- SF DENOTES SQUARE FEET
- AC DENOTES ACRES
- *X.O. DENOTES DISTANCES MEASURED AT RIGHT ANGLES

N 45°42'28" W
PT. 325 TO PT. 218
N 44°45'27" W
4.29'
CORNER TO PT. 325



I CERTIFY THAT THIS SURVEY WAS
PREPARED USING HP PRODUCT NO. 514-A4A ON CONTINENTAL NO. JPC-A2 POLYESTER FILM

REGISTERED
PROFESSIONAL
SURVEYOR
Timothy D. Mahoney
JUL 28, 1988
TIMOTHY D. MAHONEY
JUL 28, 2008
EXPIRES 12/31/08



CURVE	LENGTH	RADIUS	DELTA	CHORD
C3	12.38	23.00	30°50'25"	11.52344' W 12.23
C4	7.00	13.00	30°50'25"	3.152344' E 6.91
C9	32.09	1059.86	0°57'52"	N 65°23'02" W 32.09
C10	25.45	1059.86	0°44'40"	N 64°31'45" W 25.45

kpf Consulting Engineers
1500 NE Oregon Street, Suite 200
Portland, Oregon 97232-3251
503.227.4521 Cell: 503.227.4521
Fax: 503.227.4521
Professional Seal: See Project
SHEET 2 OF 6
PROJECT NO. 308544/DWG. NO. 308544-APP1

PARTITION PLAT NO.

A REPLAT OF LOTS 13-18, BLOCK 2, BELGRADE AND OTHER
LAND LOCATED IN THE NW 1/4 OF SECTION 31,
T. 1 N., R. 2 E., W.M., CITY OF PORTLAND, MULTNOMAH
COUNTY, OREGON.
DATE: JULY 14, 2008

LEGEND:

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" COPPER DISK PLUSH IN CONCRETE, STAMPED "KPPF, INC."
- DENOTES SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "KPPF, INC."
- YPC DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- SN DENOTES FOUND MONUMENT NUMBER
- SN DENOTES MULTNOMAH COUNTY SURVEY
- CALC. DENOTES CALCULATED DISTANCE
- (AQ) DENOTES RECORD DATA PER REFERENCE NO. LISTED
- PD DENOTES POUND
- WJ DENOTES WITH
- RR DENOTES RAILROAD
- STA DENOTES STATION
- BLK DENOTES BOOK
- PG DENOTES PAGE
- DOC. DENOTES DOCUMENT
- "X" DENOTES DISTANCES MEASURED AT RIGHT ANGLES

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	DISC.
C1	662.91	1059.86	19°22'48"	N54°28'02"W	659.76	BDY.
C2	12.38	23.00	30°50'25"	N15°23'44"W	12.23	BDY.
C3	7.00	13.00	30°50'25"	N15°23'44"W	6.91	BDY.
C4	1086.10	1059.86	37°31'59"	N35°31'31"W	1071.52	BDY.
C5	462.77	1059.86	37°31'59"	N35°31'31"W	454.08	BDY.
C6	34.00	1059.86	37°31'59"	N35°31'31"W	33.99	BDY.
C7	36.87	1059.86	1°04'32"	N54°22'46"W	36.87	ES&AT
C8	32.69	1059.86	0°57'52"	N65°23'02"W	32.69	BDY.
C9	25.45	1059.86	0°44'40"	N64°31'46"W	25.45	BDY.

PARCEL 1
179,354 SF
4.117 AC

APPROXIMATE LOCATION OF POWER
EASEMENT TO FACED, NO.
RECORDED IN DOC. NO.
RECORDED IN DOC. NO. 50000-100000
EASEMENT IS CENTERED ON THE
ACTUAL LOCATION OF LINES.
STRUCTURES & APPURTENANCES
AND IS SUBJECT TO CHANGE.

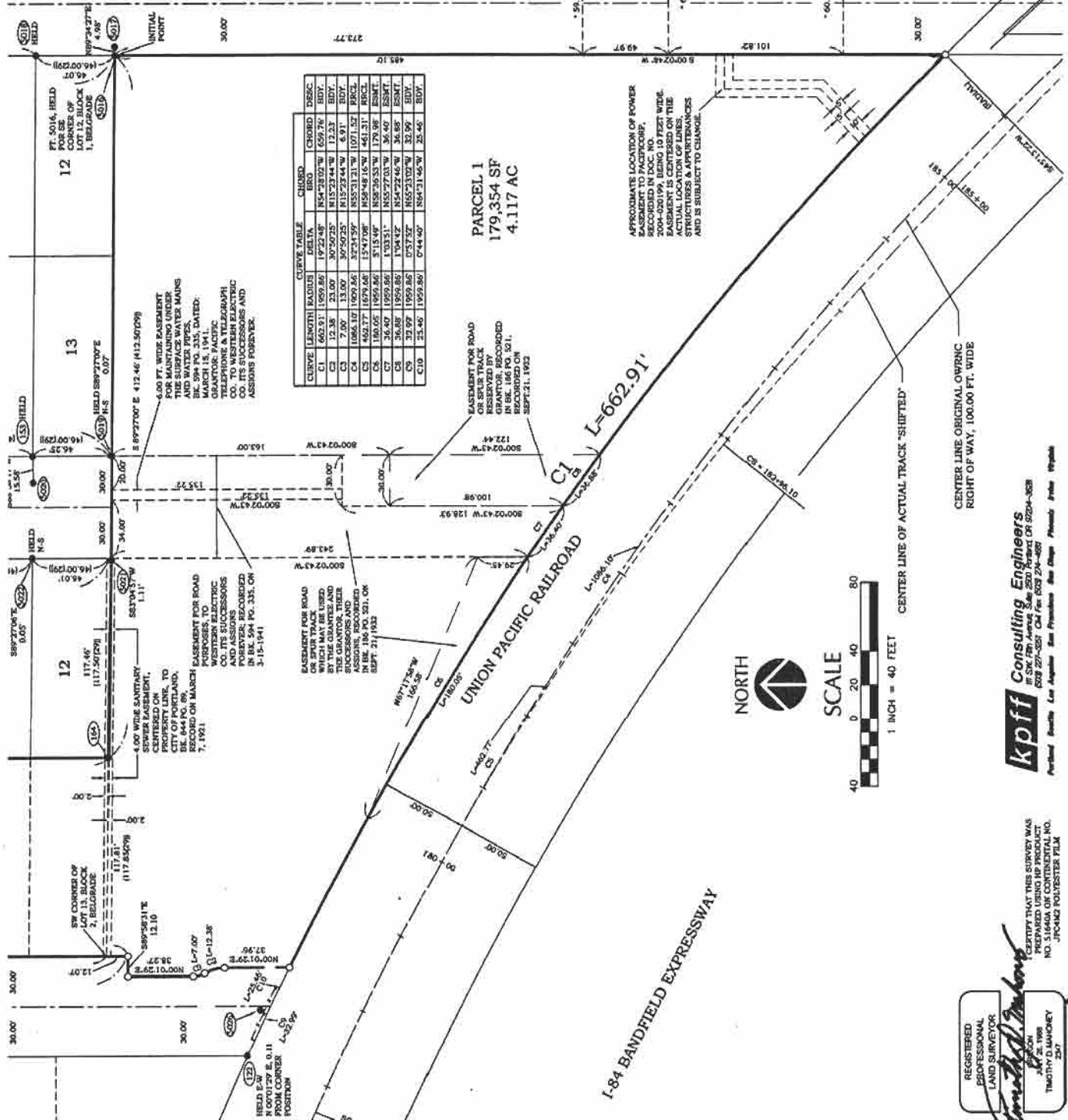
EASEMENT FOR ROAD
OR SPUR TRACK
RESERVED BY
RECORDED IN
IN BK. 186 PG. 301.
RECORDED ON
SEPTEMBER 11, 1923

EASEMENT FOR ROAD
OR SPUR TRACK
WHICH MAY BE USED
BY THE GRANTEES AND
THEIR SUCCESSORS AND
ASSIGNS, RECORDED
IN BK. 211 PG. 1023
SEPTEMBER 11, 1923

EASEMENT FOR ROAD
OR SPUR TRACK
WHICH MAY BE USED
BY THE GRANTEES AND
THEIR SUCCESSORS AND
ASSIGNS, RECORDED
IN BK. 594 PG. 335, ON
3-15-1941

4.00' WIDE SANITARY
SEWER EASEMENT,
RESERVED BY THE
CITY OF PORTLAND,
OR, 644 PG. 89,
RECORDED ON MARCH
7, 1991

SW CORNER OF
LOT 13, BLOCK
4, BELGRADE
(117.50729)
117.46'
(117.50729)
34.00'



Kppf Consulting Engineers
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
503.274.5555 Fax 503.274.4891
Portland, Seattle, Los Angeles, San Francisco, San Diego, Phoenix, Irvine, Raleigh

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Timothy D. Manthey
I CERTIFY THAT THIS SURVEY WAS
PREPARED USING AIP PRODUCT
NO. 51640A OR CONTINENTAL NO.
JPC402 POLYESTER FILM
TIMOTHY D. MANTHEY
2507
EXPRES 12/31/08

PARTITION PLAT NO.

A REPLAT OF LOTS 13 - 18, BLOCK 2, BELGRADE AND OTHER LAND LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W. 1 M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
DATE: JULY 14, 2008

kpff Consulting Engineers

11301 1st Avenue, Suite 200 Portland, OR 97204-3021
503.227-5251 Cell: 503.274-4871
Portland Seattle Los Angeles San Francisco San Diego Phoenix Atlanta Memphis

PT. NO.	BEARING	DISTANCE	DESCRIPTION
103	HELD	HELD	FD 4-1/4" BD STAMPED "T. 1 N. R. 2 E. 25, 30, 31, 36, 1967" W/ PUNCH MARK IN MONUMENT BOX
104			FD BS IN SIDEWALK, NO WASHER [PD 23]
105			FD 5/8" IR W/ 1-1/2" ALUM. CAP STAMPED "OTAK INC." FLUSH [SET 20]
116	N00°05'56"E	5.13'	FD BS COP [SET 17] HELD N-S
120	N89°25'43"E	5.13'	FD 1" IRON PIPE, HELD EAST-WEST [FD 3 & 7] N 00°01'29" E, 0.11' FROM CORNER
122	N00°01'29"E	0.11'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." [SET 20]
123	N02°14'48"W	5.13'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." [SET 20] PD 20]
124	N64°06'45"W	0.01'	FD 4-1/4" BD STAMPED "T. 1 N. R. 2 E. 30, 31" W/ PUNCH MARK, [FD 20] B.T. BK. G. PD 170]
125	HELD	HELD	FD 1/2" IRON PIPE, ORIGIN UNKNOWN, [PD 10 & 11]
153	HELD	HELD	FD 1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
157	S89°29'24"E	0.09'	FD 1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
158	S89°29'21"E	0.04'	FD 5/8" IR, NO CAP, FLUSH, GOOD CONDITION [SET 14]
161	N76°58'00"W	0.51'	FD 5/8" IR, NO CAP, DOWN 0.3", GOOD CONDITION [PD 14]
162	S86°30'55"W	0.54'	FD 5/8" IR, NO CAP, [SET 14]
163	N72°31'04"E	0.29'	FD 5/8" IR, NO CAP, [SET 14]
164	N38°43'48"E	0.11'	FD 5/8" IR, NO CAP, [SET 11], [PD 19]
218	N45°04'40"W	7.10'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." [SET 17]
300			FD BS W/ 3/4" BRASS WASHER STAMPED "MARX A.F.S. ASSOCS." IN CONCRETE SIDEWALK [SET 23 PD 24]
301			FD 5/8" IR W/ YPC STAMPED "MARX A.F.S. ASSOCS." DOWN 0.1", GOOD CONDITION [SET 23 PD 24]
302			FD BS W/ 3/4" BRASS WASHER STAMPED "CENTERLINE CONCEPTS" [SET 24]
303			FD TACK IN LEAD PLUG IN SIDEWALK, ORIGIN UNKNOWN, [PD 23]
304			FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, GOOD CONDITION, ORIGIN UNKNOWN
305	N00°02'48"E	0.02'	FD 1/2" IR, NO CAP, VERTICAL, UP 0.1", GOOD CONDITION, HELD E-W [SET 5] PD 22 & 23]
306	S73°15'46"E	3.48'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 20]
307	N00°32'42"E	0.07'	FD 1/2" IR, NO CAP, UP 0.2", GOOD CONDITION [SET 5]
308	N89°27'37"W	4.00'	FD TACK IN LEAD PLUG IN CONCRETE SIDEWALK, HELD AS 4.00' OFFSET [SET 4] PD 6 & 10 & 11]
309	N00°32'42"E	0.06'	FD 1/2" IRON PIPE, UP 0.4", GOOD CONDITION [PD 6]
310	N00°32'42"E	5.04'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [PD 5 & 8]
311	N89°57'17"W	4.02'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [SET 4] PD 6, 10 & 11]
312	N88°21'29"E	2.18'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, ORIGIN UNKNOWN, [PD 10]
313	N89°27'54"W	4.02'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, [SET 6] PD 10 & 11], HELD N-S
314	S89°28'31"E	0.04'	FD 5/8" IR, NO CAP, DOWN 0.1", LEANS SLIGHTLY NORTHWEST, [SET 10], HELD N-S
315			FD 1/2" IRON PIPE, FLUSH, GOOD CONDITION, ORIGIN UNKNOWN, HELD N-S
316	N89°22'45"W	0.61'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, GOOD CONDITION [SET 17]
317	N89°06'44"W	5.07'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, GOOD CONDITION [SET 17]
318	N85°45'48"W	2.91'	FD PK NAIL W/ OLD SHINER IN CONCRETE SIDEWALK, ORIGIN UNKNOWN
319			FD 5/8" IR W/ YPC STAMPED "BUCKLES PLUS #2231", FLUSH, GOOD CONDITION [SET 25] PD 26]
321			FD BS W/ PUNCH MARK IN CONCRETE SIDEWALK, NO WASHER [PD 14 & 25 & 28]
322			FD BS IN LEAD PLUG IN CONCRETE SIDEWALK [SET 17]
323	N00°24'50"E	3.08'	FD TACK IN LEAD PLUG, IN CONCRETE SIDEWALK, ORIGIN UNKNOWN, [PD 14]
324	N00°01'52"W	3.11'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, HELD E-W [SET 17]
325	N44°58'04"W	4.24'	FD 2-1/2" BRASS DISK IN CONCRETE, IN SQUARE MONUMENT BOX, 0.8' BELOW LID [PD 18 & 19 & 22]
5016	HELD	HELD	FD 3/8" BRASS SCREW IN CONCRETE SIDEWALK, NO WASHER, [PD 18 & 22 & 23]
5017	N89°34'27"E	4.98'	FD 5/8" IR W/ YPC STAMPED "COMPASS CORP." DOWN 0.1" [SET 22]
5018	HELD	HELD	FD 1/2" IRON PIPE IN CONCRETE WALL, HELD N-S, ORIGIN UNKNOWN
5019	S89°27'00"E	0.07'	FD 1/2" IRON PIPE AT BACK OF CURB, ORIGIN UNKNOWN
5020	S88°58'17"W	15.58'	FD 1/2" IRON PIPE IN CONCRETE WALL WITH FENCE, [SET 11]
5021	S83°04'57"W	1.11'	FD 1/2" IR, NO CAP, DOWN 0.1" [SET 11], PD 10 & 19], HELD N-S
5022	S89°27'06"E	0.05'	FD 1/2" IR, NO CAP, DOWN 0.1" [SET 11], PD 10 & 19], HELD N-S
5026	N21°37'31"W	6.57'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN SIDEWALK, [SET 20]

LEGEND:

YPC	DENOTES YELLOW PLASTIC CAP
IR	DENOTES IRON ROD
IP	DENOTES IRON PIPE
BD	DENOTES BRASS DISK
COQ	DENOTES RECORD DATA PER REFERENCE NO. LISTED
PD	DENOTES POUND
W/	DENOTES WITH
BS	DENOTES BRASS SCREW
ALUM	DENOTES ALUMINUM
COP	DENOTES CITY OF PORTLAND

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JULY 14, 2008
TIMOTHY G. MCKENY
2347
EXPIRES 12/31/08

I CERTIFY THAT THIS SURVEY WAS
PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A
REGISTERED LAND SURVEYOR
NO. 31648A ON CONTINENTAL NO.
JPM42 POLYESTER FILM

PARTITION PLAT NO.

A REPLAT OF LOTS 13, 18, BLOCK 2, BELGRADE AND OTHER LAND LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W. 4 M. CITY OF PORTLAND, CLATSOP COUNTY, OREGON.
DATE: JULY 14, 2008

kpff Consulting Engineers

3150 SW 8th Avenue, Suite 200 Portland, OR 97204-3528
503 227-3257 Cell Fax 503 271-4057
Portland Seattle Los Angeles San Francisco San Diego Phoenix Boulder Wichita

REFERENCE LIST:

SN NUMBER

- 1 5130
- 2 10354
- 3 13791
- 4 11818
- 5 22269
- 6 25954
- 7 27332
- 8 31937
- 9 32918
- 10 36358
- 11 36391
- 12 37270
- 13 37797
- 14 38538
- 15 40593
- 16 44891
- 17 45183
- 18 47609
- 19 48781
- 20 49932
- 21 50229
- 22 52495
- 23 52506
- 24 53808
- 25 56495
- 26 57417
- 27 59122
- 28 61246

PLATS

- 29 BELGRADE BK. 517 PG. 11
- 30 EUCLID HEIGHTS BK. 517 PG. 9
- 31 LAURELHURST BK. 515 PG. 97

UNION PACIFIC RAILROAD MAPS (OREGON - WASHINGTON RAILROAD & NAVIGATION CO. MAPS)

- 32 CE 33239-3 S3 OF 6, V-2
- 33 CE 33239-4, S4 OF 6, V-2 PORTLAND TO GRAHAM
- 34 CE 33199-4, S4 OF 6, V-2, STATION MAP PORTLAND, OR.
- 35 CE 81309-3, S3 OF 4, V-1

CONDITIONS AND RESTRICTIONS

- 36 BK 1644, PG. 103, INST. NO. 005861, 2-16-1954
- 37 BK 1644, PG. 103, INST. NO. 005861, 2-16-1954
- 38 BK 1203, PG. 523, INST. NO. 063175, 10-19-1958
- 39 BK 2036, PG. 1984, INST. NO. 017785, 3-14-1988
- 40 INST. NO. 2003-131209, 6-09-2003

DEEDS AND LEASE AGREEMENTS

- 40 LEASE OF PROPERTY AGREEMENT BETWEEN UPFR AND PROVIDENCE, DATED DEC. 10, 2000.
- 41 REFERENCE UPFR FILE FOLDER NO. 000829-49.
- 42 BK 1233, PG. 1353, 1-10-1978, CURRENT VESTING DEED TAX LOTS 2800 AND 2900
- 43 BK 844, PG. 89, INST. NO. 237924, 3-07-1921, EASEMENT
- 44 BK 186, PG. 521, 9-21-1932, EASEMENT FOR SPUR TRACK
- 45 BK 594, PG. 335, 3-15-1941, EASEMENT FOR ROAD AND UTILITIES
- 46 BK 1990, PG. 2285, INST. NO. 90022499, 3-19-1990, EASEMENT
- 47 BK 2188, PG. 1979, 3-27-1989, DEED FOR STREET PURPOSES
- 48 BK 47, PG. 264, 6-30-1881, DEED LADD TO OWENC RAILROAD

DEEDS AND LEASE AGREEMENTS

- 40 2000-055026, 4-20-2000, DEED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A LOT CONSOLIDATION PLAT OF THAT TRACT OF LAND DESCRIBED IN PARCELS 'A' AND 'B' THAT CERTAIN DEED RECORDED IN BK. 1233, PG. 1353, ON 1/10/1978, DEED RECORD OF MULTNOMAH COUNTY, OREGON, EXCEPT THE PORTION WITHIN NE 44 AVENUE.

THE EXTERIOR BOUNDARY WAS DETERMINED AS FOLLOWS:

SOUTH LINE (RAILROAD RIGHT OF WAY LINE)
THE RAILROAD WAS FORMERLY A LINE OWNED AND OPERATED BY THE OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY (OWNC) AND IS NOW OWNED AND OPERATED BY THE UNION PACIFIC RAILROAD (UPRR). THE RIGHT OF WAY IN THIS SECTION IS 100.00 FEET WIDE CENTERED ON THE ORIGINAL OWNC MAIN LINE TRACK CENTERLINE, AS DENOTED ON OWNC STATION MAPS AND NOTED HEREON AS UPRR MAPS (31-34). THE EXISTING (ORIGINAL OWNC) TRACK WAS RE-ALIGNED (SHIFTED) EAST OF THE TANGENT SECTION BEGINNING AT STATION 175+33.33, SAID UPRR MAPS (31-34) NOTE THIS NEW ALIGNMENT AS "TRACK SHIFTING". NEW CURVE DATA IS NOTED THEREON FOR THE CURVE SECTION (TANGENT CURVES ON EACH SIDE OF AND THE CENTRAL CURVE). THE TANGENT SECTION WEST OF STATION 175+33.33 IS NOTED ON SAID UPRR MAPS (31-34) AS "CENTER LINE PRESENT TRACK IDENTICAL WITH ORIGINAL CENTER LINE". THE EXISTING TRACK CENTERLINE WAS LOCATED FROM STATION 163+64.42 TO STATION 190+93.53. A BEST FIT LINE WAS CALCULATED AND HELD FOR THE TANGENT SECTION BETWEEN STA. 164+56.8 TO STA. 176+49.9 PC. RAILROAD STATIONING WAS DETERMINED BY HOLDING THE SIGNAL POST OPPOSITE STATION 164+56.8, PER (31-34). HELD THE TANGENT DISTANCE OF 1153.1 FEET PER (31-34) TO DETERMINE THE PC AT STA. 176+49.9. HELD THE CENTRAL CURVE DATA (RADIUS, DELTA AND LENGTH) PER (31-34) TO DETERMINE THE CURVE SECTION. THERE IS NO SPIRAL OR TAPER CURVES, AS SAID UPRR MAPS (31-34) SHOW ONLY A SIMPLE CURVE BETWEEN THE TANGENTS ON THE ORIGINAL OWNC CENTERLINE. THE EXISTING TRACK CENTERLINE IDENTICAL WITH THE SHIFTED/NEW ALIGNMENT TRACK DATA AS NOTED ON SAID UPRR MAPS (31-34). VERY LITTLE SURVEYED CREW FOUND AND NOTED THEIR TRACK ALIGNMENT DATA (D= 03° 24' 40", 2 EQUAL SPIRALS, LENGTH = 300'). HELD SAID FOUND FIELD MARKING (DEGREE OF CURVE AND SPIRAL LENGTH) TO LAY OUT THE ACTUAL TRACK CENTER LINE POSITION AS SHOWN HEREON. A BEST FIT LINE WAS CALCULATED AND HELD FOR THE TANGENT SECTION BETWEEN STA. 187+36.00 PT TO STA. 190+93.53 POT. THE UPRR RIGHT OF WAY LINE CHANGES ON THE NORTHERLY EDGE EAST OF N.E. 47TH AVENUE, AND WAS NOT DETERMINED BY THIS SURVEY.

WEST LINE (NE 47TH AVENUE)
HELD FOUND MONUMENTS AT POINT NO. 305 AND 5016 FOR THE WEST RIGHT OF WAY LINE PER (5, 18, 19, 22 & 23). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (29 & 26). THIS SOLUTION FITS THE FOUND MONUMENTS AT POINT NO. 3, 300, 301, 302.

NE 44TH AVENUE

HELD FOUND MONUMENTS AT POINT NO. 122 AND 325 PER (3, 2, 7, 13, 14, AND 17). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (29 & 27). THE EAST RIGHT OF WAY LINE SOUTH OF THE PLAT OF BELGRADE WAS DETERMINED BY HOLDING THE DEED CALL FOR THE STREET RIGHT OF WAY CONVERTED FROM SISTERS OF PROVIDENCE TO CITY OF PORTLAND, PER DEED BK. 2188, PG. 1979, RECORDED MARCH 27, 1989.

NE HALSEY STREET

HELD FOUND MONUMENTS AT POINT NO. 103 AND 125 PER (20). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (20, 29, & 27).

NE 46TH AVENUE

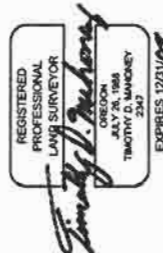
HELD FOUND MONUMENT AT POINT NO. 153. HELD FOUND MONUMENT AT POINT NO. 308 AS A 4.00 FOOT OFFSET PER (11). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (29). THIS SOLUTION FITS WITH FOUND MONUMENTS AT POINT NO'S. 158, 314, AND 5022.

PLAT OF BELGRADE

SOUTH LINE BELGRADE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AT POINT NO. 5016 PER (18, 19, & 23) AND POINT NO. 5019, HELD AS AN ORIGINAL PLAT MONUMENT PER (26). THE SOUTH RIGHT OF WAY LINE OF NE HALSEY WAS HELD AS THE NORTH LINE OF BELGRADE. THE INTERIOR LOT LINES, WERE DETERMINED BY PRO-RATING RECORD PLAT DISTANCES BETWEEN THE FOUND AND HELD MONUMENTS AS NOTED IN THE MONUMENT TABLE ON SHEET 4, AND AS DETAILED ON SHEET 2.

(XX) DENOTES REFERENCE DATA.

BASES OF BEARINGS IS BASED ON COMPASS READING. THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 31, IS NORTH 89°27'18" WEST, HOLDING THE FOUND MONUMENTS AT POINTS 125 AND 193.



I CERTIFY THAT THIS SURVEY WAS PREPARED BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON.
JULY 14, 2008
TIMOTHY D. MAHONEY
2347
EXPRES 12/31/08

SURVEYOR'S CERTIFICATE

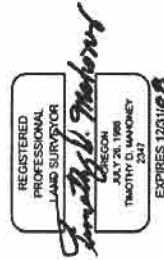
I, TIMOTHY D. MAHONEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING A PORTION OF PARCELS A AND B OF THAT CERTAIN PLAT BEING RECORDED IN BOOK 1233, PAGE 1353, ON 01-10-1978, DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, MARKED BY A ROUND 4 1/4" BRASS DISK IN A MONUMENT BOX, THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 31, 89°27'18" W, 1327.68 FEET; THENCE S 0°32'42" W, 30.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, BELGRADE, RECORDED IN BOOK 514, PAGE 11, PLAT RECORDS OF SAID COUNTY; THENCE COINCIDENT WITH THE EAST LINE OF SAID BLOCK 1, ALSO BEING THE WEST RIGHT OF WAY LINE OF N.E. 4TH AVENUE 90°02'48" W, 438.68 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, MARKED BY A FOUND 2-1/2" BRASS DISK, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE INITIAL POINT OF THE HEREIN DESCRIBED TRACT; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY LINE SOUTH 00°02'48" WEST, 483.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'B', BEING A POINT ON THE NORTHEASTLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING A POINT ON A 1959.86 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEING A POINT ON SAID WEST RIGHT OF WAY LINE, COINCIDENT WITH SAID SOUTHEAST CORNER OF SAID PARCEL 'B', THENCE S 18°58'46" W, 185.86 FEET TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°22'48", AN ARC DISTANCE OF 663.91 FEET, (THE LONG CHORD OF WHICH BEARS NORTH 54°28'02" WEST, 659.76 FEET) TO THE MOST SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF PORTLAND FOR STREET PURPOSES, RECORDED IN BOOK 2188 PAGE 1979, ON MARCH 27, 1989; THENCE COINCIDENT WITH THE EAST LINES OF SAID CITY OF PORTLAND TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) NORTH 00°01'29" EAST, 37.96 FEET TO A POINT OF CURVATURE WITH A 23.00 FOOT RADIUS CURVE TO THE LEFT; (2) COINCIDENT WITH SAID 23.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 30°50'26", AN ARC DISTANCE OF 12.38 FEET (THE LONG CHORD OF WHICH BEARS NORTH 15°23'44" WEST, 12.23 FEET) TO A POINT OF REVERSE CURVATURE WITH A 13.00 FOOT RADIUS CURVE RIGHT; (3) COINCIDENT WITH SAID 13.00 FOOT RADIUS CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 30°50'26", AN ARC DISTANCE OF 12.38 FEET (THE LONG CHORD OF WHICH BEARS NORTH 15°23'44" WEST, 12.23 FEET) TO A POINT OF REVERSE CURVATURE WITH A 13.00 FOOT RADIUS CURVE RIGHT; (4) NORTH 00°01'29" EAST, 38.27 FEET; (5) SOUTH 11°52'34" WEST, 6.91 FEET; (6) NORTH 00°01'29" EAST, 12.07 FEET TO THE NORTHEAST CORNER OF SAID CITY OF PORTLAND TRACT, ALSO BEING A POINT ON THE EAST LINE OF SAID BLOCK 2, SAID PLAT OF BELGRADE, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID BLOCK 2, NORTH 00°01'29" EAST, 288.12 FEET TO THE NORTHWEST CORNER OF LOT 18 OF SAID BLOCK 2; THENCE COINCIDENT WITH THE NORTH LINE OF SAID LOT 18, SOUTH 89°25'43" EAST, 117.86 FEET TO THE NORTHEAST CORNER THEREOF, THENCE COINCIDENT WITH THE EAST LINE OF SAID LOTS 13 THROUGH 18 OF SAID BLOCK 2, SOUTH 00°02'06" WEST, 276.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID PLAT OF BELGRADE SOUTH 89°27'00" EAST, 412.46 FEET TO THE INITIAL POINT OF THE HEREIN DESCRIBED TRACT.

TOTAL AREA CONTAINING 4.117 ACRES MORE OR LESS.

Timothy D. Mahoney
TIMOTHY D. MAHONEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2347



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP PRODUCT NO. 51666A ON CONTINENTAL NO. JY04W4 POLYESTER FILM

PARTITION PLAT NO.

A REPLAT OF LOTS 13, 18, BLOCK 2, BELGRADE AND OTHER LAND LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W. 4 M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
DATE: JULY 14, 2008

kpff Consulting Engineers
11 SW 7th Avenue, Suite 2501 Portland, OR 97204-3229
503 227-3251 Cell Fax 503 274-4581
Portland Seattle Los Angeles San Francisco San Diego Phoenix Palo Alto

DECLARATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PROVIDENCE HEALTH SYSTEM-OREGON, WHO ACQUIRED TITLE AS SISTER OF PROVIDENCE, IN OREGON, IS THE OWNER OF THE LAND DESCRIBED HEREON, AND THEY HAVE CAUSED THIS PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

[Signature]
NAME: JANA WHITE
TITLE: EXECUTIVE DIRECTOR, REAL ESTATE
EMPLOYER: PROVIDENCE HEALTH SYSTEM-OREGON

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF MULTNOMAH)
I, JESSICA L. FOSSUM-SMITH,)
NOTARY PUBLIC FOR OREGON)
DO HEREBY CERTIFY THAT JANA WHITE FOR PROVIDENCE HEALTH SYSTEM-OREGON, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE DESCRIBED INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE THE SAME TO BE HER SIGNATURE BEFORE ME THIS 14 DAY OF JULY 2008.

[Signature]
JESSICA L. FOSSUM-SMITH
NOTARY SIGNATURE

[Signature]
Clemente L. Fossum-Smith
NOTARY PUBLIC FOR OREGON

MY COMMISSION NO. 420040
MY COMMISSION EXPIRES: 04-18-2011

NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NUMBER LU NO. 04-12094 LC