

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. E-3-4 ADDRESS 523 N. Russell Street
LEGAL DESCRIPTION Lots 11 - 16 and the West 29.5 feet of Lots 17 and 18,
Block 3, EVANS ADDITION TO ALBINA
OWNER H & M INVESTMENT CO., a partnership LOT AREA 27,474.96 SQ.FT.

PROPERTY DESCRIPTION:

Subject is an irregular shaped site having 132' frontage on N. Russell; 188.03' deep on N. Commercial; also 188.03' on N. Commercial Court. There is a 90'x29.5' extension to the North which has frontage on N. Knott Street. It has a sloping terrain and is estimated that it drops approximately 10-15 feet from the upper edges to the lower Southerly border along N. Russell Street. All public utilities are available to the site.

Improvements consist of a 1-story concrete and frame building with 1870 sq.ft. It was built in 1946 and is presently unoccupied and in very poor condition. Property has wallboard interior, toilet, sink; shed type roof. There are evidences of boarded up windows, broken windows; poor roof condition. The property is apparently in need of extensive repair for use. There are multiple signs of dry rot.

ZONING: M-3, general industrial use.



PARCEL NO. E-3-4
Continued

West 29.5 feet of Lots 17 and 18, Block 3, EVANS ADDITION

• APR • 69



3630

Lots 13-16, Block 3, EVANS ADD.

• APR • 69



3631

PIONEER NATIONAL TITLE INSURANCE COMPANY
321 S. W. 4th Avenue
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 E 3-4

Dated February 1, 1969

(1) Last deed of record runs to H & M INVESTMENT CO., a partnership

From Martin W. Fishel and Shirley M. Fishel, his wife, and Howard
A. Fishel and Roberta R. Fishel, his wife,

Whose address is 5 S. E. Union Avenue

(2) Legal description Lots 11, 12, 13, 14, 15, 16, and the West 29-1/2
ft. of Lots 17 and 18, Block 3, EVANS ADDITION,

(3) Deed dated 1/19/68 recorded 1/30/68

Book 602 page 1237 Consideration - IRS -

(4) Assessed valuation of land 20,550 Improvements 3,000

(5) Taxes \$696.62 paid Acct. No. 25950-0530-0550-0600

Mortgages, contracts and other encumbrances:

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: