

March 1, 2010

Mayor Sam Adams
& Commissioners
1221 SW Fourth Ave. Room 340
Portland OR. 97204

Re: North Reach River Plan Testimony

Dear Mayor Adams,

During the testimony given on the night of Feb 17th by George Webb the owner of Harmer Steel, this testimony did not set very well with me. He has stated that the only land available for he's business to expand is the land of/or part of Linnton Plywood Mill Site. This is not true.

I have provided you with this Case Study of the land in the Linnton Industrial area other than the Mill Site. The study area runs from the rail road track to the river and from 107th Ave. to 112th Ave. It is safe to say that all the property in this area is for sale and has been for sale for the past few years. It is truly Linnton's blighted industrial area.

As the person from Linnton that spent hours in meeting working on the North Reach River Plan, this is latest attempt by the Working Waterfront Coalition (WWC) to stop the Community of Linnton from having access to the Willamette River.

In this area there has been property foreclosed on by the County. One of the old houses has a very long list of building code violation on file with the City; no one can live in this house. When you review the Case Study you will see that all of the property is next to Harmer Steel storage yard. You will also see that Harmer Steel is underutilizing the land he is using. Harmer Steel is also not river dependent.

As you enter the City from the west on St. Helens Rd. the 1st community you come to is Linnton – the "*Gateway to the City of Portland*". The oldest and the only community that does not have access to the river, **the river is off limits**. If you can get down to the river you will find a nice sandy beach with the best view of the St. Johns Bridge. It is just one of the eleven bridges that cross the Willamette River and it is one of 14 American Heritage Rivers. You fine wild life – ducks, geese, ~ cormorants and much more. There has to be away industry can work with the Community of Linnton to give us access to this wild and wonderful river that is in your front yard.

Thank you for your time



Dan Dishongh



Linnton Neighborhood Association Newsletter

March - April 2010

groups.google.com/group/linnton

Community Center buzzing again with activity

By Brian Hoop
President, LNA

Every Monday morning the Linnton Community Center comes alive with a unique exercise class by the name of Feldenkris. During one typical class ten people are participating in this unique exercise session that applies physical therapy methods to encourage movement for those who have not exercised in a long time or are healing from previous injuries.

“The class helps you be more aware of parts of your body you’ve ignored for too long,” says Pat Wagner, volunteer director of the Linnton Community Center (LCC). “It’s a great class to ease you back into a routine of taking care of your body.”

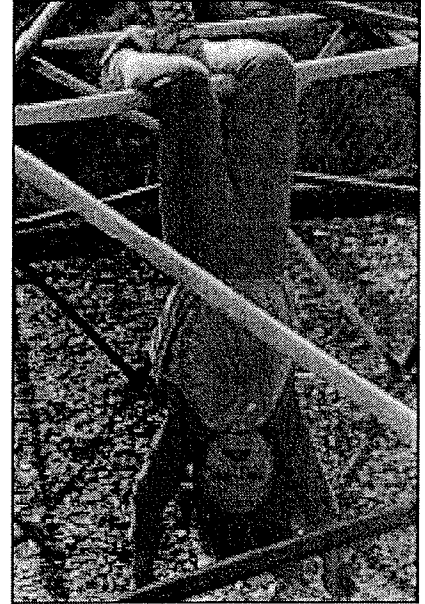
Today the center buzzes with activity all day with pre-school and childcare, four nights of basketball or karate,

daytime exercise classes, a weekly food bank, and numerous special events throughout the year.

A phoenix rising after shutdown

In many respects the class symbolizes the re-emergence of the Linnton Community Center as a true community resource after nearly

shutting down in 2001. The building, constructed in 1926,
Go to: LCC rebuilding as community resource, pg 4



Linnton has its say on North Reach Plan

Access to river and transformation of mill site encouraged by Mayor Adams’ amendments. Updates and next steps at March 3rd LNA mtg.

By Ed Jones
Chair, LNA land use committee

After several delayed hearings the North Reach Plan finally landed before Council for a public hearing on February 17th. At the hearing the Linnton Neighborhood Association turned in 138 signatures on a petition approved by the membership at the November 2009 meeting. 15 Linnton residents attended the meeting and several spoke including myself, Glen Gordon, LNA board members Gordon Huntsman, Darise Weller, and Pat Wagner.

A week before the hearing Mayor Sam Adams submitted proposed amendments which I have reviewed and summarize below their impacts on Linnton. These issues were reflected in my comments before Council.

Mayor Adams’ role as broker in transforming future of mill site

The neighborhood association had two issues we were

Go to: Mayor proposes amendments to North Reach Plan, pg 6

Agenda: Wed., March 3rd Neighborhood Meeting

7 PM to 9:00 PM

Linnton Community Center

10614 NW St. Helens Rd.

Info contact: Brian Hoop, LNA president

503-475-6056, brian.g.hoop@gmail.com

- **Land Use Committee:** Update on North Reach Plan. How Feb. 17 Council hearing went. What's in the Mayor's proposed amendments and next steps the neighborhood association can take.
- **Portland Plan:** Dialogue with Barry Manning, Linnton's District Liaison with Bureau of Planning and Sustainability. What is the Portland Plan? What are your ideas Linnton should advocate for.
- **Beautification Committee:** Spring Neighborhood Clean-up - Sat. May 8th. How you can volunteer to help clean-up environs along St. Helens Rd. and what tools are needed.
- **Ride Connection presentation:** This is a volunteer transportation program to help seniors get to appointments and services they need.
- **Public Safety Committee:** Introduce Angela Wagnon, new Crime Prevention Coordinator for Linnton.
- **Nominating Committee:** Update on nominating process for board annual elections to be held May 5th. Do you want to be on the board?

Neighbors West-Northwest Survey to help guide how our neighborhood coalition can serve Linnton

Linnton's neighborhood coalition wants to hear your input to help plan our future activities! Recently the coalition heard its board members' ideas, and now we would like to integrate your ideas as well. This is your chance to tell us what you really think and initiate change. Please take the time to fill out our survey: <http://www.surveymonkey.com/s/NWNWServicesSurvey>

Annual meeting and board election May 5th

Nominations open for board positions

Serving on the Linnton Neighborhood Association (LNA) board of directors is a great way to serve your community and build leadership skills. Our annual membership meeting and board election will be held Wednesday, May 5, 2010.

There are nine positions on Linnton's board, four officer and five at-large positions. Elections are held each year for all four officer positions. Board positions #4 and #5 are up for election this year. Those two positions are currently held by Pat Wagner and Doug Adams.

If interested in being nominated to a board position please contact Doug Polk, Nominating Committee chair, at 503-286-8591 or djpolk2@comcast.net.

To better understand the board roles here are the responsibilities of each board officer position:

Chairperson: currently Brian Hoop
Presides at board and general membership meetings, prepare proposed agendas for meetings, designates representatives for City committees, recommend LNA committee chairs for approval by board, and with the treasurer authorize expenditures.

Vice-chair: Currently Gordon Hunstman
Presides at meetings in the absence of the chairperson, represent LNA on our neighborhood coalition board with Neighbors West/Northwest, and maintain a list of all LNA projects and contacts.

Secretary: Currently Shawn Looney
Responsible for minutes of the meetings, submitting documents to the coalition office, and monitor's the organization's compliance with open meeting laws.

Treasurer: Currently Dan Dishongh
Maintains the financial records of the LNA, makes them available for review, provides an accounting of organization's funds at general meetings, and with the chair authorizes expenditures.

At-large positions are three-year terms. No one may serve in an officer position for more than four consecutive years. No one may serve on the board for more than seven consecutive years.

Neighborhood Clean-up, Saturday, May 8

Make a difference in your community. Volunteers and tools needed.

Grab your gloves and yard tools. The date is set for a Linnton neighborhood clean-up on Saturday, May 8th. The event is a great opportunity to show your community pride by joining with other Linnton neighbors to help spruce up the St. Helens Rd. corridor. Join us at the Linnton Community Center for one or both shifts from either 10 AM to 12 Noon or from 1 PM to 3 PM. Lunch will be provided at 12 noon catered by the Decoy Restaurant.

Ma Olsen Park and business district focus

We'll tackle several priority projects including the business district sidewalk and Ma Olsen Park, the area around the bus stop at NW 107th. Depending on turnout small teams may tackle cutting back weeds and picking up litter at entrances to hillsides and bus stops along St. Helens Rd., as well as the Linnton Community Center grounds.

Rob Lee and Pat Wagner will be leading the clean-up along the business district focusing on litter removal and weed pulling. We're also hoping to pressure wash and add new flowers to the concrete planters. With business permission we'll also help trim back overgrown bushes and trees.

Nicole Ciccorello and Brian Hoop will lead a team tackling Ma Olsen Park. We'll work with government agencies to coordinate trimming back overgrown weeds, pick up the garbage and sweep the sidewalk. One challenge will be removing invasive vegetation which we plan to work with the West Multnomah Soil and Water Conservation District on.

While it's not required it would help to RSVP in advance. We already have lots of people interested in participating. Let us know early if you want to lead a clean-up of a specific hillside entrance, bus stop area, or other project. To sign-up contact Brian Hoop at 503-475-6056 or brian.g.hoop@gmail.com.

How to sign-up and donate yard tools

Neighbors West/Northwest, our neighborhood coalition, will provide garbage bags. Beyond that we'll need residents to bring extra yard tools to get the job done. If you have any of the following tools please contact Rob Lee at 971-212-1854 or roblee43@gmail.com.



Tools needed for the clean-up

Don't forget to label tools with your name.

- Garbage grabbers
- Gloves
- Weed trimmers
- Squared shovels
- Spade shovels
- Garden water hoses
- Pressure washers
- Brushes and sponges
- Push brooms
- Leaf rakes
- Hard rakes
- Loppers
- Hand saws
- Sidewalk edgers
- Chain saws
- Wheel barrows

Thanks to our community partners

Clean-ups have taken place on and off over the years in Linnton. Over the past several years Pat Wagner has organized a team that has gone along the business district sidewalk picking up garbage and weeding. Thanks to Schnitzer Steel which is providing dumpsters, as they have for numerous clean-up projects in the past. Metro and the City's Bureau of Sustainability and Planning provide funding that offset the costs associated with the dozens of clean-ups organized by neighborhood associations across the City.

LCC rebuilding as community resource

Continued from page one

was previously owned by the Pioneer Methodist Church in St. Johns and operated by a board of church and community members since 1962. From the 1960's till 1984 the center was financially managed by Friendly House. Up until 1995, LCC operated in some respects as both a community center and neighborhood association.

The community mobilized to save the center with a star-studded extravaganza in March 2002 headlined by Linnton's own Darcelle XV. Over 300 people attended raising \$7,000 as a first deposit towards reopening the center's doors. (For newer residents of Linnton, Portland's beloved Darcelle grew up in Linnton.)



Time for art at LCC preschool.

Before and after-school programs serve community children

The voices of nearly 75 children per day once again fill the center. Before and after-school activities for school children are offered every day. A Breakfast Club at 7:00 AM provides children and teens a safe, supervised place to wait for their school bus.

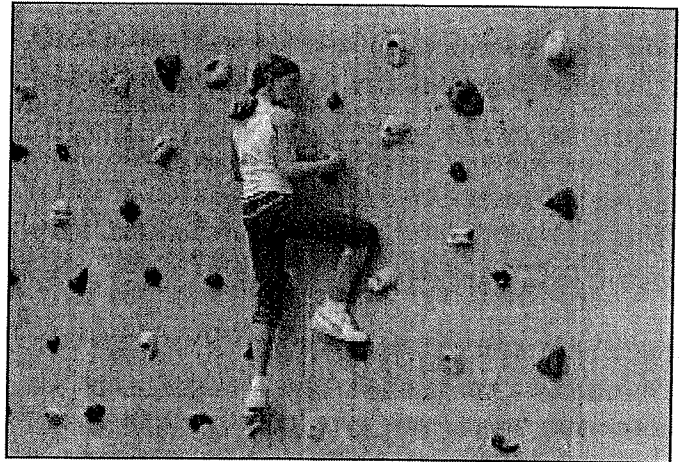
After school busses let the kids off at the center's door where they are greeted by staff and led downstairs for a snack, homework time and social activities as they wait for their parents to retrieve them after work. This works well for working parents and keeps unsupervised children away from the highway or waiting at the end of long driveways on the isolated roads of unincorporated areas of Multnomah County.

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Head Start Preschool and full day State certified childcare

The Center hosts a State certified full-day childcare program and operates as a federally funded Head Start program with 10 to 20 students participating. This program provides a proven curriculum, occupational therapy, hearing and vision screening, as well as home visits (if wanted) to help parents support their child's educational development. The Center received a grant several years ago to upgrade the heating system to install advanced electronic air filtration systems to ensure cleaner air quality for the children's and upper meeting rooms.

The preschool program has developed so much that the center was awarded a federal grant to assist with completing an application for accreditation through NAEYC, the National Association for Education Young Children. Only eleven centers in the state hold this certification. When the center gain this certification it will be a major step in offering the best for children in this area. The \$14,000 grant also funded several new pieces of playground equipment. Rebecca Jenkins, who earned a Masters degree, recently became the new head-teacher. She is a long-time resident of the Skyline community.



Teen enjoys new climbing wall by playground.

Activities keep center active all day

Currently the gymnasium is used four nights a week for various youth and adult basketball sessions. For over 25 years there has been a steady presence of Tuesday night basketball in the center's gymnasium. Longtime neighborhood leader Doug Polk has been leading a weekly basketball pick-up session for over 20 years.



Mom & daughters dance at Nov. 2009 Day of the Dead ceremony at LCC.

For many years Linnton resident Nancy Hammer has organized an annual Halloween festival and cyclical craft fairs that have engaged the young and old throughout the area. A monthly senior luncheon takes place at the center attracting many who called Linnton home generations ago. Recently a local Aztec dance troupe began renting the facility for weekly practice on Thursday nights.

Outreach to Latino community

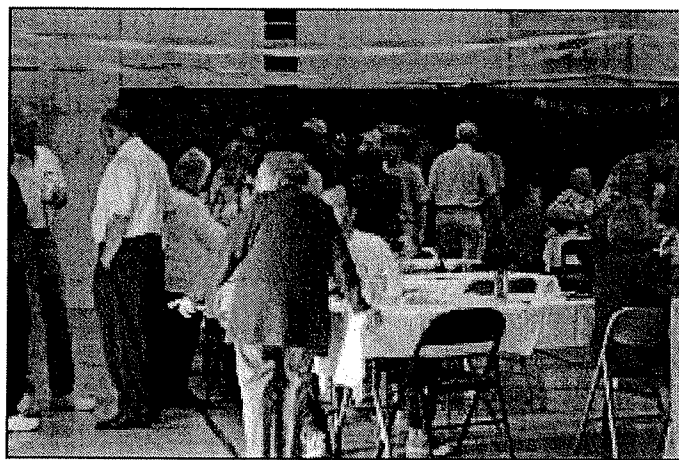
Several years ago a Sauvie Island farm worker rented the community center for a Quinceañera ceremony. The Quinceañera, or Quince años (“fifteen years” in English), in Latin American culture, is a coming of age ceremony held on a girl’s fifteenth birthday, comparable to a Sweet Sixteen celebration. As word got out the facility was increasingly being rented by island farmworkers and others throughout the City’s Latino community.

This past fall relatives of one family inquired about using the Center for a Day of the Dead ceremony this past November. Unbeknownst to the broader Linnton

community, the event became a roaring success with over 350 people participating throughout the day-long event. Four different Aztec dance troupes performed throughout the day’s event.

Community, industry and small businesses support Center rebuilding

What started out as a modest remodel of the childcare room has led to significant renovations throughout the facility. Metro provided a \$58,000 grant in 2003 to replace worn-out windows and seal leaks throughout the building. Parks and Recreation’s NW I-405 Fund provided an initial \$23,000 grant that year towards the purchase of the facility. Other notable investments have been major renovations of the gymnasium and upper meeting room over the past decade.



LCC reunion in 2007 attracts Linntonians living far and near throughout Portland metro region.

Thanks go to industrial neighbors who’ve pitched in monetary and volunteer labor support including Toyota, Nu Star, Schnitzer Steel, Chevron, Exxon Mobil, Esco, BP and others. Recently Owens-Corning helped replace the gym roof. Grants have been awarded from Metro’s Community Enhancement Fund, Oregon Community Foundation, Meyer Memorial Trust, and Portland Parks and Recreation amongst others. Bingham Construction and other local construction and design firms have donated construction services on numerous projects. Portland Parks and Recreation provides an annual grant of \$50,000.

Most recently a new bio-swale was installed thanks to a \$10,000 grant from the City’s Bureau of Environmental Services along with over \$5,000 of in-kind construction

Mayor proposes amendments to NRP

Several amendments related to Linnton including access to the river

Continued from page one

pushing in our petition: protection for the Linnton waterfront from additional restrictive zoning rules, and action by the mayor to move us forward on transforming the mill site into a protected habitat area. A third issue has been community access to the riverfront.

While we have not gotten anywhere on the first, no promises from anyone to help, on the second, there are signs that the mayor is very aware of the role he and the city could play in brokering among all the stakeholders and federal agencies. On the third there are several details in the amendments to the plan which are positive.

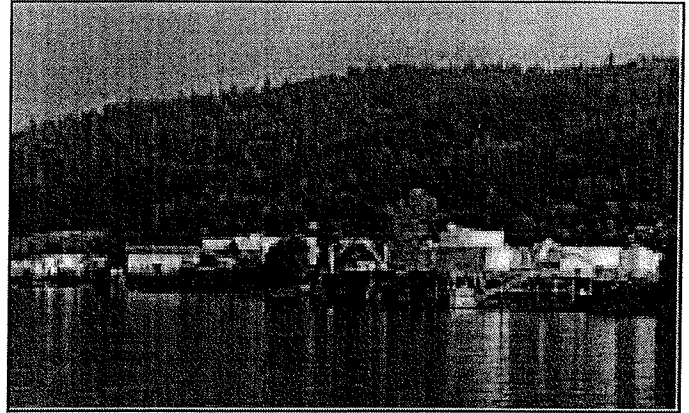
In general there are several of the mayor's amendments which are Linnton related. Where the NRP used to say the city's dual goals in the North Reach were economic development and natural resource protection, there is now a third goal: access to the river. This is a step in the right direction for Linnton and community access to the river in the North Reach.

Secondly, the NRP now includes the creation of a North Reach Advisory Committee whose task it would be to evaluate the effectiveness of the NRP. Linnton, and other North Reach neighborhoods, should be represented on that committee.

Engagement of the City with North Reach neighborhoods

In particular, there are a number of specific amendments for projects that have Linnton implications, the first of which calls for the "engagement" of the city with the North Reach Neighborhoods. The task is assigned to the Office of Neighborhood Involvement, the Office of Human Relations, and other unnamed agencies and organizations, is ranked as "medium," and set to start within two years.

The ranking, the timeline, and the lack of accountability implicit in the failure to assign the task to a specific agency are all inconsistent with the city's goals for public involvement in the North Reach process.



Linnton's industrial waterfront has one of the few remaining sandy beaches in Portland's North Reach.

The city needs to move this item up, assign it to a specific bureau and make sure than neighborhoods in the North Reach have the skill and resources to fully participate in the future of the North Reach. The neighborhoods are an important counterweight to other stakeholders in the process but will not be able to act effectively without substantial city support.

Access to river proposed to be studied

A second project calls for a study exploring alternative designs for community access to the river in Linnton along the NW107th Ave right-of-way. The language is an improvement over the earlier NRP draft which called for a circulation study (with no mention of access) and an improvement over the mayor's first proposed amendment, which called for access that "does not interfere with rail lines and industrial operations".

The new wording is that the connection should be "compatible with rail and industrial operations." The study is to include evaluation of an elevated connection. The neighborhood strongly supports this study, and believes it must occur simultaneously with the current negotiations over the future of the mill site. To delay will be to lose a valuable opportunity for habitat and access improvement in the North Reach.

The ranking of this project as a medium priority and the assignment to Portland Parks and PDOT are

Linnton/Forest Park Stewardship Day, March 20

Help remove invasive plants so that our woods can put on its lovely native garments of fresh beautiful leaves and sweet blossoms. Continental breakfast and briefing by Forest Park Conservancy members.



Saturday, March 20th

8 AM – 1 PM

Meet at the Linnton Trailhead, located at the bus turnaround at 105th Ave. on St Helens Rd / Highway 30

For more info: Mike Aspros, mike_aspros@yahoo.com or go to: <http://forestparkconservancy.org/forest-park-day-of-stewardship-2>.

St. Patrick's Day Dance at LCC, Sunday, March 14

Dance the night away with McMulligan's Pipe and Drums at the Linnton Community Center on Sunday, March 14, 2010. Doors open 6 pm. Music begins at 7pm. The gym will be decorated with a St. Patrick's Day theme. This is a fundraiser for LCC so please bring your neighbors along. LCC is at 10614 NW St. Helens Rd.

Wine, beer, other beverages, and homemade desserts will be available for sale. Admission is \$15.00 and includes an authentic Irish corned beef and cabbage dinner served with potatoes, fresh bread and butter. Children are free. There will be tickets available for a 50/50 drawing. Advance tickets will be available at Linnton Feed and Seed.

Info: Pat Wagner, 503-475-3731 or pat@linnton.com. Bus access is on Trimet bus #17.

North Reach Plan

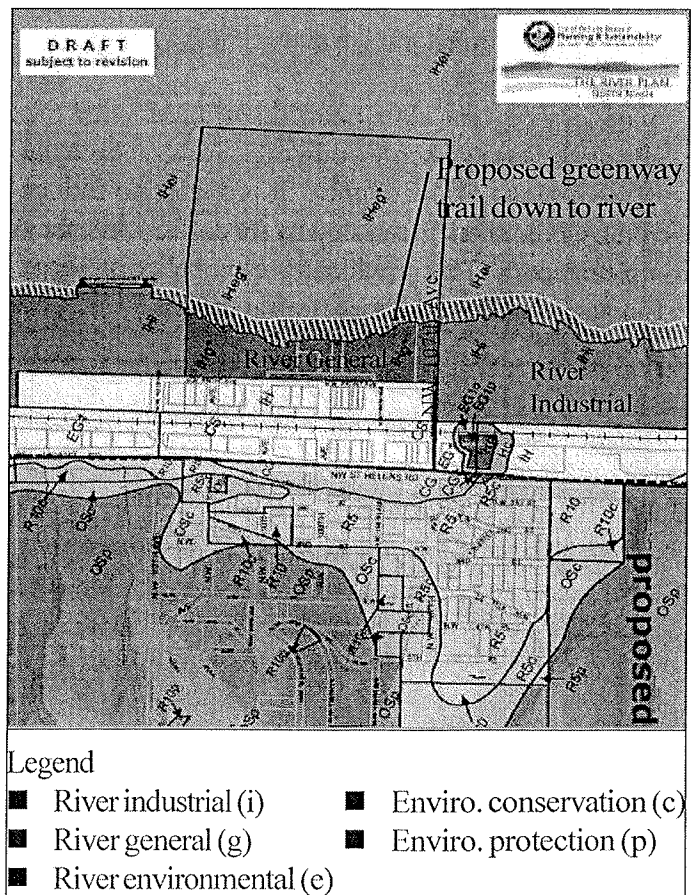
unsatisfactory. This project should be assigned to BPS, which can capitalize on its experience with Linnton. Given the current negotiations over the mill site, the ranking should be High.

The NRP no longer includes the loop on Front Ave. as a public trail, under the mayor's amendments. The route now remains on St. Helens. The stub section that extends from St. Helens down to the river on 107th and then along the riverfront north from there remains. Despite the exclusion of the Front Ave. loop from the public trail designation, it continues to be included as a potential greenway trail.

This has no real impact on the neighborhood, but should not have happened as an adjustment by the mayor, consideration of such a route change should be part of a study of community access to the riverfront in Linnton.

Finally, there are two proposals for a study to evaluate a bike route using the BNSF railroad bridge and then north to the city limits, (i.e., through Linnton,) either as a rail/trail or at least separated from traffic on St. Helens.

You can find the Mayor's amendments at: www.portlandonline.com/bps/index.cfm?c=52163&a=286671



Map of proposed zoning for Linnton industrial and business district near NW 107th Ave.

For more information or questions please contact Ed Jones at linntonlanduse@gmail.com.

Industry, businesses and residents support LCC

Continued from page 5

services from Kessi Construction Co. of Scappoose. The year before a new bathroom was constructed adjacent to the playground thanks to funds from the I-405 fund.

New partnerships build bridges to broader Portland community

The Center recently established a partnership with Mt. Hood Community College's Steps to Success program which will fund a full time student intern to assist with the preschool and childcare programs. The college program provides work and educational opportunities for displaced homemakers, mostly women who have never developed workplace skills.

Each week on average 20 families come to the Center for an Emergency Food Pantry every Tuesday at 11 AM. The food pantry is an official Oregon Food Bank site. Employees of the Nu-Star oil company pick up food every week from OFB and deliver it to the community center.

A partnership has also been developed with the Multnomah County Sheriff's office that serves the remote western regions of the county. It provides an indoor location where sheriffs can stop by for coffee while they complete reports. This provides a greater police presence in Linnton as well as additional traffic control.



Men's pick-up basketball in the LCC gymnasium.

How you can support LCC and get involved!

Linnton residents can make a difference by volunteering or making a donation. Both English and Spanish speaking volunteers are needed to be reading buddies and assist teachers. Help is needed to assist Dan Dishongh on landscaping and construction projects. Workplace donations through United Way can be allocated to the center like supporter and Linnton resident Joan Heisinger has done for many years and the Latino workers at Harmer Steel do.

To support your community center contact Pat Wager, LCC Director at 503-475-3731 or pat@linnton.com.

LCC activities open to all

Basketball and Karate

Currently the gymnasium is used four nights a week for various youth and adult basketball sessions and karate lessons. For info contact: Daniel at 503-927-5038 between 10:00 AM and 3:00 PM for information.

Feldenkrais movement classes

Mondays, 11:00 AM to Noon.

This unique session trains your body in movement skills that improve your athletic abilities & helps prevent injuries. This method is also used by physical therapists for people that are healing from injuries or surgeries.

For info contact: Johanna at 503-380-543 or www.johannarayman.com

NIA movement classes

Beginning Friday March 5, 10:00 AM, Upper meeting room. Nia is a dynamic blend of dance arts, martial arts and healing arts balancing technical precision with free-form expression. For info contact: Lloydine at lloydine@gmail.com or www.nianow.com

Mom & Baby Play Group

Beginning Friday March 5, 10:30 AM - Noon, Gymnasium

Take time for your toddlers & babies, to play in large open gym. Moms will be provided a table, chairs, beverages and a snack. This group will provide time to get to know other new moms, create new friendships, visit, exchange ideas and bond with your child. For infocontact: Pat Wager, LCC Director at 503-475-3731 or pat@linnton.com.

Case study of land in the Linnton Industrial area

March 1, 2010

The industrial area within this study is outside of the Linnton Plywood Mill site. It is between 107th and 112th from the rail road tracks to the Willamette River for a total of 10 city blocks. NW Front Ave breaks this area into 2 long and narrow strips of land. There are two employers, RK Storage & Warehousing, Inc. and Harmer Steel Products Company and a few houses are still in this area.

George Webb the owner of Harmer Steel Products Company and a member of the Working Waterfront Coalition (WWC) has made the clam that he needs land to expand he's business. And the only land that is a viable would be part of the Linnton Plywood Mill Site next to he's business, this is not true.

This is not true. In this report you will see that Hamer Steel has room to expand he's business other than to the Linnton Plywood Mill Site. It will also show that he is under utilizing the land that he has today.

Part 1 Land currently under ownership of Babcock Land Company this is where Hamer Steel is doing business.

A - Land on the West side of Front Ave. – See Documents.

B - Land on the East side of Front Ave. – See Documents.

C - Underutilized Land - See photos.

Part 2 Land available for expansion on the West and East side of Front Ave Document, photos and the 1st right of refusal.

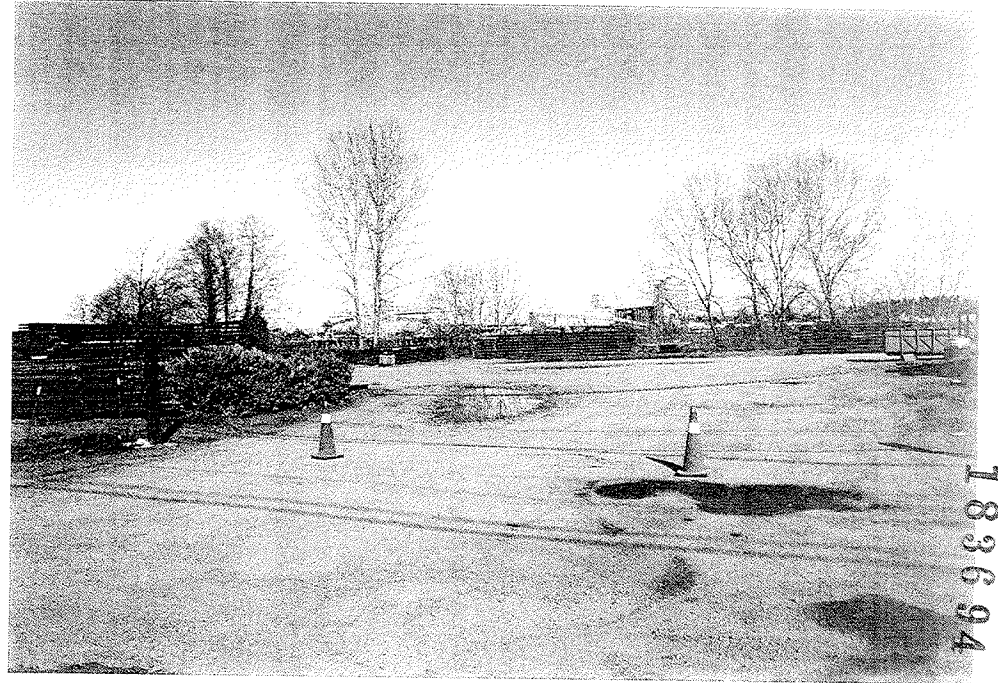
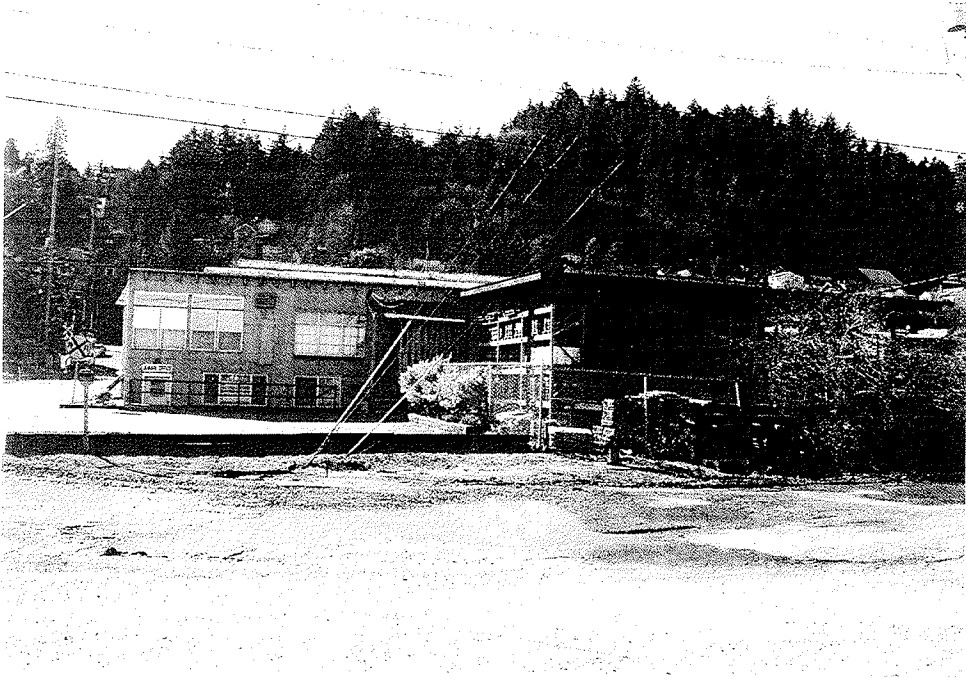
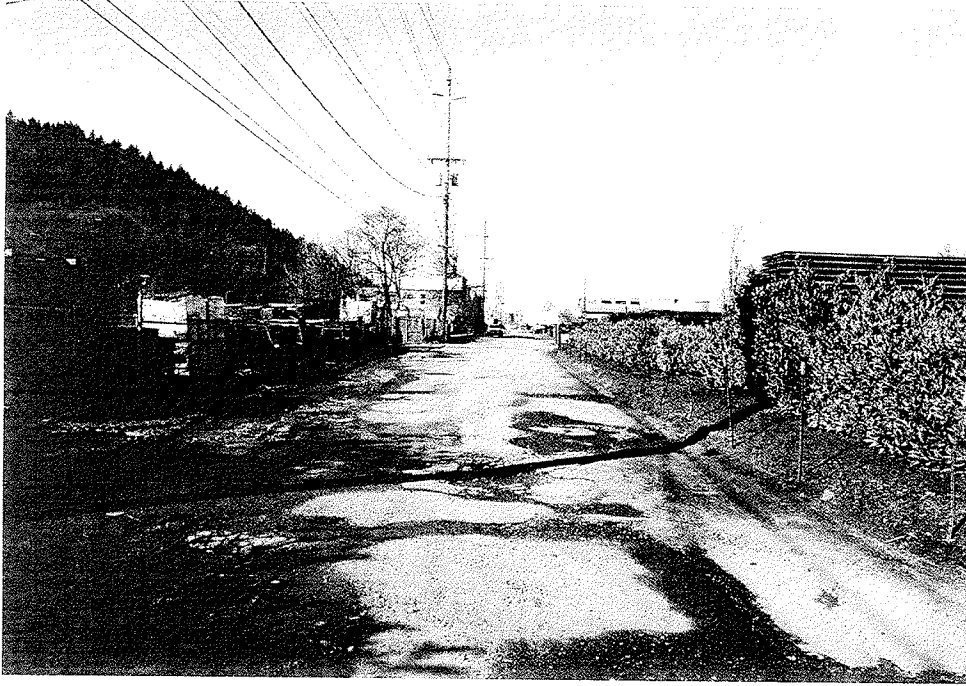
Part 3 Other supporting Documents.

If you have any question please feel free to call any time.

Thank You for your time



Dan Dishongh
503.784.8238



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Part 1

A - Land on the West side of Front Ave.

Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

B - Land on the East side of Front Ave.

Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

C - Under underutilized Land

See Documents and Photos

Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

183694

Part 1 - A

Land on the West side of Front Ave.

Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

183694

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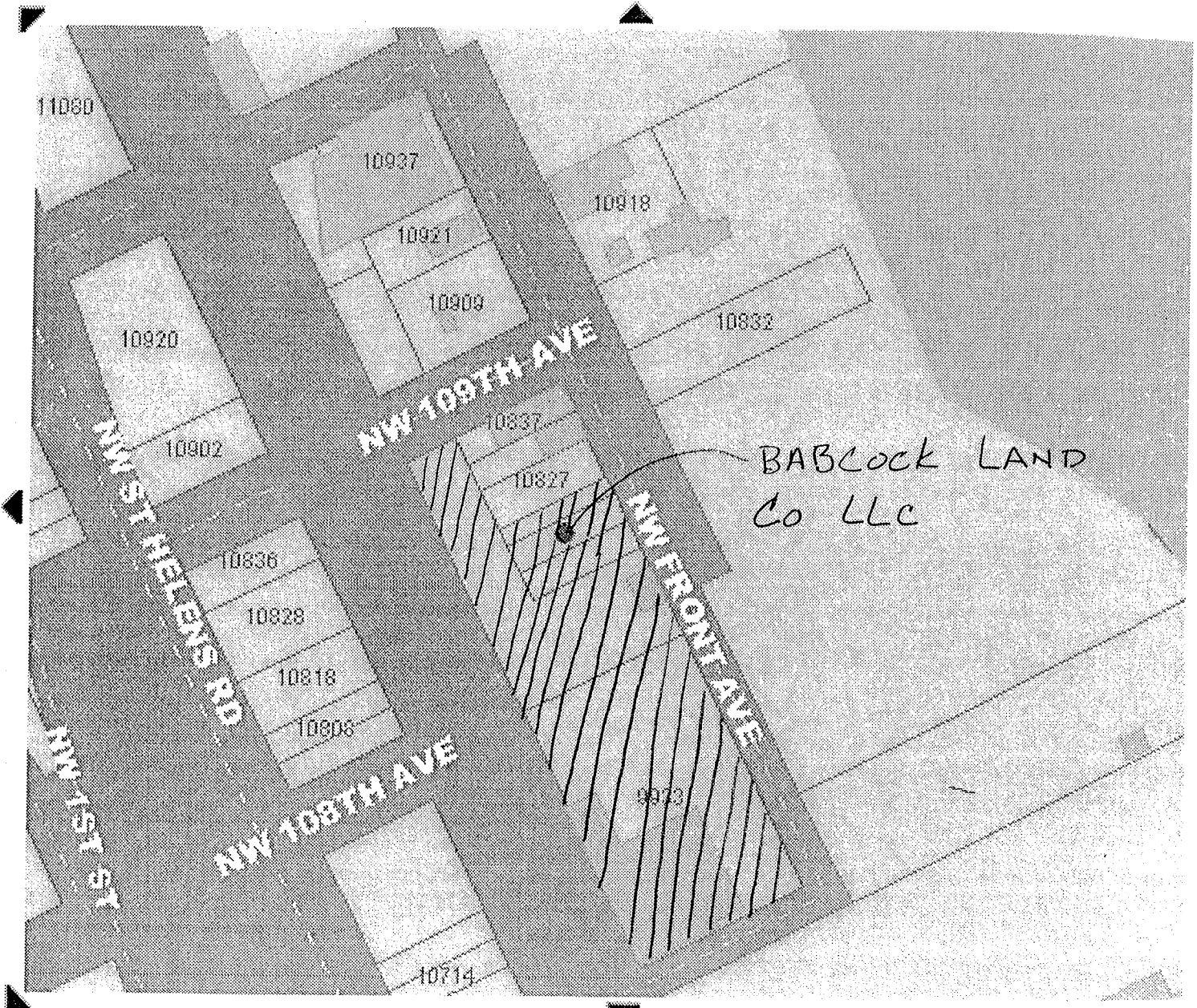
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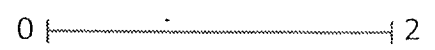
Explore the area, via

[Property Detail](#)

Long -122.78508 Lat 45.6



Property



PortlandMaps

183694

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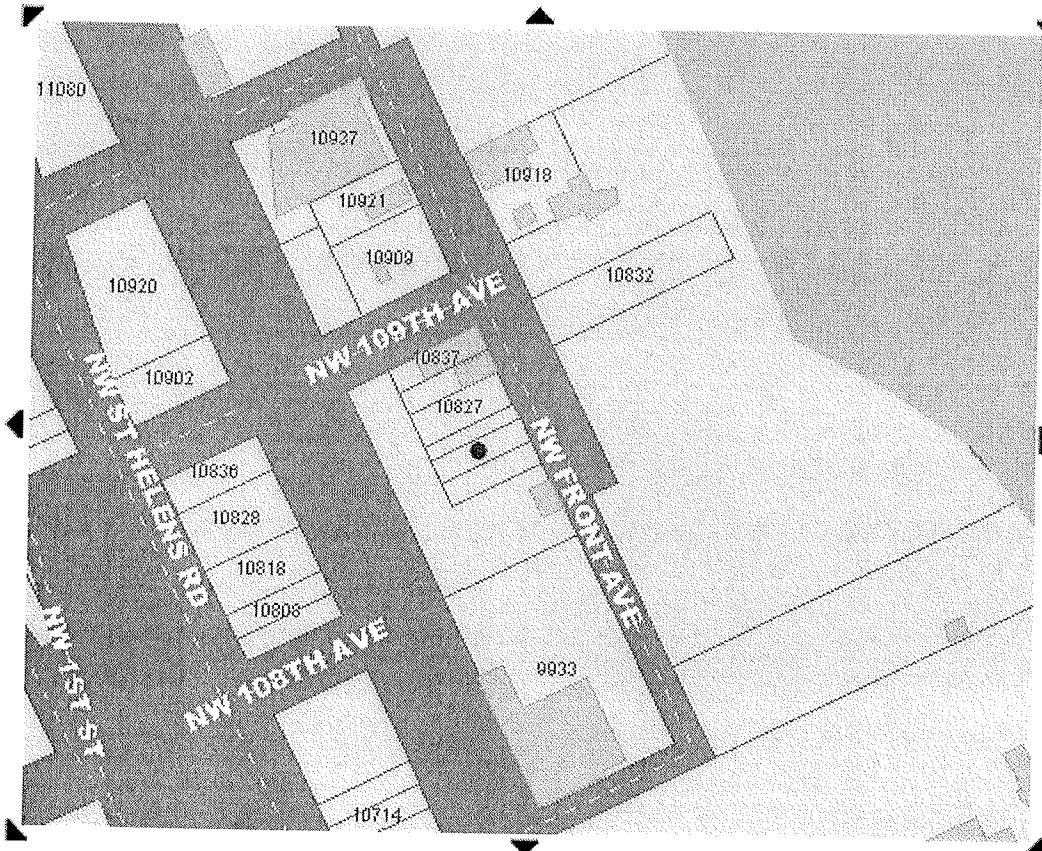
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Explore the area, view different themes

[Property Detail](#)

Long -122.78508 Lat 45.60015



Property



City of Portland, Corporate GIS

2/22/2010

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General Information	
Property ID	R288401
County	MULTNOMAH
State ID	1N1W03AD 2400
Alt Account #	R839402650
Map Number	1918 OLD
Site Info	
Site Address	9933 NW 107TH AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	BABCOCK LAND CO LLC
Owner Address	9933 NW 107TH AVE
City/State/Zip	PORTLAND OR 97231

Property Description			
Tax	TOWN OF LINNTON, INC 1/2 OF VAC 108TH AVE NLY OF & ADJ LOT 1&2&12		
Roll	BLOCK 51, LOT 3-11 BLOCK 51		
Use	INDUSTRIAL GENERAL		
Lot	1&2&12,3-11		
Block	51		
Tax Districts			
101	PORT OF PORTLAND		
130	CITY OF PORTLAND		
130L	CITY OF PORTLAND CHILDREN LOP		
130M	CITY OF PORTLAND PARKS LOP		
143	METRO		
170	MULTNOMAH COUNTY		
170L	MULT CO LIBRARY LOCAL OPT TAX		
171	URBAN RENEWAL PORTLAND		
173	URB REN SPECIAL LEVY - PORTLAND		
198	TRI-MET TRANSPORTATION		
304	MULTNOMAH CO ESD		
309	PORTLAND COMM COLLEGE		
311	PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
11/01/1997	WARRANTY DEED	97195708	\$189,977.00

Land Information		
Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	0.7800	34,155

Improvement Information	
Improvement Type	Industrial
Improvement Value	\$126,750.00
Room Descriptions	
Building Class	INDUSTRIAL GENERAL

183694

Actual Year Built	1936	Effective Year Built	
Number of Segments	2	Construction Style	
Foundation Type		Interior Finish	
Roof Style		Roof Cover Type	
Flooring Type		Heating/AC Type	
Plumbing		Fireplace Type	
Improvement Details			
# Segment Type		Class	Total Area
1 Main			6,745
2 Main			2,250
1 Surface Parking		1	1,000
2 Fence		1	0
3 Concrete		1	4,000

Tax History		
Year	Property Tax	Total Tax
2009	\$2,807.86	\$2,807.86
2008	\$2,650.76	\$2,650.76
2007	\$2,645.13	\$2,645.13
2006	\$2,375.35	\$2,375.35
2005	\$2,267.72	\$2,267.72
2004	\$2,475.12	\$2,475.12
2003	\$2,420.52	\$2,420.52
2002	\$2,222.99	\$2,222.99
2001	\$2,119.70	\$2,119.70
2000	\$2,070.41	\$2,070.41
1999	\$1,925.14	\$1,925.14
1998	\$1,895.06	\$1,895.06
1997	\$1,790.61	\$1,790.61

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$126,750.00	\$159,850.00	\$0.00	\$286,600.00	\$0.00	\$128,880.00
2008	\$126,750.00	\$159,850.00	\$0.00	\$286,600.00	\$0.00	\$125,130.00
2007	\$116,280.00	\$146,650.00	\$0.00	\$262,930.00	\$0.00	\$121,490.00
2006	\$116,280.00	\$146,650.00	\$0.00	\$262,930.00	\$0.00	\$117,960.00
2005	\$106,680.00	\$134,540.00	\$0.00	\$241,220.00	\$0.00	\$114,530.00
2004	\$91,970.00	\$115,980.00	\$0.00	\$207,950.00	\$0.00	\$111,200.00
2003	\$93,850.00	\$118,350.00	\$0.00	\$212,200.00	\$0.00	\$107,970.00
2002	\$93,850.00	\$118,350.00	\$0.00	\$212,200.00	\$0.00	\$104,830.00
2001	\$84,550.00	\$106,620.00	\$0.00	\$191,170.00	\$0.00	\$101,780.00
2000	\$72,260.00	\$91,130.00	\$0.00	\$163,390.00	\$0.00	\$98,820.00
1999	\$65,100.00	\$82,100.00	\$0.00	\$147,200.00	\$0.00	\$95,950.00
1998	\$58,600.00	\$74,000.00	\$0.00	\$132,600.00	\$0.00	\$93,160.00
1997	\$50,000.00	\$70,500.00	\$0.00	\$120,500.00	\$0.00	\$90,450.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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183694

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General Information	
Property ID R288393	
County MULTNOMAH	
State ID 1N1W03AD 1800	
Alt Account # R839402530	
Map Number 1918 OLD	
Site Info	
Site Address 9933 WI/ NW 107TH AVE	
City/State/Zip PORTLAND OR 97231	
Owner Info (Privacy)	
Owner(s) Name BABCOCK LAND CO LLC	
Owner Address 9933 NW 107TH AVE	
City/State/Zip PORTLAND OR 97231	

Property Description			
Tax TOWN OF LINNTON, LOT 1&2 BLOCK 46, INC 1/2 VAC NW 108TH AVE SLY OF Roll & ADJ LOT 3-5 BLOCK 46, LOT 6 BLOCK 46	Use INDUSTRIAL GENERAL		
Lot 1&2,3-5,6	Block 46		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND CHILDREN LOP	130M CITY OF PORTLAND PARKS LOP		
143 METRO	170 MULTNOMAH COUNTY		
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND		
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH CO ESD	309 PORTLAND COMM COLLEGE		
311 PORTLAND SCHOOL DIST #1			
Deed Information			
Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information		
Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	0.4300	18,693

Improvement Information	
Improvement Type	Industrial
Improvement Value	\$0.00
Room Descriptions	
Building Class	INDUSTRIAL GENERAL

183694

Actual Year Built	1953	Effective Year Built	
Number of Segments	1	Construction Style	
Foundation Type		Interior Finish	
Roof Style		Roof Cover Type	
Flooring Type		Heating/AC Type	
Plumbing		Fireplace Type	
Improvement Details			
# Segment Type		Class	Total Area
1 Main			600

Tax History		
Year	Property Tax	Total Tax
2009	\$943.17	\$943.17
2008	\$890.31	\$890.31
2007	\$888.55	\$888.55
2006	\$798.04	\$798.04
2005	\$761.91	\$761.91
2004	\$831.59	\$831.59
2003	\$813.33	\$813.33
2002	\$747.06	\$747.06
2001	\$712.46	\$712.46
2000	\$695.99	\$695.99
1999	\$647.28	\$647.28
1998	\$637.30	\$637.30
1997	\$602.22	\$602.22

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$88,780.00	\$0.00	\$88,780.00	\$0.00	\$43,290.00
2008	\$0.00	\$88,780.00	\$0.00	\$88,780.00	\$0.00	\$42,030.00
2007	\$0.00	\$81,450.00	\$0.00	\$81,450.00	\$0.00	\$40,810.00
2006	\$0.00	\$81,450.00	\$0.00	\$81,450.00	\$0.00	\$39,630.00
2005	\$0.00	\$74,730.00	\$0.00	\$74,730.00	\$0.00	\$38,480.00
2004	\$0.00	\$64,420.00	\$0.00	\$64,420.00	\$0.00	\$37,360.00
2003	\$0.00	\$65,730.00	\$0.00	\$65,730.00	\$0.00	\$36,280.00
2002	\$0.00	\$65,730.00	\$0.00	\$65,730.00	\$0.00	\$35,230.00
2001	\$0.00	\$59,220.00	\$0.00	\$59,220.00	\$0.00	\$34,210.00
2000	\$0.00	\$50,620.00	\$0.00	\$50,620.00	\$0.00	\$33,220.00
1999	\$0.00	\$45,600.00	\$0.00	\$45,600.00	\$0.00	\$32,260.00
1998	\$0.00	\$41,100.00	\$0.00	\$41,100.00	\$0.00	\$31,330.00
1997	\$0.00	\$39,100.00	\$0.00	\$39,100.00	\$0.00	\$30,420.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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General Information	
Property ID R288394	
County MULTNOMAH	
State ID 1N1W03AD 2300	
Alt Account # R839402590	
Map Number 1918 OLD	
Site Info	
Site Address 9933 WI/ NW 107TH AVE	
City/State/Zip PORTLAND OR 97231	
Owner Info (Privacy)	
Owner(s) Name BABCOCK LAND CO LLC	
Owner Address 9933 NW 107TH AVE	
City/State/Zip PORTLAND OR 97231	

Property Description			
Tax Roll TOWN OF LINNTON, BLOCK 46, LOT 7	Use INDUSTRIAL GENERAL		
Lot 7	Block 46		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND CHILDREN LOP	130M CITY OF PORTLAND PARKS LOP		
143 METRO	170 MULTNOMAH COUNTY		
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND		
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH CO ESD	309 PORTLAND COMM COLLEGE		
311 PORTLAND SCHOOL DIST #1			
Deed Information			
Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information		
Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	0.0600	2,500

Improvement Information	
Improvement Type	Industrial
Improvement Value	\$0.00
Room Descriptions	
Building Class	INDUSTRIAL GENERAL
Actual Year Built	Effective Year Built
Number of Segments 1	Construction Style
Foundation Type	Interior Finish

183694

Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
1 Main		0

Tax History		
Year	Property Tax	Total Tax
2009	\$121.37	\$121.37
2008	\$114.59	\$114.59
2007	\$114.52	\$114.52
2006	\$102.89	\$102.89
2005	\$98.42	\$98.42
2004	\$107.48	\$107.48
2003	\$105.16	\$105.16
2002	\$96.70	\$96.70
2001	\$92.26	\$92.26
2000	\$90.29	\$90.29
1999	\$84.06	\$84.06
1998	\$82.77	\$82.77
1997	\$78.38	\$78.38

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$11,680.00	\$0.00	\$11,680.00	\$0.00	\$5,570.00
2008	\$0.00	\$11,680.00	\$0.00	\$11,680.00	\$0.00	\$5,410.00
2007	\$0.00	\$10,720.00	\$0.00	\$10,720.00	\$0.00	\$5,260.00
2006	\$0.00	\$10,720.00	\$0.00	\$10,720.00	\$0.00	\$5,110.00
2005	\$0.00	\$9,830.00	\$0.00	\$9,830.00	\$0.00	\$4,970.00
2004	\$0.00	\$8,480.00	\$0.00	\$8,480.00	\$0.00	\$4,830.00
2003	\$0.00	\$8,650.00	\$0.00	\$8,650.00	\$0.00	\$4,690.00
2002	\$0.00	\$8,650.00	\$0.00	\$8,650.00	\$0.00	\$4,560.00
2001	\$0.00	\$7,790.00	\$0.00	\$7,790.00	\$0.00	\$4,430.00
2000	\$0.00	\$6,660.00	\$0.00	\$6,660.00	\$0.00	\$4,310.00
1999	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$4,190.00
1998	\$0.00	\$5,400.00	\$0.00	\$5,400.00	\$0.00	\$4,070.00
1997	\$0.00	\$5,100.00	\$0.00	\$5,100.00	\$0.00	\$3,960.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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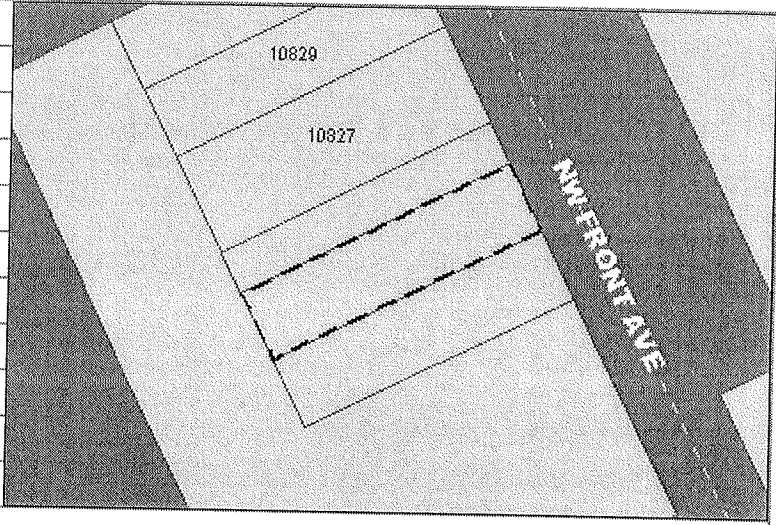
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General Information

Property ID	R288395
County	MULTNOMAH
State ID	1N1W03AD 2200
Alt Account #	R839402600
Map Number	1918 OLD
Site Info	
Site Address	9933 WI/ NW 107TH AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	BABCOCK LAND CO LLC
Owner Address	9933 NW 107TH AVE
City/State/Zip	PORTLAND OR 97231



0 |-----| 67 FT

Property Description

Tax Roll	TOWN OF LINNTON, BLOCK 46, LOT 8	Use	INDUSTRIAL GENERAL
Lot	8	Block	46
Tax Districts			
101	PORT OF PORTLAND	130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP	130M	CITY OF PORTLAND PARKS LOP
143	METRO	170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX	171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND	198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD	309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1		

Deed Information

Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information

Type	CONVERTED COMMERCIAL SEGMENT	Acres	0.0600	SQFT	2,500
------	------------------------------	-------	--------	------	-------

Improvement Information

Improvement Type	Industrial		
Improvement Value	\$0.00		
Room Descriptions			
Building Class	INDUSTRIAL GENERAL		
Actual Year Built		Effective Year Built	
Number of Segments	1	Construction Style	
Foundation Type		Interior Finish	

183694

Roof Style		Roof Cover Type
Flooring Type		Heating/AC Type
Plumbing		Fireplace Type
Improvement Details		
# Segment Type	Class	Total Area
1 Main		0

Tax History		
Year	Property Tax	Total Tax
2009	\$121.37	\$121.37
2008	\$114.59	\$114.59
2007	\$114.52	\$114.52
2006	\$102.89	\$102.89
2005	\$98.42	\$98.42
2004	\$107.48	\$107.48
2003	\$105.16	\$105.16
2002	\$96.70	\$96.70
2001	\$92.26	\$92.26
2000	\$90.29	\$90.29
1999	\$84.06	\$84.06
1998	\$82.77	\$82.77
1997	\$78.38	\$78.38

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$11,680.00	\$0.00	\$11,680.00	\$0.00	\$5,570.00
2008	\$0.00	\$11,680.00	\$0.00	\$11,680.00	\$0.00	\$5,410.00
2007	\$0.00	\$10,720.00	\$0.00	\$10,720.00	\$0.00	\$5,260.00
2006	\$0.00	\$10,720.00	\$0.00	\$10,720.00	\$0.00	\$5,110.00
2005	\$0.00	\$9,830.00	\$0.00	\$9,830.00	\$0.00	\$4,970.00
2004	\$0.00	\$8,480.00	\$0.00	\$8,480.00	\$0.00	\$4,830.00
2003	\$0.00	\$8,650.00	\$0.00	\$8,650.00	\$0.00	\$4,690.00
2002	\$0.00	\$8,650.00	\$0.00	\$8,650.00	\$0.00	\$4,560.00
2001	\$0.00	\$7,790.00	\$0.00	\$7,790.00	\$0.00	\$4,430.00
2000	\$0.00	\$6,660.00	\$0.00	\$6,660.00	\$0.00	\$4,310.00
1999	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$4,190.00
1998	\$0.00	\$5,400.00	\$0.00	\$5,400.00	\$0.00	\$4,070.00
1997	\$0.00	\$5,100.00	\$0.00	\$5,100.00	\$0.00	\$3,960.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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General Information		
Property ID R288396		
County MULTNOMAH		
State ID 1N1W03AD 2100		
Alt Account # R839402610		
Map Number 1918 OLD		
Site Info		
Site Address 9933 WI/ NW 107TH AVE		
City/State/Zip PORTLAND OR 97231		
Owner Info (Privacy)		
Owner(s) Name BABCOCK LAND CO LLC		
Owner Address 9933 NW 107TH AVE		
City/State/Zip PORTLAND OR 97231		
0 ----- 63 FT		

Property Description			
Tax Roll TOWN OF LINNTON, SELY 15' OF LOT 9 BLOCK 46	Use INDUSTRIAL GENERAL		
Lot 9	Block 46		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND CHILDREN LOP	130M CITY OF PORTLAND PARKS LOP		
143 METRO	170 MULTNOMAH COUNTY		
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND		
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH CO ESD	309 PORTLAND COMM COLLEGE		
311 PORTLAND SCHOOL DIST #1			
Deed Information			
Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information			
Type		Acres	SQFT
CONVERTED COMMERCIAL SEGMENT		0.0300	~ 1,500

Improvement Information	
Improvement Type	Industrial
Improvement Value	\$0.00
Room Descriptions	
Building Class	INDUSTRIAL GENERAL
Actual Year Built	Effective Year Built
Number of Segments	1
Foundation Type	Construction Style
	Interior Finish

183694

Roof Style		Roof Cover Type
Flooring Type		Heating/AC Type
Plumbing		Fireplace Type
Improvement Details		
# Segment Type	Class	Total Area
1 Main		0

Tax History		
Year	Property Tax	Total Tax
2009	\$73.82	\$73.82
2008	\$69.89	\$69.89
2007	\$69.89	\$69.89
2006	\$62.81	\$62.81
2005	\$59.98	\$59.98
2004	\$65.69	\$65.69
2003	\$64.34	\$64.34
2002	\$59.19	\$59.19
2001	\$56.44	\$56.44
2000	\$55.33	\$55.33
1999	\$51.57	\$51.57
1998	\$50.87	\$50.87
1997	\$48.09	\$48.09

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$7,200.00	\$0.00	\$7,200.00	\$0.00	\$3,390.00
2008	\$0.00	\$7,200.00	\$0.00	\$7,200.00	\$0.00	\$3,300.00
2007	\$0.00	\$6,610.00	\$0.00	\$6,610.00	\$0.00	\$3,210.00
2006	\$0.00	\$6,610.00	\$0.00	\$6,610.00	\$0.00	\$3,120.00
2005	\$0.00	\$6,060.00	\$0.00	\$6,060.00	\$0.00	\$3,030.00
2004	\$0.00	\$5,230.00	\$0.00	\$5,230.00	\$0.00	\$2,950.00
2003	\$0.00	\$5,330.00	\$0.00	\$5,330.00	\$0.00	\$2,870.00
2002	\$0.00	\$5,330.00	\$0.00	\$5,330.00	\$0.00	\$2,790.00
2001	\$0.00	\$4,810.00	\$0.00	\$4,810.00	\$0.00	\$2,710.00
2000	\$0.00	\$4,110.00	\$0.00	\$4,110.00	\$0.00	\$2,640.00
1999	\$0.00	\$3,700.00	\$0.00	\$3,700.00	\$0.00	\$2,570.00
1998	\$0.00	\$3,300.00	\$0.00	\$3,300.00	\$0.00	\$2,500.00
1997	\$0.00	\$3,100.00	\$0.00	\$3,100.00	\$0.00	\$2,430.00

City of Portland, Corporate GIS

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Part 1 - B

Land on the East side of Front Ave

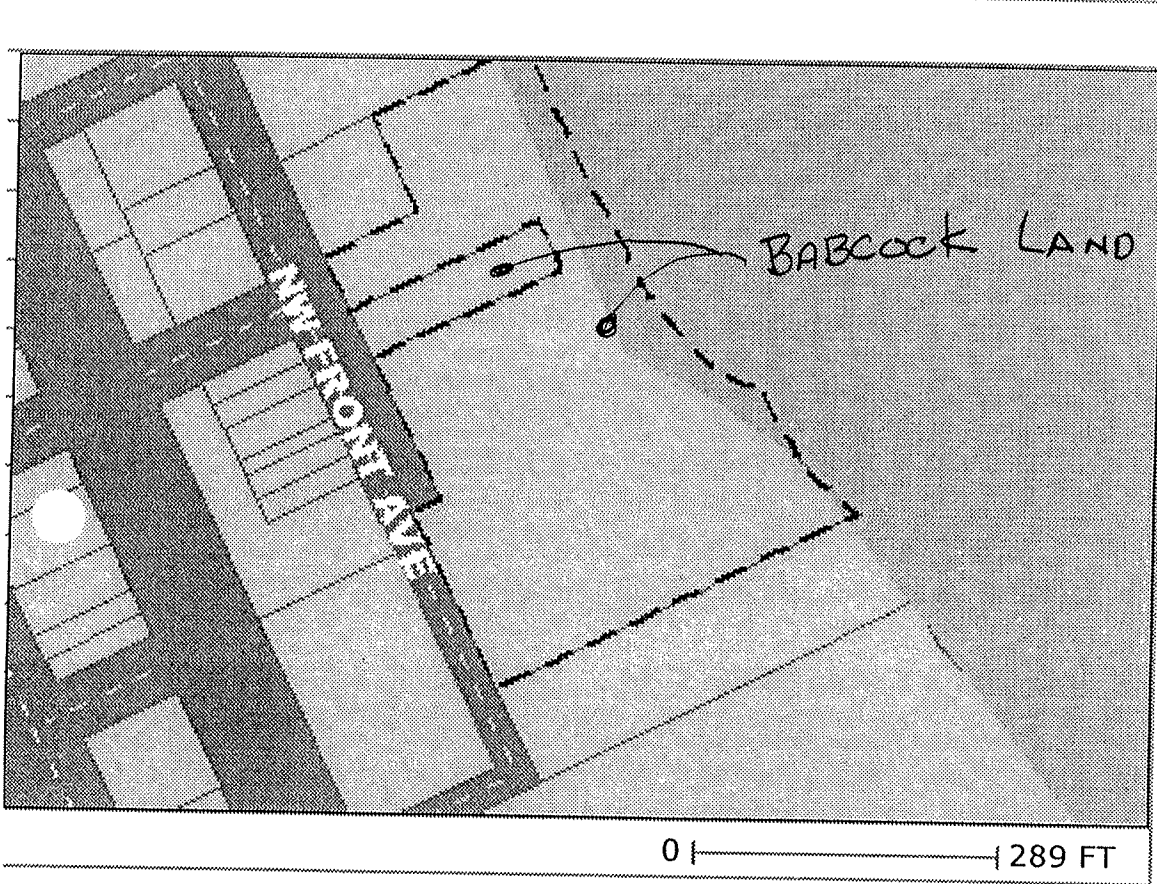
Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

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S	Use VACANT LAND
	Block
	Tax Districts
	130 CITY OF PORTLAND
	130M CITY OF PORTLAND PARKS LOP
	170 MULTNOMAH COUNTY
	171 URBAN RENEWAL PORTLAND
	198 TRI-MET TRANSPORTATION
	309 PORTLAND COMM COLLEGE

183694

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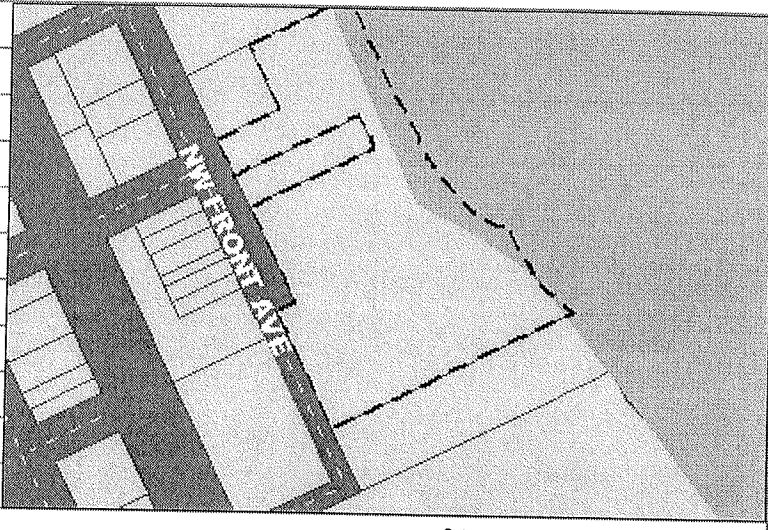
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General Information	
Property ID	R323772
County	MULTNOMAH
State ID	1N1W02B 1100
Alt Account #	R961020490
Map Number	21N1W OLD
Site Info	
Site Address	E/ NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	BABCOCK LAND COMPANY LLC
Owner Address	9933 NW 107TH AVE
City/State/Zip	PORTLAND OR 97231-1052



Property Description			
Tax Roll	SECTION 02 1N 1W, TL 1100 3.27 ACRES		
Use	VACANT LAND		
Lot	TL 1100		
Block			
Tax Districts			
101	PORT OF PORTLAND		
130	CITY OF PORTLAND		
130L	CITY OF PORTLAND CHILDREN LOP		
130M	CITY OF PORTLAND PARKS LOP		
143	METRO		
170	MULTNOMAH COUNTY		
170L	MULT CO LIBRARY LOCAL OPT TAX		
171	URBAN RENEWAL PORTLAND		
173	URB REN SPECIAL LEVY - PORTLAND		
198	TRI-MET TRANSPORTATION		
304	MULTNOMAH CO ESD		
309	PORTLAND COMM COLLEGE		
311	PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
01/23/1998	BARGAIN & SALE DEED	98028607	\$173,360.00

Land Information			
Type		Acres	SQFT
CONVERTED COMMERCIAL SEGMENT		3.2700	~ 142,442

Improvement Information	
Improvement Type	Misc Yard Improvements
Improvement Value	\$31,750.00
Room Descriptions	
Building Class	
Actual Year Built	Effective Year Built
Number of Segments	0
Construction Style	
Foundation Type	Interior Finish

183694

Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History

Year	Property Tax	Total Tax
2009	\$2,894.15	\$2,894.15
2008	\$2,732.31	\$2,732.31
2007	\$2,726.54	\$2,726.54
2006	\$2,448.42	\$2,448.42
2005	\$2,337.37	\$2,337.37
2004	\$2,551.26	\$2,551.26
2003	\$2,494.95	\$2,494.95
2002	\$2,291.27	\$2,291.27
2001	\$2,184.91	\$2,184.91
2000	\$2,134.09	\$2,134.09
1999	\$1,984.33	\$1,984.33
1998	\$46.97	\$46.97
1997	\$44.54	\$44.54

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$31,750.00	\$774,380.00	\$0.00	\$806,130.00	\$0.00	\$132,840.00
2008	\$31,750.00	\$774,380.00	\$0.00	\$806,130.00	\$0.00	\$128,980.00
2007	\$31,750.00	\$744,590.00	\$0.00	\$776,340.00	\$0.00	\$125,230.00
2006	\$31,750.00	\$709,140.00	\$0.00	\$740,890.00	\$0.00	\$121,590.00
2005	\$25,000.00	\$558,380.00	\$0.00	\$583,380.00	\$0.00	\$118,050.00
2004	\$25,000.00	\$498,550.00	\$0.00	\$523,550.00	\$0.00	\$114,620.00
2003	\$230,000.00	\$254,300.00	\$0.00	\$484,300.00	\$0.00	\$111,290.00
2002	\$230,000.00	\$249,320.00	\$0.00	\$479,320.00	\$0.00	\$108,050.00
2001	\$230,000.00	\$226,650.00	\$0.00	\$456,650.00	\$0.00	\$104,910.00
2000	\$230,000.00	\$182,780.00	\$0.00	\$412,780.00	\$0.00	\$101,860.00
1999	\$0.00	\$153,600.00	\$0.00	\$153,600.00	\$0.00	\$98,900.00
1998	\$0.00	\$129,100.00	\$0.00	\$129,100.00	\$0.00	\$96,020.00
1997	\$0.00	\$2,900.00	\$0.00	\$2,900.00	\$0.00	\$2,250.00

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10832 NW FRONT AVE - LINNTON - PORTLAND

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General Information	
Property ID R323760	
County MULTNOMAH	
State ID 1N1W02B 900	
Alt Account # R961020290	
Map Number 1918 OLD	
Site Info	
Site Address NW FRONT AVE	
City/State/Zip PORTLAND OR 97231	
Owner Info (Privacy)	
Owner(s) Name BABCOCK LAND CO LLC	
Owner Address 9933 NW 107TH AVE	
City/State/Zip PORTLAND OR 97231	

Property Description	
Tax Roll SECTION 02 1N 1W, TL 900 0.23 ACRES	Use VACANT LAND
Lot TL 900	Block
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND CHILDREN LOP	130M CITY OF PORTLAND PARKS LOP
143 METRO	170 MULTNOMAH COUNTY
170L MULT CO LIBRARY LOCAL OPT TAX	171 URBAN RENEWAL PORTLAND
173 URB REN SPECIAL LEVY - PORTLAND	198 TRI-MET TRANSPORTATION
304 MULTNOMAH CO ESD	309 PORTLAND COMM COLLEGE
311 PORTLAND SCHOOL DIST #1	

Deed Information			
Sale Date	Type	Instrument	Sale Price
03/01/1997	WARRANTY DEED	97047879	\$53,500.00
02/01/1996	WARRANTY DEED	96020297	\$35,000.00
12/01/1989	WARRANTY DEED	22640668	\$9,000.00

Land Information		
Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	0.2300	10,000

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	
Effective Year Built	

183694

Number of Segments		Construction Style
Foundation Type		Interior Finish
Roof Style		Roof Cover Type
Flooring Type		Heating/AC Type
Plumbing		Fireplace Type
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$334.00	\$334.00
2008	\$315.45	\$315.45
2007	\$314.84	\$314.84
2006	\$282.73	\$282.73
2005	\$270.06	\$270.06
2004	\$294.91	\$294.91
2003	\$288.53	\$288.53
2002	\$265.10	\$265.10
2001	\$252.83	\$252.83
2000	\$247.02	\$247.02
1999	\$229.73	\$229.73
1998	\$226.19	\$226.19
1997	\$213.83	\$213.83

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$54,360.00	\$0.00	\$54,360.00	\$0.00	\$15,330.00
2008	\$0.00	\$54,360.00	\$0.00	\$54,360.00	\$0.00	\$14,890.00
2007	\$0.00	\$52,270.00	\$0.00	\$52,270.00	\$0.00	\$14,460.00
2006	\$0.00	\$49,780.00	\$0.00	\$49,780.00	\$0.00	\$14,040.00
2005	\$0.00	\$39,200.00	\$0.00	\$39,200.00	\$0.00	\$13,640.00
2004	\$0.00	\$28,310.00	\$0.00	\$28,310.00	\$0.00	\$12,870.00
2003	\$0.00	\$27,760.00	\$0.00	\$27,760.00	\$0.00	\$12,500.00
2002	\$0.00	\$25,230.00	\$0.00	\$25,230.00	\$0.00	\$12,140.00
2001	\$0.00	\$20,350.00	\$0.00	\$20,350.00	\$0.00	\$11,790.00
2000	\$0.00	\$17,100.00	\$0.00	\$17,100.00	\$0.00	\$11,450.00
1999	\$0.00	\$14,500.00	\$0.00	\$14,500.00	\$0.00	\$11,120.00
1998	\$0.00	\$13,800.00	\$0.00	\$13,800.00	\$0.00	\$10,800.00
1997	\$0.00					

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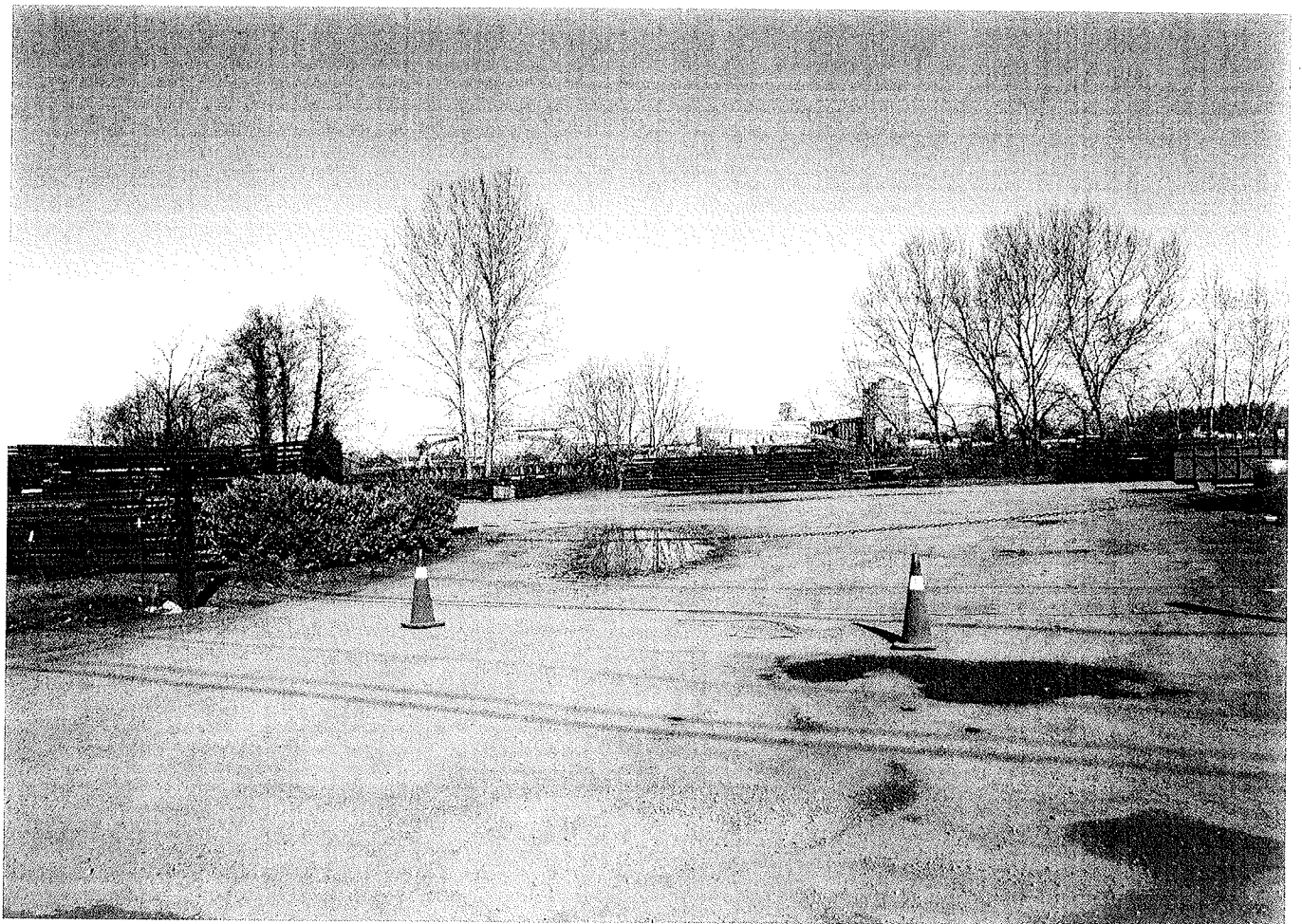
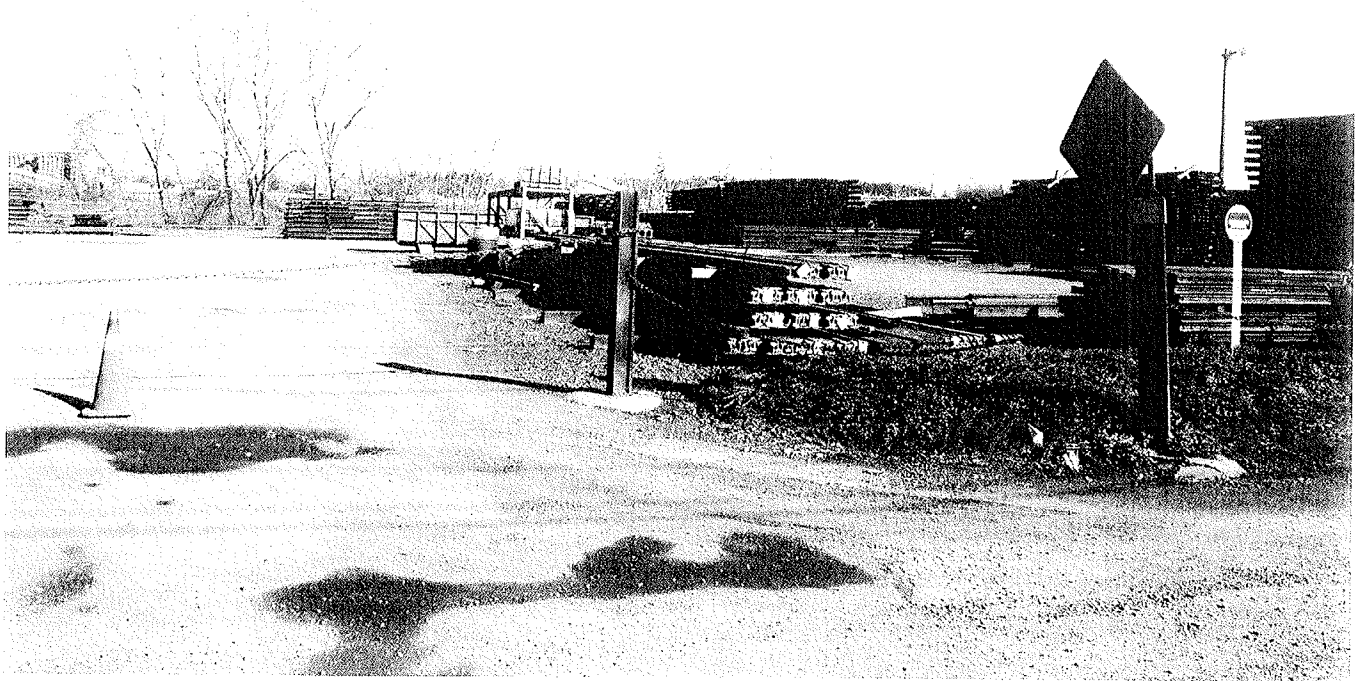
Part 1 - C

Underutilized Land
See photos

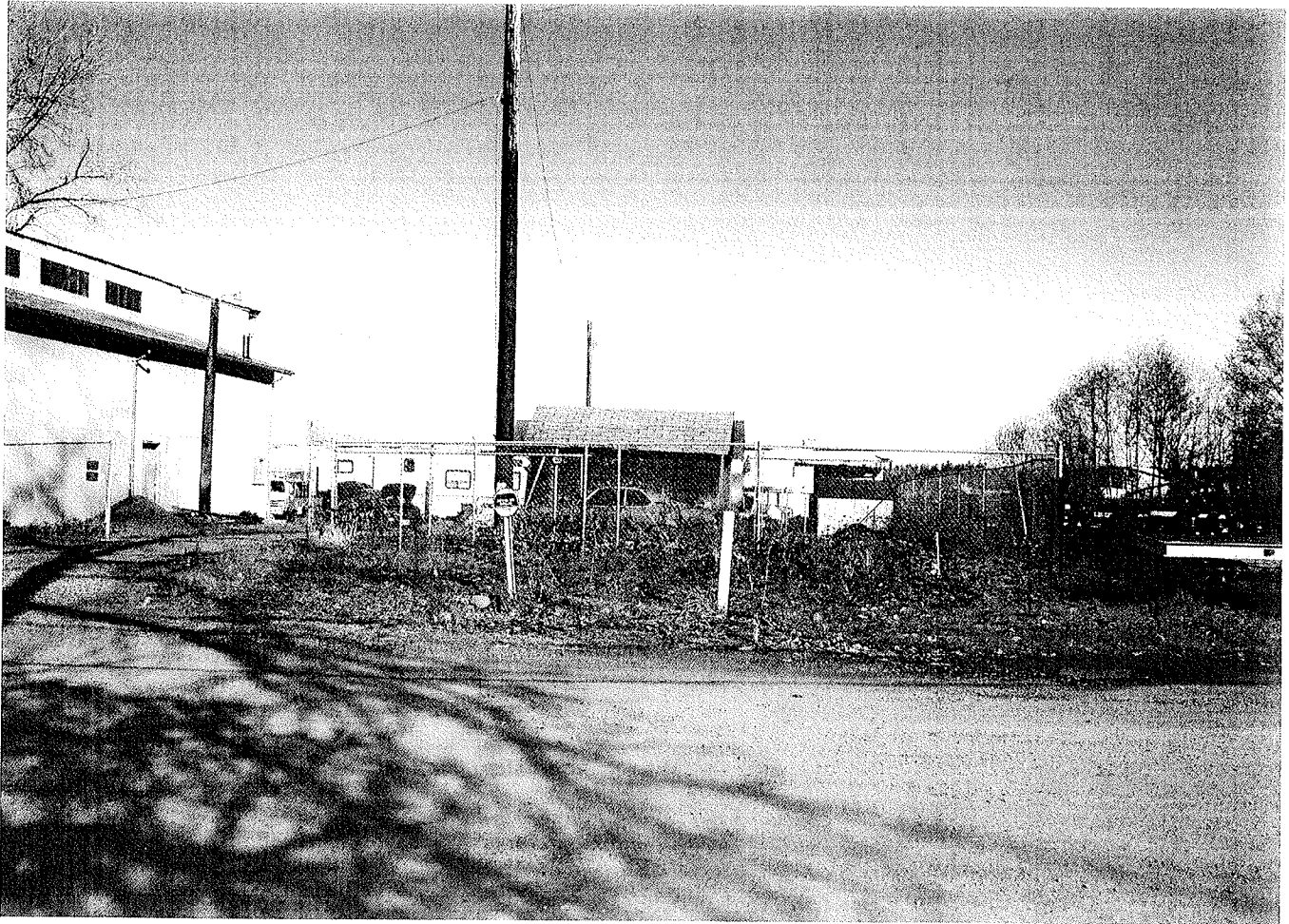
Under ownership of Babcock Land Company LLC

Used by Harmer Steel Products Company

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Part 2

Land available for expansion on the West and East side of Front
Ave

Photos and Document of 1st right of refusal to buy

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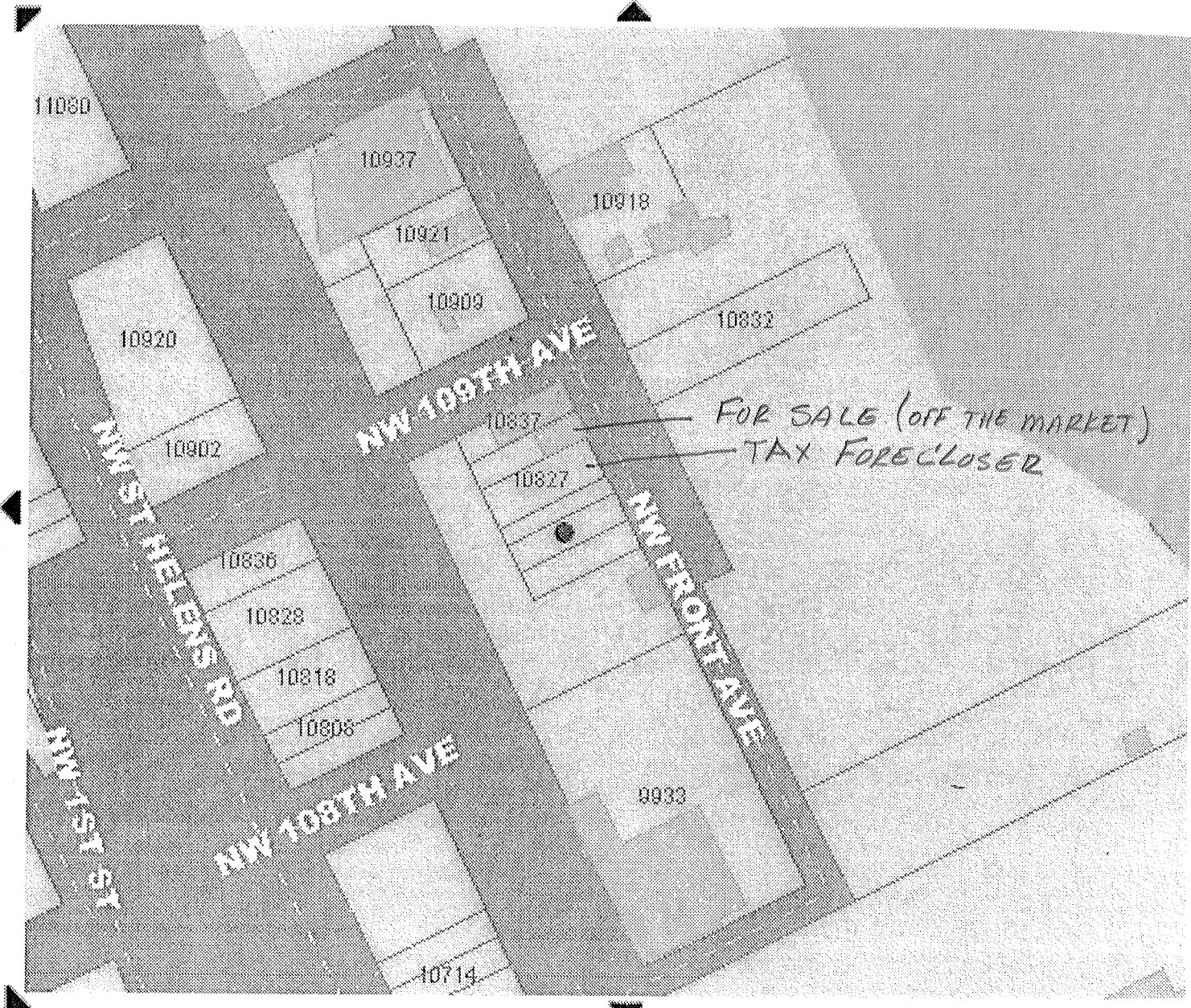
3 NW 107TH AVE - LINNTON - PORTLAND

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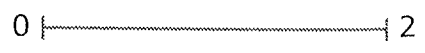
Explore the area, via

[Property Detail](#)

Long -122.78508 Lat 45.6



Property



183694

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General Information	
Property ID	R288397
County	MULTNOMAH
State ID	1N1W03AD 2000
Alt Account #	R839402620
Map Number	1918 OLD
Site Info	
Site Address	10827 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	MULTNOMAH COUNTY % TAX TITLE
Owner Address	PO BOX 2716
City/State/Zip	PORTLAND OR 97208-2716

Property Description			
Tax Roll	TOWN OF LINNTON, BLOCK 46, NWLY 10' OF LOT 9, LOT 10		
Use	VACANT LAND		
Lot	9,10		
Block	46		
Tax Districts			
101	PORT OF PORTLAND		
130	CITY OF PORTLAND		
130L	CITY OF PORTLAND CHILDREN LOP		
130M	CITY OF PORTLAND PARKS LOP		
143	METRO		
170	MULTNOMAH COUNTY		
170L	MULT CO LIBRARY LOCAL OPT TAX		
171	URBAN RENEWAL PORTLAND		
173	URB REN SPECIAL LEVY - PORTLAND		
198	TRI-MET TRANSPORTATION		
304	MULTNOMAH CO ESD		
309	PORTLAND COMM COLLEGE		
311	PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
07/01/1986	WARRANTY DEED	19220702	\$4,000.00
	QUIT CLAIM DEED	23560710	\$0.00

Land Information			
Type		Acres	SQFT
CONVERTED COMMERCIAL SEGMENT		0.0800	3,500

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	
Effective Year Built	
Number of Segments	
Construction Style	

183694

Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History

Year	Property Tax	Total Tax
2009	\$182.79	\$182.79
2009	\$0.00	\$0.00
2008	\$172.68	\$172.68
2007	\$172.43	\$172.43
2006	\$154.85	\$154.85
2005	\$147.90	\$147.90
2004	\$161.61	\$161.61
2003	\$158.08	\$158.08
2002	\$145.23	\$145.23
2001	\$138.70	\$138.70
2000	\$135.56	\$135.56
1999	\$126.22	\$126.22
1998	\$124.29	\$124.29
1997	\$117.57	\$117.57

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$24,690.00	\$0.00	\$24,690.00	\$0.00	\$8,390.00
2009	\$0.00	\$24,690.00	\$0.00	\$24,690.00	\$24,690.00	\$0.00
2008	\$0.00	\$24,690.00	\$0.00	\$24,690.00	\$0.00	\$8,150.00
2007	\$0.00	\$23,740.00	\$0.00	\$23,740.00	\$0.00	\$7,920.00
2006	\$0.00	\$22,610.00	\$0.00	\$22,610.00	\$0.00	\$7,690.00
2005	\$0.00	\$17,800.00	\$0.00	\$17,800.00	\$0.00	\$7,470.00
2004	\$0.00	\$15,890.00	\$0.00	\$15,890.00	\$0.00	\$7,260.00
2003	\$0.00	\$15,890.00	\$0.00	\$15,890.00	\$0.00	\$7,050.00
2002	\$0.00	\$15,580.00	\$0.00	\$15,580.00	\$0.00	\$6,850.00
2001	\$0.00	\$14,170.00	\$0.00	\$14,170.00	\$0.00	\$6,660.00
2000	\$0.00	\$11,420.00	\$0.00	\$11,420.00	\$0.00	\$6,470.00
1999	\$0.00	\$9,600.00	\$0.00	\$9,600.00	\$0.00	\$6,290.00
1998	\$0.00	\$8,100.00	\$0.00	\$8,100.00	\$0.00	\$6,110.00
1997	\$0.00	\$7,700.00	\$0.00	\$7,700.00	\$0.00	\$5,940.00

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OWNERSHIP INFORMATION

Reference Parcel : IN1W03AD 02000
 Parcel Number : R288397 TRSQ : 01N -01W -03 -NE -SE
 Owner : Multnomah County
 CoOwner :
 Site Address : 10827 NW Front Ave Portland 97231
 Mail Address : 10827 NW Front Ave Portland Or 97231
 Telephone Owner : Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 09/26/2008 Loan Amount :
 Document # : 8135979 Multi-Parcel Lender :
 Sale Price : Loan Type :
 Deed Type : Foreclosure Interest Rate :
 % Owned : 100 Vesting Type : Corporation

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$24,690 Exempt Amount : Measure 50
 Mkt Structure : Exempt Type : Assd Total:
 Other : School District :
 Mkt Total : \$24,690 Levy Code : 001
 % Improved : 09-10 Taxes : \$182.79

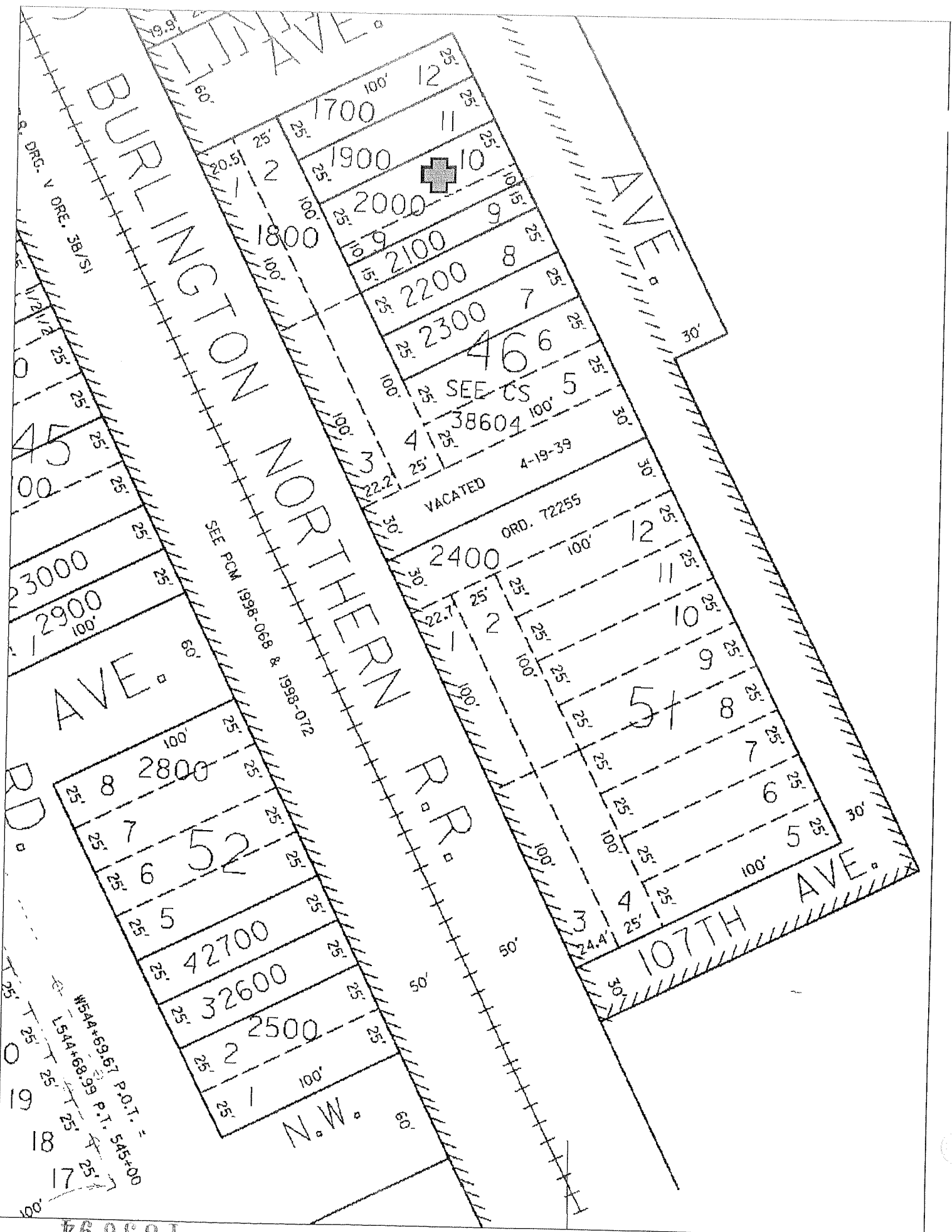
PROPERTY DESCRIPTION

Map Grid : 565 D1 Class Code :
 Census : Tract: 43.00 Block: 1
 NbrhdCd : C600 MillRate : 21.7866
 Sub/Plat : Town of Linnton
 Land Use : 300 Ind,Mfg,Unimproved
 Legal : TOWN OF LINNTON, BLOCK 46, NWLY 10'
 : OF LOT 9, LOT 10 MAP 1918

Zoning : Ihi

PROPERTY CHARACTERISTICS

Bedrooms : Lot Acres : .08 Year Built :
 Bathrooms : Lot SqFt : 3,500 EffYearBlt :
 Heat Method : BsmFin SF : Floor Cover :
 Pool : BsmUnfinSF : Foundation :
 Appliances : BsmLowSF : Roof Shape :
 Dishwasher : Bldg SqFt : Roof Matl :
 Hood Fan : 1stFlrSqFt : InteriorMat :
 Deck : UpperFlrSF : Paving Matl :
 Garage Type : Porch SqFt : Const Type :
 Garage SF : Attic SqFt : Ext Finish :
 Deck SqFt :



183694

Multnomah County Official Records
C Swick, Deputy Clerk

2008-135979

After recording return to and until
further notice send tax statements to:
Multnomah County Tax Title
P O Box 2716
Portland OR 97208-2716



NO FEE

09/26/2008 08:26:01 AM

1R-TAX DEED

Cnt=1 Stn=25 ATLJH

This is a no fee document

MULTNOMAH COUNTY
TAX FORECLOSURE DEED

The parties to this deed are Randy P. Walruff, as the Tax Collector for Multnomah County, Oregon, Grantor, and Multnomah County, a political subdivision of the State of Oregon (the County), Grantee.

A Judgment in favor of the County and against the properties listed herein was entered on or about September 25, 2006, in an action filed pursuant to ORS Chapter 312 in the Multnomah County Circuit Court (Case No 0608-07864). The County brought this action to foreclose the liens for delinquent taxes against the properties shown on the 2006 Multnomah County foreclosure list. Upon entry of the Judgment in the above referenced action, the Circuit Court ordered that the several properties be sold to the County for the respective amounts of taxes and interest for which the properties are liable. A certified copy of the Judgment containing the list of properties ordered to be sold was delivered to Kathy A. Tuneberg at the Multnomah County Division of Tax Collection and Records Management.

Prior to the expiration of the redemption period, notice of expiration of the redemption period was published in the Daily Journal of Commerce. The notice included a warning that all properties ordered sold under the Judgment would be deeded to the County on the date of expiration of the redemption period unless redeemed prior to that date. The notice was published on September 04, 2008 and September 11, 2008. As required Under ORS 312.190, the proof of this publication, namely the affidavit of Marc Caplan, the General Manager of the Daily Journal of Commerce, is attached to this deed and made a part hereof identified as Exhibit A. The properties herein described have not been redeemed and the period for redemption has expired.

Therefore I, Randy P. Walruff, convey to Multnomah County all right title and interest in the property described in Exhibit B attached hereto together with all tenements, hereditments and appurtenances thereto belonging or appertaining, to have and to hold unto the County, its successors and assigns from every right or interest of any person in such premises.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND

23

REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

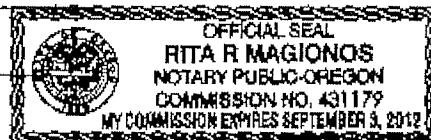
Dated this 25th day of September, 2008

Randy P. Walruff
Randy P. Walruff
Tax Collector
Multnomah County, Oregon

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on this 25th day of September, 2008 by Randy P. Walruff as Tax Collector for Multnomah County, Oregon.

Rita R. Magionis
Notary public for Oregon
My commission expires Sept. 3, 2012



Approved:
Multnomah County approves and accepts this conveyance.

Ted Wheeler Jr.
Ted Wheeler, Chair of the Multnomah County Board

Reviewed:
Matthew O. Ryan
Matthew O. Ryan
Assistant County Attorney; Multnomah County, Oregon

DJC

P.O. Box 10127 / Portland, Oregon 97296-0127 / (503)226-1311 FAX (503) 222-5358

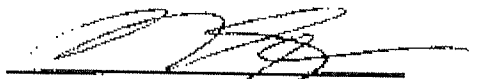
STATE OF OREGON, COUNTY OF MULTNOMAH, --ss.

I, MARC CAPLAN, being first duly sworn, depose and say that I am a Manager of the DAILY JOURNAL OF COMMERCE, a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH and WASHINGTON as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the

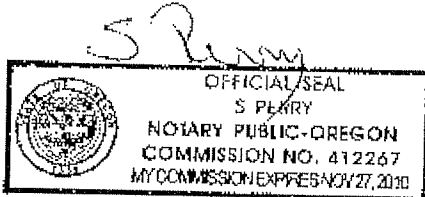
NOTICE OF EXPIRATION OF REDEMPTION PERIOD
MULTNOMAH COUNTY

a printed copy of which is attached, was published in the entire issue of this newspaper for 2 time(s) in the following issues:

09/04/2008. 09/11/2008.



Subscribed and sworn to before me this 11th day of September, 2008.



NOTICE OF EXPIRATION OF REDEMPTION PERIOD

Notice is hereby given that the period of redemption from foreclosure sales for delinquent taxes of all properties shown on the Multnomah County 2006 Foreclosure List and included in Multnomah County Circuit Court Judgments of September 25, 2006, (0608-07864) foreclosing tax liens as shown by said foreclosure lists entered of record on the 25th day of September, 2006 expires September 25, 2008 and that all properties not redeemed by this date which were included in said judgment and order for sale shall be deeded by the Tax Collector, Division of Assessment and Taxation, to Multnomah County immediately upon the expiration of such period of redemption, and that every right and interest of any person in the properties will be forfeited forever to Multnomah County, Oregon.

By RANDY WALRUFF, Tax Collector
Division of Assessment and Taxation
Multnomah County, Oregon
Date of first publication: Sept. 4, 2008.
Date of second publication: Sept. 11, 2008.
PF1034815-2Th

MULTNOMAH CO ASSESSMENT & TAX
Attn: MARY DRINKWATER
501 SE HAWTHORNE BLVD, STE 200
PO BOX 5007
PORTLAND, OR 97214

Order No.: 10134815
Client's Reference No.:

183694

PortlandMaps

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10829 NW FRONT AVE - LINNTON - PORTLAND

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[Summary](#) | [Assessor](#) | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Businesses](#) | [Development](#) | [Stormwater Incentives](#) | [Stormwater Management](#) | [Noise](#) | [Historic Permits](#)

General Information	
Property ID	R288399
County	MULTNOMAH
State ID	1N1W03AD 1900
Alt Account #	R839402630
Map Number	1918 OLD
Site Info	
Site Address	10829 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	MATHEWS JAMES
Owner Address	3144 NE 142ND AVE
City/State/Zip	PORTLAND OR 97230

Property Description	
Tax Roll	TOWN OF LINNTON, BLOCK 46, LOT 11
Use	2-4 UNIT MULTI-FAMILY
Lot	11
Block	46
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
03/21/2008	BARGAIN & SALE DEED	2008049675	\$77,620.00
10/13/2004	SW	2004186497	\$2,500.00
07/01/1997	CONTRACT	97117748	\$24,000.00
	SW	2003217599	\$0.00
	BARGAIN & SALE DEED	2006007464	\$0.00
	IN		\$0.00

Land Information		
Type	Acres	SQFT
RESIDENTIAL LAND	0.0600	2,500

Improvement Information	
Improvement Type	Duplex
Improvement Value	\$14,500.00

183694

Room Descriptions	
Building Class	1 STY W/FIN ATT & BSMT
Actual Year Built	1908
Effective Year Built	1908
Number of Segments	3
Foundation Type	Concrete
Roof Style	
Flooring Type	
Plumbing	TWO FULL BATHS
Construction Style	
Interior Finish	
Roof Cover Type	Composition
Heating/AC Type	Gravity
Fireplace Type	
Improvement Details	
# Segment Type	Class
1 Main	3.0
2 Finished Attic	3.0
3 Unfinished Basement	3.0
	Total Area
	760
	760
	400

Tax History		
Year	Property Tax	Total Tax
2009	\$1,074.26	\$1,074.26
2008	\$1,014.28	\$1,014.28
2007	\$1,012.21	\$1,012.21
2006	\$908.98	\$908.98
2005	\$839.86	\$839.86
2004	\$947.32	\$947.32
2003	\$884.21	\$884.21
2002	\$850.99	\$850.99
2001	\$811.56	\$811.56
2000	\$789.09	\$789.09
1999	\$737.14	\$737.14
1998	\$725.61	\$725.61
1997	\$685.72	\$685.72

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$14,500.00	\$58,500.00	\$0.00	\$73,000.00	\$0.00	\$49,310.00
2008	\$21,690.00	\$58,500.00	\$0.00	\$80,190.00	\$0.00	\$47,880.00
2007	\$20,620.00	\$57,000.00	\$0.00	\$77,620.00	\$0.00	\$46,490.00
2006	\$18,960.00	\$53,000.00	\$0.00	\$71,960.00	\$0.00	\$45,140.00
2005	\$17,780.00	\$40,000.00	\$0.00	\$57,780.00	\$0.00	\$43,830.00
2004	\$16,910.00	\$43,010.00	\$0.00	\$59,920.00	\$0.00	\$42,560.00
2003	\$15,370.00	\$39,100.00	\$0.00	\$54,470.00	\$0.00	\$41,330.00
2002	\$15,370.00	\$39,100.00	\$0.00	\$54,470.00	\$0.00	\$40,130.00
2001	\$14,780.00	\$37,600.00	\$0.00	\$52,380.00	\$0.00	\$38,970.00
2000	\$14,210.00	\$36,150.00	\$0.00	\$50,360.00	\$0.00	\$37,840.00
1999	\$13,800.00	\$35,100.00	\$0.00	\$48,900.00	\$0.00	\$36,740.00
1998	\$12,800.00	\$32,500.00	\$0.00	\$45,300.00	\$0.00	\$35,670.00
1997	\$12,800.00	\$32,500.00	\$0.00	\$45,300.00	\$0.00	\$34,640.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT

OWNERSHIP INFORMATION

Reference Parcel : IN1W03AD 01900
 Parcel Number : R288399
 Owner : Mathews James TRSQ : 01N -01W -03 -NE -SE
 CoOwner :
 Site Address : 10829 NW Front Ave Portland 97231
 Mail Address : 3144 NE 142nd Ave Portland Or 97230
 Telephone Owner : Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 04/01/2008
 Document # : 8049675
 Sale Price : \$77,620 Full
 Deed Type : Bargain & Sale
 % Owned : 100
 Loan Amount :
 Lender :
 Loan Type :
 Interest Rate :
 Vesting Type :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$58,500
 Mkt Structure : \$14,500
 Other :
 Mkt Total : \$73,000
 % Improved : 20
 Exempt Amount :
 Exempt Type :
 School District :
 Levy Code : 001
 09-10 Taxes : \$1,074.26
 Measure 50
 Assd Total:

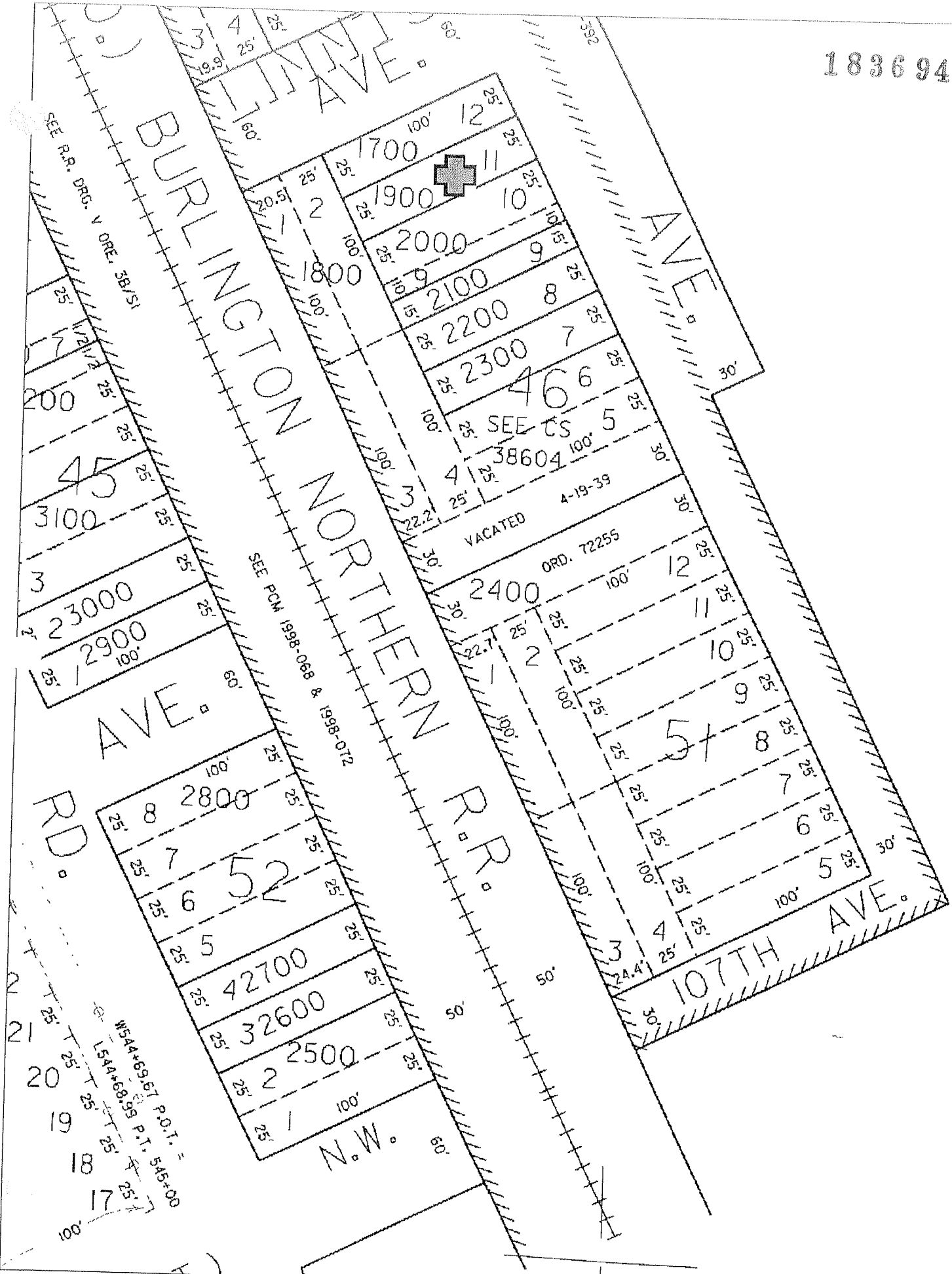
PROPERTY DESCRIPTION

Map Grid : 565 D1
 Census : Tract: 43.00 Block: 1
 NbrhdCd : R211
 Sub/Plat : Town of Linnton
 Land Use : 131 Res,Sfr,Mfg,Improved
 Legal : TOWN OF LINNTON, BLOCK 46, LOT 11
 : MAP 1918
 Class Code :
 MillRate : 21.7866
 Zoning : M1

PROPERTY CHARACTERISTICS

Bedrooms : 2
 Bathrooms : 2.00
 Heat Method : Gravity
 Pool :
 Appliances :
 Dishwasher :
 Hood Fan :
 Deck :
 Garage Type :
 Garage SF :
 Lot Acres : .06
 Lot SqFt : 2,500
 BsmFin SF :
 BsmUnfinSF : 400
 BsmLowSF : 400
 Bldg SqFt : 1,520
 1stFlrSqFt : 760
 UpperFlSF :
 Porch SqFt :
 Attic SqFt : 760
 Deck SqFt :
 Year Built : 1908
 EffYearBlt : 1908
 Floor Cover : Softwd
 Foundation : Concrete
 Roof Shape :
 Roof Matl : Composition
 InteriorMatl :
 Paving Matl : Dirt
 Const Type : Wd Frme & Wd
 Ext Finish :

183694



SEE R.R. DRG. V ORE. 38/S1

SEE PCM 1998-068 & 1998-072

VACATED 4-19-39

ORD. 72255

W544+69.57 P.O.T. =
L544+68.59 P.T. 545+00

R.D.

N.W.

183694

PortlandMaps

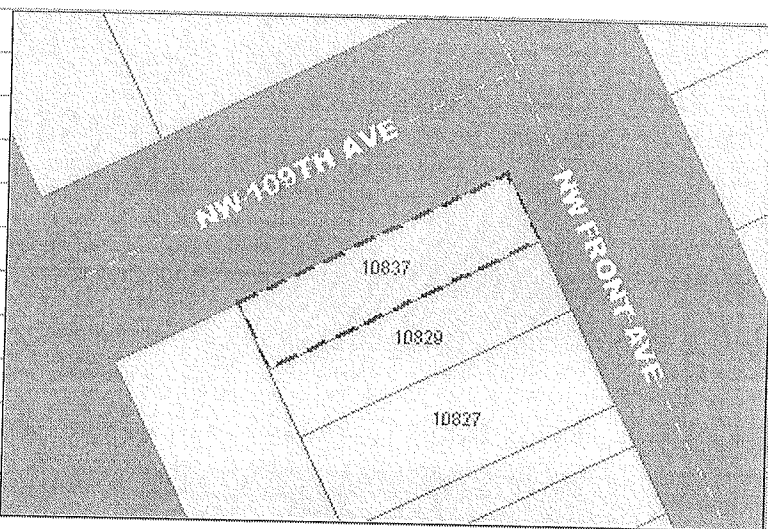
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10837 NW FRONT AVE - LINNTON - PORTLAND

[Explorer](#) | **Property** | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Transportation](#)

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General Information	
Property ID	R288400
County	MULTNOMAH
State ID	1N1W03AD 1700
Alt Account #	R839402640
Map Number	1918 OLD
Site Info	
Site Address	10837 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	MILLER JIM TO BUTLER, WILLIAM
Owner Address	10837 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231



0 | 67 FT

Additional Owner Info			
Name(s)	Address	City/State/Zip	Type
MILLER JIM TO BUTLER, WILLIAM	10837 NW FRONT AVE	PORTLAND OR 97231	Owner (Primary)
BUTLER WILLIAM	10837 NW FRONT AVE	PORTLAND OR 97231	Contract Purchaser

Property Description	
Tax Roll	TOWN OF LINNTON, BLOCK 46, LOT 12
Use	RESIDENTIAL IMPROVED
Lot	12
Block	46
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
05/15/2000	CONTRACT	00067232	\$60,000.00
10/01/1997	WARRANTY DEED	97156230	\$16,000.00
10/01/1997	WARRANTY DEED	97156231	\$80,000.00
	ASNMT CONT	01109897	\$0.00
	BARGAIN & SALE DEED	00062398	\$0.00
	ASNMT CONT	2003114450	\$0.00

Land Information		
Type	Acres	SQFT

183694

RESIDENTIAL LAND 0.0600 2,500

Improvement Information

Improvement Type SINGLE FAMILY RESIDENTIAL	
Improvement Value \$79,630.00	
Room Descriptions	
Building Class 2 STY W/BSMT	
Actual Year Built 1897	Effective Year Built 1897
Number of Segments 3	Construction Style Other
Foundation Type Concrete	Interior Finish
Roof Style	Roof Cover Type Composition
Flooring Type	Heating/AC Type OTHER
Plumbing One Full Bath	Fireplace Type

Improvement Details

# Segment Type	Class	Total Area
1 Main	3.0	1,440
2 Unfinished Attic	3.0	1,080
3 Unfinished Basement	3.0	1,440

Tax History

Year	Property Tax	Total Tax
2009	\$532.71	\$532.71
2008	\$502.89	\$502.89
2007	\$501.84	\$501.84
2006	\$450.69	\$450.69
2005	\$430.24	\$430.24
2004	\$469.64	\$469.64
2003	\$459.37	\$459.37
2002	\$422.03	\$422.03
2001	\$402.60	\$402.60
2000	\$393.25	\$393.25
1999	\$365.78	\$365.78
1998	\$360.06	\$360.06
1997	\$340.28	\$340.28

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$79,630.00	\$72,000.00	\$0.00	\$151,630.00	\$0.00	\$24,450.00
2008	\$61,550.00	\$66,610.00	\$0.00	\$128,160.00	\$0.00	\$23,740.00
2007	\$54,950.00	\$59,470.00	\$0.00	\$114,420.00	\$0.00	\$23,050.00
2006	\$45,040.00	\$48,750.00	\$0.00	\$93,790.00	\$0.00	\$22,380.00
2005	\$42,100.00	\$45,560.00	\$0.00	\$87,660.00	\$0.00	\$21,730.00
2004	\$37,250.00	\$40,320.00	\$0.00	\$77,570.00	\$0.00	\$21,100.00
2003	\$33,870.00	\$36,650.00	\$0.00	\$70,520.00	\$0.00	\$20,490.00
2002	\$33,870.00	\$36,650.00	\$0.00	\$70,520.00	\$0.00	\$19,900.00
2001	\$32,560.00	\$35,240.00	\$0.00	\$67,800.00	\$0.00	\$19,330.00
2000	\$31,310.00	\$33,890.00	\$0.00	\$65,200.00	\$0.00	\$18,770.00
1999	\$30,400.00	\$32,900.00	\$0.00	\$63,300.00	\$0.00	\$18,230.00
1998	\$28,100.00	\$30,500.00	\$0.00	\$58,600.00	\$0.00	\$17,700.00

OWNERSHIP INFORMATION

Reference Parcel : IN1W03AD 01700
 Parcel Number : R288400
 Owner : Miller Jim TRSQ : 01N -01W -03 -NE -SE
 CoOwner :
 Site Address : 10837 NW Front Ave Portland 97231
 Mail Address : 10837 NW Front Ave Portland Or 97231
 Telephone Owner : Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 05/15/2000
 Document # : 67232
 Sale Price : \$60,000
 Deed Type : Re Contract
 % Owned : 100
 Loan Amount : \$60,000
 Lender :
 Loan Type : Seller
 Interest Rate : Fixed
 Vesting Type :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$72,000
 Mkt Structure : \$79,630
 Other :
 Mkt Total : \$151,630
 % Improved : 53
 Exempt Amount :
 Exempt Type :
 School District :
 Levy Code : 001
 09-10 Taxes : \$532.71
 Measure 50
 Assd Total:

PROPERTY DESCRIPTION

Map Grid : 565 D1
 Census : Tract: 43.00 Block: 1
 NbrhdCd : R211
 Sub/Plat : Town of Linnton
 Land Use : 131 Res,Sfr,Mfg,Improved
 Legal : TOWN OF LINNTON, BLOCK 46, LOT 12
 : MAP 1918
 Class Code :
 MillRate : 21.7866

Zoning : M1

PROPERTY CHARACTERISTICS

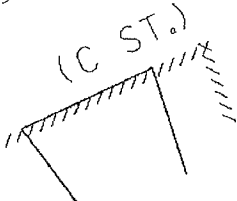
Bedrooms : 4
 Bathrooms : 1.00
 Heat Method : Other
 Pool :
 Appliances :
 Dishwasher :
 Hood Fan :
 Deck :
 Garage Type :
 Garage SF :
 Lot Acres : .06
 Lot SqFt : 2,500
 BsmFin SF :
 BsmUnfinSF : 1,440
 BsmLowSF : 1,440
 Bldg SqFt : 1,440
 1stFlrSqFt : 1,440
 UpperFlSF :
 Porch SqFt :
 Attic SqFt :
 Deck SqFt :
 Year Built : 1897
 EffYearBlt : 1897
 Floor Cover : Other
 Foundation : Concrete
 Roof Shape :
 Roof Matl : Composition
 InteriorMatl :
 Paving Matl : Paved
 Const Type : Wd Frme & Wd
 Ext Finish :

183694

BURLINGTON NORTHERN R.R. AVE. 107TH AVE.

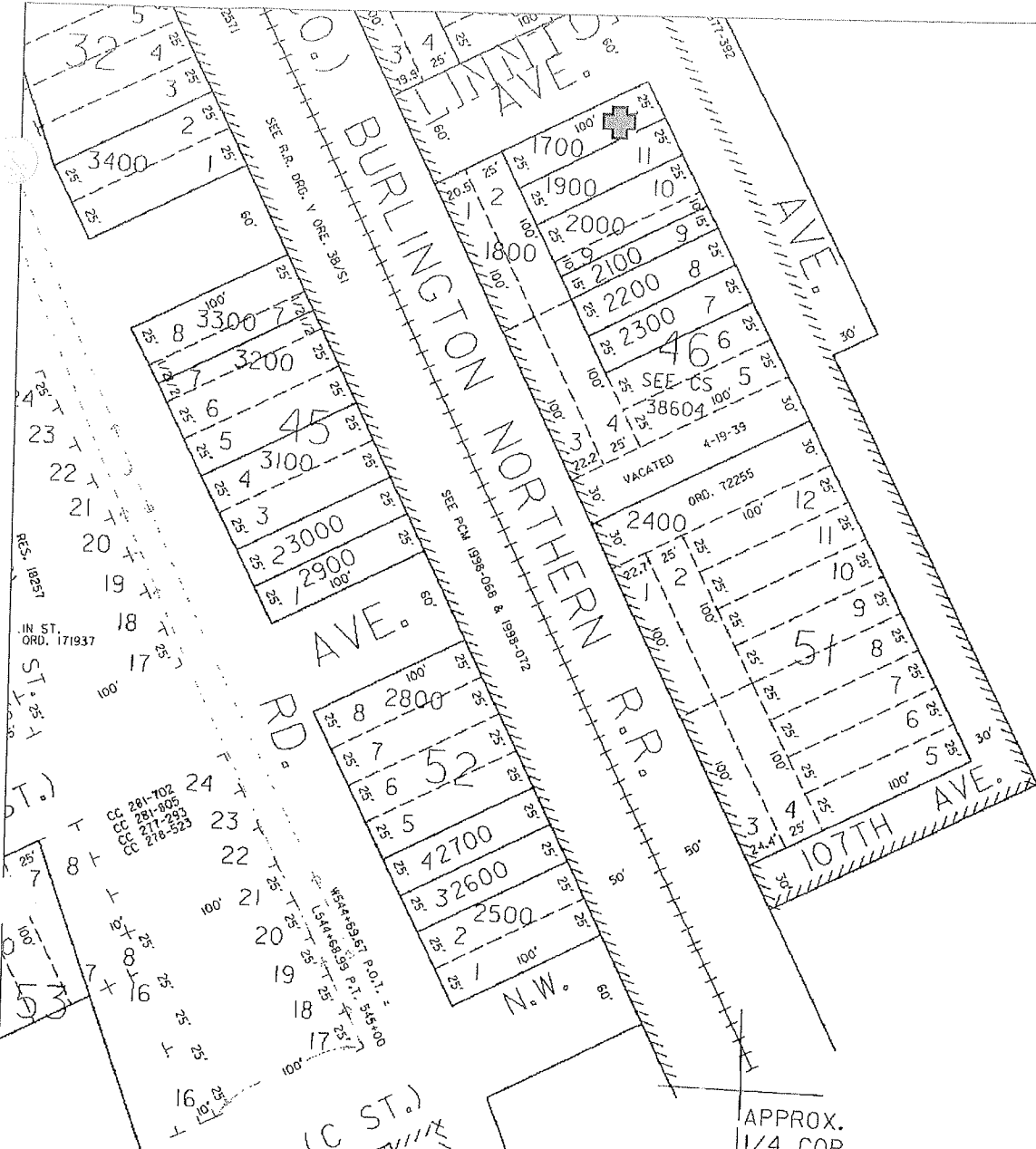
32 5
3400
3300
3200
45
3100
23000
2900
2800
52
42700
32600
2500
N.W.
RD.
SEE R.R. DEC. V. ONE. 38-51
SEE P.C.M. 1938-086 & 1938-072
ORD. 171937
RES. 18257
IN ST. ORD. 171937
CC 281-702
CC 281-805
CC 277-293
CC 278-523
P.O. 1. 545-000
P.T. 545-000
16 17 18 19 20 21 22 23 24

3DA



APPROX. 1/4 COR.

IN 1W 3AD
PORTLAND



JAMES L MILLER
3403 SE 84th
Portland, OR 97206
 Seller's Name and Address

Michael Lee Charleston
8344 N. Hedge Street
Portland, OR 97203
 Buyer's Name and Address

DU 2-15-00
James L Miller
8344 N. Hedge Street, Portland, OR
Mike Charleston
 Notary Public Name and Address

STATE OF OREGON,
 County of _____

I certify that the within instrument was

Recorded in the County of Multnomah, Oregon
 C. GULICH Deputy Clerk
 Total: 24.00
 2000-067232 #5/15/2000 11:55:45am ATL.M
 A17 2 REC BALR DOR DLIS
 10.00 3.00 10.00 1.00

By _____ Deputy.

CONTRACT - REAL ESTATE

THIS CONTRACT, Dated 15 MAY 2000, between

JAMES L MILLER, hereinafter called the seller,
 and Michael Lee Charleston, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in

MULT County, State of ORE, to-wit:
10837 NW Front
Lot 12 Block 46 Town of Linton
City of Portland Mult Co - ORE

for the sum of 60,000 Dollars (\$ 60,000),
 hereinafter called the purchase price, on account of which _____ Dollars (\$ _____) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of the purchase price (to-wit: \$ _____) to the order of the seller in monthly payments of not less than _____ Dollars (\$ 507.52) each, beginning the 10th.

payable on the 10th day of each month hereafter beginning with the month and year DEC 2000 and continuing until the purchase price is fully paid.
 The true and actual consideration for this conveyance is \$ _____ (Here comply with DRS 93.030.)

All of the purchase price may be paid at any time, all of the deferred payments shall bear interest at the rate of 25% Penalty percent per annum from _____ until paid; interest to be paid 7/10 and in addition to to be included in the minimum monthly payments above required. Taxes on the premises for the current tax year shall be prorated between the parties hereto as of _____.

The buyer warrants to and covenants with the seller that the real property described in this contract is:
 (A) primarily for buyer's personal, family or household purposes.
 (B) for an organization or person if buyer is a natural person) is for business or commercial purposes.

The buyer shall be entitled to possession of the land on 16 MAY 2000 and may retain such possession so long as buyer is in good condition and repair and will not permit or permit any work or work thereof that buyer will keep the premises free from construction and all other things and save the seller harmless herefrom and indemnify seller for all costs and attorney fees incurred by seller in defending against any such claim; that buyer will pay all taxes hereafter levied against the property, as well as all water rents, public charges and municipal fees which hereafter lawfully may be imposed upon the premises, all promptly before the same or any part thereof becomes due, that at buyer's expense, buyer will repair and keep insured all buildings now or hereafter erected on the premises against loss or damage by fire (with extended coverage) in an amount not less than \$ 20,000. If a company or companies satisfactory to the seller, specifically naming the seller as an additional insured, will issue payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as above is favored. If the buyer shall fail to pay any such taxes, water rents, public charges, the seller or may do so and any payment on same shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, with interest, however, of any right standing to the seller for buyer's benefit of covenant.

IMPORTANT NOTICE: Deeds, by being void, unenforceable, non-complying with ORS 93.030, are not enforceable. If you are a (A) or (B) in applying this to the seller, it must be stated in the Title Insurance and Registration 2, the seller shall comply with the Act and Regulations by making required disclosures, for this purpose, see Enclosure-Form No. 1011 or equivalent.

WARNING: Unless buyer provides seller with evidence of insurance coverage as required by the contract or loan agreement between them, seller may purchase insurance at buyer's expense to protect seller's interest. This insurance may, but need not, also protect buyer's interest. If the collateral becomes damaged, the coverage purchased by seller may not pay any claim made by or against buyer. Buyer may later cancel the coverage by providing evidence that buyer has obtained property coverage elsewhere. Buyer is responsible for the cost of any insurance coverage purchased by seller, which cost may be added to buyer's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date buyer's prior coverage lapsed or the date buyer failed to provide proof of coverage. The coverage seller purchases may be considerably more expensive than insurance buyer might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The seller agrees that at seller's expense and within _____ days from the date hereof, seller will furnish unto buyer a title insurance policy insuring (in an amount equal to the purchase price) marketable title to and to the premises in the seller's name on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and tract restrictions and easement provisions of record, if any. Seller also agrees that when the purchase price is fully paid and all taxes, fees and charges of this agreement, seller will deliver a good and sufficient deed conveying the premises in fee simple unto the buyer, buyer's heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances hereinafter placed, permitted or arising by, through or under the deed, excepting, however, the easements, restrictions and the taxes, municipal fees, water rates and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or buyer's assigns.

And it is understood and agreed between the parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, at any of them, promptly within 20 days of the time limited herefor, or fail to keep any agreement herein contained, then the seller shall have the following rights and options:

- (1) To declare this contract cancelled for default and not void and to cancel the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;
- (2) To deliver the whole unpaid principal balance of the purchase price with the interest thereon at once due and payable, and to
- (3) To foreclose this contract by suit in equity.

In any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and the right in or any other act of the seller to be performed and without any right of the buyer to recover or compensation for moneys paid on account of the purchase of the property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of both default all payments theretofore made of such debts shall have the right immediately, or at any time thereafter, to enter upon the land referred to in the terms of such default. And the seller, in case of such default, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's right hereunder to enforce the same, nor shall any waiver by the seller of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or of a waiver of the provision itself.

Seller, seller's agents, and the holder of any existing encumbrance to which the lands and premises are subject may enter upon the lands and premises at reasonable times (upon reasonable prior notice to buyer) for the purpose of inspecting the property.

In case suit or action is instituted to enforce this contract or to enforce any provision hereof, the losing party in the suit or action agrees to pay such sum as the final court may adjudge reasonable as attorney fees to be allowed the prevailing party in the suit or action and if an appeal is taken from any judgment or decree of the final court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation, that if the context so requires, the singular provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and sure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors or interest and assigns as well.

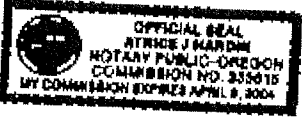
IN WITNESS WHEREOF, the parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030

[Handwritten signatures]

* SELLER Comply with ORS 30.030 at 304 prior to executing this remedy

STATE OF OREGON, County of Multnomah ss
This instrument was acknowledged before me on May 15, 2004
by Seamus W. ...
This instrument was acknowledged before me on May 15, 2004
by Michael ...
of _____



[Handwritten signature]
Notary Public for Oregon
My commission expires April 9, 2004

ORS 93.635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds by the secretary of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the commissioner not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.941 (2) Violation of ORS 93.635 is punishable upon conviction, by a fine of no more than \$1,000.

(THIS DOCUMENT CONTAINS)

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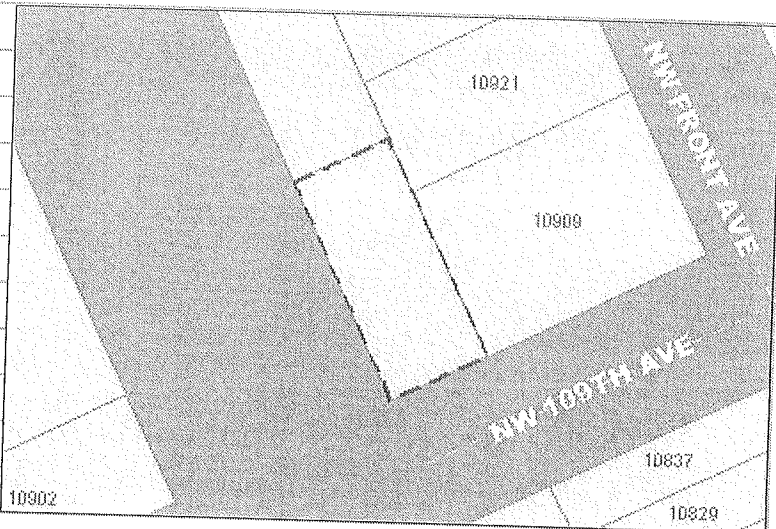
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10937 NW FRONT AVE - LINNTON - PORTLAND

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General Information	
Property ID	R288360
County	MULTNOMAH
State ID	1N1W03AD 1400
Alt Account #	R839401430
Map Number	1918 OLD
Site Info	
Site Address	10937 WI/ NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	R K TRANSFER & STORAGE INC
Owner Address	10937 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231



0 |-----| 84 FT

Property Description	
Tax Roll	TOWN OF LINNTON, LOT 3&4 BLOCK 31
Use	WHSE GENERAL/MISC
Lot	3&4
Block	31
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information		
Type	Acres	SQFT
INDUSTRIAL LAND	0.1000	4,447

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	
Number of Segments	Effective Year Built
Foundation Type	Construction Style
	Interior Finish

183694

Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$211.10	\$211.10
2008	\$199.35	\$199.35
2007	\$199.00	\$199.00
2006	\$178.82	\$178.82
2005	\$170.88	\$170.88
2004	\$186.52	\$186.52
2003	\$182.50	\$182.50
2002	\$167.73	\$167.73
2001	\$159.95	\$159.95
2000	\$156.29	\$156.29
1999	\$145.48	\$145.48
1998	\$143.20	\$143.20
1997	\$135.39	\$135.39

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$22,810.00	\$0.00	\$22,810.00	\$0.00	\$9,690.00
2008	\$0.00	\$22,810.00	\$0.00	\$22,810.00	\$0.00	\$9,410.00
2007	\$0.00	\$20,930.00	\$0.00	\$20,930.00	\$0.00	\$9,140.00
2006	\$0.00	\$18,040.00	\$0.00	\$18,040.00	\$0.00	\$8,880.00
2005	\$0.00	\$16,550.00	\$0.00	\$16,550.00	\$0.00	\$8,630.00
2004	\$0.00	\$14,270.00	\$0.00	\$14,270.00	\$0.00	\$8,380.00
2003	\$0.00	\$14,560.00	\$0.00	\$14,560.00	\$0.00	\$8,140.00
2002	\$0.00	\$14,560.00	\$0.00	\$14,560.00	\$0.00	\$7,910.00
2001	\$0.00	\$13,120.00	\$0.00	\$13,120.00	\$0.00	\$7,680.00
2000	\$0.00	\$11,210.00	\$0.00	\$11,210.00	\$0.00	\$7,460.00
1999	\$0.00	\$10,100.00	\$0.00	\$10,100.00	\$0.00	\$7,250.00
1998	\$0.00	\$9,100.00	\$0.00	\$9,100.00	\$0.00	\$7,040.00
1997	\$0.00	\$8,700.00	\$0.00	\$8,700.00	\$0.00	\$6,840.00

City of Portland, Corporate GIS

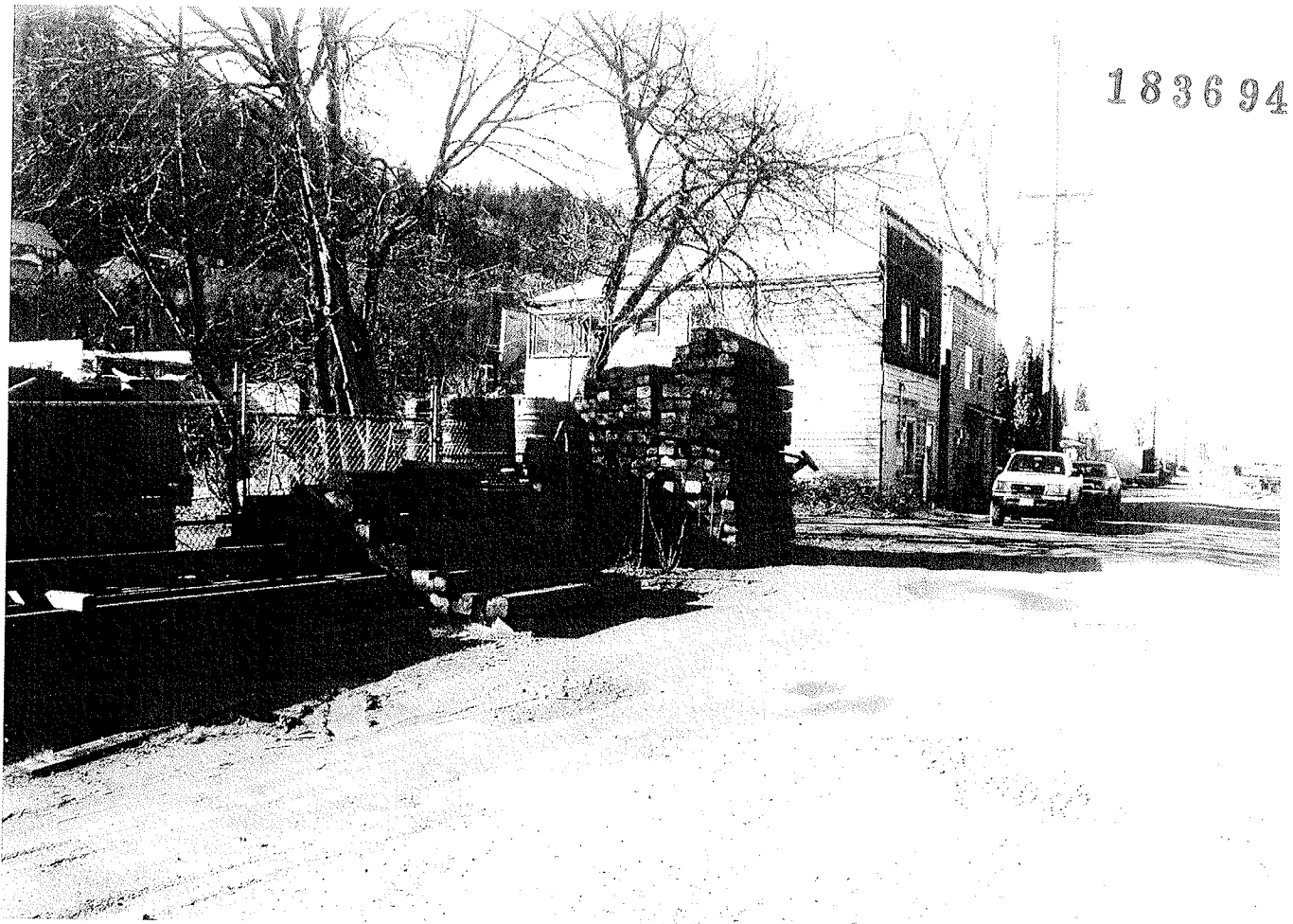
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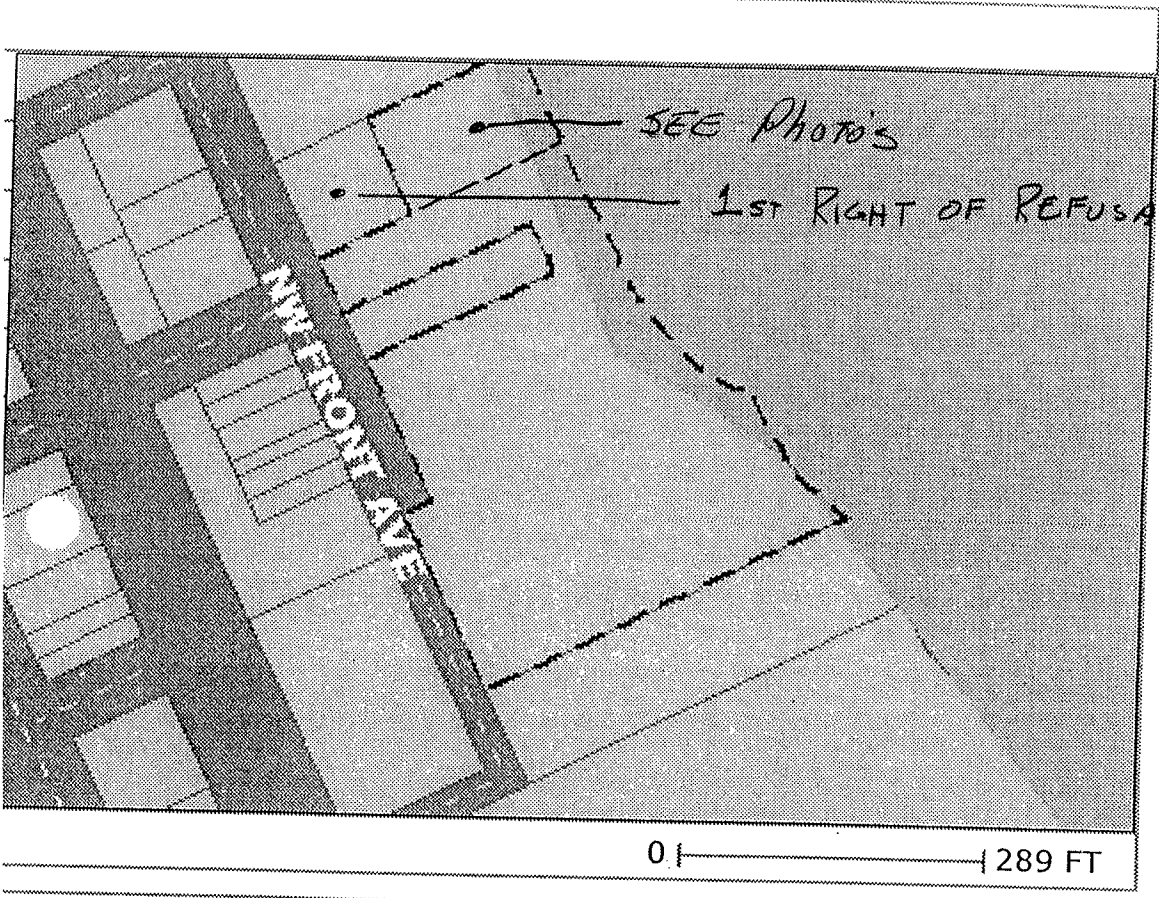


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Use VACANT LAND
Block
Tax Districts
130 CITY OF PORTLAND
130M CITY OF PORTLAND PARKS LOP
170 MULTNOMAH COUNTY
171 URBAN RENEWAL PORTLAND
198 TRI-MET TRANSPORTATION
309 PORTLAND COMM COLLEGE

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10918 NW FRONT AVE - LINNTON - PORTLAND

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General Information	
Property ID	R323761
County	MULTNOMAH
State ID	1N1W02B 1000
Alt Account #	R961020330
Map Number	1918 OLD
Site Info	
Site Address	10918 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	DAVIES ELWIN H & RERICK, KIMBERLEY
Owner Address	10918 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231

Property Description	
Tax Roll	SECTION 02 1N 1W, TL 1000 0.23 ACRES
Use	GENERIC SHOP/GARAGE USE
Lot	TL 1000
Block	
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
05/01/1992	WARRANTY DEED	25432524	\$25,000.00

Land Information		
Type	Acres	SQFT
INDUSTRIAL LAND	0.2300	10,000

Improvement Information	
Improvement Type	Garage
Improvement Value	\$68,420.00
Room Descriptions	
Building Class	GARAGE GENERIC <15000 SF
Actual Year Built	1994
Effective Year Built	
Number of Segments	1
Construction Style	
Foundation Type	
Interior Finish	

183694

Roof Style		Roof Cover Type
Flooring Type		Heating/AC Type
Plumbing		Fireplace Type
Improvement Details		
# Segment Type	Class	Total Area
1 Main		2,025
1 Fence	2	0

Tax History

Year	Property Tax	Total Tax
2009	\$881.48	\$881.48
2008	\$832.28	\$832.28
2007	\$830.65	\$830.65
2006	\$745.87	\$745.87
2005	\$712.23	\$712.23
2004	\$777.49	\$777.49
2003	\$760.44	\$760.44
2002	\$698.50	\$698.50
2001	\$666.24	\$666.24
2000	\$650.74	\$650.74
1999	\$605.14	\$605.14
1998	\$595.79	\$595.79
1997	\$563.00	\$563.00

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$68,420.00	\$65,110.00	\$0.00	\$133,530.00	\$0.00	\$40,460.00
2008	\$68,420.00	\$65,110.00	\$0.00	\$133,530.00	\$0.00	\$39,290.00
2007	\$62,770.00	\$59,730.00	\$0.00	\$122,500.00	\$0.00	\$38,150.00
2006	\$54,110.00	\$51,500.00	\$0.00	\$105,610.00	\$0.00	\$37,040.00
2005	\$49,640.00	\$47,240.00	\$0.00	\$96,880.00	\$0.00	\$35,970.00
2004	\$42,800.00	\$40,730.00	\$0.00	\$83,530.00	\$0.00	\$34,930.00
2003	\$43,670.00	\$41,560.00	\$0.00	\$85,230.00	\$0.00	\$33,920.00
2002	\$43,670.00	\$41,560.00	\$0.00	\$85,230.00	\$0.00	\$32,940.00
2001	\$34,940.00	\$33,250.00	\$0.00	\$68,190.00	\$0.00	\$31,990.00
2000	\$29,860.00	\$28,420.00	\$0.00	\$58,280.00	\$0.00	\$31,060.00
1999	\$26,900.00	\$25,600.00	\$0.00	\$52,500.00	\$0.00	\$30,160.00
1998	\$24,200.00	\$23,100.00	\$0.00	\$47,300.00	\$0.00	\$29,290.00
1997	\$21,000.00	\$22,000.00	\$0.00	\$43,000.00	\$0.00	\$28,440.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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Multnomah (OR)

OWNERSHIP INFORMATION

Reference Parcel : 1N1W02B 01000
Parcel Number : R323761 TRSQ : 01N -01W -02 -NW - **183694**
Owner : Davies Elwin H & Rerick Kimberley
CoOwner :
Site Address : 10918 NW Front Ave Portland 97231
Mail Address : 10918 NW Front Ave Portland Or 97231
Telephone Owner : Telephone Tenant :

SALES AND LOAN INFORMATION

Transferred : 05/18/1992 Loan Amount :
Document # : 2543-2524 Lender :
Sale Price : \$25,000 Loan Type :
Deed Type : Warranty Interest Rate :
% Owned : 100 Vesting Type : Misc

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$65,110 Exempt Amount : Assd Total: Measure 50
Mkt Structure : \$68,420 Exempt Type :
Other : School District :
Mkt Total : \$133,530 Levy Code : 001
% Improved : 51 09-10 Taxes : \$881.48

PROPERTY DESCRIPTION

Map Grid : 565 D1 Class Code :
Census : Tract: 43.00 Block: 1
NbrhdCd : C600 MillRate : 21.7866
Sub/Plat :
Land Use : 301 Ind,Mfg,Improved
Legal : SECTION 02 1N 1W, TL 1000 0.23
: ACRES MAP 1918
:
Zoning : Ihg

PROPERTY CHARACTERISTICS

Bedrooms : Lot Acres : .23 Year Built : 1994
Bathrooms : Lot SqFt : 10,000 EffYearBlt :
Heat Method : BsmFin SF : Floor Cover :
Pool : BsmUnfinSF : Foundation :
Appliances : BsmLowSF : Roof Shape :
Dishwasher : Bldg SqFt : 2,025 Roof Matl :
Hood Fan : 1stFlrSqFt : 2,025 InteriorMatl :
Deck : UpperFISF : Paving Matl :-
Garage Type : Porch SqFt : Const Type : Wd Frme & Wd
Garage SF : Attic SqFt : Ext Finish :
Deck SqFt :

OREGON TITLE INS. CO. 99022222

Recorded in the County of Multnomah, Oregon
 C. Swick, Deputy Clerk
 48.00
 99010001 08:06am 01/15/99
 001 482709 85 84 000200
 R01 9 0.00 48.00 3.00 0.00 0.00 0.00

AGREEMENT

After recording return to:

Babcock Land Company LLC
9933 NW 107th
Portland, Oregon 97231

Until a change is requested, all
tax statements shall be sent to
the following address:

No change

DATE: Jan. 14, 1999 ("Effective Date")

PARTIES: Elwin Davies
and Kimberly Rerick ("Owner")
10918 NW Front Avenue
Portland, Oregon 97231

Babcock Land Company LLC ("Grantee")
9933 NW 107th
Portland, Oregon 97231

RECITALS

- A. Owner is the owner of a certain parcel of real property located in Multnomah County, Oregon, as described in Exhibit A attached to and made a part of this Agreement (the "Property").
- B. Grantee is interested in acquiring the Property from Owner,

RECORDED BY OREGON TITLE INS. CO. AS AN AUTOMATIC SERVICE. CHECK FOR LIABILITY. RECORDED FOR THE COLLECTION OF TITLE INSURANCE. MAINTAIN RECORDS, CURRENTS OF THIS DOCUMENT.

9

but Owner is unwilling to sell it at the present time.

C. Owner is willing to grant to Grantee the right to purchase the Property before offering the Property for sale to third parties. Owner and Grantee desire to evidence their agreement regarding this purchase right.

AGREEMENT

Therefore, in consideration of the execution of a lease between Owner and Grantee with respect to the property, and the execution of this agreement, the sufficiency of which is hereby acknowledged, Owner and Grantee agree as follows:

1. Owner agrees not to sell, ground lease, transfer, exchange, grant an option to purchase, lease, or otherwise dispose of the Property or any part of, or interest in, the Property without first offering the Property to Grantee on the terms and conditions set forth in this Agreement.

2. Grantee shall have the prior and preferential right to purchase the Property at the fair market value of the Property, taking into consideration any easements or other encumbrances affecting the Property, and any lawfully erected permanent buildings thereon.

3. If Owner and Grantee cannot agree on fair market value, fair market value shall be determined by a disinterested independent professional appraiser qualified to appraise industrial land who is a Member of the Appraisal Institute. Grantee and Owner shall agree on one appraiser. If Grantee and Owner can not agree on the appraiser, then Owner and Grantee, or

either of them, may petition the Circuit Court of Multnomah County for appointment of an appraiser so qualified, in the manner provided by ORS 36.320.

4. Owner and Grantee shall share the cost of the appraisal equally. Owner and Grantee shall cooperate in providing information necessary to complete the appraisal. Owner and Grantee shall co-own the appraisal.

5. Upon completion of the written appraisal and delivery to Owner and Grantee, or finality of any award pursuant to ORS chapter 36, Grantee may exercise the rights created herein, by within fifteen days,

i. giving notice to Owner of Grantee's intention to do so, and

ii. tendering into escrow with a licensed escrow company doing business in Portland, Oregon, an amount equal to ten per cent of the fair market value, but not to exceed the Owner's equity in the property taking into consideration all encumbrances thereon, if any.

6. If Grantee gives notice of Grantee's intention to purchase the Property as provided for in paragraph 5, then the closing of the transaction shall take place no later than 90 days after Grantee gives notice of Grantee's intention to purchase the property.

7. The price for the property shall be the fair market value of the property, as determined herein, reduced by the amount of any encumbrances on the subject property, expressed in

dollars, as of the date of the purchase.

8. Owner shall convey the Property by Warranty Deed and shall give good and marketable title sufficient for Grantee to obtain a standard policy of title insurance (at Grantee's expense) without any exceptions except standard printed exceptions, easements and encumbrances of record as of the date of this Agreement, easements and encumbrances in favor of the public, and easements and encumbrances benefitting the Property.

9. If Grantee fails to timely exercise its right to purchase the Property pursuant to the terms of this Agreement, then this Agreement shall be of no further force or effect.

10. Grantee shall have the same rights described in paragraphs 1 to 9, upon the death of Owner.

11. The term of this Agreement commences as of the date of this Agreement and terminates as provided in paragraph 9 hereof.

12. If Grantee fails to exercise its rights under this Agreement, causing Grantee's rights hereunder to expire pursuant to paragraph 9 hereof, Grantee shall cooperate in providing Owner with any instruments that Owner reasonably may require for the purpose of removing from the public record any cloud on title to the Property attributable in any manner to the grant or existence of this Agreement.

13. All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed given and received two days after deposit in the United States Mail, certified or registered form, postage prepaid, return receipt

requested, addressed as follows:

To Owner: Elwin Davies ^{EW}
and Kimberly Rerick
10918 NW Front Avenue
Portland, Oregon 97231

To Grantee: Babcock Land Company LLC
Attn: George Webb
9933 NW 107th
Portland, Oregon 97231

Notice given in any other manner shall be effective when it is received by the party for whom it is intended. Either party may change its address by giving 10 days' advance notice to the other party.

14. This Agreement shall be construed and enforced in accordance with the laws of the State of Oregon.

15. This Agreement shall be binding on and inure to the benefit of the parties and their respective heirs, successors, and assigns. Grantee shall not otherwise assign or transfer Grantee's rights under this Agreement without the prior written consent of Owner, except, Grantee may freely assign its rights under this Agreement to any person who acquires Grantee's property which is adjacent to Owner's property. The rights and obligations of Grantee and Owner shall run with the land.

16. This Agreement contains the final and entire understanding between Owner and Grantee with respect to its subject matter and is intended to be an integration of all prior negotiations and understandings. Owner and Grantee shall not be bound by any terms, conditions, statements, warranties, or representations not contained in this Agreement. No change or

modification of this Agreement shall be valid unless it is in writing and is signed by both Owner and Grantee. Notwithstanding the foregoing, there is a written lease of certain property in which Grantee is Lessor, and Owner is Lessee.

17. A failure by Owner or Grantee to enforce any right under this Agreement shall not be deemed to be a waiver of that right or of any other right.

18. If litigation is instituted with respect to this Agreement, the prevailing party shall be entitled to recover from the losing party, in addition to all other sums and allowable costs, its reasonable attorney fees, both in preparation for and at trial and any appeal or review, such amount to be set by the court that hears the matter.

19. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall be effective when one or more counterparts have been signed and delivered by Owner and Grantee. With respect to any pronouns used herein, each gender used shall include the other gender and the singular and the plural, as the context may require.

20. Time Is of the Essence. Time is of the essence regarding this Agreement.

21. Each person executing this Agreement on behalf of Owner and Grantee, respectively, warrants his or her authority to do so.

22. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY

DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

23. Owner warrants and represents to Grantee that (1) Owner owns fee title to the Property; (2) Owner has the authority to execute this Agreement, and executing it does not violate any agreement to which Owner is a party or any covenant by which the Property is bound; and (3) Owner has no knowledge of any condition affecting the Property that would materially and adversely affect the ability of Grantee to use the Property for industrial purposes, except as disclosed to Grantee in writing.

OWNER:

Elwin H. Davies
Elwin Davies

Kimberly Rerick
Kimberly Rerick

GRANTEE:

HARCOCK LAND COMPANY LLC

George Webb
By: George Webb, Member / Manager

Attachments:
Exhibit A--Property

STATE OF OREGON
COUNTY OF MULTNOMAH

}
} ss.

Before me this 14th day of January, 1999, personally appeared before me the above named Elwin Davies and acknowledged to me that he executed the foregoing instrument of

his own free will for the purpose therein expressed.

Joan Ulvila
Notary Public for Oregon

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Before me this 14th day of January, 1999,
personally appeared before me the above named Kimberly Rerick and
acknowledged to me that he executed the foregoing instrument of
his own free will for the purpose therein expressed.

Joan Ulvila
Notary Public for Oregon

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Before me this 14th day of January, 1999,
personally appeared before me the above named George Webb and
acknowledged to me that he executed the foregoing instrument of
his own free will for the purpose therein expressed, as member /
manager of Babcock Land Company LLC.

Joan Ulvila
Notary Public for Oregon



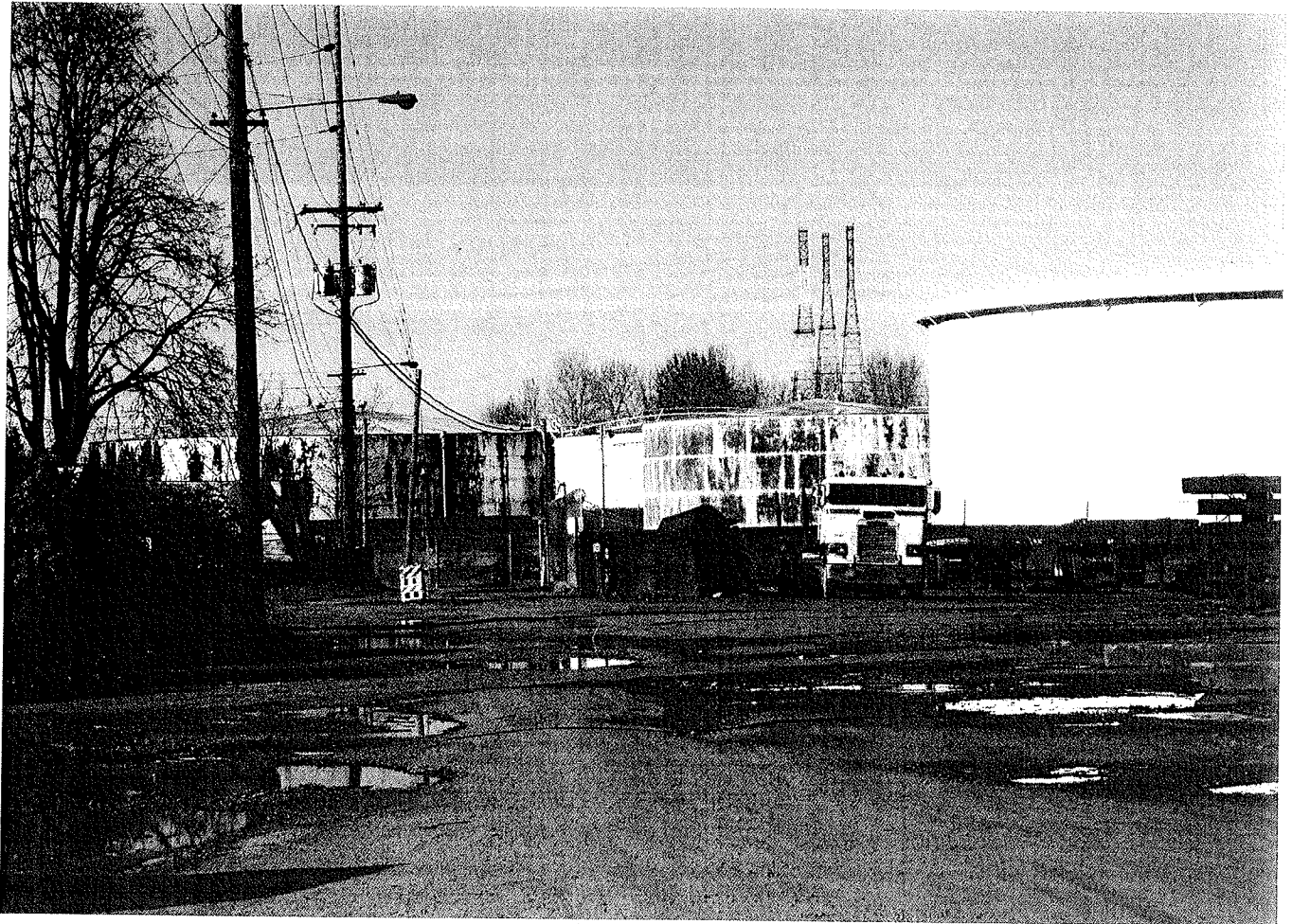
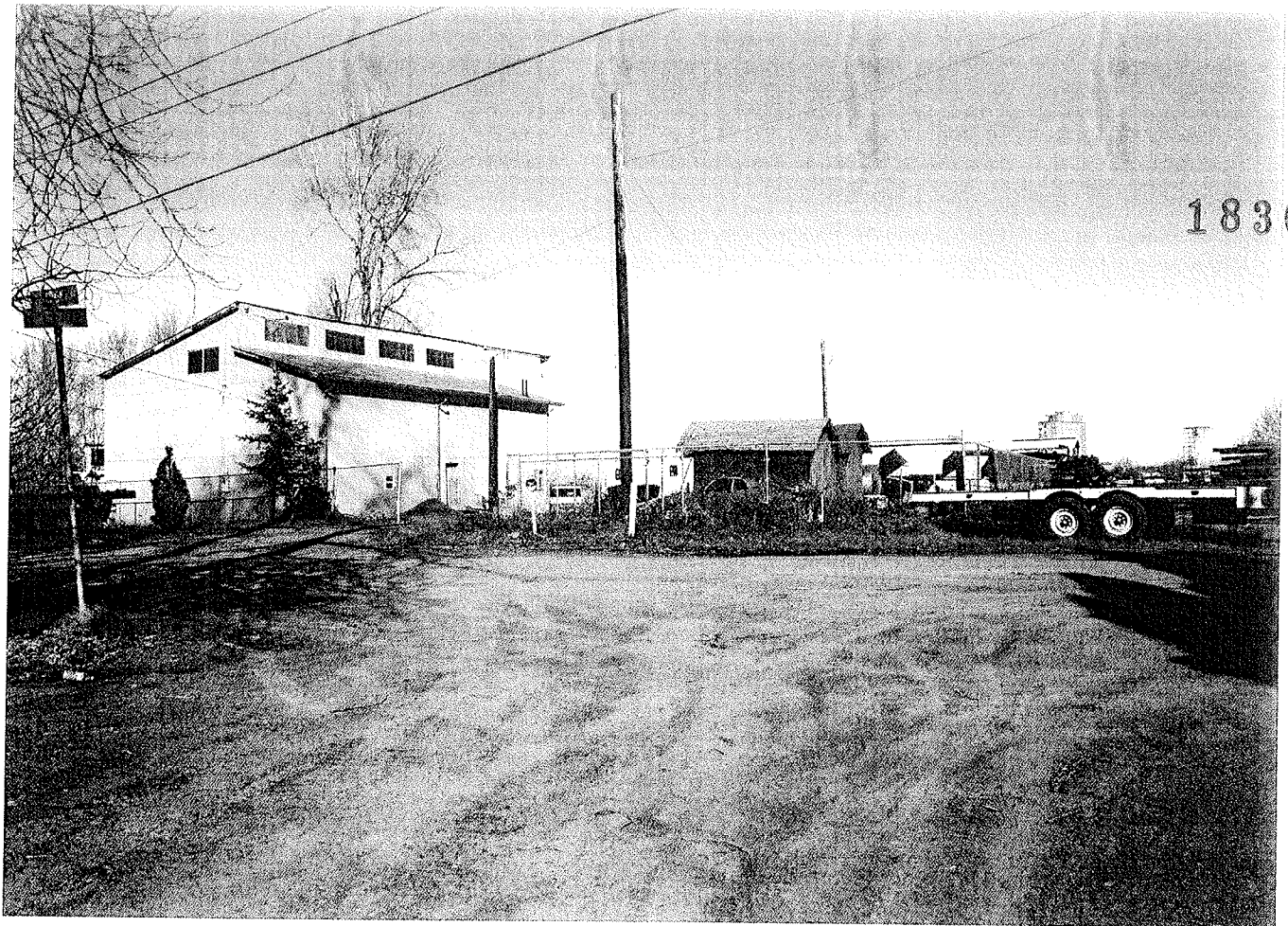
183694

LEGAL DESCRIPTION

A tract of land in Sections 2 and 3, Township 1 North, Range 1 West of the Willametta Meridian, in the City of Portland, County of Multnomah and State of Oregon, as follows:

BEGINNING on the East line of N.W. Front Avenue, formerly 1st Street, 100 feet Southerly from the intersection with the Southerly line of F Street, Linnton, extended Easterly; thence Southerly along the Easterly line of N.W. Front Avenue 100 feet; thence Easterly at right angles 100 feet; thence Northerly and parallel to the Easterly line of N.W. Front Avenue, 100 feet; thence Westerly at right angles 100 feet to the place of beginning.

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Part 3

Other supporting Documents

Our Philosophy

Harmer Steel operates on the simple basis of being honest, fair, and treating all people with respect. For over 80 years, we've provided our customers with a personal touch and attention to detail that larger companies often don't have the time to address. We have the inventory, resources, and experience to meet your needs, but we're small enough to treat every customer with the importance they deserve. We pride ourselves on being conscientious, reliable, and doing the right thing in every situation.



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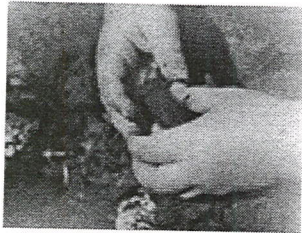


183694

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Land Quality

Environmental Cleanup

[DEQ Home](#) > [Land Quality](#) > [Environmental Cleanup](#) > [ECSI](#) > [Site Summary](#)

Environmental Cleanup Site Information (ECSI) Database Site Summary Report - Details for Site ID 2361, Babcock Land Company

This report shows data entered as of February 22, 2010 at 12:52:37 PM

This report contains site details, organized into the following sections: 1) Site Photos (appears only if the site has photos); 2) General Site Information; 3) Site Characteristics; 4) Substance Contamination Information; 5) Investigative, Remedial and Administrative Actions; and 6) Site Environmental Controls (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to DEQ's Facility Profiler to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 2361	Site Name: Babcock Land Company	CERCLIS No:
Address:	NW Front Ave. (east side), between NW 107th and 110th Portland 97231	
	County: Multnomah	Region: Northwest
Other location information:	(smf; 5/19/05). Site originally defined as Tax Lots 27, 29, 100, and 112 of Township 1 North, Range 1 West, Section 2 (old lot numbering scheme). Site redefined 5/19/05 as Tax Lots 900 and 1100 of T1N/R1W-S2Ad. Original Tax Lot 112, which became Tax Lot 800, and is owned by Linnton Plywood Association, is not believed to be related to this site.	
Investigation Status:	Suspect site requiring further investigation	

183694

Property: Brownfield Site: No NPL Site: No Orphan Site: No Study Area: No
 Twnshp/Range/Sect: 1N , 1W , 2 Tax Lots: 900, 1100
 Latitude: 45.5991 deg. Longitude: -122.7847 deg. Site Size: 4.18 acres
 Other Site Names: Harmer Steel Products Co.
 Portland Harbor Sediment Study

Site Characteristics

General Site Description:

Site History:

Contamination Information: Weston sampling results from the Portland Harbor Sediment Study revealed antimony and dioctylphthalates in river sediments.

Manner and Time of Release:

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats:

Status of Investigative or Remedial Action: (6/4/99 JMW/SAP) Based on initial sampling results from a river sediment quality study, the Babcock Land Company property has been identified as a potential source of contamination to the Portland Harbor. A Site Assessment Review Notice was sent on March 8, 1999. Response from Babcock Land Company was received on April 16, 1999. A site screening is scheduled (level II priority). (10/8/99 TG/SAP) Strategy Recommendation for medium priority Preliminary Assessment. Slightly elevated antimony and di-n-octyl phthalate concentrations in adjacent sediments do not correlate with site activities. Site characterization and remedial activities conducted in 1990 - 1997 for Burlington Northern Railroad showed negligible contamination in a foundry sand pile. The pile was disposed of at an off-site landfill.

Data Sources: Portland Harbor Sediment Investigation Report, prepared by Roy F. Weston, Inc. for US EPA, 5/98.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
ANTIMONY	Sediment	6 ppm	6/1/1997
DI-n-OCTYL PHTHALATE	Sediment	91 ppb	6/1/1997

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
State Basic Preliminary Assessment recommended (PA) (Primary Action)	10/11/1999	10/11/1999	Tom Gainer	SAS

View Full Report Showing Action History

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Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.
Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Tom Gainer at the Northwest regional office or via email at gainer.tom@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the Northwest regional office.

[print version]

For more information about **ECSI** call Gil Wistar at 503-229-5512 or email.

For more information about **DEQ's Land Quality Division and its programs**, see the contact page.

Oregon Department of Environmental Quality

Headquarters: 811 Sixth Ave., Portland, OR 97204-1390

Phone: 503-229-5696 or toll free in Oregon 1-800-452-4011

Oregon Telecommunications Relay Service: 1-800-735-2900 FAX: 503-229-6124

The Oregon Department of Environmental Quality is a regulatory agency authorized to protect Oregon's environment by the State of Oregon and the Environmental Protection Agency.

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Business Registry Business Name Search

183694

03-03-2010
15:00

[New Search](#)

Business Entity Data

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
567049-85	DLLC	ACT	OREGON	03-27-1997	03-27-2011	
Entity Name	BABCOCK LAND COMPANY LLC					
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	9933 NW 107TH AVE				
Addr 2					
CSZ	PORTLAND	OR	97231	Country	UNITED STATES OF AMERICA

Please [click here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	03-27-1997	Resign Date	
Name	GEORGE	WEBB				
Addr 1	9933 NW 107TH					
Addr 2						
CSZ	PORTLAND	OR	97231	Country	UNITED STATES OF AMERICA	

Type	MGR	MANAGER		Resign Date	
Name	GEORGE	WEBB			
Addr 1	9933 NW 107TH AVE				
Addr 2					
CSZ	PORTLAND	OR	97231	Country	UNITED STATES OF AMERICA

[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
BABCOCK LAND COMPANY LLC	EN	CUR	03-27-1997	

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[New Search](#)

Summary History

Image	Action	Transaction	Effective	Status	Name/Agent	Dissolved By
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183694

Date		Date	Date	Change	
03-03-2010	ANNUAL REPORT PAYMENT	03-03-2010		SYS	
04-01-2009	ANNUAL REPORT PAYMENT	04-01-2009		SYS	
03-14-2008	ANNUAL REPORT PAYMENT	03-14-2008		SYS	
03-19-2007	ANNUAL REPORT PAYMENT	03-19-2007		SYS	
02-24-2006	ANNUAL REPORT PAYMENT	02-24-2006		SYS	
03-30-2005	ANNUAL REPORT PAYMENT	03-30-2005		SYS	
02-26-2004	ANNUAL REPORT PAYMENT	02-26-2004		SYS	
03-21-2003	ANNUAL REPORT PAYMENT	03-21-2003		SYS	
02-21-2002	ANNUAL REPORT PAYMENT	02-21-2002		SYS	
03-23-2001	ANNUAL REPORT PAYMENT	03-23-2001		SYS	
04-13-2000	STRAIGHT RENEWAL	04-13-2000		FI	
03-31-2000	NOTICE	04-03-2000		SYS	
03-26-1999	STRAIGHT RENEWAL	03-11-1999		FI	
03-13-1998	STRAIGHT RENEWAL	02-27-1998		FI	
03-16-1998	CHANGED RENEWAL	02-27-1998		FI	
03-27-1997	NEW FILING	03-27-1997		FI	

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Business Registry Business Name Search

183694

[New Search](#)

Business Entity Data

02-22-2010
10:27

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
107206-13	DBC	ACT	OREGON	08-30-1974	08-30-2010	
Entity Name	HARMER STEEL PRODUCTS COMPANY					
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	9933 NW 107TH AVE						
Addr 2							
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA	

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	08-11-1998	Resign Date	
Name	JOAN		ULVILA				
Addr 1	9933 NW 107TH AVE						
Addr 2							
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA	

Type	PRE	PRESIDENT				Resign Date	
Name	GEORGE	B	WEBB				
Addr 1	9933 NW 107TH AVE						
Addr 2							
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA	

Type	SEC	SECRETARY				Resign Date	
Name	JOAN		ULVILA				
Addr 1	9933 NW 107TH AVE						
Addr 2							
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA	

[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date

HARMER STEEL PRODUCTS COMPANY	EN	CUR	08-30-1974	
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<u>Image Date</u>	<u>Action</u>	<u>Transaction Date</u>	<u>Effective Date</u>	<u>Status</u>	<u>Name/Agent Change</u>	<u>Dissolved By</u>
08-27-2009	ANNUAL REPORT PAYMENT	08-27-2009		SYS		
08-07-2008	ANNUAL REPORT PAYMENT	08-07-2008		SYS		
08-28-2007	ANNUAL REPORT PAYMENT	08-28-2007		SYS		
07-25-2006	ANNUAL REPORT PAYMENT	07-25-2006		SYS		
08-19-2005	ANNUAL REPORT PAYMENT	08-19-2005		SYS		
08-10-2004	ANNUAL REPORT PAYMENT	08-10-2004		SYS		
08-13-2003	ANNUAL REPORT PAYMENT	08-13-2003		SYS		
08-12-2002	ANNUAL REPORT PAYMENT	08-12-2002		SYS		
08-24-2001	ANNUAL REPORT PAYMENT	08-24-2001		SYS		
10-02-2000	STRAIGHT RENEWAL	10-02-2000		FI		
09-08-2000	NOTICE	09-11-2000		SYS		
09-03-1999	NOTICE	09-07-1999		SYS		
09-10-1999	STRAIGHT RENEWAL	09-02-1999		FI		
08-18-1998	STRAIGHT RENEWAL	08-11-1998		FI		
08-21-1998	CHANGED RENEWAL	08-11-1998		FI		
08-21-1998	AGENT/AUTH REP CHNG	08-11-1998		FI		
09-03-1997	STRAIGHT RENEWAL	08-18-1997		FI		
09-04-1997	CHANGED RENEWAL	08-18-1997		FI		
09-27-1996	AMENDED RENEWAL	09-27-1996		FI		
08-28-1995	AMENDED RENEWAL	08-28-1995		FI		
08-11-1994	STRAIGHT RENEWAL	08-10-1994		FI		

183694

09-03-1993	NOTICE	09-08-1993		SYS		
09-10-1993	STRAIGHT RENEWAL	09-01-1993		FI		
08-13-1992	AMENDED RENEWAL	08-13-1992		FI		
09-13-1991	AMENDED RENEWAL	09-12-1991		FI		
09-06-1991	NOTICE	09-10-1991		SYS		
08-27-1990	STRAIGHT RENEWAL	08-22-1990		FI		
09-07-1989	STRAIGHT RENEWAL	08-31-1989		FI		
08-08-1988	STRAIGHT RENEWAL	08-08-1988		FI		
08-27-1987	STRAIGHT RENEWAL	08-25-1987		FI		
08-04-1986	STRAIGHT RENEWAL	07-31-1986		FI		
08-05-1985	STRAIGHT RENEWAL	08-01-1985		FI		

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Business Registry Business Name Search

183694

[New Search](#)

Business Entity Data

02-23-2010

05:17

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
283606-83	DBC	ACT	OREGON	02-24-1992	02-24-2011	
Entity Name	R K STORAGE & WAREHOUSING, INC					
Foreign Name						

[New Search](#)

Associated Names

Type	PPB PRINCIPAL PLACE OF BUSINESS					
Addr 1	10937 NW FRONT AVE					
Addr 2						
CSZ	PORTLAND	OR	97231	0000	Country	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT REGISTERED AGENT			Start Date	02-24-1992	Resign Date
Name	ROGER	W	KROFFT			
Addr 1	10937 NE FRONT AVE					
Addr 2						
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA

Type	MAL MAILING ADDRESS					
Addr 1	10937 NW FRONT AVE					
Addr 2						
CSZ	PORTLAND	OR	97231		Country	UNITED STATES OF AMERICA

Type	PRE PRESIDENT			Resign Date
Name	SHARRON		KROFFT	
Addr 1	10937 NE FRONT AVE			
Addr 2				
CSZ	PORTLAND	OR	97231	Country UNITED STATES OF AMERICA

Type	SEC SECRETARY			Resign Date
Name	ROGER		KROFFT	
Addr 1	10937 NE FRONT AVE			
Addr 2				
CSZ	PORTLAND	OR	97231	Country UNITED STATES OF AMERICA

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New Search

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
R K STORAGE & WAREHOUSING, INC	EN	CUR	02-24-1992	

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Summary History

Image Date	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
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03-09-2009	ANNUAL REPORT PAYMENT	03-09-2009		SYS		
02-27-2009	NOTICE LATE ANNUAL	02-27-2009		SYS		
04-01-2008	ANNUAL REPORT PAYMENT	04-01-2008		SYS		
02-29-2008	NOTICE LATE ANNUAL	02-29-2008		SYS		
02-12-2007	ANNUAL REPORT PAYMENT	02-12-2007		SYS		
01-18-2006	ANNUAL REPORT PAYMENT	01-18-2006		SYS		
11-07-2005	REINSTATEMENT AMENDED	11-07-2005		FI		
04-23-2004	ADMINISTRATIVE DISSOLUTION	04-23-2004		SYS		
02-27-2004	NOTICE LATE ANNUAL	02-27-2004		SYS		
01-31-2003	ANNUAL REPORT PAYMENT	01-31-2003		SYS		
01-22-2002	ANNUAL REPORT PAYMENT	01-22-2002		SYS		
02-01-2001	ANNUAL REPORT PAYMENT	02-01-2001		SYS		
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02-09-1999	CHANGED RENEWAL	02-09-1999		FI		
01-26-1999	STRAIGHT RENEWAL	01-15-1999		FI		
03-04-1998	STRAIGHT RENEWAL	03-04-1998		FI		

01-30-1997	STRAIGHT RENEWAL	01-21-1997		FI		183694
02-10-1997	CHANGED RENEWAL	01-21-1997		FI		
02-06-1996	STRAIGHT RENEWAL	01-22-1996		FI		
01-31-1995	STRAIGHT RENEWAL	01-31-1995		FI		
02-02-1994	STRAIGHT RENEWAL	01-25-1994		FI		
01-21-1993	AMENDED RENEWAL	01-21-1993		FI		
01-26-1993	NEW FILING	01-21-1993		EX		
02-24-1992	NEW FILING	02-24-1992		FI		

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PortlandMaps

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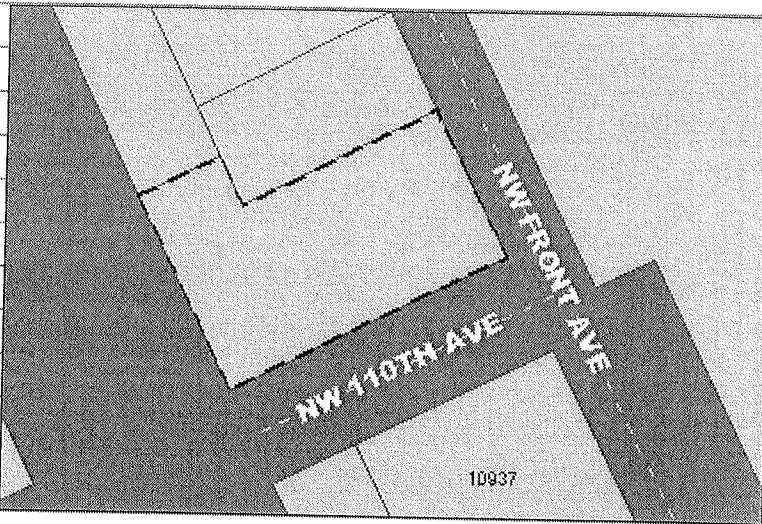
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[Summary](#) | **[Assessor](#)** | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Businesses](#) | [Development](#) | [Stormwater Incentives](#) | [Stormwater Management](#) | [Noise](#) | [Historic Permits](#)

General Information	
Property ID	R288356
County	MULTNOMAH
State ID	1N1W03AD 1000
Alt Account #	R839401320
Map Number	1918 OLD
Site Info	
Site Address	10225 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	R K STORAGE & WAREHOUSING INC
Owner Address	10937 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231



Property Description	
Tax Roll	TOWN OF LINNTON, BLOCK 26, LOT 2-5
Use	VACANT LAND
Lot	2-5
Block	26
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP
130M	CITY OF PORTLAND PARKS LOP
143	METRO
170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1
Deed Information	
Sale Date	Type
	Instrument
	Sale Price
	\$0.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.2700	11,734

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	Effective Year Built
Number of Segments	Construction Style
Foundation Type	Interior Finish

183694

Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$537.29	\$537.29
2008	\$507.38	\$507.38
2007	\$506.42	\$506.42
2006	\$454.88	\$454.88
2005	\$434.40	\$434.40
2004	\$474.32	\$474.32
2003	\$463.84	\$463.84
2002	\$426.05	\$426.05
2001	\$406.33	\$406.33
2000	\$397.01	\$397.01
1999	\$369.18	\$369.18

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$70,460.00	\$0.00	\$70,460.00	\$0.00	\$24,660.00
2008	\$0.00	\$70,460.00	\$0.00	\$70,460.00	\$0.00	\$23,950.00
2007	\$0.00	\$67,750.00	\$0.00	\$67,750.00	\$0.00	\$23,260.00
2006	\$0.00	\$64,530.00	\$0.00	\$64,530.00	\$0.00	\$22,590.00
2005	\$0.00	\$50,810.00	\$0.00	\$50,810.00	\$0.00	\$21,940.00
2004	\$0.00	\$45,360.00	\$0.00	\$45,360.00	\$0.00	\$21,310.00
2003	\$0.00	\$45,360.00	\$0.00	\$45,360.00	\$0.00	\$20,690.00
2002	\$0.00	\$44,470.00	\$0.00	\$44,470.00	\$0.00	\$20,090.00
2001	\$0.00	\$40,430.00	\$0.00	\$40,430.00	\$0.00	\$19,510.00
2000	\$0.00	\$32,610.00	\$0.00	\$32,610.00	\$0.00	\$18,950.00
1999	\$0.00	\$27,400.00	\$0.00	\$27,400.00	\$0.00	\$18,400.00

City of Portland, Corporate GIS

Assessor Data Updated 2/15/2010

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General Information	
Property ID	R288355
County	MULTNOMAH
State ID	1N1W03AD 900
Alt Account #	R839401310
Map Number	1918 OLD
Site Info	
Site Address	NW 111TH AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	R K STORAGE & WAREHOUSING INC
Owner Address	10937 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231

Property Description			
Tax Roll	TOWN OF LINNTON, BLOCK 26, LOT 1		
Use	VACANT LAND		
Lot	1		
Block	26		
Tax Districts			
101	PORT OF PORTLAND		
130L	CITY OF PORTLAND CHILDREN LOP		
143	METRO		
170L	MULT CO LIBRARY LOCAL OPT TAX		
173	URB REN SPECIAL LEVY - PORTLAND		
304	MULTNOMAH CO ESD		
311	PORTLAND SCHOOL DIST #1		
130	CITY OF PORTLAND		
130M	CITY OF PORTLAND PARKS LOP		
170	MULTNOMAH COUNTY		
171	URBAN RENEWAL PORTLAND		
198	TRI-MET TRANSPORTATION		
309	PORTLAND COMM COLLEGE		
Deed Information			
Sale Date	Type	Instrument	Sale Price
			\$0.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.1000	4,147

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	Effective Year Built
Number of Segments	Construction Style
Foundation Type	Interior Finish

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Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$183.44	\$183.44
2008	\$173.26	\$173.26
2007	\$173.13	\$173.13
2006	\$155.46	\$155.46
2005	\$148.49	\$148.49
2004	\$162.27	\$162.27
2003	\$158.72	\$158.72
2002	\$145.94	\$145.94
2001	\$139.12	\$139.12
2000	\$135.98	\$135.98
1999	\$126.60	\$126.60

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$24,170.00	\$0.00	\$24,170.00	\$0.00	\$8,420.00
2008	\$0.00	\$24,170.00	\$0.00	\$24,170.00	\$0.00	\$8,180.00
2007	\$0.00	\$23,240.00	\$0.00	\$23,240.00	\$0.00	\$7,950.00
2006	\$0.00	\$22,140.00	\$0.00	\$22,140.00	\$0.00	\$7,720.00
2005	\$0.00	\$17,430.00	\$0.00	\$17,430.00	\$0.00	\$7,500.00
2004	\$0.00	\$15,560.00	\$0.00	\$15,560.00	\$0.00	\$7,290.00
2003	\$0.00	\$15,560.00	\$0.00	\$15,560.00	\$0.00	\$7,080.00
2002	\$0.00	\$15,260.00	\$0.00	\$15,260.00	\$0.00	\$6,880.00
2001	\$0.00	\$13,870.00	\$0.00	\$13,870.00	\$0.00	\$6,680.00
2000	\$0.00	\$11,190.00	\$0.00	\$11,190.00	\$0.00	\$6,490.00
1999	\$0.00	\$9,400.00	\$0.00	\$9,400.00	\$0.00	\$6,310.00

City of Portland, Corporate GIS

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General Information	
Property ID	R288324
County	MULTNOMAH
State ID	1N1W03AD 600
Alt Account #	R839400240
Map Number	1918 OLD
Site Info	
Site Address	NW 111TH AVE
City/State/Zip	PORTLAND OR 97231
Owner Info (Privacy)	
Owner(s) Name	R K STORAGE & WAREHOUSING INC
Owner Address	10937 NW FRONT AVE
City/State/Zip	PORTLAND OR 97231

Property Description			
Tax Roll	TOWN OF LINNTON, BLOCK 12, LOT 2		
Use	VACANT LAND		
Lot	2		
Block	12		
Tax Districts			
101	PORT OF PORTLAND		
130	CITY OF PORTLAND		
130L	CITY OF PORTLAND CHILDREN LOP		
130M	CITY OF PORTLAND PARKS LOP		
143	METRO		
170	MULTNOMAH COUNTY		
170L	MULT CO LIBRARY LOCAL OPT TAX		
171	URBAN RENEWAL PORTLAND		
173	URB REN SPECIAL LEVY - PORTLAND		
198	TRI-MET TRANSPORTATION		
304	MULTNOMAH CO ESD		
309	PORTLAND COMM COLLEGE		
311	PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
01/01/1998	BARGAIN & SALE DEED	98087460	\$33,377.00

Land Information		
Type	Acres	SQFT
COMMERCIAL LAND	0.1100	5,000

Improvement Information	
Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	
Effective Year Built	
Number of Segments	
Construction Style	
Foundation Type	
Interior Finish	

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Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$222.87	\$222.87
2008	\$210.56	\$210.56
2007	\$210.36	\$210.36
2006	\$188.91	\$188.91
2005	\$180.38	\$180.38
2004	\$196.99	\$196.99
2003	\$192.78	\$192.78
2002	\$177.07	\$177.07
2001	\$168.90	\$168.90
2000	\$165.10	\$165.10
1999	\$153.71	\$153.71

Assessment History						
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$0.00	\$29,320.00	\$0.00	\$29,320.00	\$0.00	\$10,230.00
2008	\$0.00	\$29,320.00	\$0.00	\$29,320.00	\$0.00	\$9,940.00
2007	\$0.00	\$28,190.00	\$0.00	\$28,190.00	\$0.00	\$9,660.00
2006	\$0.00	\$26,850.00	\$0.00	\$26,850.00	\$0.00	\$9,380.00
2005	\$0.00	\$21,140.00	\$0.00	\$21,140.00	\$0.00	\$9,110.00
2004	\$0.00	\$18,870.00	\$0.00	\$18,870.00	\$0.00	\$8,850.00
2003	\$0.00	\$18,870.00	\$0.00	\$18,870.00	\$0.00	\$8,600.00
2002	\$0.00	\$18,500.00	\$0.00	\$18,500.00	\$0.00	\$8,350.00
2001	\$0.00	\$16,820.00	\$0.00	\$16,820.00	\$0.00	\$8,110.00
2000	\$0.00	\$13,570.00	\$0.00	\$13,570.00	\$0.00	\$7,880.00
1999	\$0.00	\$11,400.00	\$0.00	\$11,400.00	\$0.00	\$7,660.00

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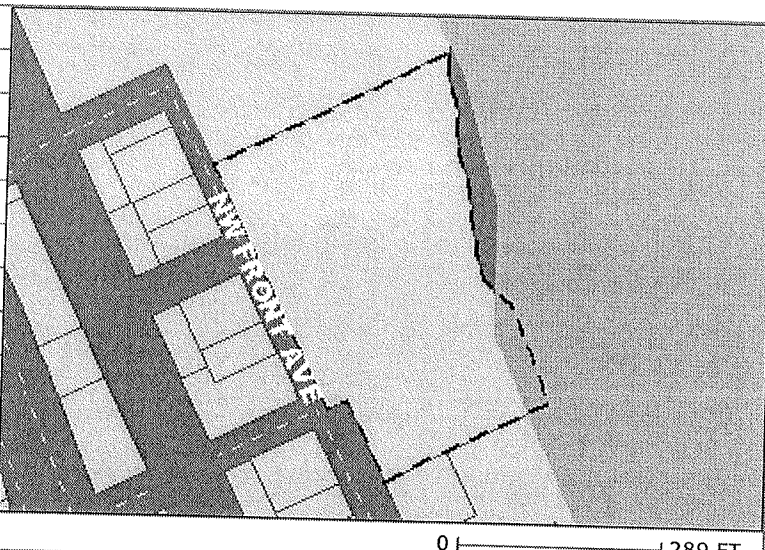
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11104 NW FRONT AVE - LINNTON - PORTLAND

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General Information

Property ID	R323830	
County	MULTNOMAH	
State ID	1N1W03AD 100	
Alt Account #	R961030080	
Map Number	1918 OLD	
Site Info		
Site Address	NW FRONT AVE	
City/State/Zip	PORTLAND OR 97231	
Owner Info	(Privacy)	
Owner(s) Name	R K STORAGE & WAREHOUSING INC	
Owner Address	10937 NW FRONT AVE	
City/State/Zip	PORTLAND OR 97231	

Property Description

Tax Roll	SECTION 03 1N 1W, TL 100 3.58 ACRES	Use	VACANT LAND
Lot	TL 100	Block	
Tax Districts			
101	PORT OF PORTLAND	130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP	130M	CITY OF PORTLAND PARKS LOP
143	METRO	170	MULTNOMAH COUNTY
170L	MULT CO LIBRARY LOCAL OPT TAX	171	URBAN RENEWAL PORTLAND
173	URB REN SPECIAL LEVY - PORTLAND	198	TRI-MET TRANSPORTATION
304	MULTNOMAH CO ESD	309	PORTLAND COMM COLLEGE
311	PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
01/23/1998	BARGAIN & SALE DEED	98087461	\$335,263.00

Land Information

Type	Acres	SQFT
INDUSTRIAL LAND	3.0300	131,937
INDUSTRIAL LAND	0.5500	24,125

Improvement Information

Improvement Type	
Improvement Value	\$0.00
Room Descriptions	
Building Class	
Actual Year Built	
Effective Year Built	
Number of Segments	
Construction Style	

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Foundation Type	Interior Finish	
Roof Style	Roof Cover Type	
Flooring Type	Heating/AC Type	
Plumbing	Fireplace Type	
Improvement Details		
# Segment Type	Class	Total Area
No Improvement Segment Information Available		

Tax History		
Year	Property Tax	Total Tax
2009	\$5,374.98	\$5,374.98
2008	\$5,074.24	\$5,074.24
2007	\$5,063.41	\$5,063.41
2006	\$4,546.64	\$4,546.64
2005	\$4,340.61	\$4,340.61
2004	\$4,737.45	\$4,737.45
2003	\$4,632.78	\$4,632.78
2002	\$4,254.72	\$4,254.72
2001	\$63.50	\$63.50
2000	\$62.23	\$62.23
1999	\$57.99	\$57.99
1999	\$0.00	\$0.00
1998	\$43.33	\$43.33
1997	\$40.99	\$40.99

Assessment History							
Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed	
2009	\$0.00	\$578,280.00	\$0.00	\$578,280.00	\$0.00	\$246,710.00	
2008	\$0.00	\$578,280.00	\$0.00	\$578,280.00	\$0.00	\$239,530.00	
2007	\$0.00	\$556,040.00	\$0.00	\$556,040.00	\$0.00	\$232,560.00	
2006	\$0.00	\$529,560.00	\$0.00	\$529,560.00	\$0.00	\$225,790.00	
2005	\$0.00	\$416,980.00	\$0.00	\$416,980.00	\$0.00	\$219,220.00	
2004	\$0.00	\$372,300.00	\$0.00	\$372,300.00	\$0.00	\$212,840.00	
2003	\$0.00	\$372,300.00	\$0.00	\$372,300.00	\$0.00	\$206,650.00	
2002	\$0.00	\$365,000.00	\$0.00	\$365,000.00	\$0.00	\$200,640.00	
2001	\$0.00	\$6,490.00	\$0.00	\$6,490.00	\$0.00	\$3,050.00	
2000	\$0.00	\$5,240.00	\$0.00	\$5,240.00	\$0.00	\$2,970.00	
1999	\$0.00	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$2,890.00	
1998	\$0.00	\$3,700.00	\$0.00	\$3,700.00	\$0.00	\$2,810.00	
1997	\$0.00	\$2,700.00	\$0.00	\$2,700.00	\$0.00	\$2,070.00	

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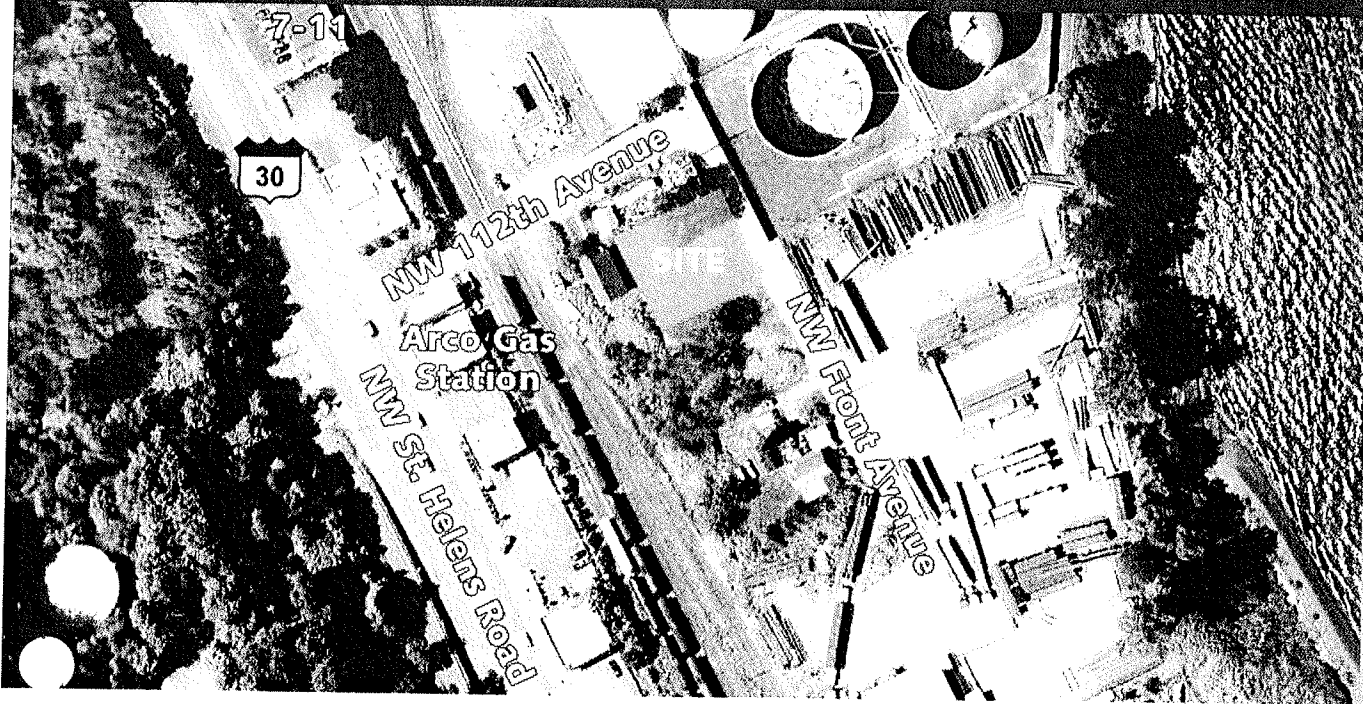
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NW Industrial Land

11105-11125 NW Front Avenue, Linnton, Oregon



Rare small parcel

Approximately 12,500 SF

One block off NW St. Helens Road

Level Parcel

Utilities to site

Zoned (IH) Heavy Industrial, allows for a variety of uses.

Call for Pricing Information

Joe Sugura

503.221.2285

jsugura@gvakm.com

www.gvakm.com



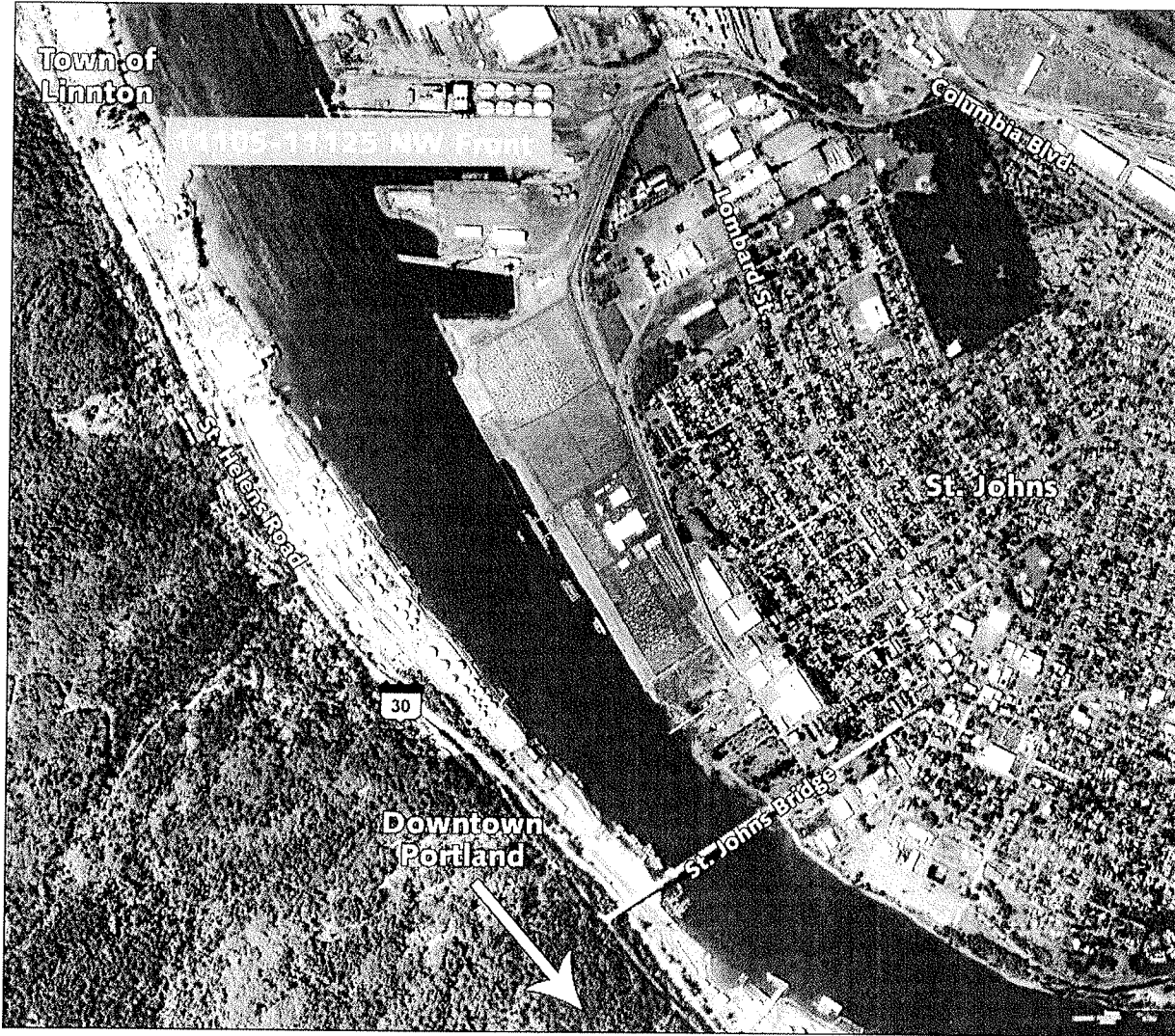
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NW Industrial Land

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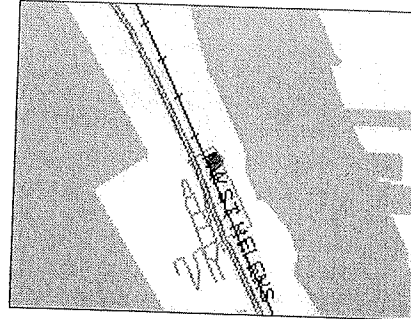
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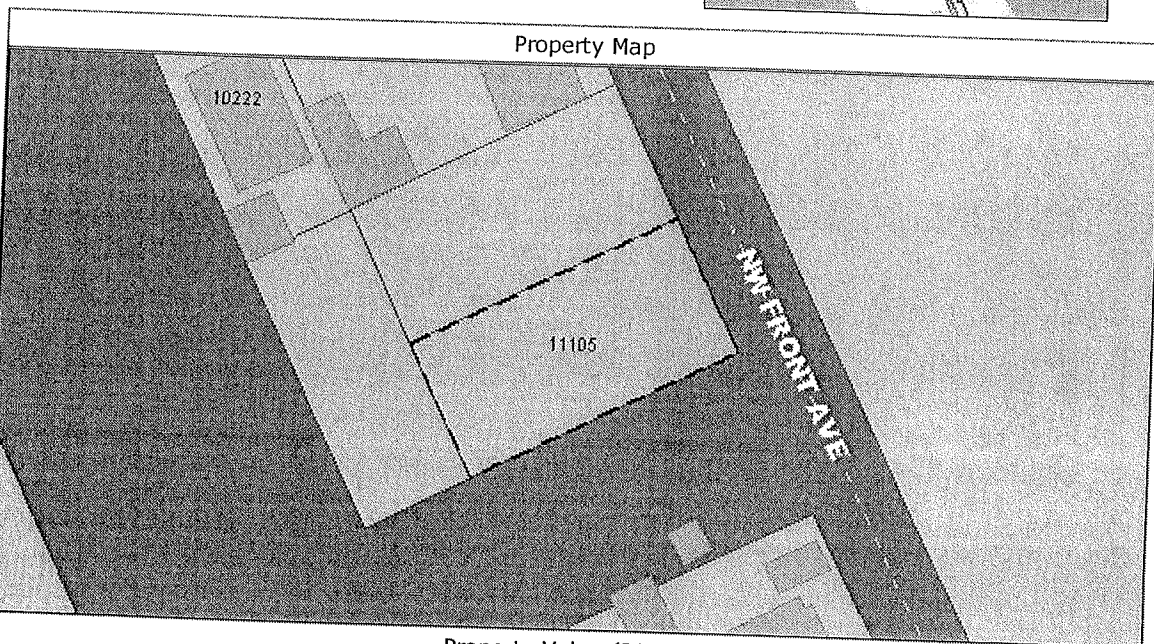
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**11105 NW FRONT AVE
PORTLAND, OR 97231**



Description
Size n/a
Number of Bedrooms
Bathrooms



Property Value (2009)	
Market Value	\$34,200.00
Assessed Value	\$11,860.00
Taxes (2009)	
Property Taxes	\$258.37
Total Taxes	\$258.37
Misc Info	
Year Built	
Foundation Type	
Interior Finish	
Roof Style	
Roof Cover Type	
Flooring Type	
Heating/AC Type	

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Moore-Love, Karla

From: Jason Locken [locken@comcast.net]
Sent: Thursday, February 25, 2010 9:30 AM
To: sam.adams@ci.portland.or.us; Commissioner Fritz; Leonard, Randy; Commissioner Saltzman; Commissioner Fish; Moore-Love, Karla
Subject: North Reach River Plan

Mayor Adams and City Council,

I urge you to support the North Reach River Plan.

First-in urging your support for a bold and ambitious North Reach River Plan- I ask you to remember the primary thing that makes Portland such a great place to live: our fantastic access to nature and tradition of ecological stewardship.

The North Reach of the Willamette River is perhaps the most polluted and degraded urban landscape in Oregon.

That is why I urge you to take bold steps to reverse more than a century of degradation in the North Reach and make it a model for an ecological diverse urban community where people and wildlife flourish together. I urge the City Council to adopt the Draft River Plan with Mayor Adams' proposed amendments including the provisions that require industrial users to both mitigate for their impacts to the river and contribute to helping restore the river. The voters and households have regularly supported funding for ecological restoration and conservation. Business and industry should do more than simply benefit from these public investments and help restore our urban ecosystems.

Most importantly the city should NOT give up any of its regulatory authority. The notion that the public would give up its authority to protect public trust resources (its own property) is absurd enough. But it would also be extreme folly to let go of a critical tool for fostering ecologically viable cities. To the contrary, we should be breaking new ground with the regulatory tools we apply to the North Reach.

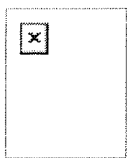
Thank you for supporting a strong and ambitious North Reach River Plan.

Sincerely,

Jason Locken
Photography & Graphic Design
503-780-3450
www.jasonlocken.com
locken@comcast.net

2/25/2010

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Moore-Love, Karla

From: Pete [goodmanpeter2004@yahoo.com]
Sent: Wednesday, February 24, 2010 2:07 PM
To: Moore-Love, Karla; BPS River Plan
Cc: joe@thefreshwatertrust.org; alan@thefreshwatertrust.org; brett@thefreshwatertrust.org; traci@thefreshwatertrust.org; adrian@thefreshwatertrust.org; jennifer@thefreshwatertrust.org; mark@thefreshwatertrust.org
Subject: River Plan
Attachments: 07_chapter5.pdf; vancouver bc .jpg; byron bay australia.JPG; city of clarence australia.JPG; hobart tasmania australia clean river .JPG; melbourne australia.JPG; state of new south wales australia .JPG; sydney australia.JPG; sydney australia on-the-spot dog fine.JPG; woolahra australia .JPG

To All, thank you for taking the time to open and read the links below,

I was a member of the U.S.A.F. Veterinary Corp.

I love dogs ... and I've also seen up close and personal what's in dog feces and dog urine.

Dog feces, because of the evolution of the canine gut, is more toxic than human feces, horse feces, and ex

And I noticed that the Watershed Health Task Group's data for the River Plan is four years old.
<http://www.portlandonline.com/bps/index.cfm?c=42558>

So in order to help the City Council in its decision-making process, I've enclosed links to more current sc

Please include the data from these links below in the North Reach, Central Reach, and South Reach parts

Based on United States Environmental Protection Agency data, just 2-3 days worth of feces from only 10 feces to contaminate water within 5 - 20 square miles and make the water toxic to swim in and toxic to ea

- There are an estimated 300,000 - 400,000 dogs in Portland
- It's estimated that 60% of those dogs are unlicensed ... and therefore more than likely not vaccinate transmissible to humans
 - Toddlers, the elderly, and people with compromised immune systems ... like people undergo populations most vulnerable to zoonotic diseases

Additionally, one of the zoonotic diseases dogs must be vaccinated against is Leptospirosis ... a disease tl urine during warm weather.

Leptospirosis, usually rare where dog populations are under control, is highly contagious ... and due to ca epidemic in the city because of the relatively long ... averaging 10, but up to 26 days ... incubation rate, a officials to ascertain the origin of the event.

I've also attached a pdf titled 07_chapter5, from BES itself, that restates EPA's findings that one gram of

A gram is about the weight of the smear of feces generally left on the ground after a responsible owner picks up their dog's feces.

The only way the City of Portland can protect the Willamette River ... and by extension our watershed ... in the city.

Appropriate fines ... that are enforced ... are needed.

Vancouver B.C. imposes a fine of up to \$2,000 for not picking up one's dog feces. (see attached photo na

Australia ... a country caught in a severe, decade-long drought, and a continent with a limited supply of fresh water ... itself "Fresh Water Friendly" with bans on dogs in public throughout Australian cities and states. (see attached photo)

I'm someone who has owned dogs ... and cats ... most of my life, so I understand the love a person can feel for their pets.

But the public good ... the air all of us breathe and the water all of us drink ... is more important than my personal feelings.

Thank you for placing this information into the record.

Pete Colt

“Think About Personal Pollution”

<http://www.tappwater.org/about-problem.aspx?a=viewPost&PostID=9907>

United States Environmental Protection Agency:

“PROPOSED TOTAL MAXIMUM DAILY LOAD (TMDL)

For Fecal Coliform” [http://74.125.155.132/search?](http://74.125.155.132/search?q=cache:b40URJ23s9MJ:www.epa.gov/Region4/water/tmdl/florida/documents/y_p_dep_tbb_fc_1579.pdf)

[q=cache:b40URJ23s9MJ:www.epa.gov/Region4/water/tmdl/florida/documents/y_p_dep_tbb_fc_1579.pdf](http://www.epa.gov/Region4/water/tmdl/florida/documents/y_p_dep_tbb_fc_1579.pdf)

Puget Sound's Georgia Basin:

“EPA estimates that for watersheds of up to twenty-square miles draining to small coastal bays, two to three times as much bacteria and nutrients would contribute enough bacteria and nutrients to temporarily close a bay to swimming and shell fishing.

<http://www.epa.gov/region10/psgb/indicators/shellfish/why/>

USA Today

“Dog waste poses threat to water”

<http://www.usatoday.com/news/science/2002-06-07-dog-usat.htm>

2/24/2010

183694

Encyclopedia Britannica:

Microbial Water Quality and Influences of Fecal Accumulation from a Dog Exercise Area

<http://www.britannica.com/bps/additionalcontent/18/35039926/Microbial-Water-Quality-and-Influences>

Oregonian

“Evolve or die: It's crunch time for the Willamette”

http://www.oregonlive.com/opinion/index.ssf/2009/11/evolve_or_die_its_crunch_time.html

Portland, Oregon Bureau of Environmental Services

<http://www.portlandonline.com/BES/index.cfm?mode=search&searchaction=SearchResults&filtercategc>

183694

Moore-Love, Karla

From: Nikki Kelly [nikstarter@gmail.com]
Sent: Tuesday, February 23, 2010 3:59 PM
To: sam.adams@ci.portland.or.us
Subject: I urge you to support the North Reach River Plan.

Mayor Adams and City Council,

I urge you to support the North Reach River Plan.

First-in urging your support for a bold and ambitious North Reach River Plan- I ask you to remember the primary thing that makes Portland such a great place to live: our fantastic access to nature and tradition of ecological stewardship.

The North Reach of the Willamette River is perhaps the most polluted and degraded urban landscape in Oregon.

That is why I urge you to take bold steps to reverse more than a century of degradation in the North Reach and make it a model for an ecological diverse urban community where people and wildlife flourish together. I urge the City Council to adopt the Draft River Plan with Mayor Adams' proposed amendments including the provisions that require industrial users to both mitigate for their impacts to the river and contribute to helping restore the river. The voters and households have regularly supported funding for ecological restoration and conservation. Business and industry should do more than simply benefit from these public investments and help restore our urban ecosystems.

Most importantly the city should NOT give up any of its regulatory authority. The notion that the public would give up its authority to protect public trust resources (its own property) is absurd enough. But it would also be extreme folly to let go of a critical tool for fostering ecologically viable cities. To the contrary, we should be breaking new ground with the regulatory tools we apply to the North Reach.

Thank you for supporting a strong and ambitious North Reach River Plan.

Sincerely,

Veronica Kelly
503-720-4616
1221 NW 11th Ave
Portland OR, 97209

183694

Moore-Love, Karla

From: Kristina Raum [raumke@gmail.com]
Sent: Saturday, February 20, 2010 10:49 AM
To: Adams, Sam; Commissioner Fritz; Leonard, Randy; Commissioner Saltzman; Commissioner Fish; Moore-Love, Karla
Subject: In support of the North Reach River Plan

Dear Mayor and Commissioners,

I am writing in regards to the proposed North Reach River Plan. I am a resident of SE Portland and attended Wednesday evening's council session. I did not testify at the meeting because I had to leave before 8pm and thought it unlikely I would be called to speak before that time (based on what I experienced at December's river plan meeting). I hope that this email may serve as a substitute.

While I feel my sentiment on the matter was expressed in the testimony of others, I would like to reiterate that this plan, while obviously not perfect (too lenient on industry, not strong enough in environmental protection), is a step in the right direction and I feel strongly that a lack of action on your parts would poorly serve this city and its citizens.

Having attended both the December meeting as well as Wednesday night, I must say that I was taken aback by the lack of respect shown to those who came to support the river plan. As you know, at December's meeting attendees were forced to wait for nearly two hours past the scheduled meeting time before the council session even began. Many who wanted to testify in support of the river plan had to leave before their names were called to speak. Of course, it was clear that others at the meeting were "on the clock" and could rest easy knowing their overtime would not go uncompensated. This same lack of balance was evident last night. Perhaps not as many pro-plan supporters signed up to testify (not surprising in light of the December meeting debacle), however it is your job to make sure all sides are represented and that citizens have a voice in council sessions. Allowing industry personnel, consultants, lawyers, etc. to repeatedly present the same canned (and impersonal) testimony was both frivolous and unfair.

That said, I do respect and helped to elect some of you and I have confidence that you will do the right thing and by passing the plan without further fuss or delay. Five years ago, I moved from across the country from my hometown on the Chesapeake Bay - the countries' most developed and degraded large estuary. As you may know, the Chesapeake bay system is one of the world's most classic examples of environmental and economic devastation caused by poorly regulated use of resources and weak legislation. It serves as a lesson that I hope all of our mother's taught us, "the hard way becomes the easy way and the easy way becomes the hard way." What we fail to do now in protecting our city and it's resources we WILL pay for later, in further habitat loss, ecosystem degradation, diminished quality of living, loss of economic resources, loss of industry, etc.

Please, *please*, DO NOT GIVE UP OUR VOICE AS A CITY. This is OUR river, and if federal and state law were sufficient to protect it, the north reach of the Willamette would not be in the sorry state it is today. We are a city known for being forward thinking, green-minded, beautiful, responsible, and innovative. These descriptions brand us as a city and no doubt serve us well economically. Please do right by Portland and its citizens by passing the North Reach River Plan (with mayor Adam's amendments) without further delay.

2/22/2010

Thank you for your time and attention and have a wonderful weekend.

Sincerely,

Kristina Raum

2905 SE Ash Street
Portland, OR 97214

183694

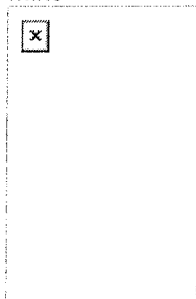
Moore-Love, Karla

From: Michael Karnosh [Michael.Karnosh@grandronde.org]
Sent: Thursday, February 18, 2010 3:23 PM
To: Moore-Love, Karla
Cc: Brandy Humphreys; Mike Wilson
Subject: Tribal comments on River Plan
Attachments: CTGR comment letter_River Plan.pdf

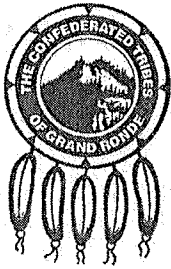
Karla,

I'm sorry I wasn't able to attend the public hearing last night or get these comments to you before the hearing. However, I'm glad that Brandy was able to attend and to speak with you at the hearing. Attached are Tribal comments on the River Plan. Please let me know if you have any questions.

Thank you,
Mike



Michael Karnosh
Ceded Lands Coordinator
Confederated Tribes of Grand Ronde
O: 503-879-2383
M: 971-237-7200
F: 503-879-5622
michael.karnosh@grandronde.org



The Confederated Tribes of the Grand Ronde Community of Oregon

Natural Resources Department
 Phone (503) 879-2424 or (800) 422-0232
 Fax (503) 879-5622

47010 SW Hebo RD
 Grand Ronde, OR 97347

January 25, 2010

Sent via email to Karla Moore-Love, City Council Clerk

Hon. Sam Adams, Mayor
 City Hall
 Portland, Oregon

Mayor Adams:

Thank you for the opportunity to review and comment on the City of Portland's (City's) "River Plan/North Reach Recommended Draft" dated November 2009. The Confederated Tribes of the Grand Ronde Community of Oregon (Grand Ronde) and the City have enjoyed a meaningful and mutually beneficial relationship that is deeply appreciated by Grand Ronde. Grand Ronde Tribal ancestors include the same Multnomah, Clackamas Chinook, and Watlala Chinook peoples who inhabited the Portland area from time immemorial and signed the treaty ceding a large area including Portland to the United States in 1855. Indeed, the connection between Grand Ronde and the Portland area runs back to the creation of the Tribal peoples and remains strong to this day. This is why plans such as the City's River Plan/North Reach are of such importance to Grand Ronde.

On behalf of Grand Ronde, I submit the following comments to the River Plan/North Reach, particularly Volume 1A: Policies, Objectives, and Recommendations:

1. *General Comment:* The River Plan/North Reach is a well-written, comprehensive document that balances many competing interests in the Willamette River. These competing interests are valid and worthwhile, and none of them should necessarily be excluded, but the needs of fish, particularly salmonids, lamprey and sturgeon, should receive extra weight when considering the future of the North Reach. These fish are of central importance to Grand Ronde cultures, whose people have inhabited and fished in the Lower Willamette River from time immemorial, going back to at least 15,000 years ago. The Lower Willamette (the reach from Willamette Falls downstream to the confluence with the Columbia) is one of the areas most critical to the survival of juvenile fish of the above-mentioned species. A great number of juvenile fish, especially salmonids, spend a great deal of time in this area as they rest, feed and prepare for the "final push" through the Lower Columbia Estuary to the Pacific Ocean at perhaps the most hazardous stage in their life cycle. Unfortunately, this area is also severely lacking in the habitat types that are conducive to rearing juvenile fish and is extensively contaminated with persistent pollutants. In the North Reach especially, commercial/industrial development has resulted in miles of bank hardening and

Umpqua Molalla Rogue River Kalapuya Chasta

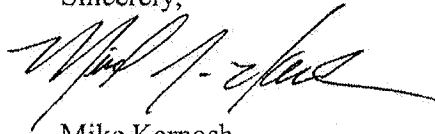
steepening, stream channelization, disconnection with the floodplain, removal of vegetation, and releases of hazardous substances, all of which affect juvenile salmonid health, growth and survival. Grand Ronde people eat fish from the Willamette River and have done so for thousands of years, so their health and well being depend on the availability of healthy, uncontaminated fish. In a similar way, Grand Ronde cultures depend on fish and the many ways that they sustain life. Unless these fish and the habitats they depend on are given high priority in the face of development pressures, their populations will continue to decline, and the cultures of Grand Ronde will likewise struggle to survive. For these reasons, the protection, restoration and enhancement of water quality and juvenile native fish habitat should receive top priority from the City and other governments.

2. *Page 54:* In the box on this page entitled "Native Peoples of the Willamette Valley" it says, "Eventually, *treaties* were signed with the tribal governments that set aside land for reservations and gave ownership of the Willamette Valley to the United States." (emphasis added) In fact, there was only one treaty ratified by Congress that gave ownership of the Willamette Valley to the United States. That treaty was called the Treaty with the Kalapuya, Etc. of January 22, 1855, and it was signed by many chiefs and headmen representing 15 tribes and bands of the Willamette Valley, all of whom were relocated to the Grand Ronde Reservation. Although the Confederated Tribes of Grand Ronde lost their federal recognition through the Western Oregon Termination Act of 1954, Grand Ronde and all its ratified treaties were restored through the Grand Ronde Restoration Act of 1983, and the Treaty with the Kalapuya, Etc. of January 22, 1855 remains in effect to this day. Please correct the above-mentioned sentence to reflect that a single treaty ceded ownership of the Willamette Valley to the United States. This fact is not in conflict with the fact that many tribes claim sites on the Willamette as "Usual & Accustomed" areas for traditional fishing. Historically (before Euro-American contact) many tribes did fish and trade on the Lower Willamette, particularly at Willamette Falls where they were first required to pay a fee to the Clackamas Chinook bands who controlled the area.
3. *Page 106:* Grand Ronde is happy to see that increasing the frequency and depth of communication with tribal governments is a high priority project for the City. Grand Ronde looks forward to continuing one on one, government-to-government dialogue with the City.
4. *General Comment:* There are many known archaeological sites along and near the Lower Willamette River, and many unknown sites are suspected to be in the vicinity. Often local governments and other permittees will rely on the Army Corps of Engineers' permitting process to initiate consultation with tribes regarding Traditional Cultural Properties (TCPs). It is Grand Ronde's hope that the City, when planning and implementing ground-disturbing projects, will initiate government-to-government consultation regarding TCPs directly with Grand Ronde before the Army Corps of Engineers permit process begins.

5. *Pages 92-98:* Grand Ronde, as a member of the Portland Harbor Natural Resources Trustee Council, greatly appreciates the City's support and assistance in planning restoration projects within the Portland Harbor Study Area. Many of the same projects found in the River Plan/North Reach are found in the Trustee Council's Restoration Plan. The City's coordination and communication with the Trustee Council has been a large benefit, and will be vital to the success of habitat restoration related to the Portland Harbor Cleanup, the Natural Resources Damage Assessment and beyond. Many of the processes associated with Portland Harbor have not been quick or easy, but we are confident the City will continue doing an excellent job of coordinating its own efforts with those of the Trustee Council.

Once again, thank you for this opportunity to comment. We look forward to the continuing development and implementation of the River Plan so that future generations may benefit from the many services that a healthy river system gives to the people. If you or your staff have any questions, please do not hesitate to contact me at 503-879-2383 or at Michael.Karnosh@grandronde.org.

Sincerely,



Mike Karnosh
Ceded Lands Coordinator

Moore-Love, Karla

From: Jolanta Piatkowska [jolanta@pdx.edu]
Sent: Thursday, February 18, 2010 3:01 PM
To: jolanta@pdx.edu
Subject: North Reach River Plan

Dear City Councilors,

I am writing to you to speak to you on behalf of Portland citizens, like me, deeply concerned about the success of the North Reach River Plan.

I urge you to prevent further environmental damage to the Willamette River by impeding industry demands designed to severely weaken the plan.

There are few important issues involved in this plan.

First, it is time to reverse more than a century of degradation in the North Reach of the Willamette. It is time to restore habitat for fish, wildlife and people! Therefore, City Council should adopt the Draft River Plan.

In addition, industry should pay its fair share. It should have to mitigate for its impacts on the river and it should contribute to helping restore the river.

Moreover, the City of Portland should NOT give up its regulatory authority. The people of Portland have a right to have a say over what industry does in our river!

Finally, the plan is the product of years of public input and for more than six months was under the review at the Planning Commission.

Giving in to the last minute demands by industry would be disrespectful of public process.

Please review these issues consciously, keeping in mind not only current situation, but most importantly, the future of Portland's habitat and its people.

Sincerely,

Jolanta Piatkowska, MA, MSW

183694

Moore-Love, Karla

From: Donna Matrazzo [matrazzo@msn.com]
Sent: Thursday, February 18, 2010 12:55 PM
To: Adams, Sam; Commissioner Fritz; Leonard, Randy; Commissioner Saltzman; Commissioner Fish; Moore-Love, Karla
Subject: The North Reach Plan hearing last night

Dear Mayor Adams and members of City Council,

I came to the North Reach hearing last night intending to testify on behalf of the Sauvie Island Conservancy in support of the North Reach Plan. I have testified at countless hearings over the past few decades, but this was the first time ever that I left without testifying -- due to the unnecessary interminableness of the drawn-out proceedings to the point of exasperation on my part.

It has been my experience at innumerable hearings that when there are a great many people to testify, every effort is made to be expedient. With this hearing, the opposite happened.

Get to the testimony as quickly as possible. At most hearings, unless the officials are making a decision that evening and need some additional information from staff, the proceedings move right on to the testimony. Yesterday, despite the fact that there were more than 50 people waiting to testify, it took more than an hour for the introductory "program" before any testimony was taken. While Sallie Edmonds gave an excellent summary of the plan, it was unnecessary. It's the responsibility of the citizens coming to testify to have read the material in advance in order to prepare their testimony.

Limit the testimony. While a two-minute limit was announced, there was no serious enforcement of it. At other hearings, when the buzzer goes off at the time limit, the speaker is firmly directed, "Your time is up. Please finish your sentence." Here, people were allowed to ramble on for seemingly twice as long as the limit, and then some.

No conversations between officials and citizens testifying. Officials at hearings typically only ask questions if they don't understand the speaker's point and ask the person to clarify. Yesterday, it seemed that after almost every speaker, the officials were engaging in conversations, or explaining or defending the city's position.

No second staff report after 2-1/2 hours! When admittedly something like half the people had not yet testified, and those of us who had come a half hour early to sign up had been there already for three hours, it was beyond belief to have staff brought back in to explain additional material. It was evident that staff had been communicating with stakeholders all along, and it was clear no decision was going to be made yesterday, so it was obvious that any continuing explanation could and should have taken place outside the hearing venue.

This was truly the worst hearing I've ever attended in terms of moving the proceedings along to give everyone attending the opportunity to speak up in a timely manner. As a result, you did not get to hear the full scope of testimony that people came prepared to offer.

Here are the points I was going to make:

183694

- We concur with the testimony of the Environmental Panel -- Mike Houck, Bob Sallinger and Travis Williams.
- The North Reach plan directly impacts wildlife, habitat and residents of Sauvie Island.
- Sauvie Island residents are all on well water, and thus dependent on the water quality of the aquifers from the river system.
- Half of the island is a state Wildlife Area and a significant stop on the Pacific Flyway. The island is full of rivers, lakes and sloughs -- an important connection to the whole North Reach river ecosystem.

Sincerely,

Donna Matrazzo

Check out my gorgeous and portfolio-filled website at www.donnamatrazzo.com

My book, "Wild Things: Adventures of a Grassroots Environmentalist," is a 2009 Oregon Book Awards finalist

Donna Matrazzo
The Writing Works
Compelling Stories on Complex Topics
19300 NW Sauvie Island Rd.
Portland OR 97231
(503) 621-3049

Powered by Green Mountain Energy
100% of electricity from renewables -- wind, geothermal, biomass
Cost is approximately 10% additional, an average \$7/month
www.portlandgeneral.com

183694

Moore-Love, Karla

From: Jeanne Galick [galick@europa.com]
Sent: Thursday, February 18, 2010 8:48 AM
To: sam.adams@ci.portland.or.us; Commissioner Fritz; Leonard, Randy; Commissioner Saltzman; Commissioner Fish; Moore-Love, Karla
Subject: River Plan hearing

February 18, 2010

Sam Adams, Mayor

City Council

City Hall

1120 SW Fourth Avenue

Portland, OR 97204

Mayor Adams and Commissioners,

Re: Draft River and Greenway Plan for the North Reach

I showed up last night at 5:30 to testify in favor of the plan and its amendments. Unfortunately, after sitting through hours of solid corporate testimony, a remedial lesson on the difference of federal, state and local jurisdiction, council became mired down in discussing amendment details with staff. I left near 9pm without speaking — as did many other citizens who had come to advocate for a better, healthier environment. I also left knowing that Council would never take the time to go, step by step, through the issues raised by Audubon or the Urban Greenspaces Institute like they did last night for the Working River Council.

Here are the points I would make:

- Approve the plan with Mayor Adams' amendments
- Keep jurisdiction below Ordinary High Water —this should be seen as a pre-emptive, cost-controlling measure as it can prevent problems from escalating to state or federal levels. It is not a duplicative

2/18/2010

measure. Only the city knows the players and the stakes and is accountable to us, the citizens.

- Extend the greenway with new trail alignments and access to the river. At the open house I heard one person declare the greenway plan “a failure.” An understandable statement since progress has been glacially slow and the greenway remains disjointed, oh so narrow and often, not along the river at all. Here is an opportunity to provide something to the community.

As I noted in my December testimony (I waited for hours to speak), the controversy surrounding the river plan reminds me of the national health care debate. Everyone knows there are huge problems and that will only grow if nothing is done. But endless delays, arguments about jurisdiction, “going too fast and cost have brought progress to a standstill and what is left of a good plan has been gutted by industry interests.

It looks like the River Plan is following the same course — and, if it does, how very unfortunate for all Oregonians.

Jeanne E Galick

7005 SW Virginia

Portland, OR 97219

183694

Moore-Love, Karla

From: mvogelpnw@gmail.com on behalf of Mary Vogel [mary@plangreen.net]
Sent: Thursday, February 18, 2010 8:11 AM
To: Adams, Sam; Commissioner Fritz; Fish, Nick; Dan Saltzman; Leonard, Randy
Cc: Edmunds, Sallie; Flynn, Erin; riverplan@cilportland.or.us; Moore-Love, Karla; agardner@sch.n.com; Mary Vogel
Subject: Attached is the testimony I got one minute to give last night.
Attachments: RiverPlanTestimony.doc

Dear Council, Staff and Ann,

Attached is an improved version of the testimony I got one minute to give last night. I'd love to have it get more of a forum with the Working River Coalition.

I'm taking copies to the Voices for Oregon Innovation and Sustainability (VOIS) meeting tonight with a suggestion that other businesses weigh in on this too--at least in the newspapers and on blog sites if testimony is closed.

Thanks,
Mary

Mary Vogel, CNU-A
PlanGreen, a WBE/ESB in Oregon
Putting Ecosystem Services into Excellent Urban Design
Portland, OR 97205
503-245-7858
<http://www.plangreen.net>

River Plan Testimony – Portland City Council - February 17, 2010

I'm Mary Vogel from PlanGreen, a WBE consulting business based in downtown Portland that helps sustainability leaders in business and government put ecosystem services into their land development plans to achieve prosperity in a new era.

In Forbes' Nov 2009 ranking of most toxic U.S. cities, the Portland-Vancouver-Beaverton metro area ended up 10th—higher in toxicity than Rust Belt metropolitan areas like Cincinnati and Pittsburgh. The Willamette River has also been ranked as one of the most polluted rivers in the west.

I do not need to tell you that this is not good for business as global enterprise moves towards measures of sustainability as a fundamental decision-making tool. **I believe the River Plan will help us counteract these rankings and should be implemented post haste.**

Economic efficiency is also big in the business decision toolbox! I want to remind the businesses here tonight looking at bottom line that Portland's most recent pre-design for green street projects identify design and construction savings of 20 - 63% over traditional storm sewer systems—and these savings are calculated **without accounting for ecosystem services benefits.**

Toyota found that its restoration of habitat along the river had unanticipated consequences that were a huge positive for its business. The mother Mallard who used the landscaped area at the factory's front door to hatch and raise her young ducklings became a mascot for the factory workers, improving worker productivity and their interest in coming to work everyday. They loved to watch her lay her eggs, incubate and hatch them, then parade her fluffy entourage back and forth to the river several times a day.

We all know that employees are generally the biggest expense of industry. If a one-time expense to restore some natural area to a site leads to greater worker satisfaction and productivity, then that expense is repaid quickly and in spades. In fact, its one of the best investments a business could make!

North Reach businesses should see the River Plan as part of their path towards driving the new, more resource efficient, more sustainable economy—and embrace it. It will be good for business!