

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

(2 buildings)

PARCEL NO. A-4-1 ADDRESS Lot 1: 3333 N. Vancouver Avenue
Lot 2: 3321 N. Vancouver Avenue

LEGAL DESCRIPTION Lots 1 and 2, Block 4, ALBINA ADDITION

OWNER KINKADE, Hugh and Josephine LOT AREA 10,000 SQ.FT.

PROPERTY DESCRIPTION:

Site is a large, level, corner, 100'x100' lot located on the southwest corner of N. Ivy Street and N. Vancouver Avenue. The entire land area is covered with a brick and concrete warehouse building. All of the offsite improvements are installed including City sewer. All public utilities are connected. Location is on busy N. Vancouver Avenue.

Improvements consist of two side-by-side 50'x100', one-story buildings. These two buildings have been connected together with a front and center passageway.

3321 N. Vancouver Avenue

This is the southerly portion of the over-all building which was constructed in 1915. This portion is of hollow tile brick construction with a clear span frame roof. Concrete floor balcony storage, shop area, rest rooms, lunch room, parts county, and 15x15' panelled display and office area. There is a front overhead sectional door and entry door.



3604

3333 N. Vancouver Avenue

This is the northerly portion of the over-all building which is a 50x100' building of concrete construction with concrete floor and frame roof over center pillars. There is a side overhead sectional door and front office area. 15x50' and 16'x24'. The building has two FHA furnaces and office air conditioning. One gas hanging warehouse heater. The office area is of panelling with asphalt tile over frame floor. The office area is good average office space. One office is carpeted. The windows are covered with protective screening. The exterior is concrete plaster over concrete and brick. Composition roof. Built-in gutters. This is a good average older warehouse building with above average office area. The building maintenance is good.

ZONING: M-3



.3605



.3606

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

OWNERSHIP DATA REPORT

Order No. 365001 A-4-1-11

Dated February 1, 1969

(1) Last deed of record runs to Hugh Kinkade and Josephine Kinkade

From 1. Samuel P. Trocher, Executor (Lot 1) 2. First National Bank of Portland, Oregon, executor (Lot 2)

Whose address is Route 1 Box 80, Dunsmuir, Washington

(2) Legal description Lots 1 and 2, Block 4, ALBINA ADDITION.

(3) Deed dated	<u>April 11, 1966</u>	recorded	<u>April 14, 1966</u>
	<u>February 9, 1948</u>		<u>February 13, 1948</u>
Book	<u>486</u>	page	<u>347</u>
Consideration	<u>1243</u>		<u>18,000</u>
			<u>18,000</u>
			IRS <u>19.80</u>
(4) Assessed valuation of land	<u>4,000</u>	Improvements	<u>19.80</u>
	<u>3,200</u>		<u>19.80</u>
	<u>68-69 \$650.76; paid.</u>		
(5) Taxes	<u>68-69- \$567.94; paid.</u>	Acct. No.	<u>00990-03900</u>

Mortgages, contracts and other encumbrances:

NONE

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 