

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-2-3 ADDRESS 2805 N. Williams Avenue

LEGAL DESCRIPTION Lots 9 - 11, including strip East of and adjacent, Block 2,

RAILROAD SHOPS ADDITION

OWNER SOCIETY OF ST. VINCENT DE PAUL OF
PORTLAND, OREGON, an Oregon corporation LOT AREA 13,082.04 SQ.FT.

PROPERTY DESCRIPTION:

The property is situated on the N.W. corner of N. Graham and N. Williams Avenue; has 135' frontage on Williams and 141.3' frontage on N. Graham, being a corner lot. It is level land completely improved including a retaining wall. Steel fencing encloses approximately 400' of the perimeter of the lot. There is approx. 14,500 sq.ft. of blacktop play area and almost 2,416 sq.ft. is covered.

Subject is a one-story frame day nursery building moved onto the site during 1947 and refurbished at that time. It has 3,530 sq.ft. of finished area by exterior measurements, finished with cedar shake siding, a built-up flat roof in good condition, a front porch and entry hall, asphalt floors; an office finished with asphalt floors, accoustical tile ceiling, venetian blinds, storage space; a large hall finished with asphalt tile and accoustical tile ceiling; a supply storage service area; 1 large classroom finished with storage closets, drawers, asphalt tile floors, accoustical tile ceilings and wallboard, venetian blinds, shelves for school supply storage and a fountain; number one bath with 3 lavs and 3 toilets, asphalt tile floors and a closet; a hall laundry closet which has a laundry tub and a vented area for washer and dryer.



PARCEL NO. RS-2-3
Continued



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The kitchen has a pantry, fir cabinets, linoleum counters and overhead fir cabinets, stainless steel sink, a dishwasher, a wall fan and is wired for 2 electrical ranges.

There is a good sized furnace room which has a large forced air oil fired burner and an automatic electric hot water heater, completely modern in wiring facilities. There is a half bath finished with 2 white fixtures and asphalt flooring. The number two classroom has the same finishing as number one with small wall lockers and 2 rows of clothing and storage area, a fountain plus a lav room finished with 3 lavs and 3 toilets and a closet.

There is a 14' x 10' storage shed in the covered area, finished with shingle siding, particle board interior and a flat roof on asphalt paving; a 9' x 25' staff house consisting of a toilet, lav and a lounge room for the teachers and counselors. It is finished with lath and plaster, asphalt floors, shake siding and electric baseboard heat.

The property is in good condition and there is no serious deterioration other than physical wear and tear that is considered normal. It is owned and operated by a non-profit organization

Zoning: M-3 Light Industrial - However, it abutts a recent C-2 zone.

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

OWNERSHIP DATA REPORT

Order No. 365001 RS 2-3
dated February 1, 1969

Land deed of record runs to SOCIETY OF ST. VINCENT DE PAUL OF
PORTLAND, an Oregon corporation

From Multnomah County, and Louise J Schiller

Home address is c/o E D Shomacher, Spalding Building, Portland
Legal Description, Lots 9, 10, and 11, Block 2 RAILROAD SHOPS ADD,
Together with strip east of and adjacent

Deed date	<u>12/4/46</u>	Recorded	<u>12/14/46</u>
Book	<u>1128</u>	Page	<u>499</u>
Book	<u>1944</u>	Page	<u>133</u>
Consideration			<u>\$2500</u>
Area			<u>183</u>
Area			<u>7.70</u>

Assessed valuation of land - Improvements -

Taxes None Sect. No. 68430-0410-0470

Liens, mortgages, contracts and other encumbrances:

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: