

RESIDENTIAL RELOCATION RECORD

Project Name _____ Parcel No. A-3-10 Advisor WSJ
 Client's Name Yung, Chester Phone _____
 Address 3214 N. Gardenview Ethn Chinese Age 50
 Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 1
 _____ wife, husband

Other: Relation Age Relation Age

Economic Data

Employer _____ \$
Del Monte Meat \$ 500-
 Address _____
 Other Source of Income _____ \$
 _____ \$
 Total Monthly Income \$ (500-)

Eligible for Public Housing YES NO Presently Receiving Welfare YES NO
 Eligible for Welfare YES NO Other Assistance _____
 Eligible for (Other) YES NO _____

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:

YES NO

Date of Initial Interview 9-24-71 Date of Info pamphlet delivery _____
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

(a) for owner-occupants - indicate initial date of occupancy and ownership

Date of Initiation of negotiations for purchase of property 8-23-71
 Date of Acquisition _____
 Date of letter of intent _____
 Date of move 7-1-73

DWELLING UNIT FROM WHICH RELOCATED

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Age of Housing Unit 1904

Size of Habitable Area 1131

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 5 Rent Paid \$ _____ Utilities _____

Number of Bedrooms 2 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 7,500 Amenities _____

3,375 prorated for owner-occupied portion

REPLACEMENT DWELLING UNIT

Address 526 S.E. 61 LPA Referred _____ Self Referred

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Outside city Outside state

Age of Housing Unit 1956

Size of Habitable Area 1040

No. of Rooms 6 No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 23,000

Taxes \$ _____

RHP or TACO (including incidental costs) \$ 15,000

For Claimants Who Rented

Rent \$ _____

Utilities \$ _____

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

0 Standard Sales

Standard Rent

Agency Referrals: 0

MCW _____ HAP _____ OTHER (_____)

Food Stamp _____ Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME YUNG, Chester RELOCATION ADVISOR _____
 ADDRESS 3214 N. Gantenbein PHONE _____ PROJECT NAME Emanuel ORE. R-20
 SEX M ETHN chinese VETERAN _____ AGE 50 PARCEL NO. A-3-10
 MARITAL STATUS _____ TENURE owner
 DISABILITY _____ INDIV X FAMILY _____
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW 9-24-71 DATE INFO PAMPHLET DELIVERED _____
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE:	<u>1949</u>
INITIATION OF NEGOTIATIONS:	<u>8-23-71</u>
DATE OF ACQUISITION:	_____

ECONOMIC DATA

Employer salesman - Delmonte Meat \$ 500 est.
 Address _____
 MCW _____
 Social Security _____
 Pension _____
 Other _____
 TOTAL MONTHLY INCOME \$ _____

FAMILY COMPOSITION

Name	Relation	Age
<u>C</u>		

DWELLING UNIT FROM WHICH RELOCATED

		S	SS
Subsidized Sales	Single Family		
Subsidized Rental	Multiple Family		X
Public Housing	Duplex		
Private Rental	Mobile Home		
Private Sales	X		

Age of Structure 1901 No. Rooms _____
 No. Bedroom: _____ Furn. _____ Unfurn _____
 Utilities \$ _____
 Monthly Payments (Rent) \$ _____
 Acquisition Price \$ 7,000
 Taxes \$ _____ Equity \$ _____
 Liens \$ _____
\$3375 prorated for % portion

Size of Habitable Area 1131

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

Name of Agency	Date
Multnomah County Welfare	
Food Stamp Program	
Housing Authority	
Legal Aid	
FISH	
Health Dept.	

AGENCY ACTION:

REASONS:

Appeals		
Evicted		
Refused Assistance		
Address Unknown (tracing)		
Other (death, etc.)		

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred 526 S 861st LPA Referred _____

Address _____ Phone _____ Date of Move 7-1-73

WHERE RELOCATED:

				S	SS
Same City		Subsidized Sales		Single Family	
Outside City		Subsidized Rental		Multiple Family	
Out of State		Public Housing		Duplex	
		Private Rental		Mobile Home	
		Private Sales			

Furnished ___ Unfurnished Number of Rooms 4 Number of Bedrooms 3 Habitable Area 1040

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ _____

Age of Structure: 1956 Taxes \$ _____ Equity \$ _____ Distance Moved Away _____

Name of Moving Company _____ Name of Realtor _____

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP			\$ 15,000
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving			\$
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price \$ _____

Down Payment \$ _____

RHP \$ _____

Total Down - \$ _____

Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ _____

REALTOR: _____ ESCROW CO. _____ OFFICER _____

INTERVIEW REGISTER

Date

Relocation
Worker

1/15/71

FLYER: Delivered by Ted Parker.

1/15/71

Mr. Yung came into the office to talk about his ideas on the project and spent over two hours. Member of EDPA and appeared at City Council meeting. He is hard to understand sometimes because of language difficulty. His main point of contention is the fact that this is being done for Emanuel Hospital which he looks at as a money grabbing corporation. He is also distrustful of the government, but thought that what PDC was doing across the river(SW) was a good thing. He wouldn't object here so much if the project were being done for a public insitution like Mult. Co. Hospital, but looks at Emanuel as being no different from Fred Meyers. He thinks the government should lease his land for 99 years instead of buying it so that he would have an income for life. Mr. Yung talks loudly and excitedly, but that is just his way of expressing himself.

WSJ

* At the city council hearing on October 21, 1970, Mr. Yung stated that no one had spoken to him personally about the plan . . . it was a trick - his taxes were going down - while the rest of the city's went up which means that the city is putting his value down they can pay less . . . today's reverse of Robin Hood.

* Mr. Yung also spoke to Ernie Yuzon prior to city council meeting and told him that if PDC persisted with plan he would deed his property to his brother in China rather than sell to us.

2/23/71

SURVEY: Would not answer door, or respond to notes or cards left.

9/24/71

Chester Yung says he lives in the upstairs apartment which he says has four bedrooms. Option has been present at \$7,500 for total real estate. Went with Mr. Yung to look at his apartment to determine number of bedrooms. He actually sleeps in what normally would be considered the living room. He has set it up as a bedroom with double bed, etc. There is also a separate bedroom with all the normal furniture. There are two rooms upstairs. One may have been used as a bedroom at one time, but is now just used for storage of junk. The other room is also used only for storage now, but it still has a single bed set up, which could be used. It is my opinion that the quarters which Mr. Yung occupies contains two bedrooms, with a third bedroom being questionable.

WSJ

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 743 EH

DATE April 25 19 73

PAY TO **Chester L. Yung**

\$ **460.00**

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE
NON-NEGOTIABLE
 AUTHORIZED SIGNATURE

Portland Development Commission - 224-4800

Chester L. Yung

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payments filed. Move from 3214 N. Santenbein (Parcel A-3-10).	
		Fixed moving payment Dislocation allowance	\$260.00 <u>200.00</u> \$460.00

Account Distribution

DATED this 25 day of June 1973.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 3214-3216 N. Centerville, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

Charles L. Young
(firm name)

by: _____

MEMO

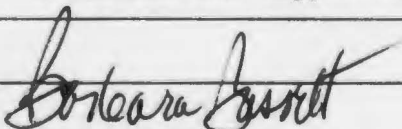
GUARANTY ESCROWS, INC.
5539 E. Burnside
Portland, Oregon 97215

Date June 6, 1973

Dept _____

To Mr. Stan Jones
Portland Development Commission
335 N. Monroe
Portland, Oregon 97227

With reference to property at 526 SE 61st Avenue, sold by McNeill and purchased
by Chester L. Yung, as you requested we enclose copy of buyer's closing
statement and copy of statement covering occupancy.


Barbara Bassett

Signed _____

May 1973

With reference to the sale of 5261 SE 61st, Portland, Oregon to Chester L. Yung, this will verify that we will turn possession of this property over to Mr. Yung within 30 days from the date of the closing of the sale.

X *Handwritten signature*

X *Handwritten signature*

May 16 1973

With reference to the purchase of 5261 SE 61st Avenue, Portland, Oregon, this will verify that I, as purchaser, intend to occupy subject property at the time possession is given to me by the sellers - i.e. within 30 days after closing.

X *Handwritten signature*

GUARANTY ESCROWS, INC.

5539 E. BURNSIDE
PORTLAND, OREGON 97215

THIS STATEMENT COVERS MONEY SETTLEMENT ONLY. ANY PAPERS TO WHICH YOU ARE ENTITLED WILL FOLLOW. IT IS SUGGESTED THAT YOU RETAIN THIS STATEMENT FOR INCOME TAX INFORMATION

ESCROW NO. 12370 - 6030

ESCROW STATEMENT

Chester L. Yung

May 16

1973

McNeill transaction

Closed as of _____ 19__

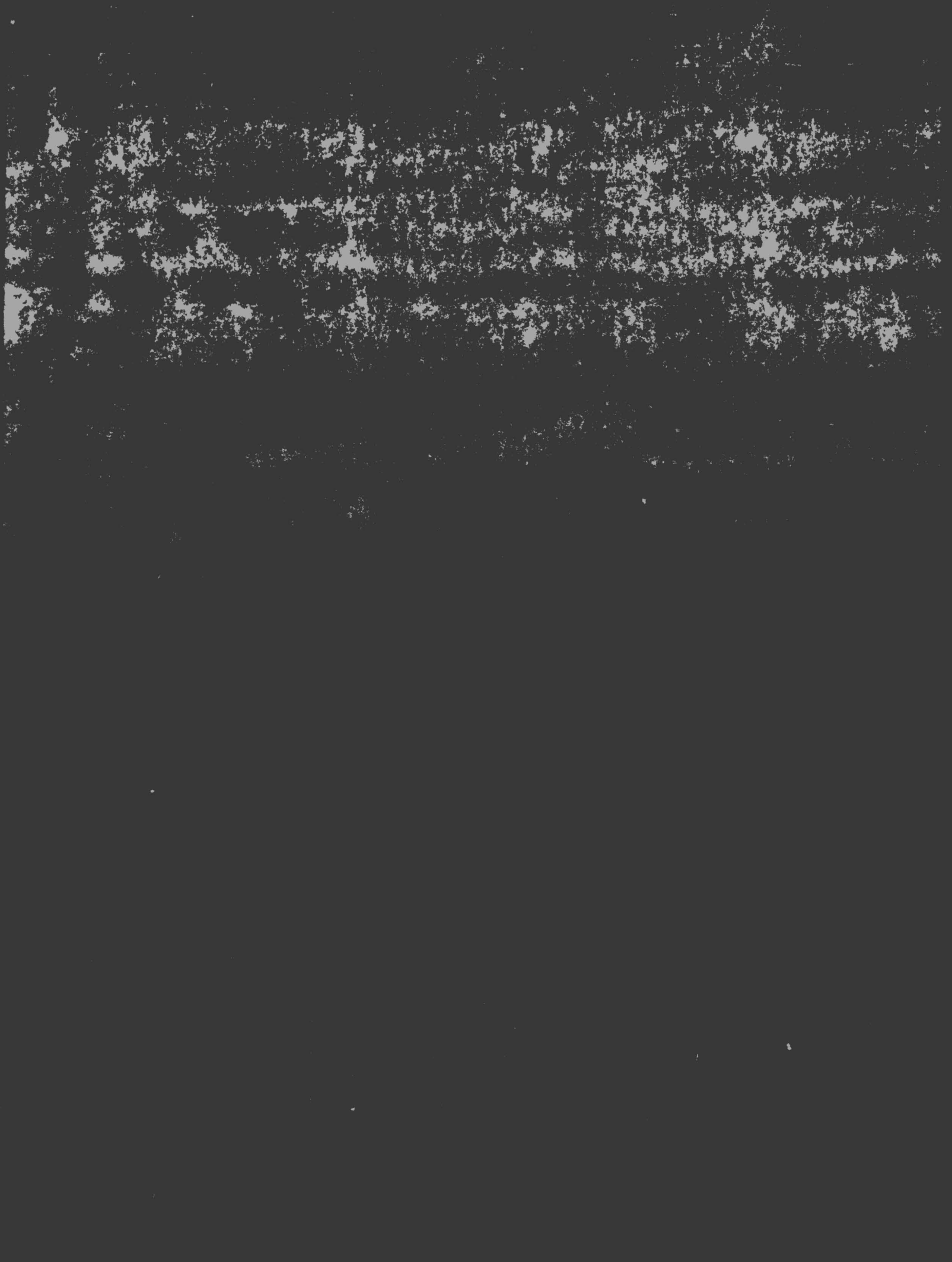
DESCRIPTION	CHARGES		CREDITS	
	\$		\$	
526 SE 61st Avenue				
Funds from Portland Development Center			15,000 00	
Deposit Earnest money paid Mayfair Realty			500 00	
Demand	23,000 00			
Title Insurance Policy No.				
Escrow Fee 1/2	53 00			
Taxes				
City Liens				
RECORDING:				
Contracts				
Assignments of Contract				
Deeds		2 00		
Mortgages				
Trust Deed				
Releases of Mortgage				
PRO-RATIONS: June 15th				
Interest on \$ _____ from _____ to _____				
Insurance on \$ _____ from none - buyer has new ins.				
Taxes on \$ 564.81 from 6-15 to 7-1		23 53		
Rents @ \$ _____ per/m from _____ to _____				
Paid _____ for real estate commission.				
Paid _____ for _____				
Balance Due			7,578 53	
Balance — Our Check Herewith				
TOTAL	23,078 53		23,078 53	

Approved & Accepted:

By Chester L. Yung

GUARANTY ESCROWS, INC.

By Lorraine Bassett



PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 742 EH

DATE April 25, 1973

PAY TO Guaranty Escrow

\$ 15,000.00

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE
NON-NEGOTIABLE
 AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Deposit in escrow for Chester L. Yung. Replacement Housing Payment for Homeowners per claim filed. Move from 3214 N. Santenhein (Parcel A-3-10).	<u>\$15,000.00</u>

Account Distribution

RELOCATION PAYMENT

PROJECT: Emanuel ORE R-20

PARCEL: A-3-10

PAYABLE TO: Guaranty Escrows \$ 15,000
Chester L. Yung 460

For: <input checked="" type="checkbox"/> RHP for Homeowners	\$ 15,000
<input type="checkbox"/> Incidental Expenses for Homeowners or Tenants.	\$
<input type="checkbox"/> RHP - Tenants & Certain Others - Rental: Total approved \$ _____; Annual amount \$ _____	\$
<input type="checkbox"/> RHP - Tenants & Certain Others - Downpayment	\$
<input type="checkbox"/> Settlement Costs (on acquisition by LPA only).	\$
<input type="checkbox"/> Interest Expense	\$
<input checked="" type="checkbox"/> Fixed Moving Payment	\$ 260
<input checked="" type="checkbox"/> Dislocation Allowance.	\$ 200
<input type="checkbox"/> Actual Moving Costs.	\$
<input type="checkbox"/> Storage Costs.	\$
<input type="checkbox"/> Business: Moving Expenses.	\$
<input type="checkbox"/> Business: In Lieu Payment.	\$
<input type="checkbox"/> Business: Storage Costs.	\$
<input type="checkbox"/> Business: Loss of Property	\$
<input type="checkbox"/> Business: Searching Expenses	\$

Name of Client Chester L. Yung

Move from 3214 N. Gantenbein

OK

Less - \$ _____ *

Total \$ 15,460

Accounting: Indicate symbol and Accounting No.

_____ Relocation Payment; _____ Project Cost *(_____)

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME EMANUEL PROJECT NO. R-20 PARCEL NO. A-3-10
---	--

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:
"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) Chester L. Yung	2. DATE OF DISPLACEMENT: <input type="checkbox"/> Family <input checked="" type="checkbox"/> Individual
---	---

Amount of differential payment claimed	\$ <u>15,000</u>	
Amount of interest payment claimed	\$ <u>-0-</u>	
Costs incidental to purchase	\$ <u>-0-</u>	
	TOTAL	\$ <u>15,000</u>

Minus adjustments


Explanation: _____ - \$ _____

Total Replacement Housing Payment for Homeowner: \$ 15,000

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

_____ Date	 _____ Signature of Owner-Occupant(s)
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CERTIFICATION OF LOCAL AGENCY
This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 15,000 is authorized.

 _____ Date <u>4-24-73</u>	 _____ Authorized Signature
--	--

RECORD OF PAYMENT
Date of Payment: 4/25/73 Check No. 742BH Amount: \$ 15,000.00

A. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

- 1. Actual purchase price of replacement housing: \$ 23,000
- 2. Cost of comparable replacement dwelling (cost based on:
x Schedule Comparable Other) \$ 22,552
 Sq.Ft. of former dwelling 1131 No. of bedrooms 2
- 3. Acquisition payment made by agency for claimant's former dwelling \$ 3,375

Computation

- 4. Line 1 or Line 2, whichever is less \$ 22,552
- 5. Minus Line 3 - \$ 3,375
- 6. Amount of differential payment or \$15,000, whichever is less 19,177
\$ 15,000
- 7. Total approved \$ 15,000

B. REQUIRED DOCUMENTATION

- 1. If claimant purchased and occupies replacement dwellings:
 - a) Date purchase agreement signed (earnest money) Date: 3-19-73
 - b) Date of settlement (closing) Date:
- 2. If claimant has purchased but does not occupy replacement dwelling:
 - a) Purchase contract signed Date:
 - b) Date of settlement Date:
 - c) Date of expected occupancy Date:

C. INCIDENTAL EXPENSES (List incidental expenses incurred by claimant in connection with purchase of replacement dwelling.)

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to Claimant on Closing Statement (b)	Paid Directly By Claimant (c)	Amount Claimed (Col. (b)+(c)) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

DETERMINATION OF ELIGIBILITY REQUIREMENTS FOR:

MOVING BENEFIT

Eligible: yes no (Yes, claimant meets basic eligibility requirements)

TACO RENT AND DOWNPAYMENT ASSISTANCE

Eligible: yes no If yes, eligibility is based on:

- claimant meets basic eligibility requirements
- is not eligible to receive an RHP for homeowners
- in occupancy not less than 90 days prior to the initiation of negotiations
- claimant rented or purchased and occupies a standard replacement dwelling (certificate attached)
- other

REPLACEMENT HOUSING PAYMENT FOR OWNER/OCCUPANTS

Eligible: yes no If yes, eligibility is based on:

- claimant meets basic eligibility requirements
- claimant was displaced from a dwelling acquired and/or demolished for project
- owned and occupied dwelling not less than 180 days prior to the initiation of negotiations for acquisition of dwelling.
- claimant purchases and occupies a standard replacement dwelling within one year after the date on which he receives final payment from the local agency for all costs of the acquired dwelling or the date on which he moves from the acquired dwelling, whichever is later.

REPLACEMENT HOUSING UNIT

ADDRESS 526 S. E. 61st

DATE OF OCCUPANCY _____ LPA REFERRED _____ SELF

AGE OF DWELLING UNIT _____ NO. BEDROOMS 3 TOTAL NO. ROOMS _____

SQ. FOOTAGE _____ RENT \$ _____ UTILITIES \$ _____

MONTHLY HOUSING PAYMENTS (for owner/occupants) \$ _____ TAXES \$ _____

LIENS \$ _____ EQUITY \$ _____

AMENITIES _____

The replacement unit was inspected and found standard.

Date inspected and found standard 3-27-73. (Relocation Advisor's Signature) (Attach copy of inspection record)

Date previously substandard dwelling was inspected and found to be standard:

MONTH-DAY-YEAR

**CLAIM FOR RELOCATION PAYMENT FOR
MOVING PAYMENT (FAMILIES & INDIVIDUALS)** BCW

NAME & ADDRESS OF LOCAL AGENCY Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME Emanuel PROJECT NO. R-20
--	--

FULL NAME OF CLAIMANT: Chester L. Yung **PARCEL NO.** A-3-10

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I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received reimbursement or compensation from any other source for any item of loss of expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

_____ Date	 _____ Signature of Claimant
------------	---

(For Local Agency use only)

A. Fixed Payment \$ 260.00 Dislocation Allowance \$ 200.00 Total \$ 460.00

① Complete if claim is for a fixed payment including an allowance for moving articles stored in attics, cellars, or garages:

Basement Storage _____ Date Items Inspected 2 / 20 / 73

B. Actual Moving and Related Expenses

1. Initial payment and, if applicable, storage and related costs in the amount of _____ Total \$ _____

2. Supplementary payments for storage costs _____ Total \$ _____

3. Final payment for moving expenses covering storage and related costs _____ Total \$ _____

Note: If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?

_____ yes _____ no
If yes, please explain: _____

CERTIFICATION. I CERTIFY that I have examined the claim, and the substantiating documentation, and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, the claim is hereby approved and payment authorized in the total amount of \$ 460.00.

 _____ Authorized Signature	<u>4-24-73</u> Date
--	------------------------

RECORD OF PAYMENTS MADE

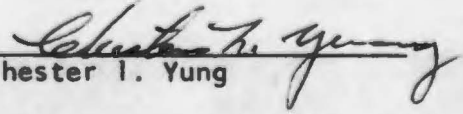
Date	Check Number	Amount	Date	Check Number	Amount
4/25/73	743 BH	460.00			

April 19, 1973

Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Gentlemen:

You are hereby authorized to place my \$15,000 Replacement Housing Payment into escrow at Guaranty Escrows, 5605 E. Burnside. Please make my check payable to them.



Chester I. Yung

THE CITY OF
PORTLAND



OREGON

DEPARTMENT OF
FINANCE AND
ADMINISTRATION

NEIL GOLDSCHMIDT
MAYOR

BUREAU OF
BUILDINGS

C.N. CHRISTIANSEN
DIRECTOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503/248-4320

March 27, 1973

Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Attn: Stan Jones

Re: 526 S. E. 61 Avenue

Gentlemen:

As the result of a displaced person and at your request, an inspection was made by the Housing Division of the one-story, wood frame, three-bedroom, single-family dwelling and attached garage at the above address.

Our inspector reports the structure complies with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidder
Chief Housing Inspector

CHF:vm

cc: Mr. Thomas L. McNeill
526 S. E. 61 Avenue

RECEIVED OF Chester L. Yung Place and Date Portland, Oregon, March 19, 1973
 as purchaser, the sum of \$ 500.00 (Cash) (Note) as earnest money and in part payment of the purchase of
 the following described property situated in Multnomah County, house and lot sold as is, located at
526 SE 61, Portland, Oregon

which premises have this day been sold to said purchaser for the sum of \$ 23000.00, payable as follows: \$ 500.00
 (Cash) (Note) above receipted for, and \$ 22500.00 upon acceptance of title and delivery of deed.
 balance \$ 0 There is an all cash sale. Subject to Portland Development Commission (Ben Webb) inspection

free from encumbrances except those of public record
 Subject to acceptance by owner, who shall furnish title insurance insuring marketable title in seller, sale to be completed as soon as all papers are ready. Taxes are to be pro rated as of the date of possession. Fire insurance to be pro rated as of date of possession or purchaser may provide their own Fire insurance. If owner does not approve sale, or cannot furnish marketable title within reasonable time, the earnest money herein receipted for shall be refunded, but if owner approves sale and title is marketable and the purchaser fails to complete purchase as above specified, the earnest money herein receipted for shall be forfeited to the undersigned agent to the extent of agreed upon commission, and residue to owner as liquidated damages. Possession of the above premises is to be delivered to the purchaser immediately on delivery of the deed ~~or contract~~ above mentioned or on 30 days after closing, 1973, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. ~~Buyer and seller each agree to pay one half of escrow and closing fee. Papers and funds necessary for closing shall be deposited in Escrow. Buyer and seller each agree to pay one half of escrow and closing fee. All fixtures such as venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows and attached television antenna are included as part of the property to be purchased.~~

Subject to purchaser's quality of property use to remain the same
 MAYFAIR REALTY, INC., Broker
 By Nathaniel Street, Agent 334-0881

I hereby agree to purchase above property upon above mentioned terms and conditions.
 Address _____ (Purchaser) X Chester L. Yung
 Phone 3216 N. Gantenbein

I approve and accept the above sale and agree to above mentioned terms and conditions this 19 day of March
 19 73, and agree to pay forthwith to said agent a commission of \$ 1610.00 for services rendered in this transaction.
 Address 234-8950 (Owner) Thomas A. McNeill
 Phone 526 SE 61 William A. McNeill
 To be prepared in quadruplicate. I hereby acknowledge receipt of a copy of this earnest money receipt.

(1) Purchaser's receipt _____ (2) Purchaser with all signatures _____

FIRST NATIONAL BANK OF OREGON
 UNION AND GRAHAM BRANCH • PORTLAND NO. _____
 24-52
 1230

334-0881
 PAY TO THE ORDER OF Mayfair Realty Co. \$5000
Five Hundred and 00/100 DOLLARS
 CHESTER L. YUNG
 3216 N. GANTENBEIN
 PORTLAND, OREGON 97227
Chester L. Yung

⑆1230⑉0052⑆ 0 91058 9⑈

MEMORANDUM

Date March 22, 1973

TO: Stan Jones
FROM: Ben Webb
SUBJECT: Chester Yung

On March 19, 1973 Chester Yung reported to the main office to again discuss his relocation. After about a two-hour discussion, he at one time said he wanted to withdraw the option that he had signed with us, but later changed his mind and agreed that he would go back to Mayfair Realty and sign an earnest money with them on a property that he says he wants to purchase.

On March 22, 1973 we received a copy of the earnest money from Mayfair Realty. The agent for Mayfair is Kathy Street.

Please ask for the required inspections and prepare the proper claim forms for Mr. Yung to sign. When the forms are prepared, please contact me before delivering them to him, because we have had some special conversations in this matter that you will need to be aware of before we think he will sign.

BCW:ch

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADES BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9906

DAVID H. WILLIAMS
MALCOLM J. MONTAGUE
RONALD E. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. MAGMACK
RICHARD S. ALEXANDER

March 2, 1973

RECEIVED

MAR 5 1973

PORTLAND DEVELOPMENT COMMISSION

Mr. Chester L. Yung
3516 North Cantenbeia
Portland, Oregon 97227

Mr. Ben Wong
3105 N. E. Everett Street
Portland, Oregon 97232

Dear Mr. Yung and Mr. Wong:

This will confirm my meeting with Mr. Wong on my office on March 2, 1973. I thank him for his courtesy and cooperation in meeting with me. We discussed the relocation benefits to which Mr. Yung may be entitled through Mr. Webb of the Development Commission, and the appraisal bases for the Commission's offer of \$7,500. I explained that this figure is the assessed value set by the Commission and the Department of Housing and Urban Development together, and that I had absolutely no authority to negotiate beyond it.

I understand that Mr. Wong will be conferring with Mr. Yung regarding acceptance or non-acceptance of this figure. In the event of acceptance, I had explained to Mr. Wong the process by which the city would take title and possession, and the steps necessary therefor.

I also explained to Mr. Yung, and I wish to reiterate that, if the case is not settled by Friday, March 14, 1973, IF AN ORDER IS NOT FILED BY THAT TIME, A DEFAULT ORDER WILL BE ENTERED AGAINST MR. YUNG.

IF the case is settled, one of the terms of the settlement must be Mr. Yung's voluntary appearance within the next two weeks for deposition under oath as to the whereabouts of Sam Oi Yung. If the case is not settled, I will subpoena Mr. Yung in

Mr. Chester L. Yung
Mr. Son Wong
March 2, 1973
Page Two

to the courthouse for such a deposition within the next two weeks. You may expect that subpoena to issue sometime prior to March 9, 1973.

Again, I thank Mr. Wong for his patience and efforts.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
BIEFIELD & NORVILLE, P.C.

JAMES E. GRIFFIN

JBG:an

Ben Webb
Northwest Development Commission
A-3-10 Emanuel

EXCELLENCE
EXCELLENCE

EXCELLENCE

February 26, 1973

Mr. Sun Wong
2810 E. Burnside
Portland, Oregon 97214

Dear Mr. Wong:

On February 23, 1972 a meeting was held at our office between yourself, Mr. Chester Yung, Mr. James Crolley, and myself, to discuss Mr. Yung's eligibility for relocation benefits as a result of being displaced by the Emanuel Hospital Urban Renewal Project. Mr. Yung qualifies for benefits as an owner-occupant under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Under the provisions of the Act, Mr. Yung may be eligible for:

- (a) Payment for moving and related expenses. This may be either:
1. Payment for actual reasonable moving expenses;
 - or
 2. A fixed moving expense allowance not to exceed \$300 and a dislocation allowance of \$200.
- (b) Payment to assist in obtaining a replacement housing unit, not to exceed \$15,000 and covering the following:
1. The difference, if any, between the acquisition payment made by the Commission and the reasonable cost of a comparable suitable replacement housing unit;
 2. An amount to compensate for the present worth of any loss of favorable financing; and
 3. An amount to compensate for reasonable closing costs incident to the purchase of a replacement housing unit.

Mr. Sun Wong
Page 2
February 26, 1973

Since the property now occupied by Mr. Yung includes space used for non-residential purposes, the amount of the above-mentioned payment must be determined by using as the acquisition payment of the dwelling unit, only that part of the total payment which relates to the value of the residential-use portion of the structure. In Mr. Yung's case we have determined that \$3,375 of the \$7,500 offer is for payment of the residential portion. We therefore determine that the maximum replacement payment to which Mr. Yung is entitled is \$15,000, computed as follows:

Average reasonable cost of a comparable unit	\$22,552
Acquisition price	<u>3,375</u>
Difference (Limit \$15,000)	<u>\$19,177</u>

Please note that to be eligible for the maximum \$15,000, he must purchase a replacement personal residence for which the reasonable cost is \$18,375 (e.g., \$15,000 + \$3,375). In addition, the replacement unit must meet all local code requirements.

We hope that this is the information you require, and we want to thank you for your attention in this matter.

Very truly yours,

Benjamin C. Webb
Chief, Relocation and
Property Management

BGM:ch
cc: Mr. Chester Yung

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING
PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS
MALCOLM I. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

February 2, 1973

Re: PDC v. Yung
A 3-10
4255-90

Mr. Stan Jones
PORTLAND DEVELOPMENT COMMISSION
235 North Monroe
Portland, Oregon

Mr. Harold Hand
c/o Mrs. Dorothy Lyon
PORTLAND DEVELOPMENT COMMISSION
1700 S.W. Fourth Avenue
Portland, Oregon 97201

Gentlemen:

Sun Wong called me yesterday and talk at great length. He is a partner and friend of Chester Yung. At the same time, I got a letter from Bill Gross, advising me of his resignation as Chester Yung's attorney. We have suit filed and served on Chester Yung. We have been unable to find Sum Oi Yung for service, and are in the process of getting up substituted service by publication.

At any rate, Chester is without counsel now, and this will probably delay us a great deal. After a lengthy conversation I managed to explain in a friendly way to Sun Wong that it was impossible to negotiate beyond our offer. He was then interested in finding out about relocation benefits. It was my understanding that Chester did not live in the premises, but I may be mistaken. Is there any relocation benefits available to Chester Yung, and if so, what has been the nature of discussions with him thus far. It appears that, if we think we want one, we have a friend in Sun Wong who can speak to Chester Yung and be believed.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P.C.


JAMES E. GRIFFIN

JEG:cm

MEMORANDUM

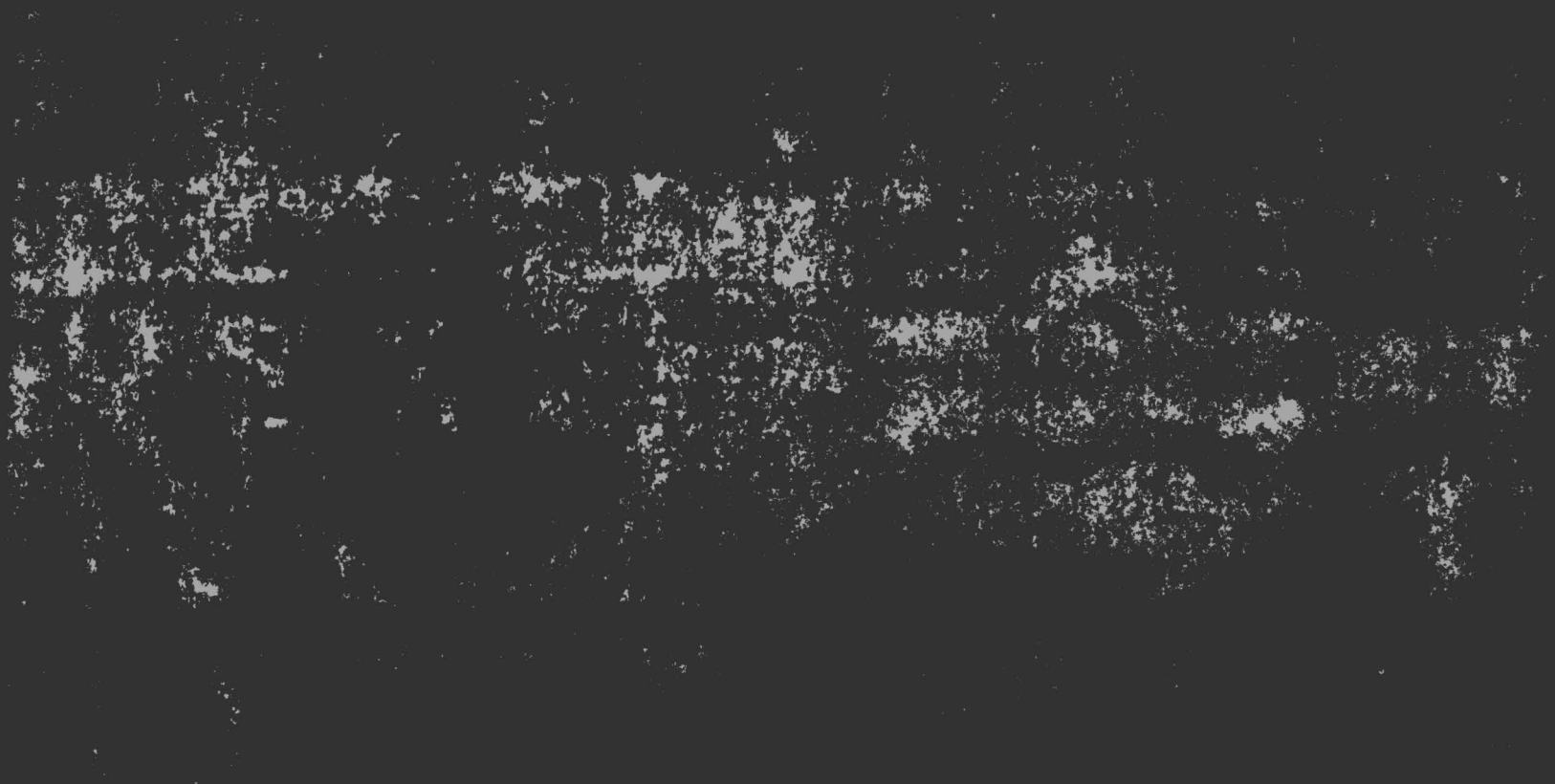
Date February 22, 1973

TO: The File
FROM: BCW
SUBJECT: Chester Young

I had about a 35 minute telephone call from a Mr. Wong, who said that he is a friend of Mr. Young and is trying to assist him. He indicated that he was doing this as a friend, because Mr. Young is so convinced that everybody is out to take advantage of him that it is very difficult for him to be objective.

Mr. Wong indicated that he only wanted to confirm conversations that he had had with Mr. Jones and Mr. Crolley. I confirmed the conversations that they had had, after which time Mr. Wong said that he would like to bring Mr. Young in to see me. I suggested that he arrange a date with Mr. Young and telephone me so that we could have the file and either Mr. Crolley or Mr. Jones down at the time of the interview.

BCW:ch



July 19, 1972

MEMORANDUM

TO: Stan Jones
Manager, Emanuel Site Office

FROM: Harold Hand
Chief, Real Estate

SUBJECT: YOUNG, Chester
Parcel No. A-3-10

1. Upon analysis of the appraisal reports, it is determined that the value of that part of the property occupied by the owner is \$3,375.00. ✓
2. The income imputable to the owner's unit represents 45% of the estimated gross income imputable to the total property and it is therefore concluded that the value of the owner's unit is 45% of the total value as reported in the appraisal report.

HOUSING RESOURCES SURVEY

RELOCATION ASSISTANCE NEEDS OF RESIDENTS OF EMANUEL HOSPITAL PROJECT AREA

(To be filled in for each dwelling unit in the Project Area)

Analyst Carrasco Date of survey 1/7/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 23 Structure No. 19 Census Block No. 23 Census Tract No. 22A
 Street Address 3214 N. Gantenbein Apartment No. _____

A. Status Of Relocation Assistance Needs At This Dwelling Unit:

1. Assistance may be needed, yes X, no _____
2. Why no assistance may be needed
 - a. _____ Vacant
 - b. _____ Will be vacated on the following date _____
 - c. _____ Other reasons _____

can obtain an earlier date

B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:

	Name	Family relation	Age	Sex	Occupation
1.	<u>Chester Yung</u>	<u>Head of household</u>	<u>50</u>	<u>M</u>	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					

C. Family Income And Extent Of Travel To Locations Of Employment:

1. Jobholders in this household, employers and location of jobs: Distance

Names of jobholders	Names of employers	Street address where jobs are located	to work
<u>Chester</u>	<u>salesman Delmonte Meat</u>		

2. Monthly income from jobs and from all other sources received by persons in this household:

Names of persons in this household who have income from any source	Amount of income per month	
	In month before this survey	In an average month during 1970
	\$ _____	\$ _____
	\$ _____	\$ _____
Total family or household income per month	<u>estimated</u> \$ <u>500 +</u>	\$ _____

D. Characteristics Of Replacement Housing Needs Expected To Be Sought:

1. Location (indicate approximate cross streets) _____
2. Transportation, number of autos owned 1, use bus _____, walk _____
3. Will rent house no, apartment no, expect to pay rent, including utilities, at \$ _____ per mo. (Furniture is owned, yes , no , stove and refrigerator owned, yes , no)
4. Will buy house in price range \$, down payment of \$, monthly payment of \$
5. If now buying this house, how much are payments on contract or mortgage monthly \$ _____
6. Size of unit to be sought, number of bedrooms _____, kitchen _____, dining room _____, living room _____, number of bathrooms _____, total sq. ft. in dwelling unit _____
7. Other characteristics W O B I M

HOUSING RESOURCES SURVEY
To be Filled in For Each Dwelling Unit in All Survey Areas

Analyst Carroll Date 2/10/71 Surveyed 2/10/71 Tabulator _____ Date _____
 Dwelling Unit No. 21 Structure No. 19 Census Block No. 23 Census Tract No. 22A
 Street Address 3214 N. Gantenbein Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: (name) NAME & ADDRESS OF OWNER: Chester L. Ziegler NAME & ADDRESS OF PROP. MGR: _____
 _____ 3214 N. Gantenbein _____
 TELEPHONE: _____ TELEPHONE: _____ TELEPHONE: _____
 INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

<u>Kind of dwelling unit</u>	<u>No. of units in bldg.</u>
_____ One-family house	_____
_____ Apt. in a house	_____
<input checked="" type="checkbox"/> Apt. in apt. bldg. or plex	<u>2</u>
_____ Apt. in comm. bldg.	_____
_____ Mobile home or trailer	_____

This structure has 2 1/2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 _____ Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

725 Sq. ft. in first floor (county figure)
1450 Sq. ft. in dwelling unit (if more than 1 floor)
 _____ Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
1 No. of bedrooms (rooms used mainly for sleeping)

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time

1971 Period market value data applicable
1967 Date of last appraisal
1904 Date structure was originally built

B. Market value data for one-family dwelling

	<u>Market value</u>	<u>Computed value per sq. ft.</u>
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.

	<u>Market value for entire structure</u>	<u>Computed value per sq. ft. for this dw. unit</u>
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

_____ Sq. ft. of all d. u. in this structure
 _____ Sq. ft. of commercial space and value of commercial space: Land \$ _____, improvements \$ _____, total \$ _____.

V. RENTAL RATE FOR THIS RENTED UNIT

<u>Monthly average</u>	<u>Cash rent</u>	<u>Utilities</u>	<u>Total paid by renter</u>
Rent	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

Deposits required of renter
 Advance rent \$ _____, other \$ _____

Rental information obtained from
 Tenant _____, owner _____, manager _____, or estimated from assessor's data _____.

VI. FOR SALE INFORMATION FOR THIS HOUSE THAT IS OCCUPIED BY OWNER OR RENTER

Listed with broker, yes _____, no _____
 Advertised by owner, yes _____, no _____
 Cash asking price \$ _____
 Period house has been for sale, months _____

VII. REMARKS

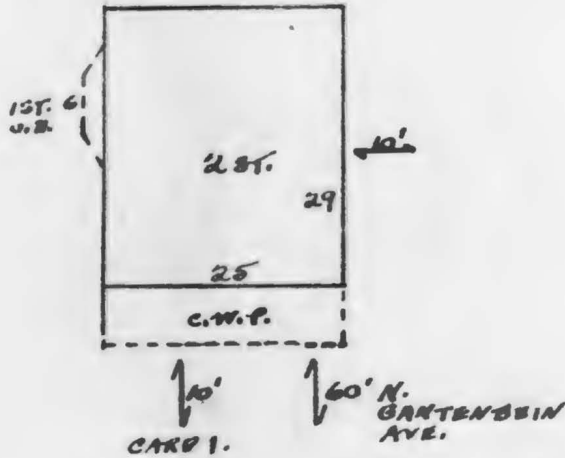
170-0470

1. 4A AVU.

LOT

BLK

3



FRONT OF BUILDING 1" - 20'

DATE INIT REMARKS

1968 V.S. / A. (V. R. EXTABLE, (CONDITION). POOR LOCATION ON LOT. BEMER SARRI. UPPER KITCHEN STRIPPED. TOWN VALUE.

DATE NOV. 15, 1967 SIGNED MALLET T.

CHECKED ENTERED BLDG. COUNT INDEX RECHECKED NOTIFIED

NOV 28 1967

BY L. KELLER

1 1-00990-0470 / YUNG, CHESTER L

MAP: 2730
 ZONE: A25
 RATIO: 1401
 LVY C: 001

3216 N GANTENBEIN AVE
 PORTLAND OREGON 97227

ALBINA ADD LOT BLOCK
 8 3

2 DUPLEXES.

PROPERTY ADDRESS: 3210-16
~~3210-12~~ N GANTENBEIN AVE
 PORTLAND

APPEALS:

ASSESS. YEAR	MIN. RIGHTS	SUMMARY TIMBER	ASSESSED VALUATION		REAL PROPERTY		SIGN. DATE
			LAND	IMPS.	TOTAL		
1967			200	1640	1840		
1968			1000	5000	6000		
1968			4500	1550	6050		203 NOV 15 68
1971			4680	1,610	6,290		UD