

	DESCRIPTION	ROLL NO	ODOMETER
	EMANUEL BUSINESS CONCERNS AND NON-PROFIT ORGANIZATIONS		
PARCEL NO. R-15-3	LEHL, HENRY 3000 N. COMMERCIAL	C.R. ROBBINS INN	
PARCEL NO. RS-5-4	ALBINA PIPE BENDING CO. INC. 225 N. RUSSELL OWNER: JOHN F. SMITH		
PARCEL NO. R-10-9 R-10-4	BRINK RENTAL 535 N. MONROE 3127 N. COMMERCIAL		
PARCEL NO. R-14-3	CRINER APARTMENTS 554-544 N. MONROE OWNER: LLOYD CRINER		
PARCEL NO. RS-5-6	CARLOS BODY & FENDER SHOP 2609 N. VANCOUVER OWNER: CHARLES MONTOYA		
PARCEL NO. RS-4-9	CATHAY FOOD MARKET 2619 N. WILLIAMS OWNER: RICHARD LOW		
PARCEL NO. RS-4-6	DEMME BROTHERS, INC. 35 N. RUSSELL OWNER: JOHN & ALICE BOLZELL		
PARCEL NO. A-4-7	DENSON ROOMING HOUSE 3316 N. GANTENBEIN OWNER: JEWEL BENSON		
PARCEL NO. R-9-7	FIELD-SENSI THREADER MACHINE CO. 417 N. MONROE OWNER: HERBERT FIELD		
PARCEL NO. RS-5-5	GETHSEMANE CHURCH OF GOD IN CHRIST 237 N. RUSSELL		
PARCEL NO. R-8-7	GOOD SAMARITAN CHURCH OF GOD 3204 N. COMMERCIAL		
PARCEL NO. RS-4-7	GRESS APARTMENTS 109 N. RUSSELL		
PARCEL NO. RS-2-1	INGLE SERVICE STATION 2847 N. WILLIAMS OWNER: RONALD INGLE	C.R. MANNING BROS GARAGE	
PARCEL NO. RS-4-2	JEWELL ALL STAR DAIRY 20 N. KNOTT OWNER: IRVING ERICKSON		
PARCEL NO. RS-5-6	JEWELL GLASS COMPANY 2607 N. VANCOUVER OWNER: SEYMOUR R. DANISH		
PARCEL NO. E-4-8	JOHNSON (JULIA MAE) APARTMENTS 2640 N. KERBY		
PARCEL NO. E-4-8	JOHNSON (LUCTLE) APARTMENTS 321 N. RUSSELL		

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N: 431 EH

DATE June 14, 19 72

PAY TO Pioneer National Title Insurance Co. and Lucille Johnson

\$ 11,945.00

DOLLARS

TO THE TREASURER OF THE
 CITY OF PORTLAND, OREGON

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Portland Development Commission

224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NO.	DESCRIPTION	AMOUNT
		Deposit in escrow for Lucille Johnson, Relocation Payments per claim filed. Move from 321 N. Russell (E-4-8).	
		Lump sum RHP	\$9,225.00
		Fixed payment - own furniture	220.00
		XXXXXXXXXXXXXXXXXXXX	XXXXXX
		In lieu business payment	<u>2,500.00</u>
			<u>\$11,945.00</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (EH)	\$11,945.00
	(RHP \$ 9,225.00)	
	(Fixed payment - Individual 220.00)	
	(In lieu business payment 2,500.00)	

Handwritten mark

APPENDIX 23. GUIDELINES DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT (BUSINESS)

(For Local Agency Use Only) DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT (BUSINESS)	NAME OF CONCERN JOHNSON (Lucille) APARTMENTS
	NAME OF LOCAL AGENCY Portland Development Commission
	PROJECT OR PROGRAM IDENTIFICATION: Emanuel Hospital Project ORE R-20

INSTRUCTIONS: Complete Block A, D, and E for all payments. Complete Block B if claim is for a payment in lieu of actual moving and related expenses. Complete Block C if claim is for a payment for actual moving and related expenses. Attach the completed form to the claim form(s) filed by the claimant. Attach an explanation of any difference in the amount claimed and the amount approved. NOTE: No claim for a relocation payment in excess of \$10,000 shall be paid without the prior concurrence of HUD.

A. BASIC INFORMATION

1. Claimant is (check one): Business concern Nonprofit organization Farm operation
2. Date of HUD approval of project or program: April 23, 1971
3. Direct cause of displacement: Acquisition by PDC
4. Date move started: _____ 5. Date move completed: _____
6. Date claim filed: _____ 7. If applicable, date storage authorized: _____

B. PAYMENT IN LIEU OF ACTUAL MOVING AND RELATED EXPENSES

1. Is the business part of a commercial enterprise having another establishment in the same or similar business which is not being acquired? Yes No
2. Can the business be relocated without substantial loss of its existing patronage?
 State basis for agency determination: Yes No
 (see attached memo)
3. Amount of payment
- a. Average annual net income: 824.50 est. 824.50 est.
 As reported by claimant: \$ 1,650. As verified by agency: \$ 1,600.
- b. State basis for agency verification:
see attached documentation
- c. Amount of payment: \$ 2,500. (If verified amount is less than \$2,500, payment shall be in the amount of \$2,500. If verified amount is more than \$10,000, payment shall be in the amount of \$10,000.)

C. PAYMENT FOR ACTUAL MOVING AND RELATED EXPENSES

Item	Amount claimed	Amount approved	Authorized Signature	Date
1. Moving expenses, including \$ covering storage	\$	\$		
2. Direct loss of property	\$	\$		
3. Searching expenses	\$	\$		
4. Total (Sum of Lines 1, 2, and 3)	\$	\$	//////	

D. CERTIFICATION: I certify that I have examined this claim, and have found it to be in accord with all applicable provisions of Federal Law and the Regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is approved and payment is authorized in the amount of \$ 2,500.00

6-13-72
DATE

[Signature]
Authorized Signature

E. RECORD OF PAYMENTS MADE

DATE	CHECK NUMBER	AMOUNT	DATE	CHECK NUMBER	AMOUNT
<u>6/14/72</u>	<u>431EH</u>	<u>\$ 2500.00</u>			\$
		\$			\$

CLAIM FOR RELOCATION PAYMENT (BUSINESS)		PROJECT NAME (if applicable) Emanuel Hospital Project	
ADDRESS AND ZIP CODE OF LOCAL AGENCY Portland Development Commission 1700 SW Fourth, Portland, Oregon		PROJECT NUMBER ORE R-20	
INSTRUCTIONS: Complete all items on this page except: If claim is for moving and related expenses as documented on Schedules A, B, and/or C, omit Block 12; if claim is for a payment in lieu of moving and related expenses as documented on Schedule D, omit Block 11. As used on this form the term "concern" includes business concerns, nonprofit organizations, and farm operations.			
NOTE: If claim exceeds \$10,000, the local agency must obtain HUD concurrence prior to making payment.			
1. NAME UNDER WHICH BUSINESS CONCERN CONDUCTS BUSINESS JOHNSON (Lucille) APARTMENTS		3. NAME AND ADDRESS OF PERSON FILING THIS CLAIM ON BEHALF OF CONCERN (Include ZIP Code) Lucille Johnson	
2. LEGAL NAME OF BUSINESS JOHNSON (Lucille) APARTMENTS		4. REAL ESTATE PARCEL NUMBER OF WHICH BUSINESS WAS LOCATED E-4-8	
5. ADDRESS(ES) IN PROJECT OR PROGRAM AREA OCCUPIED BY CONCERN PRIOR TO SUBMISSION OF THIS CLAIM		6. ADDRESS PRESENTLY OCCUPIED BY CONCERN:	
Address(es)		a. Date move to this address started:	
321 N. Russell		b. Date move to this address completed:	
Dates Occupied		7. DID CONCERN DISCONTINUE BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
From To		If "Yes," state reason for discontinuing business:	
1960 1972		Does concern plan to reestablish? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. FORM OF OPERATION (check one)		9. BUSINESS CONCERN (check one)	
<input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization <input type="checkbox"/> Farm Owner <input type="checkbox"/> Farm Operator		FARM OPERATION NONPROFIT ORGAN. <input type="checkbox"/> Manufacturing <input type="checkbox"/> Services <input type="checkbox"/> Field Crops <input type="checkbox"/> Bus. Assn. <input type="checkbox"/> Light <input type="checkbox"/> Personal <input type="checkbox"/> Fruit/Vegetable <input type="checkbox"/> Fraternal <input type="checkbox"/> Heavy <input type="checkbox"/> Business <input type="checkbox"/> Livestock/Animal <input type="checkbox"/> Civic/Social <input type="checkbox"/> Commercial <input type="checkbox"/> Professional <input type="checkbox"/> Horticulture <input type="checkbox"/> Religious <input type="checkbox"/> Wholesale <input type="checkbox"/> Outdoor <input type="checkbox"/> Other <input type="checkbox"/> Professional <input type="checkbox"/> Retail <input type="checkbox"/> Advertising <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Other x Apartment House	
10. TYPE OF CLAIM		11. AMOUNT OF BUSINESS RELOCATION CLAIM FOR MOVING AND RELATED EXPENSES	
This claim for reimbursement is:		a. Reimbursement for actual reasonable moving expenses (Attach completed Schedule A)	
<input checked="" type="checkbox"/> Initial		<input type="checkbox"/> Include storage costs	
<input type="checkbox"/> Supplementary		b. Reimbursement for actual direct loss of tangible personal property (Attach completed Schedule B)	
<input checked="" type="checkbox"/> Final		c. Reimbursement for actual reasonable searching expenses (Attach completed Schedule C)	
		Total Amount Claimed \$	
12. PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES. I certify that this business is not part of a commercial enterprise having another establishment not being acquired which is engaged in the same or similar business, and claim payment in the amount of \$2,500.00 .			
<i>Lucille Johnson</i> Signature of Owner or Agent			
13. 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 willingly falsifies...or makes any false, fictitious or fraudulent statement or entry shall be fined \$10,000 or imprisoned not more than five years, or both." I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and the Schedules and information submitted herewith and made a part hereof have been examined and approved 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 (and, to the best of my knowledge, the concern indicated in Block 1) have not submitted any other claim for, or received, reimbursement or compensation for any item of loss or expense in this claim, that I (and, to the best of my knowledge, the concern indicated in Block 1) will not accept reimbursement or compensation from any other source for any item of loss or 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.			
7/7/72 Date		<i>Lucille Johnson</i> owner Signature of Owner or Authorized Agent Title	

1371.1 CHG 1

8. Complete one of the three following tables, as appropriate (see first page of claim form, Item 4). If data do not cover a full year, indicate number of months covered.

INDIVIDUAL OR SOLE PROPRIETOR (Relates to IRS Form 1040 and Schedules B and C of Form 1040)			PARTNERSHIP (Relates to IRS Form 1065)			
	1970	1971		19__	19__	
1. Gross receipts or gross sales, less returns or allowances	1600	1650	1. Gross receipts or gross sales, less returns or allowances	\$	\$	
2. Gross profit			2. Total income			
3. Net profit (or loss) 1/	856	793	3. Ordinary income (or loss)	\$	\$	
4. Salaries and wages paid to members of owner's family who are members of owner's immediate household*			4. Compensation of principal 2/ partners*			
			5. Salaries and wages paid to members of principal partners' families who are members of principal partners' immediate household*			
NET EARNINGS (Sum of Lines 3 and 4)	856	793	NET EARNINGS (Sum of Lines 3, 4, and 5)	\$	\$	
CORPORATION (Relates to IRS Forms 1120 and 1120-S)			Use this space for additional listings for Lines 4 or 5 if necessary:			
	19__	19__	Line No.	NAME	19__	19__
1. Gross receipts or gross sales, less returns or allowances	\$	\$				
2. Total income						
3. Taxable income	\$	\$				
4. Compensation of principal 2/ stockholders*						
5. Salaries and wages paid to members of principal stockholders' families who are members of principal stockholder's immediate household*						
NET EARNINGS (Sum of Lines 3, 4, and 5)	\$	\$				

*List name and amount of payment to each
 1/ No deductions should be made for any "compensation" paid to owner.
 2/ A principal stockholder is one who owns 15% or more of the capital stock of the corporation.
 3/ A principal partner is one with a proprietary interest of 15% or more in the concern.

APPENDIX 22. GUIDEFORM CLAIM FOR RELOCATION PAYMENT (BUSINESS)

SCHEDULE D

SCHEDULE D STATEMENT OF CLAIM FOR PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES		NAME OF CONCERN
		JOHNSON (Lucille) APARTMENTS 321 N. Russell, Portland, Oregon
INSTRUCTIONS: Complete this Schedule if a payment in lieu of moving and related expenses is claimed. A claim for a payment in lieu of moving and related expenses shall be supported by such reasonable evidence of earnings as may be approved by HUD. If no other evidence is available, the claim shall be supported by copies of Federal income tax returns. Generally, earnings for the 2 taxable years immediately preceding displacement will be the basis for determining the amount of this payment. Attach additional sheets as necessary.		
1a. Business name used on income tax return	2. Principal business activity(ies) reported on income tax return	
Johnson Apartments	Apartment House	
1b. Business name as presented to public		
(same)		
3. Employer identification number shown on income tax return	4. Tax return filed with District Director of Internal Revenue in	
	Portland, Oregon (City) (State)	
5a. Does concern operate a similar establishment outside the project or program area?		
() Yes (X) No		
If "Yes," complete the following:		
NAME OF OTHER ESTABLISHMENT(S)	ADDRESS	TYPE OF BUSINESS ACTIVITY
5b. Is concern affiliated with any other concern? () Yes (X) No		
If "Yes," complete the following:		
NAME OF AFFILIATED CONCERN(S)	ADDRESS	TYPE OF BUSINESS ACTIVITY
5c. Describe the nature of the affiliation:		
6. Will displacement cause substantial loss of existing patronage? (X) Yes () No		
If "Yes," explain completely:		
(see attached memo)		
7. Signature constitutes certification (a) of this Schedule and its attachments in accordance with and subject to the provisions of Item 13 on the "Claim for Relocation Payment (Business)" (to which this Schedule D is an attachment), and (b) that any Federal income tax reports attached hereto accurately duplicate the income tax reports filed with the Internal Revenue Service office in the city listed under Item 4 above.		
Date	Signature of Owner or Authorized Agent	
7/7/72	Lucille Johnson	
[form continued next page]		

MEMO TO FILE - LUCILLE JOHNSON APARTMENTS

RE: Appendix 22, Item 6, HUD Business Claim Form

Appendix 23, Item 2, HUD Business Claim Form

Mrs. Johnson has a four-plex at 321 N. Russell, Portland, Oregon which gives her three apartments to receive income from. She will be moving to a duplex with only one rental unit from which to receive income. This will qualify her, per regulations, to receive an "in lieu" payment as she obviously will have a substantial loss of patronage.

JC

7/31/1992

Follow-up on Mrs. Johnsons during J. Argyle's absence - Called Mrs Johnson to find out the circumstance behind her inability to move. Found that she was waiting for the apartment she plans to rent, to her sister, to become vacant. Her sister is handicapped and could not be left at the Apt house on N. Russel.

The People on Mrs. Johnsons new ~~to~~ duplex was given written notice to move on the 17th of June. Also, they were informed to send Rent payment to Mr. Johnson - as yet no payment for July. This is a handicap for Mrs Johnson because Mrs. Johnson has to begin payment on new Apts. 7/16/72 —

Went to see Jim Barnes - head advise that she evict these people forcibly - Mrs Johnson was given name of Attorney Daw and ~~and~~ because Jim Barnes felt legal Aides involvement in evictions would be damaging to legal Aides image as defender of the legally oppressed. ^{smile} However, Mrs Johnson wanted to make one more attempt at getting the rent or getting possession of her Apts. We carried Mrs Johnson over to the Apt. and explained to the tenant the need for them to decide whether & when they would pay rent

Mrs. Johnson indicated that she had written the tenant and the tenant agreed that she had received same on 7/14/72. I ^{C.O.} tried to explain to the tenant the actions Mrs. Johnson was considering and that they should make an immediate effort to try to pay the rent and should do so within next three days - or at least call Mrs. Johnson and make known their intent. Shortly after this as we were reviewing the property the husband of the lady we were previously speaking with came up and expressed in anger his disapproval of our discussion with his wife. He did not specify any ~~and~~ specific thing said, but seemed to resent the fact that we had outlined a course of action which would end in his forcible eviction if he did not pay or move. ~~the~~ Seeing that he was not in a mood to hear what was said to his wife and noticing that he had taken an unreasonable attitude, I began to help Mrs. Johnson and Mrs. Gordon, who had witnessed all event leading to our departure. Mrs. Johnson expressed that she would take action to remove ~~the~~ them from the property.

We left there and went to Mr. Daw's office where Mrs. Johnson made her desires known. He gave her a price of \$88. to do the job. She said, she would bring money in either Friday afternoon or Monday. (C)

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

June 19, 1972

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwidden, Chief

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

Attn: Jim Crolley:

Re: 4733/35 N. E. 14 Place

Gentlemen:

As the result of a displaced person and at your request, a partial inspection was made by the Housing Division of the one-story, wood frame, two-family dwelling and attached garages at the above address.

Our inspector reports the two-bedroom unit, designated as 4733 N. E. 14 Place, is in standard condition and complies with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidden
Chief Housing Inspector

CHF:vm

cc: Arden Peters
4735 N. E. 14 Place

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

June 12, 1972

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director
Building Division
C. C. Crank, Chief
Electrical Division
R. A. Niedermeyer, Chief
Plumbing Division
George W. Wallace, Chief
Permit Division
Albert Clerc, Chief
Housing Division
S. J. Chegwidde, Chief

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

Attn: Jim Crolley

Re: 4733/35 N. E. 14 Place

Gentlemen:

As the result of a displaced person and at your request, a partial inspection was made by the Housing Division of the one-story, wood frame, two-family dwelling and attached garages at the above address.

Our inspector reports the two-bedroom unit, designated as 4735 N. E. 14 Place, is in standard condition and complies with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidde
Chief Housing Inspector

CHF:vm
cc: Arden Peters
4735 N. E. 14 Place

June 14, 1972

Barothy Lyon

WSJ

Lucille Johnson (E-4-8)

Please transfer the RHP, Fixed Moving Expense Payment, in Lieu Business Payment, in the total amount of \$11,945.00, for the above client from the escrow account at Pioneer National Title Insurance according to the attached request from Mrs. Johnson. Release of the above payment will still be subject to written verification from the Portland Development Commission that the client has purchased and does occupy standard housing at 4723 N. E. 14th Place.

WSJ:ch

MEMORANDUM

Date: June 9th, 1972

TO: Dorothy Lyon
FROM: WSJ
RE: Ollie and Mary Jones (A-4-14)

Please transfer the RHP in the amount of \$11,450.00 for the above client from the escrow account at Pioneer National Title Insurance Company according to the attached request from Mr. and Mrs. Jones. Release of the above payment will still be subject to written verification from the PDC that the client has purchased and does occupy standard housing at 232 1/2 N. E. Thompson.

WSJ:alc

June 7, 1972

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Gentlemen:

This is to authorize you to make my checks as follows payable to Pioneer National Title Insurance Co.:

Replacement Housing Payment	\$ 9,225.00
In Lieu Business Payment	2,500.00
Dislocation Allowance	200.00
Fixed Moving Expense Payment	220.00

and to deposit said amounts in my escrow account at the main office of said Pioneer National Title Insurance Co. to be used on the purchase of the property at 4723 N. E. 14th Place, Portland, Oregon.

Lucille Johnson

MEMO

TO WVSJ

FROM BEN

SUBJECT: ALTERNATE MOVING EXPENSE PAYMENT

FOR L. JOHNSON

I HAVE MADE THE ATTACHED COMPUTATION OF MRS. JOHNSON'S INCOME FROM THE BEST INFORMATION AVAILABLE. WHILE WE CANNOT SAY THAT THE INCOME AS COMPUTED IS ABSOLUTELY EXACT I DO THINK THAT IT IS SUFFICIENTLY ACCURATE TO BE ACCEPTED FOR GENERAL PURPOSE AND PARTICULARLY IN THIS CASE.

PLEASE ASK JIM TO GET THE MISSING INFORMATION FOR 1970 AND UNLESS YOU FIND SOME SIGNIFICANT ERRORS I THINK THAT WE CAN ALLOW THE PAYMENT.

JOHNSON

COMPUTATION OF TOTAL INCOME

						1970	1971		
1									
2	WAGES						592		
3									
4	SOCIAL SECURITY						880		
5									
6	WALFARE						744		
7									
8	OTHER						—		
9									
10	INCOME BEFORE RENTS						2216		
11									
12	RENT INCOME					856	793		
13									
14	TOTAL INCOME						3009		
15						less than 1971			
16									
17									
18									
19							793 = 26% of		
20							Total Income		
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									

L. JOHNSON
COMPUTATION OF NET RENT INCOME

	1	2	3	4	5
			REF	1970	1971
GROSS RENTS			(1)	1600	1650
LESS: EXPENSES					
TAXES			(1)	192	204
INTEREST			(4)	224	226
INSURANCE			(5)		33
MISC			(3)	178	244
TOTALS				594	707
INCOME BEFORE DEPRECIATION			(2)	1006	943
DEPRECIATION				150	150
NET INCOME				856	793

(5)
NOTES ON INSURANCE EXPENSE

MR. C.M. WALKER, HOLDER OF THE CONTRACT SAID THAT FIRE INSURANCE WAS HARD TO GET AND THAT THE ONLY AMOUNT PAID WAS \$33.00 IN 1971.

① L. JOHNSON
COMPUTATION OF INCOME + TAXES PAID

YEAR
1970 1971

MRS. JOHNSON DID NOT KEEP RECORDS OF THE RENTS RECEIVED. HOWEVER SHE RENT THREE OF THE APARTMENTS AT \$ 50 PER MONTH EACH. DURING 1970 ONE APARTMENT WAS VACANT FOR 4 MONTH. DURING 1971 ONE WAS VACANT FOR THREE MONTHS. INCOME IS THEREFORE COMPUTED AS

4 x 100 =

400

8 x 150 =

1200

3 x 100 =

300

9 x 150 =

1350

GROSS RENTS

1600

1650

GROSS TAXES PAID

25587

27168

BUSINESS PORTION 3/4

192

204

L. JOHNSON
COMPUTATION OF DEPRECIATION

NOTE:

MRS. JOHNSON PURCHASED THIS PROPERTY IN 1959 FOR \$12,000. THE COUNTY ASSESSOR'S RECORD SHOWS THE ASSESSED VALUE AS FOLLOWS:

LAND	\$ 3010	
IMPROVEMENTS	6240	\$ 9250

CLIENT HAS NOT BEEN REQUIRED TO FILE TAX RETURNS AND HAS THEREFORE NOT SET UP A DEPRECIATION SCHEDULE. IN THE FOLLOWING SCHEDULE WE HAVE ASSIGNED THE COST AS

LAND	$\frac{1}{3} \times \$12,000 =$	\$ 4000	
IMPROV.	$\frac{2}{3} \times 12,000 =$	8000	\$ 12000

COMPUTATION:

ESTIMATED LIFE FROM DATE OF PURCHASE 40YRS
BUSINESS PORTION $\frac{3}{4}$

DEPRECIATION:

COST	\$ 8000	
DIVIDE BY 40 YEAR LIFE =	200	
LESS $\frac{1}{4}$ PERSONAL	50	\$ 150

(3)

JOHNSON COMPUTATION OF MISC EXPENSES

			1970	1971	
1	WATER: MRS. JOHNSON DID NOT KEEP RECORDS OF ACTUAL WATER EXPENSE. HOWEVER SHE SAID THAT THE AVERAGE EXPENSE DURING 1970 WAS \$3.75 PER UNIT AND DURING 1971 WAS \$5.25 PER UNIT. DURING 1970 ONE UNIT WAS VACANT 4 MONTHS AND DURING 1971 ONE UNIT WAS VACANT 3 MONTHS. THE EXPENSE ITEM IS THEREFORE COMPUTED AS FOLLOWS FOR THE 3 RENTAL UNITS.				
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12	3 MONTHS	$\times 2 \times \$3.75 =$	1025		
13	9 "	$\times 3 \times 3.75$	10125		
14					
15	14 "	$\times 2 \times 5.25$		42	
16	8 "	$\times 3 \times 5.25$		126	
17	SEWER CHARGE FOR 4 VACANT MONTHS $4 \times 3 =$			12	
18					
19	WATER CHARGES		11150	180	
20					
21	GARBAGE:				
22	THIS CHARGE IS ESTIMATED AT \$2.00 PER MONTH FOR EACH OCCUPIED UNIT.				
23					
24					
25	3 MONTH	$\times 2 \times 2 =$	12		
26	9 "	$\times 3 \times 2 =$	54		
27					
28	4 "	$\times 2 \times 2$		16	
29	8 "	$\times 3 \times 2$		48	
30					
31	GARBAGE EXPENSE		66	64	
32					
33	TOTAL MISC. EXPENSE		17750	244	
34					
35					
36					
37					
38					
39					
40					

JOHNSON
 SCHEDULE OF INTEREST PAYMENTS

MONTH	YEAR	
	1970	1971
JANUARY	2563	2583
FEBRUARY	2832	2556
MARCH	2806	2519
APRIL	2780	2431
MAY	2739	2479
JUNE	2703	2446
JULY	2676	2459
AUGUST	2660	2406
SEPTEMBER	2638	2428
OCTOBER	2604	2605
NOVEMBER	2610	2641
DECEMBER		2606
TOTALS	29911	30099
<p>MRS. JOHNSON HAD NO RECORD TO SHOW THE AMOUNT OF INTEREST PAID. MRC. M. WALKER, HOLDER OF THE CONTRACT ON HER HOUSE READ THE ABOVE AMOUNTS OVER THE PHONE. HE WAS UNABLE TO EXPLAIN WHY A DEC. 72 INTEREST WAS NOT CHARGED</p>		
BUSINESS PORTION IS 3/4 AS	22433	22574

LUCILLE JOHNSON

3/7/72

PRESENT, MRS LEO WARREN, ROBERT
NELSON, CLIENT, SAMUEL CROLEY, STAN
JOINES, FRANCES BRUS (DEAN)

DUPLEX 4733-35 N.E. 14 PL.

ASKING \$26,950

UPSTAIRS IDENTICAL AS

LR, DR, KITCH, 2 BR, 1 BATH UP 1/2 DOWN

F.C.B. - FINISHED. GARAGE IN BSMT.

ASKING PRICE - ~~ASK~~ ^{O.K.}

AMOUNT OWING ON PRESENT
HOME APPROX \$5000

SIDING UNDER ~~7000~~ 7000

ASK PERKINS ABOUT REFINANCING.

CLIENT WANTS TO BUY

EM WRITER FOR JINA BARNES APPROVAL.

WE MUST CONSIDER ALTERNATE BUSINESS

PAYMENT, GETTING SISTER TO ASSIGN TACO

PAYMENT TO CLIENT + TACO PAYMENT FOR

SON

PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE
EMANUEL HOSPITAL PROJECT
235 N. MONROE ST.
PORTLAND, OREGON 97227
PHONE 288-8169

Social Security Administration
1221 S. W. 12th Avenue
Portland, Oregon 97201

Gentlemen:

The Portland Development Commission has relocated (is relocating) me from an urban renewal area and, in order to determine my eligibility for further compensation, would like you to give them the amount of my monthly social security benefits and verify my birthdate.

My social security number is: [REDACTED]

My birth date is: Dec 10 1897

My place of birth is: Wasco Texas

This will authorize you to give the Development Commission the information requested below. Please return one copy of the completed form directly to the Commission in the envelope provided.

Thank you.

Sincerely,

Lucille Johnson
(name)
321 N. Russell
(address)

6/9/72
(date)

TO: Portland Development Commission

The records of this office indicate that Lucille Johnson is entitled to receive monthly benefits in the amount of \$ 175.80; 75.80 and that adequate documentation has been provided to verify this person's birth date as stated above, or, if different from the date above, as 12/10/91

SOCIAL SECURITY ADMINISTRATION
by Janis Taketa, CR

CONFIDENTIAL

memo

To File

FROM: Jim Crowley

Ben Webb & I visited Mrs
Lucille Johnson's house at 4733
N. E. 1st St Place when it being
occupied by Calvert & Sandra Harris who
has not paid rent for two months
now have they moved from the
premises, delaying Mrs Johnson's
sister Anna Cope from moving in
that apartment which set Calvert back

4-plex

3812, 14, 16, 18 N. Borthwick

redesigned and clean - all units rented

now charging \$80 upper two \$85 lower two but
could get \$90-95 lower + more for upper.

All units:

2 bdrms. (1 large - 1 small)

large living room + din. room

eating space in kitchen

has full cement basement - + garage

asking \$27,000 but being transferred + not listing
so will consider less. (bought in March-71.)

Mrs. Carter

235-0543

manager living in apts.

STATEMENT

EVER READY MOVING & HAULING
RUG CLEANING & MINOR RENOVATING
2829 N. E. UNION AVENUE
PORTLAND, OREGON 97212
BUS: 284-7497 — ED DORSEY 236-3231

Portland Development
Entr.
Mr. Crowley

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.

From:

Ed. Dorsey

Sub:

Moving Furniture

From: 325 N. Russell

To: N.E. 14th. Place

Person: Mrs. Loucile Johnson

Fifty + 00 — \$50.00

Ed. Dorsey

PAID BY CHECK NO.

RECEIPTDate 9-4- 1972

3605

Received From Mrs. Louile JohnsonAddress 325 N. Russell St.Fifty + 00/100Dollars \$ 50.00For Moving House FurnitureFrom 325 N. Russell to N.E. 14th Pl.

ACCOUNT		HOW PAID		
AMT. OF ACCOUNT		CASH		
AMT. PAID		CHECK		
BALANCE DUE		MONEY ORDER		

By

L. Dewey

computation of RHP

4/6/72

1089

Lucille Johnson

Parcel E4-8

Mrs. Johnson is owner-occupant (purchasing on contract from Charles N. Walker) of a 4 plex at 321 N. Russell. She occupies a 2 bedroom unit in the structure.

Using method approved by HUD contained in letter from Russell Dawson dated Dec. 22, 1971 her payment would be as follows:

PDC purchase price	\$ 17,000
Value of owner-occupants unit	\$ 4,250
Schedule amount for 2 bedroom unit	14,639
less Value of owners unit	4,250
max. TRHP	<u>\$ 10,389</u>

TRHP must be limited by actual purchase price of replacement dwelling

Buying Duplex	\$ 26,950
Will occupy 1/2 of unit - value	\$ 13,475
Therefore	\$ 13,475

less 4,250

\$ 9,225

Amount of RHP payable to Mrs. Johnson



REALTORS OF PORTLAND
OFFICIAL EARNEST MONEY AGREEMENT

Received of LUCILLE JOHNSON, A SINGLE WOMAN PORTLAND, Oregon, 13 MARCH, 1972

hereinafter called "purchaser," in the form of (check, cash, note) 500.00 as earnest money and part payment for the purchase of the following described real estate situated in the City of PORTLAND, County of MULTNOMAH and State of Oregon, to-wit: LOT 2, BLK 45, VERNON OTHER WISE KNOWN AS DUPLEX AT 4733 AND 4735 N.E. 14 PLACE

together with the following described personal property 2 REFERERS, DRAPES, BARS AND LIGHTS IN UNIT 4735 N.E. 14 PLACE

for the sum of TWENTY-SIX THOUSAND, NINE HUNDRED, FIFTY DOLLARS Dollars (\$) 26,950.00
on the following terms, to-wit: The sum, hereinabove received for, of FIVE HUNDRED Dollars (\$) 500.00
on 19 as additional earnest money, the sum of Dollars (\$) _____
on Owner's acceptance Dollars (\$) _____
Upon acceptance of title and delivery of deed or contract, the sum of Dollars (\$) _____

The balance of TWENTY-SIX THOUSAND, FOUR HUNDRED, FIFTY DOLLARS Dollars (\$) 26,450.00 payable as follows: CONTINGENT UPON THE COMMITMENT OF PORTLAND DEVELOPMENT COMMISSION PROVIDING RELOCATION BENEFITS UNDER THE UNIFORM RELOCATION OF REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 WITH FUNDS COMBINED WITH ANNA LUC CASE RECEIVED FROM SAME POLICIES ACT. CLOSING TO BE 29 MARCH 1972
SELLER TO REPLACE KITCHEN FLOOR AND REPAIR WOODWORK AND PAINT CAUSED BY SMALL FIRE IN KITCHEN OF UNIT 4733 N.E. 14 PLACE

The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by a title insurance company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein received for shall be refunded, but the acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.

But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the conditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money herein received for shall be forfeited to the undersigned Realtor to the extent of his agreed upon commission, and the residue, if any, shall be retained by the seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date except zoning ordinances, building and use restrictions, reservations in Federal patents, and NONE

All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, curtain, towel and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all fixtures except NONE

are to be left upon the premises as part of the property purchased.
Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by Seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE } will } be closed in escrow, the cost of which shall be shared equally between seller and purchaser.
Possession of the above described premises is to be delivered to the purchaser 30 days from the delivery of deed or contract above mentioned, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is of the essence of this contract.
Realtor's Address: 4413 N.E. FREMONT Realtor's Phone: 388-6436 252-4437
CO-OP NEWS AND PAUL DAUGHTREY Realtor By: Francis G. Bales

282-7226 AGREEMENT TO PURCHASE Date 13 MARCH 1972

I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a period of 2 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or contract is to be prepared in the name of LUCILLE JOHNSON, A SINGLE WOMAN

I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature, and that of the Realtor.
Address 321 N RUSSEL PURCHASER X Lucille Johnson
Phone 284-8301 PURCHASER

AGREEMENT TO SELL Date 13 MAR 1972

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish a title insurance policy continued to date as aforesaid showing good and marketable title, also the said deed or contract, and agree to pay the above named Realtor for services a commission of \$ 1886.50

I authorize said Realtor to order title insurance and, if sale not completed, to pay any cost thereof and to pay out of the cash proceeds of sale the expenses of furnishing title insurance, recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients Trust Account the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy of this contract bearing my signature and that of the purchaser named above, and of Realtor.
Address 4735 N.E. 14 PLACE SELLER William J. Lister
Phone 282-7027-638 7343 SELLER Heon C. Peterson

Lucille Johnson
321 N. Russell

Dwelling Unit Inventory

6-8-72

Remainder of house

QUANTITY	
<u>1</u>	Beds & Springs
<u> </u>	Bedroom Chair
<u>1</u>	Breakfast Table
<u>4</u>	Breakfast Table Chairs
<u> </u>	Bridge Lamp & Shade
<u> </u>	Buffet
<u>1</u>	Chest of Drawers
<u> </u>	Coffee Table
<u> </u>	Couch
<u>1</u>	Davenport
<u> </u>	Desk
<u> </u>	Dining Table
<u> </u>	Dining Chairs
<u> </u>	Dresser
<u>2</u>	End Table
<u> </u>	Floor Lamp & Shade
<u> </u>	Mirror

QUANTITY	
<u>1</u>	Night Stand
<u>1</u>	Occasional Chair
<u>1</u>	Overstuffed Chair
<u> </u>	Overstuffed Rocker
<u>1</u>	Range - <u>Kenmore</u>
<u>1</u>	Refrigerator: Brand <u>Whirlpool</u>
<u> </u>	Rocker
<u> </u>	Rug & Pad: Size <u> </u>
<u> </u>	Stool
<u>111</u>	Table Lamp & Shade
<u>111</u>	Table, small
<u>1</u>	Vanity & Bench
<u> </u>	Suitcases
<u> </u>	Trunks
<u> </u>	Cartons, Boxes, Etc.
<u> </u>	Clothes
<u> </u>	Bedding & Linens

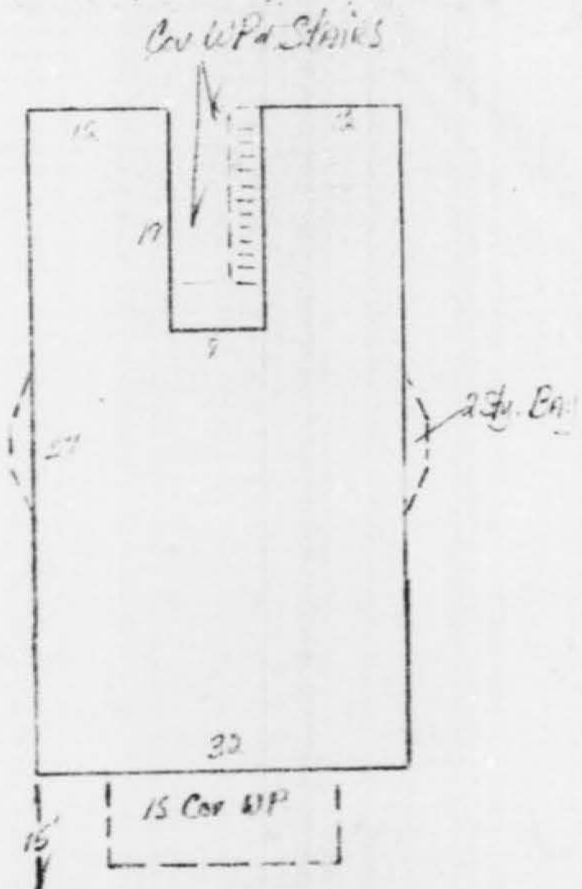
Miscellaneous (List Items)

<u>1</u>	Skis R.P.
<u>1</u>	Port Elec Heater
<u>1</u>	Room Cabinet
<u>1</u>	Statue
<u> </u>	
<u> </u>	

<u>1</u>	Circular
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

COMMENTS:

Apartments



DATE	BY	REMARKS
		<i>N. Russell</i>
		<i>1968 Dist Rm. Bed has had good Conc</i>
		<i>W/wooden ceiling + frame new roof add to</i>
		<i>base upon EH to Market Case</i>

DATE	CHECKED	ENTERED	BLDG. COUNT	INDEX	RECHECKED	NOTIFIED
<i>10-27</i>					<i>NO 23-7</i>	
<i>NO 17 '87</i>	<i>ROBINSON</i>	<i>NO 2 '87</i>			<i>GREEN</i>	

1 1-25950-0760 WALKER, CHARLES N
 MAP: 2730 BY JOHNSON LUCILLE
 ZONE: M3
 RATIO: 1301 321 N RUSSELL ST
 LVY C:001 PORTLAND, OREGON .97227

EVANS ADD LOT BLOCK
 12 4

PROPERTY ADDRESS: 321 N RUSSELL ST
 PORTLAND
 APPEALS:

SUMMARY - ASSESSED VALUATION - REAL PROPERTY						
ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	TMP	TOTAL	SIGN DATE
<i>67</i>			<i>240</i>	<i>1390</i>	<i>1630</i>	<i>065</i>
<i>68</i>			<i>2,900</i>	<i>6,000</i>	<i>8,900</i>	<i>03 '88</i>
<i>1971</i>			<i>3010</i>	<i>6240</i>	<i>9250</i>	<i>W.D.</i>

EMERGING APPRAISAL Business Truck - 40 YEAR 19 68

Address 321 to 327 N. Powell St
 7524 STORIES 2 % ADJ. SQ. FT. ITEMS LUMP SUMS

CON	WHOLE	VAULTED	CON FLR	2174
TRUSSD	HWD	AT	W TO W	
CON	BRK	STL	SD SK SG STUC	
SR	PLY	DPT	TRIM FIR HWD	
SHWR	UR	FNT		17
MEZZ				12473

BLT INF	SPR SYS	VENT	275
MARO	SKYLT		
FIRE ESC	ELEV		

752	752	TOTALS	- M	15122
1672	SQ FT X S	735	FACTOR	12289
8.20	REP COST	TOTAL BASE COST		27411
3344	ADJ FACTOR	830		27755

X	AREA	FACTOR
X	AREA	FACTOR
X	AREA	FACTOR

CONST	CONST	BUILT PERMIT	1900	TOTAL REPL COST	27755
ROOF	ROOF	AGE	74.2	DEPR	78 + 21755
FDN	FDN	F&E	3.8	COST APPROACH	6,000
		DIST		DEPR REPL COST	6,000
		COND		INCOME APPROACH	6,000
		NET	78.0	BEGG RESIDUAL	
				MARKET APPROACH	
				BEGG RESIDUAL	
				IMPROVEMENTS	
				VALUE CONCLUSION	
				10 DEPR P.M. VALUE	
				10 DEPR P.M. VALUE	
				10 DEPR P.M. VALUE	

APPRAISAL SUPPORT DATA

SCHEDULE OF INCOME

FLOOR	TENANT	TYPE OF BUSINESS	REPORTED PER MONTH	REPORTED PER YEAR	WARRANTED PER YEAR
1st	40 @ 40	Apartment	160	1920	

OPERATING EXPENSE SCHEDULE

INSURANCE	
HEAT	
LIGHT	
WATER	
GARBAGE	
TELEPHONE	
SUPPLIES	
ADVERTISING	
WAGES	
REPAIRS	
MANAGEMENT	
MISC	
TOTAL EXPENSES	

TOTAL GROSS INCOME	1920
INCOME CAPITALIZATION APPROACH	
WARRANTED GROSS INCOME	1920
VACANCY ALLOW	10% = 192
OPERATING EXP	15% = 288
PERS PROP CHARGE	
\$ 1920 x .05	96
LAND CHARGES	
\$ 1920 x .11	211
TOTAL CHARGES	866
NET INCOME TO BUILDING	1054
NET 7.5% = 790.50	
BUILDING VALUE RESIDUAL	
NET INC = 1054	1054
1054 x 6.12	6456

GROSS	
MULTIPLIER	
APPROACH	
GROSS INC	
LESS PERSONAL PROPERTY VALUE	
LESS LAND VALUE	
WARRANTED VALUE RESIDUAL	