

|                        | DESCRIPTION  | ROLL NO                       | ODOMETER |
|------------------------|--|-------------------------------|----------|
| PARCEL NO.<br>RS-4-7   | LEW'S MAN'S SHOP<br>113 N. RUSSELL<br>OWNER: LEW GRESS                           |                               |          |
| PARCEL NO.<br>RS-3-9   | LEE TRAILER COMPANY<br>2716 N. VANCOUVER<br>OWNER: HOWARD R. LEE                 |                               |          |
| PARCEL NO.<br>A-3-19   | GEORGE LEE ROOMING HOUSE<br>3213 N. VANCOUVER                                    |                               |          |
| PARCEL NO.<br>E-4-9    | LYNN KIRBY FORD BODY SHOP<br>315 N. RUSSELL                                      |                               |          |
| PARCEL NO.<br>RS-2-1   | MANNING BROS. GARAGE<br>2847 N. WILLIAMS<br>OWNER: MARTIN MANNING                | C.R. INGLE SERVICE<br>STATION |          |
| PARCEL NO.<br>E-4-7    | McGUIRE APARTMENTS<br>423 N. RUSSELL (4 PLEX)<br>OWNER: FRANK McGUIRE            |                               |          |
| PARCEL NO.<br>RS-5-1   | OREGON RUG & MATTRESS CO.<br>2651 N. VANCOUVER<br>OWNER: RICHARD WALKER          |                               |          |
| PARCEL NO.<br>RS-4-8   | JAMES PARKS DBA PAUL'S RESTAURANT<br>23 N. RUSSELL                               |                               |          |
| PARCEL NO.<br>RS-4-8   | PAUL'S COCKTAILS<br>19 N. RUSSELL<br>OWNER: PAUL KNAULS                          |                               |          |
| PARCEL NO.<br>RS-4-3   | PHILBIN MFG. COMPANY<br>27 N. RUSSELL<br>OWNER: GEORGE NEISZ                     |                               |          |
| PARCEL NO.<br>R-15-3   | ROBBIN'S INN (TAVERN)<br>3000 N. COMMERCIAL<br>OWNER: HENRY LEHL                 | CR. HENRY LEHL                |          |
| PARCEL NO.<br>A-2-4    | SPRATLEN APARTMENTS<br>3100-3106 N. GANTENBEIN                                   |                               |          |
| PARCEL NO.<br>RS-2-3   | ST. MARTIN'S DAY NURSERY<br>2805 N. WILLIAMS<br>OPERATED BY: SOC. OF ST. VINCENT |                               |          |
| PARCEL NO.<br>RS-4-9   | THOMAS APARTMENTS<br>7 N. RUSSELL<br>OWNER: CHARLES THOMAS                       |                               |          |
| PARCEL NO.<br>8-9 & 10 | TONY FORBES DBA<br>BEGAN EQUIPMENT CO. (ARCO DEALER)<br>945 N. E. DEKUM          |                               |          |
| PARCEL NO.<br>RS-4-9   | THOMAS SHINE PARLOR & BICYCLE SHOP<br>11 N. RUSSELL<br>OWNER: CHARLES THOMAS     |                               |          |
| PARCEL NO.<br>RS-3-9   | WALLACE BUILDING WRECKERS<br>2712 N. WILLIAMS<br>OWNER: D.E. WALLACE             |                               |          |
| PARCEL NO.<br>RS-4-4   | WALTON APARTMENTS<br>102 N. KNOTT<br>OWNER: WILLIE WALTON                        |                               |          |

Parcel: RS-5-1

Date \_\_\_\_\_

Name Richard A. Langhammer Operation Ret. Mch. Remounting Cldg. Tel 288-5167

Address 751 N. Vancouver Opr/Mgr "Dick" Walker R/Tel 634-1254

Owner Richard A. Langhammer Address 4215 5th 125th Spauld Tel 639-1254

Attorney Roscoe Nelson Address Yean Bldg Tel \_\_\_\_\_

Other Possible consulting with George Mead Tel \_\_\_\_\_

Moved into project Larry Lezde Acct. Moved to above address 285-7564 LOMBARD

Lease \_\_\_\_\_ Sub-lease \_\_\_\_\_ Owns Equip. \_\_\_\_\_ Rental \_\_\_\_\_ Exp \_\_\_\_\_

Gas by \_\_\_\_\_ Elec by \_\_\_\_\_ Garbage by \_\_\_\_\_

Water \_\_\_\_\_ Heat by \_\_\_\_\_

No. Dwlg. Units \_\_\_\_\_ Aver. Ten. \_\_\_\_\_ Rent Range \_\_\_\_\_

Future Plans \_\_\_\_\_

Space Requirements \_\_\_\_\_ Zone \_\_\_\_\_

| Date    | Notes  | by        |
|---------|--|-----------|
| 2/16/71 | <p>Mr. Dick Walker came by office to talk about project. He is concerned about making additions to his building, painting, fixing roof, fixing windows etc. Could not give him definite indication about time, but did say that I felt he would be better off to <sup>make</sup> only absolutely necessary repairs at this point. He said that he had been putting things off for 10 years now, since Emmanuel first contacted him. He felt that he could wait until April &amp; I indicated that perhaps by then I would have a definite answer. Went over relocation benefits. He wants to buy when he relocates. Has quite special machinery in present building built for this purpose &amp; there may be possibility of purchasing equip. with real estate.</p> | <p>WJ</p> |

2/22/71

Gave Dick Walker referral at SE 86th & Stark  
Zoned M, listed by Dudley Jones, rep. Bob Renie,  
226-3004. Building 20,000 sq ft. Asking \$150,000.  
Mr. Walker said it was about twice as  
much area as he needed but he wants  
to look at building anyway.

4/12/71

Dick Walker dropped in. Lost some  
more windows over the weekend. He  
said if project were close to beginning he  
would not replace, but if like still  
a year away he would. Indicated  
we were very optimistic that activity  
would begin quite soon. He will check  
back in May

WSG

4/27/71

In office today (Dick Walker) check on  
status of project.

5/14/71

Took inventory of general items to be  
moved & extent of problems in move.  
Some items may possibly be counted  
as part of real estate. Will probably  
take acquisition to court - offer of 85,000 not  
considered adequate.

WSG

5/18/71

Dick Walker came to office. Wanted <sup>us</sup> to check into  
items that were counted in real estate on appraisal.  
Determined that appraiser included rooms in ~~the~~ building  
but no mention was <sup>of</sup> boiler or any other equipment.



5/21/71 spoke with Dick Walker. Informed him that to set up possibilities of options for his equipment that he wants he should submit to us names of 4 Appraisers qualified to indicate value of his equipment. Based on opinion of 2 of these appraisers we could agree to purchase ~~the~~ trade fixtures which are deemed part of real estate when case goes to court. Later, if Mr Walker decides it is more to his benefit to move some of these items ~~at~~ we could allow him to do so, subtract price of items from real estate ~~app~~ price, and then collect under relocation benefits.

6/10/71 Gave Mr. Walker referral at 3710 N. Mississippi Ave. He thinks that ceiling is not high enough, however, for his drying room & doesn't like location.  
(Copy of referral in file)

11-22-72 DON KENNEDY AND GARY DAY, <sup>253-8483</sup> OF INDUSTRIAL AUCTIONEERS DO NOT WANT TO HOLD AUCTION — WOULD CHARGE 50% IF THEY HANDLED SALE. RECOMMEND WE ADVERTISE AND SELL TO HIGHEST BIDDER.

MEL PETERS OF CONTINENTAL PLANTS CORP  
227-5671 SAYS NOT ENOUGH TO HOLD SALE.

1-22-73 Advertised in Oregonian, Oregon Journal, Seattle Times, Statesman Journal, Register Guard. Only six or eight people showed up to look at items. So we sent information to about 75 names in yellow pages of those who don't compete and make mattresses. Only about 4 showed up to inspect. Received one formal bid for only one item. Will continue to try to sell.



Date \_\_\_\_\_

(ORMCO) Retail, Wholesale, Renovating  
 Name Oregon Rug & Mattress Co. Operation & Cleaning of Rugs Tel 288-5167  
 Address 2651 N. Vancouver Opr/Mgr "Dick" Walker R/Tel 639-1254  
 Owner Mr. & Mrs. Richard A. Walker Address 14215 S.W. 125th-Tigard Tel 639-1254  
 Attorney Roscoe Nelson Address \_\_\_\_\_ Tel \_\_\_\_\_  
 Other Possible consulting with George Mead Tel \_\_\_\_\_  
 Moved into project \_\_\_\_\_ Moved to above address \_\_\_\_\_  
 Lease \_\_\_\_\_ Sub-lease \_\_\_\_\_ Owns Equip. \_\_\_\_\_ Rental \_\_\_\_\_ Exp \_\_\_\_\_  
 Gas by \_\_\_\_\_ Elec by \_\_\_\_\_ Garbage by \_\_\_\_\_  
 Water \_\_\_\_\_ Heat by \_\_\_\_\_  
 No. Dwlg. Units \_\_\_\_\_ Aver. Ten. \_\_\_\_\_ Rent Range \_\_\_\_\_  
 Future Plans \_\_\_\_\_  
 Space Requirements \_\_\_\_\_ Zone \_\_\_\_\_

| Date    | Notes   | by  |
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| 4/27/71 | In office today (Dick Walker) checking on status of project.  |     |

DATE

NOTES

C/W

5/14/71

Took inventory of general items to be moved and extent of problems in move. Some items may possibly be counted as part of real estate. Will probably take acquisition to court. Offer of \$85,000 not considered adequate.

WSJ

5/18/71

Dick Walker came to office. Wanted us to check into items that were counted in real estate on appraisal. Determined that appraiser included rooms in building, but no mention was made of boiler or any other equipment.

WSJ

6/10/71

other sheet

8/4/72

Mr. Walker was in to report that he has purchased land at Aumsville 10 mi. East of Salem. Mr. Walker has searched extensively in the entire Portland area and has been unable to locate property available for his type of operation for a price equal to the proceeds he is receiving for his property.



August 15, 1973

Mr. Clyde Sanders  
Small Business Administration  
700 Pittock Block  
Portland, Oregon 97205

Dear Mr. Sanders:

The Portland Development Commission is presently displacing occupants within the Emanuel Hospital Urban Renewal Project (ORE R-20). Oregon Rug and Mattress Company moved from their location in the project at 2651 N. Vancouver as a result of the urban renewal activities in this area on October 10, 1972.

This company received benefits under the provisions of the Uniform Relocation and Land Acquisition Policies Act of 1970, and chose to accept a fixed payment in lieu of reimbursement for moving and all other related expenses. The Portland Development Commission paid to Oregon Rug and Mattress Company the amount of \$10,000 on October 16, 1972, as their total and final relocation payment.

We understand that Oregon Rug and Mattress Company intends to apply for a SBA loan as a result of their move to a new location in Aunsville, Oregon. Any help you can extend to this business displaced by urban renewal action will be appreciated.

Very truly yours,

W. Stanley Jones  
Relocation Supervisor

WSJ:b  
Enclosure

cc: Mr. Dick Walker  
Oregon Rug and Mattress Co.



HIGHEST AND BEST USE:

The subject is in a commercial and industrial location and is improved with a modern warehouse building utilized as a retail sales shop, as well as a light manufacturing concern. This is its highest and best use.

SITE DATA:

The subject is a corner lot, 90' x 90' in size, level to the street grade. The building covers the entire lot. All public utilities are connected and there are paved streets, concrete sidewalks.

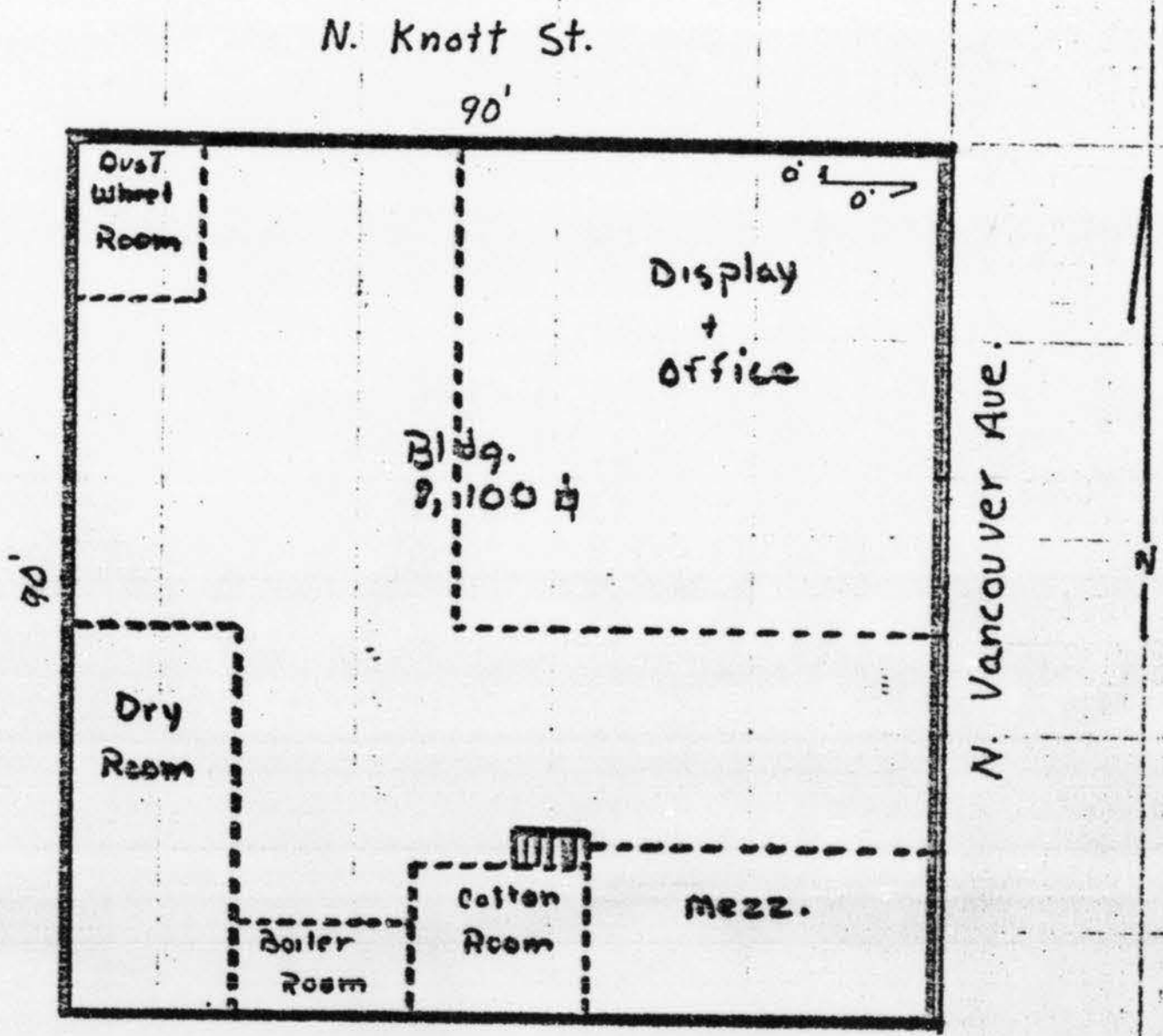
IMPROVEMENT DATA:

The subject is a modern concrete building, half of which has been finished with modern display windows. Two front walls are reinforced concrete and there are concrete reinforced piers. One side has been finished with concrete block to allow for future expansion. There are 6" concrete floors and one section has been built up to 8". There is one overhead door and one retail entrance door. The plot plan indicates the sizes of the display room and office and the various manufacturing rooms which have been completed to conduct a rug cleaning and mattress manufacturing concern.

There is a boiler room with a chimney which has a low pressured steam oil fired unit and is completely fireproof. A dry room has a circulator steam heating low pressure system. It is finished with concrete block and has two sliding doors. It is possible that there are trade fixtures in this area which will have to be considered in addition to the appraised value.

There is a cotton room finished with concrete block walls, a fireproof ceiling and an exhaust fan. There is a good sized mezzanine, finished with hardwood floors of carpet laying and stretching; a dust wheel room which has a trade fixture in it that completes the dusting of rugs; a washing area for rugs which has a built-up 8' floor and special drainage to allow for the continued flow of water. There is a large display area and office which includes two lavatories, a storage room and a small office. This section is heated by gas space heater.

PLOT PLAN  
2651 N. Vancouver



# RS-5-1



MEMORANDUM

DATE February 1, 1973

TO: BOB DOUGLAS  
FROM: E. R. WILEY  
SUBJECT: RECEIPTS OREGON RUG & MATTRESS CO.

Attached are receipts from sale of items purchased from Oregon Rug and Mattress Company - Emanuel Project.

TOTAL  $\checkmark$  105.00

ERW:k  
Attch.



*Atlantic 8-5167 Oregon*



# RUG and MATTRESS COMPANY UPHOLSTERING

2651 N. VANCOUVER AVENUE  
PORTLAND 17, OREGON

**B 18600**

Atlantic 8-5167

PICKUP DATE

DELIVERY DATE

NO. PIECES

*Jan 19 73*

*/ 19*

*Portland Development  
Comm.  
Emanuel Hosp. project*

*Bid on Tape Edge  
Machine*

*50.<sup>00</sup>*

*by R.A. Walker  
639-1254  
Tigard, Oregon  
for Oregon Rug & Mattress Co.*

ABOVE MERCHANDISE RECEIVED IN GOOD CONDITION.

NO VERBAL AGREEMENTS RECOGNIZED

AFTER 30 DAYS BILLS ARE SUBJECT TO A CHARGE OF 1% INTEREST PER MONTH  
AND A HANDLING CHARGE.

Not Responsible for COLORS, SHRINKAGE, or  
GOODS Left Over 30 Days.

STAN

Oregon Rug & Mattress Co.

RECAPITULATION

| <u>EQUIPMENT</u>             | <u>IN-PLACE<br/>MARKET VALUE</u> |
|------------------------------|----------------------------------|
| Front Show Room              | \$ 1,861.00                      |
| Front Office                 | 477.00                           |
| Upholstery Room              | 8,733.00                         |
| Upstairs Balcony             | 809.00                           |
| Main Floor                   | 38,154.00                        |
| Balcony                      | 2,000.00                         |
| Cotton Room                  | 780.00                           |
| Boiler Room                  | 478.00                           |
|                              | <hr/>                            |
| TOTAL FIXTURES               | \$53,292.00                      |
| Real Property Concurrence    | <u>85,000.00</u>                 |
| Amount of Real Estate Option | <u>\$138,292.00</u>              |

SUMMARY

| <u>ITEM</u>  | <u>IN-PLACE<br/>MARKET VALUE</u> |
|--|----------------------------------|
| FRONT SHOW ROOM:   |                                  |
| Janitrol Gas Unit Heater   | \$ 310                           |
| Storage racks, enclosed in partition, for upholstered fabric, 18'x7', w/28'x2' shelving & rods | \$ 315                           |
| 6'x2½' counter, w/formica top, w/2 shelves   | \$ 140                           |
| 8'x3' combination desk, w/counters, w/2 drawers  | \$ 48                            |
| 15'x1½'x40" curved counter, w/3 shelves  | \$ 300                           |
| 8'x3'x3' display counter, uph. top   | \$ 200                           |
| 6 display racks for box spring & mattress  | \$ 180                           |
| 8'x6' cotton mattress beat-out table, w/slat top   | \$ 200                           |
| 12 show room window flood lights, w/wiring   | \$ 168                           |
| Signs in front - painted   | \$ NV                            |
|  | <hr/>                            |
| TOTAL  | \$1861                           |



SUMMARY

ITEM

IN-PLACE  
MARKET VALUE

FRONT OFFICE:

Office partition, 9'x9'x7', wood,  
w/glass top

\$ 477

TOTAL

---

\$ 477

SUMMARY

| <u>ITEM</u>   | <u>IN-PLACE<br/>MARKET VALUE</u> |
|---|----------------------------------|
| UPHOLSTERY ROOM:  |                                  |
| 40''x40''x42'' storage, bin, metal  | \$ 120                           |
| Storage bins (for mattress tic.)  | \$ 175                           |
| Vent fan, 2', w/2 HP. motor,<br>w/15' of 18'' duct  | \$ 352                           |
| Mattress Tape Edge Machine, w/<br>6'9''x4'8'' table, Droin #N663,<br>w/Singer 1/2 HP. tape sewing machine | \$ 850                           |
| McRoskey Power Tufter mod. 110,<br>button mattress type, w/1 HP,<br>motor, direct drive                   | \$2179                           |
| 6'x2 1/2' work bench, wood  | \$ 120                           |
| 4'7''x4' wood cabinet, 2 doors  | \$ 40                            |
| Filling table, wood, 6'8''x4'10''   | \$ 150                           |
| 3 Mattress hand tufting racks,<br>wood, 6'6''x4'7'' w/slat top  | \$ 450                           |
| Branch circuit panels, 220 V., w/<br>10 boxes & 220 wiring & conduit                                      | \$3600                           |
| 70''x30''x41'' wood cabinet, w/3 doors<br>missing   | \$ 52                            |
| Cutting table   | \$ 150                           |
| Storage rack  | \$ 120                           |
| 2 Steam Heating Units, 2'x1 1/2'  | \$ 300                           |
| Button mold, w/work bench   | \$ 75                            |
| TOTAL   | <hr/> \$8733                     |

SUMMARY

| <u>ITEM</u>                     | <u>IN-PLACE<br/>MARKET VALUE</u> |
|---------------------------------|----------------------------------|
| UPSTAIRS BALCONY:               |                                  |
| Cushion Filling Machine, manuel | \$ 62                            |
| Scales - floor model, 2000 lb.  | \$ 105                           |
| Tufting rack, 6'x4'             | \$ 150                           |
| Sewing machine, w/table         | \$ 160                           |
| 8' Work bench, w/vice           | \$ 87                            |
| 4' fluorescent fixture          | \$ NV                            |
| 6 Rug Display Racks             | \$ 150                           |
| Rope block & tackle             | \$ 20                            |
| 4 rug scrubbers - inoperable    | \$ NV                            |
| Curtains for front show windows | \$ NV                            |
| Filling boards for cushions     | \$ 75                            |
|                                 | <hr/>                            |
| TOTAL                           | \$ 809                           |



SUMMARY

| <u>ITEM</u>   | <u>IN-PLACE<br/>MARKET VALUE</u> |
|---|----------------------------------|
| MAIN FLOOR:   |                                  |
| Tool cabinet, wood, storage, 4'   | \$ 60                            |
| Work table, wood, 6'  | \$ 60                            |
| 6' wood cabinet, 2 doors  | \$ 80                            |
| Rug cleaning table, 6'  | \$ 90                            |
| Supply cabinet, 8'  | \$ 160                           |
| Wall clock  | \$ NV                            |
| Boiler, West Coast, 10-pressure, fire<br>tube, 25 HP., w/hot water tank   | \$1297                           |
| Certified Upholstery Cleaning Machine,<br>w/blower & motor, w/special mounting,<br>$\frac{1}{4}$ HP.  | \$ 375                           |
| Blower dryer system for dry room, including<br>duct work, w/3' blower, w/5HP. motor, w/5'<br>blower, w/10 HP. motor, w/17'x36'x19 $\frac{1}{2}$ ' Drying Room | \$9075                           |
| Scott Johnson Vacuum Pump Suction Machine<br>mod. 6-44-142, 5 HP. motor   | \$1020                           |
| Airflo Compressor Sprayer<br>(moth proofing), w/ $\frac{1}{2}$ HP. motor  | \$ 187                           |
| Spray sizer tank & accessories,<br>United, $\frac{1}{2}$ HP. motor  | \$ 187                           |
| Weights for stretching rugs, drying room<br>w/accessories, hangers & poles  | \$2442                           |
| Mattress tufting table  | \$ 150                           |
| Oriental rug ironing board  | \$ 35                            |
| Rug surging machine (Singer overseamer),<br>w/storage peg board   | \$ 275                           |

SUMMARY

| <u>ITEM</u>  | <u>IN-PLACE<br/>MARKET VALUE</u> |
|--|----------------------------------|
| MAIN FLOOR: (cont.)  |                                  |
| 44 Carpet storage tubes, 1'x12'  | \$ 400                           |
| Connersville Rug Wringer mod. S44, Ser.<br>#3-26-57, w/15 HP. motor w/gear reducer,<br>including special concrete mounting pad,<br>w/special waterproof concrete floor, 17'x37'x12",<br>w/6' curb, w/accessories | \$12716                          |
| 2 fluorescent fixtures, 4', w/2 lights   | \$ 48                            |
| Plant rug scrubber, Holt mod. 279, 24"   | \$ 522                           |
| Power suction vacuum pump, Scott Johnson<br>mod. 33-128-1 1/2 HP.  | \$ 625                           |
| Jet rug cleaning & rinsing machine, w/2 soap<br>barrels & water supply hook up   | \$2400                           |
| Storage rack - rug hanging poles   | \$ 250                           |
| Pile lifting machine, Certified Pile<br>Brush mod. D, w/ 1/3 HP. motor   | \$ 425                           |
| Hild Rug Shampooer, 14", w/accessories   | \$ 300                           |
| Dust wheel, 10'x10', w/7.5 HP. motor, belt<br>drive, w/hangers, dust exhaust system,<br>w/13'x15'x17' concrete block dust room   | \$4179                           |
| Simplex Mangle, singel #1905   | \$ 236                           |
| Metal storage counter, 10', w/storage cabinets   | \$ 200                           |
| Storage cabinet, wood, 6'  | \$ 120                           |
| Work bench cabinet, 4'   | \$ 40                            |
| Mattress handle machine  | \$ 200                           |
|  | <hr/>                            |
| TOTAL  | \$38154.                         |



SUMMARY

| <u>ITEM</u>  | <u>IN-PLACE<br/>MARKET VALUE</u> |
|--|----------------------------------|
| <b>BALCONY:</b>  |                                  |
| 19'x46', w/1"x8" sub floor, w/1/4" hardwood<br>tack down floor, bolted thru outside wall | \$2000                           |
| <b>COTTON ROOM:</b>  |                                  |
| 16'x15'x10', w/1 steel door, construction<br>8" concrete block                           | \$ 780                           |
| <b>BOILER ROOM:</b>  |                                  |
| 17'x9'x10', w/1 steel fire door,<br>construction 8" concrete block                       | \$ 478                           |
|  | <hr/>                            |
| <b>TOTAL</b>   | <b>\$3258</b>                    |

BILL OF SALE


The CITY OF PORTLAND, acting by and through the PORTLAND DEVELOPMENT COMMISSION, as the duly designated urban renewal agency of the City of Portland, Oregon, hereby transfers, sells, assigns and sets over unto GEORGE F. HENRIKSEN all of its right, title and interest in and to the following described fixture located on the real property in the City of Portland, County of Multnomah, State of Oregon, described as Lots 13 and 14, Block 5, RAILROAD SHOPS ADDITION, addressed as 2651 N. Vancouver Avenue, for the total sum of FIVE DOLLARS (\$5.00):

1 - MULTI-DRAWER TOOL CABINET, wooden, approximately four (4) feet in length.

\$5.00

DATED this 26th day of January, 1973.

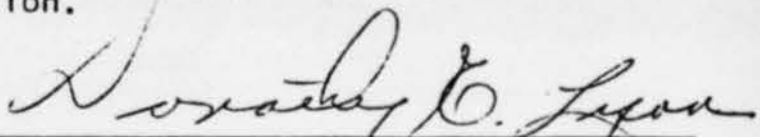
By

  
Executive Director  
Portland Development Commission

STATE OF OREGON        )  
                                  ) ss.  
COUNTY OF MULTNOMAH )

On this 26th day of January, 1973, before me, the undersigned, a notary public in and for said County and State, personally appeared JOHN B. KENWARD, who is known to me to be the identical individual who executed the within instrument, and being first duly sworn, did say that he, JOHN B. KENWARD, is the Executive Director of the Portland Development Commission, a Commission of the City of Portland, a municipal corporation of the State of Oregon, which Commission is the duly designated Urban Renewal Agency of the City of Portland, and that the seal affixed to the foregoing instrument is the corporate seal of said Commission, and that the said instrument was signed and sealed on behalf of said Commission by authority of the Portland Development Commission, and said JOHN B. KENWARD acknowledged said instrument to be the free act and deed of said Commission.

(SEAL)

  
Notary Public for Oregon  
My commission expires: April 23, 1976


BILL OF SALE

The CITY OF PORTLAND, acting by and through the PORTLAND DEVELOPMENT COMMISSION, as the duly designated urban renewal agency of the City of Portland, Oregon, hereby transfers, sells, assigns and sets over unto the OREGON RUG & MATTRESS COMPANY, with offices at 740 N. Lombard Street in Portland, Oregon, all of its right, title and interest in and to the following described fixture located on the real property described as Lots 13 and 14, Block 5, RAILROAD SHOPS ADDITION, in the City of Portland, County of Multnomah and State of Oregon, addressed as 2651 N. Vancouver Avenue, for the total sum of FIFTY DOLLARS (\$50.00):

1 - MATTRESS TAPE EDGE MACHINE, with 6'9" by 4'8" table, Drol #N663, and including Singer  $\frac{1}{2}$  horsepower tape sewing machine.

\$50.00

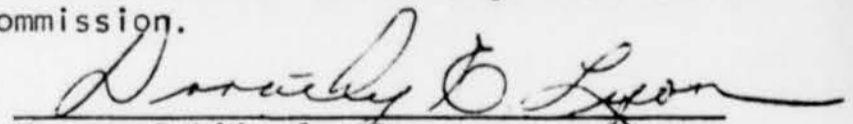
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By   
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(SEAL)

  
Notary Public for Oregon  
My commission expires: April 23, 1976



STAPLE HERE  
ADDITIONAL COPIES  
OR LISTING TAPES

*E. Wiley*

FIFTH AND COLLEGE BRANCH



FIRST NATIONAL BANK,  
OF OREGON

65046 3

DATE **February 5** 19 **73**

CURRENCY

SILVER

CHECKS: PLEASE  
LIST BY BANK  
NUMBER

**124-6** **50.00**

**2 Ore. Rug &  
3 Mattress Co.**

**424-166** **50.00**

**5 Original  
6 Xtractor**

7

**898-447** **5.00**

**9 Save-On Drug**

10

11

**12 500**

**13 99**

**14 260**

**(Site Clearance)**

15

16

17

18

19

20

21

22

23

24

URBAN REDEVELOPMENT FUND PROJECT  
EXPENDITURES - EMANUEL HOSP. . . ORE. R

73 200 FEB 5 105.00-16

1: 230 01051: 0 65046 3

TOTAL NUMBER OF  
CHECKS DEPOSITED

20  
**3**

TOTAL DEPOSIT  
DOLLARS  
CENTS

**105.00**

REC'D 4:50 P.M. 2/2/73

MEMORANDUM

DATE February 1, 1973

TO: BOB DOUGLAS  
FROM: E. R. WILEY  
SUBJECT: RECEIPTS OREGON RUG & MATTRESS CO.

Attached are receipts from sale of items purchased from Oregon Rug and Mattress Company - Emanuel Project.

ERW:k  
Attch.

|                           |        |         |               |
|---------------------------|--------|---------|---------------|
| OREGON RUG & MATTRESS CO. | 24-6   | 1/24/73 | 50.00         |
| ORIGINAL XTRACTOR         | 24-166 | 1/25/73 | 50.00         |
| SAVE-ON DRUG              | 98-447 | 1/22/73 | 5.00          |
|                           |        |         | <u>105.00</u> |

0500      299      260

START  
11/5

STOP  
11/

# REGISTER - GUARD

P.O. BOX 1232 - 345-1551  
EUGENE, OREGON 97401

61292

## CLASSIFIED AD INVOICE

CANCELED

FIMES  
3

WORDS  
186

AMOUNT  
\$ 61.38

SOURCE C/aw TYPE - KEYWORD FOR SALE

PHONE -

NAME PORTLAND DEVELOPMENT COMMISSION

ADDRESS 235 N. Monroe Street

CITY Portland, Oregon, 97227

CLASSIFICATION  
160  
NUMBER

PLEASE PAY THIS INVOICE WITHIN 10 DAYS - STATEMENT WILL NOT BE MAILED



1708000  
ACCOUNT NO.

**CLASSIFIED ADVERTISING**  
PHONE 276-2171 EXT 306-317

1  
PAGE NO.

PORTLAND DEVELOPMENT COMM  
1700 S.W. 4TH  
PORTLAND OREGON 97201

**JAN 10 1973**

MONTH ENDING

ALL ADVERTISING DUE AND PAYABLE  
UPON RECEIPT OF THIS STATEMENT.

**PORTLAND DEVELOPMENT COMMISSION  
MEMO BILL**

| START DATE | STOP OR TRANS. DATE | C CODE | AD IDENTIFICATION OR DESCRIPTION | CLASS | LINES  |         | DAILY |        | SUNDAY |        | OREGONIAN LINES | JOURNAL LINES | BALANCE FORWARD |        |
|------------|---------------------|--------|----------------------------------|-------|--------|---------|-------|--------|--------|--------|-----------------|---------------|-----------------|--------|
|            |                     |        |                                  |       | PER AD | ADJUST. | RATE  | CHARGE | RATE   | CHARGE |                 |               | AMOUNT          | AMOUNT |
| 0104       | 0106                |        | FOR SALE                         | 540   | 35     | 3       | 200   | 2100   |        |        |                 | 105           | 2100            |        |

FOR Sale — The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company. Items to be sold may be inspected at 2651 N. Vancouver Avenue, Portland, Oregon on January 10, 1973 between the hours of 2:30 and 5 pm, and on January 11, 1973 between the hours of 9 and 11 am.

Sealed bids mailed or delivered to the Portland Development Commission, 1700 SW Fourth Avenue, Portland, Oregon, 97201, will be accepted until 2 pm, January 22, 1973 at which time all bids will be opened.

All sales will be made to the highest bidder, except the Portland Development Commission reserves the right to reject any bids which appear to be irregular, or which the Commission determines to be too low.

Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots. Inventory available at time of inspection.

CODES: TOTAL LINES THIS STATEMENT → 105 2100

- A - TRANSFER CASH OR CREDIT
  - B - TRANSFER CHARGE OR DEBIT
  - E - YEAR END ADJUSTMENT
  - F - REFUND
  - G - RATE ADJUSTMENT
  - T - MISC. ADJUSTMENT
- SUBJECT TO EARNED RATES AND DISCOUNTS

YOUR CONTRACT  
EXPIRES SIZE

OREG. JOUR.

AMOUNT DUE

**OREGONIAN PUBLISHING COMPANY**  
1320 S.W. BROADWAY • PORTLAND, OREGON 97201

PLEASE DETACH THIS STUB AND RETURN WITH YOUR PAYMENT

**PORTLAND DEVELOPMENT COMMISSION**  
CUSTOMER NAME

NOTE: IF YOUR PAYMENT DIFFERS FROM AMOUNT DUE AND/OR YOUR ADDRESS HAS CHANGED PLEASE EXPLAIN BELOW

JANUARY 4, 5, 6, 1973 JOUR.

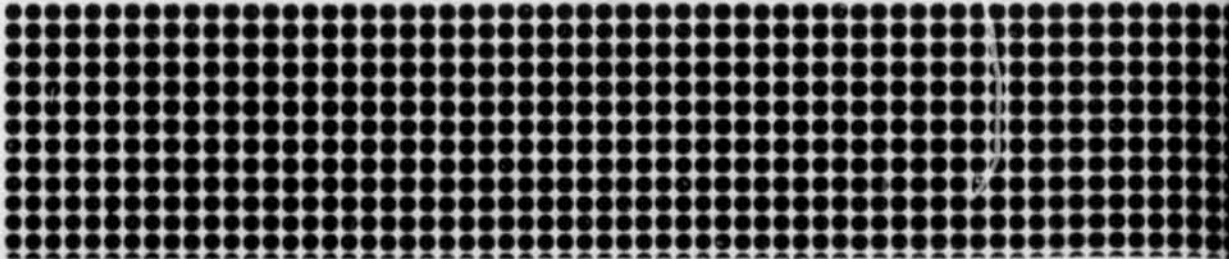
CUSTOMER PLEASE NOTE

**CLASSIFIED ADVERTISING**

PLEASE ENTER THE AMOUNT OF PAYMENT HERE

MONTH ENDING  
AMOUNT DUE  
2100

ACCOUNTING DEPT. ONLY  
CUSTOMER ACCOUNT NO. 1708000  
AMOUNT



1708000  
ACCOUNT NO

**CLASSIFIED ADVERTISING**  
PHONE 226-2121 EX. 376-3 /

1  
PAGE NO.

PORTLAND DEVELOPMENT COMM  
1700 S.W. 4TH  
PORTLAND OREGON 97201

JAN 10 1973

MONTH ENDING

PORTLAND DEVELOPMENT COMMISSION

ALL ADVERTISING DUE AND PAYABLE  
UPON RECEIPT OF THIS STATEMENT

**MEMO BILL**

| START DATE | STOP OR TRANS. DATE | C. CODE | AD IDENTIFICATION OR DESCRIPTION | CLASS | LINES  |        | DAILY |      | SUNDAY |       | OREGONIAN LINES | JOURNAL LINES | BALANCE FORWARD AMOUNT |
|------------|---------------------|---------|----------------------------------|-------|--------|--------|-------|------|--------|-------|-----------------|---------------|------------------------|
|            |                     |         |                                  |       | PER AD | ADJUST | TIMES | RATE | CHARGE | TIMES |                 |               |                        |
| 0105       | 0108                |         | FOR SALE                         | 540   | 35     | 3      | 630   | 6615 | 1      | 840   | 2940            | 140           | 9555                   |

**FOR Sale** — The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company. Items to be sold may be inspected at 2651 N. Vancouver Avenue, Portland, Oregon on January 10, 1973 between the hours of 2:30 and 5 pm, and on January 11, 1973 between the hours of 9 and 11 am.

Sealed bids mailed or delivered to the Portland Development Commission, 1700 S.W. Fourth Avenue, Portland, Oregon, 97201 will be accepted until 2 pm, January 22, 1973 at which time all bids will be opened.

All sales will be made to the highest bidder, except the Portland Development Commission reserves the right to reject any bids which appear to be irregular, or which the Commission determines to be too low.

Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots. Inventory available at time of inspection.

CODES: TOTAL LINES THIS STATEMENT → 140

A - TRANSFER CASH OR CREDIT    F - REFUND  
B - TRANSFER CHARGE OR DEBIT    G - RATE ADJUSTMENT  
E - YEAR END ADJUSTMENT        T - MISC. ADJUSTMENT

SUBJECT TO EARNED RATES AND DISCOUNTS

YOUR CONTRACT EXPIRES    SIZE

OREG.    JOUR.

AMOUNT DUE 9555

PLEASE DETACH THIS STUB AND RETURN WITH YOUR PAYMENT

**OREGONIAN PUBLISHING COMPANY**  
1320 S.W. BROADWAY • PORTLAND, OREGON 97201

PORTLAND DEVELOPMENT COMM    MEMO BILL  
CUSTOMER NAME

NOTE: IF YOUR PAYMENT DIFFERS FROM AMOUNT DUE AND/OR YOUR ADDRESS HAS CHANGED PLEASE EXPLAIN BELOW

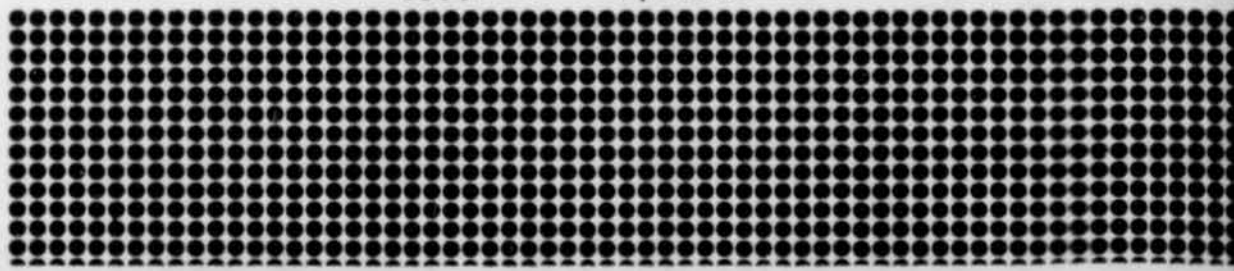
JANUARY 5,6,7,8, 1973    OREG.

**CUSTOMER PLEASE NOTE**

PLEASE ENTER THE AMOUNT OF PAYMENT HERE.

MONTH ENDING:    AMOUNT DUE: 9555

ACCOUNTING DEPT. ONLY:    CUSTOMER ACCOUNT NO: 1708000    AMOUNT



#148567

CLASS  
730

PHONE  
288-8169

| Expiration Date | Words | Times | Amount |
|-----------------|-------|-------|--------|
| 1/8/73          | 37L   | 4     | 81.40  |

no invoice #  
E.R.Wiley

Please return one copy  
with your remittance.  
Thank you.

Portland Development  
Commission

235 N.Monroe

Portland, Ore. 97227



# Affidavit of Publication

STATE OF WASHINGTON, }  
 COUNTY OF KING, } ss.

L. G. FINLAYSON being duly sworn, says that he is the principal Clerk of Seattle Times Company, publisher of THE SEATTLE TIMES, a daily newspaper, printed and published in Seattle, King County, State of Washington; that it is a newspaper of general circulation in said County and State; that it has been approved as a legal newspaper by order of the Superior Court of King County; that the annexed, being a classified ad, was published in said newspaper, and not in a supplement thereof, and is a true copy of the notice as it was printed in the regular and entire issue of said paper on the following day or days January 5-8, 1973

-----;  
 and that the said newspaper was regularly distributed to its subscribers during all of said period.

For sale--The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company. Items to be sold may be inspected at 2651 N. Vancouver Avenue, Portland, Oregon on January 10, 1973 between the hours of 2:30 and 5 p. m., and on January 11, 1973 between the hours of 9 and 11 a.m.

Sealed bids mailed or delivered to the Portland Development Commission, 1700 S. W. Fourth Avenue, Portland, Oregon, 97201, will be accepted until 2 p. m., January 22, 1973 at which time all bids will be opened.

All sales will be made to the highest bidder, except the Portland Development Commission reserves the right to reject any bids which appear to be irregular, or which the Commission determines to be too low.

Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots, inventory available at time of inspection.

-----  
*L. G. Finlayson*  
 Subscribed and sworn to before me this ninth day  
 of January, 1973

-----  
*Paul B. Evans*  
 Notary Public in and for the State of Washington  
 residing at Seattle

# Affidavit of Publication

STATE OF WASHINGTON, }  
 COUNTY OF KING, } ss.

L. G. FINLAYSON being duly sworn, says that he is the principal Clerk of Seattle Times Company, publisher of THE SEATTLE TIMES, a daily newspaper, printed and published in Seattle, King County, State of Washington; that it is a newspaper of general circulation in said County and State; that it has been approved as a legal newspaper by order of the Superior Court of King County; that the annexed, being a classified ad, was published in said newspaper, and not in a supplement thereof, and is a true copy of the notice as it was printed in the regular and entire issue of said paper on the following day or days January 5-8, 1973

and that the said newspaper was regularly distributed to its subscribers during all of said period.

For sale—The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company. Items to be sold may be inspected at 2651 N. Vancouver Avenue, Portland, Oregon on January 10, 1973 between the hours of 2:30 and 5 p. m., and on January 11, 1973 between the hours of 9 and 11 a.m.

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Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots. Inventory available at time of inspection.

Subscribed and sworn to before me this ninth day  
 of January, 1973

Leif B. Swan  
 Notary Public in and for the State of Washington  
 residing at Seattle

# The Seattle Times

Fairview Avenue North & John Street  
Post Office Box 1735  
Seattle, Washington 98111

FOR INFORMATION CONCERNING THIS STATEMENT  
PHONE MA 2-0300 EXT. 544

STATEMENT INCLUDES  
ADS BILLED THRU  
**1/17/73** ACCOUNT NUMBER  
**POR2888169**

**KEEP THIS PORTION**

| EXPIRATION DATE | CLASS. | WORDS/LINES | TIMES RUN | RATE CODE | AD NUMBER | AMOUNT |
|-----------------|--------|-------------|-----------|-----------|-----------|--------|
| 1-08            | 606    | 40L         | 4         | 5         | 1210290   | 120.00 |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |
|                 |        |             |           |           |           |        |

**POR2888169 59**

PAY THIS AMOUNT **▶** 120.00

CLASSIFIED ADVERTISING STATEMENT

PORTLAND DEV COMM  
SITE OFFICE  
EMANL HOSP PROJ  
235 N MONROE ST  
PORTLAND OR. 97227

STATEMENT INCLUDES  
PAYMENTS RECEIVED THRU  
**1/17/73** STATEMENT INCLUDES  
ADS BILLED THRU  
**1/14/73** ACCOUNT NUMBER  
**POR2888169**

**PLEASE TEAR OFF AND RETURN THIS PORTION WITH PAYMENT**

| AD NUMBER | AMOUNT | OFFICE USE ONLY |
|-----------|--------|-----------------|
| 1210290   | 120.00 | 5               |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |
|           |        |                 |

ACCOUNT NUMBER  
**POR2888169** 120.00 **◀** PAY THIS AMOUNT

PAYMENT DUE IMMEDIATELY

THANK YOU FOR CALLING  
TIMES WANT ADS  
DIRECT LINE MA4-8484  
COMMERCIAL ACCOUNTS MA2-0300



1-2-73

I bid \$25<sup>00</sup> on  
Tape Edge Machine  
Complete with head  
Machine head

Anger 108-W-20

Mike Mulligan

Phone 282-6076

4532 NE 62 Ave

Portland.

1-24-73 Notified him there was  
a higher bid. He may  
want me to look after it.

January 3, 1973

Dear Sir:

Please publish the enclosed ad in the proper classification on January 5, 6, and 7, or January 6, 7, and 8, 1973. Please send a copy of the ad as it appears along with your statement.

Thank you for your service in this regard.

Very truly yours,

E. R. Wiley  
Property Management &  
Business Relocation Advisor

ERW:k  
Encl.

Above letter sent to:

Eugene Register Guard  
10th & High Street  
Eugene, Oregon 97401

Oregon Statesman  
Box 2249  
Salem, Oregon 97308

The Times  
Fairview Ave. N. & John St.  
Seattle Wash, 98111

The Oregonian  
1320 S.W. Broadway  
Portland, Oregon 97205

*1-3-73 Mailed special delivery. Deposited  
in post office at 11:45 AM.*



For Sale - The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company,. Items to be sold may be inspected at 2651 N. Vancouver Avenue. Portland, Oregon, on January <sup>19</sup>10, 1973, between the hours of <sup>2:00</sup>~~2:30~~ and 5 pm, and on January 11, 1973 between the hours of ~~9 am and 11 am.~~

Sealed bids mailed or delivered to the Portland Development Commission, 1700 S. W. Fourth Avenue, Portland, Oregon 97201 will be accepted until 2 pm January 22, 1973 at which time all bids will be opened.

All sales will be made to the highest bidder, except the Portland Development Commission reserves the right to reject any bids which appear to be irregular, or which the Commission determines to be too low.

Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots. Inventory available at time of inspection.



# ANNOUNCEMENT TRADE FIXTURES FOR SALE

The Portland Development Commission will accept sealed bids for various items of equipment and fixtures previously owned by Oregon Rug and Mattress Company. Items to be sold may be inspected at 2651 N. Vancouver Avenue, Portland, Oregon, on January 19, 1973, between the hours of 2 and 5 p.m.

Sealed bids mailed or delivered to the Portland Development Commission, 1700 S. W. Fourth Avenue, Portland, Oregon 97201 will be accepted until 2 p.m., January 22, 1973, at which time all bids will be opened.

All sales will be made to the highest bidder, except that the Portland Development Commission reserves the right to reject any bids which appear to be irregular, or which the Commission determines to be too low.

Items for sale include display racks and counters, mattress manufacturing equipment, rug scrubbers and wringer, also furnace blowers and duct work. Items for sale will be divided into four lots. Inventory available at time of inspection.

*Copies of letter sent to  
97 businesses in Portland Area*

PORTLAND DEVELOPMENT COMMISSION  
235 N. Monroe Street  
Phone: 288-8169

LOT # 1

Storage racks, enclosed in partition, for upholstered fabric, 18'x7', w/28' x2' shelving rods

6'x2 1/2' counter, w/formica top, w/2 shelves

8' x3' combination desk, w/counters, w/2 drawers

15' x1 1/2'x 40'' curved counter w/3 shelves

8' x3' x3' display counter upholstered top

Office partition, 9'x9'x7', wood, w/glass top

40''x40''x42'' storage, bin, metal

Storage bins (for mattress ticking)

6' x2 1/2' work bench, wood

4'7'' x 4' wood cabinet, 2 doors

70''x30''x41'' wood cabinet, w/3 doors missing

8' work bench, w/ vice

Tool cabinet, wood, storage, 4'

6' wood cabinet, 2 doors

Supply cabinet, 8'

Wall clock

Metal storage counter, 10', w/storage cabinets

Work bench cabinet, 4'

LOT # 1

Storage racks, enclosed in partition, for upholstered fabric, 18'x7', w/28' x2' shelving rods

6'x2 1/2' counter, w/formica top, w/2 shelves

8' x3' combination desk, w/counters, w/2 drawers

15' x1 1/2'x 40' curved counter w/3 shelves

8' x3' x3' display counter upholstered top

Office partition, 9'x9'x7', wood, w/glass top

40'x40'x42' storage, bin, metal

Storage bins (for mattress ticking)

6' x2 1/2' work bench, wood

4'7' x 4' wood cabinet, 2 doors

70'x30'x41" wood cabinet, w/3 doors missing

8' work bench, w/ vice

Tool cabinet, wood, storage, 4'

6' wood cabinet, 2 doors

Supply cabinet, 8'

Wall clock

Metal storage counter, 10', w/storage cabinets

Work bench cabinet, 4'



LOT #2

Display racks for box spring & mattress

8'x6' cotton mattress beat-out table, w/slat top

Mattress Tape Edge Machine, w/ 6'9"x4'8" table,  
Drol #N663, w/singer 1/2 HP. tape sewing machine

McRoskey Power Tufter mod. 110, button mattress  
type, w/1 HP, motor, direct drive.

Filling table, wood, 6'8"x4'10"

3 mattress hand tufting racks, wood,  
6'6"x4'7" w/slat top

Cushion Filling Machine, manuel

Sewing machine, w/table

6 Rug display racks

~~Filling boards for cushions~~

Simplex Mangle, single #1905

Mattress handle machine

LOT #3

12 show room window flood lights, w/wiring

Vent fan, 2', w/2 HP. motor, w/15' of 18" duct

Branch circuit panels, 220 V., w/10 boxes  
& 220 wiring & conduit

2 Steam Heating Units, 2'x1 1/2'

4 Rug scrubbers - inoperable

Boiler, West Coast, 10-pressure, fire  
tube, 25 HP., w/hot water tank

Blower dryer system for dry room.  
including duct work, w/3' blower, w/5HP,  
motor, w/5' blower, w/10HP., motor.,w/  
17'x36'x19 1/2' Drying Room

LOT #4

Scott Johnson Vacuum Pump Suction Machine  
mod. 6-44-142, 5HP. motor

Weights for stretching rugs, drying room  
w/accessories, hangers and poles

Rug surging machine (Singer overseamer),  
w/storage peg board.

44 Carpet storage tubes, 1'x12'

Connersville Rug Wringer mod. s44, Ser.  
#3-26-57, w/15 HP. motor w/ gear reducer,  
including special concrete mounting pad,  
w/special waterproof concrete floor, 17'x37'x  
12", w/6" curb, w/accessories

Plant rug scrubber, Holt mod. 279, 24"

Power suction vacuum pump, Scott Johnson  
mod. 33-128-1 1/2 HP.

Jet rug cleaning and rinsing machine, w/2  
soap barrels and water supply hook up

Dust wheel, 10'x10', w/7.5 HP. motor, belt  
drive, w/hangers, dust exhaust system,  
w/13'x15'x17' concrete block dust room

Certified Upholstery Cleaning Machine,  
w/blower & motor, w/special mounting, 1/4 HP



MEMORANDUM

Date December 29, 1972

TO: E. R. Wiley  
FROM: Benjamin Webb  
SUBJECT: Sale of Oregon Rug and Mattress Property

ESS has discussed this matter with OIN. OIN thinks that the sealed bid route would be the best and so do we. ESS has drafted the attached wording for the newspaper ad. Please set it up to run in as many papers as seems to you to be reasonable. I would suggest that Portland, Salem, Eugene be selected as a minimum.

BCW:ch  
Attach.

and now owned by  
the Portland Development  
Commission;

For sale by sealed bidding - various items  
of equipment and former fixtures, previously owned  
by Oregon Rug and Mattress Company. Items to  
be sold may be inspected on the premises  
located at 2651 N. Vancouver St., Portland,  
Oregon on 1 10 1973, between the hours  
of 2:30 PM and 5:00 PM, and on 1 11, 1973,  
between the hours of 9:00 AM and 11:00 AM.

Sealed bids, <sup>mailed or</sup> delivered to the Portland  
Development Commission, 1700 S.W. Fourth Ave.,  
Portland, Oregon, will be accepted until  
(Time) 2:00 (Date) 11/10/73, at which time all bids will  
be opened.

All sales will be made to the highest  
bidder, except that the Portland Development  
Commission reserves the right to reject any  
bid which is irregular, or which it ~~would be against~~  
the Commission determines to be too low.

Items for sale include display <sup>RACKS</sup> ~~reacks~~ and counters, mattress manufac-  
turing equipment, rug scrubbers and wringer, also furnace, blowers,  
and duct work.

All items for sale will be divided into 4 lots. Inventory available  
at time of inspection.



**PORTLAND DEVELOPMENT COMMISSION**

1700 S.W. FOURTH AVENUE  
 PORTLAND, OREGON 97201

N<sup>o</sup> 585 EH

DATE October 16, 19 72

\$ 10,000.00

PAY TO **Oregon Rug and Mattress Company**

**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             |
|------|--------------------------|---|--------------------|
|      |                          | Reimbursement per Claim for Business Relocation Payment filed. Move from 2651 N. Vancouver (Parcel RS-5-1).<br><br>Business - In-lieu Payment | <u>\$10,000.00</u> |

**Account Distribution**

NO. TITLE AMOUNT



Check to Emanuel  
then to Legal

0600 E60 901

RELOCATION PAYMENT

Project: ORE R-20 Emanuel Parcel: RS-5-1

Payable to: Oregon Rug & Mattress Co.

Amount

|                                     |  |                  |
|-------------------------------------|--|------------------|
| For: _____                          | RHP for Homeowners . . . . .                                     | \$ _____         |
| _____                               | Incidental Expenses for Homeowners (if separate claim) . . . . . | \$ _____         |
| _____                               | RHP for Tenants & Certain Others:                                |                  |
|                                     | Rental: Total approved \$ _____; Annual amount. . . . .          | \$ _____         |
|                                     | or Purchase: . . . . .   | \$ _____         |
| _____                               | Fixed Moving Payment . . . . .                                   | \$ _____         |
| _____                               | Dislocation Allowance. . . . .                                   | \$ _____         |
| _____                               | Actual Moving Costs. . . . .                                     | \$ _____         |
| _____                               | Storage Costs (if separate claim). . . . .                       | \$ _____         |
| _____                               | Business: Moving Expenses. . . . .                               | \$ _____         |
| <input checked="" type="checkbox"/> | Business: In Lieu Payment. . . . .                               | \$ <u>10,000</u> |
| _____                               | Business: Storage Costs. . . . .                                 | \$ _____         |
| _____                               | Business: Loss of Property . . . . .                             | \$ _____         |
| _____                               | Business: Searching Expenses . . . . .                           | \$ _____         |

Name of Client Oregon Rug & Mattress Co Less - \$ \_\_\_\_\_ \*

Move from 2651 N. Vancouver *me* Total \$ 10,800

Accounting: Indicate symbol & Acct. No.  
\_\_\_\_\_ Relocation Payment; \_\_\_\_\_ Project Cost \*( \_\_\_\_\_ )

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

|   |                |   |                      |              |        |
|---|----------------|---|----------------------|--------------|--------|
| (For Local Agency Use Only)   |                | NAME OF CONCERN<br>Oregon Rug and Mattress Company                      |                      |              |        |
| DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT (BUSINESS)  |                | NAME OF LOCAL AGENCY<br>Portland Development Commission                 |                      |              |        |
|   |                | PROJECT OR PROGRAM IDENTIFICATION:<br>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.<br>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): <input checked="" type="checkbox"/> Business concern <input type="checkbox"/> Nonprofit organization <input type="checkbox"/> Farm operation  |                |   |                      |              |        |
| 2. Date of HUD approval of project or program: <u>April 23, 1972</u>  |                |   |                      |              |        |
| 3. Direct cause of displacement: <u>Acquisition by PDC</u>  |                |   |                      |              |        |
| 4. Date move started: <u>August 1, 1972</u> 5. Date move completed: <u>10/10/72</u>   |                |   |                      |              |        |
| 6. Date claim filed: <u>8/21/72</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                |   |                      |              |        |
| 2. Can the business be relocated without substantial loss of its existing patronage?<br>State basis for agency determination: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><u>See Attachment</u>  |                |   |                      |              |        |
| 3. Amount of payment  |                |   |                      |              |        |
| a. Average annual net income:   |                |   |                      |              |        |
| As reported by claimant: <u>\$11,549.50</u> As verified by agency: <u>\$11,549.50</u>   |                |   |                      |              |        |
| b. State basis for agency verification:<br>Copies of IRS schedule C for 1968, 1969, 1970, 1971  |                |   |                      |              |        |
| c. Amount of payment: <u>\$10,000</u> . (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 <u>\$10,000</u> .   |                |   |                      |              |        |
| <u>10-12-72</u><br>DATE   |                | <u>[Signature]</u><br>Authorized Signature                              |                      |              |        |
| E. RECORD OF PAYMENTS MADE  |                |   |                      |              |        |
| DATE  | CHECK NUMBER   | AMOUNT  | DATE                 | CHECK NUMBER | AMOUNT |
| <u>10/16/72</u>   | <u>585 EN</u>  | <u>\$ 10,000.00</u>   |                      |              |        |

## APPENDIX 22. GUIDEFORM CLAIM FOR RELOCATION PAYMENT (BUSINESS)

## SCHEDULE D

| SCHEDULE D<br>STATEMENT OF CLAIM FOR<br>PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES   |  | NAME OF CONCERN               |
|--|--|-------------------------------|
|  |  | Oregon Rug & Mattress Company |
| 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<br>Oregon Rug & Mattress   | 2. Principal business activity(ies)<br>reported on income tax return   |                               |
| 1b. Business name as presented to public<br>Oregon Rug & Mattress  | Rug Cleaning & Mattress Mfg.   |                               |
| 3. Employer identification number shown on<br>income tax return<br><br>930329681   | 4. Tax return filed with District<br>Director of Internal Revenue in<br><br>Portland, Oregon<br>(City) (State) |                               |
| 5a. Does concern operate a similar establishment outside the project or program area?<br><br>( ) Yes (X) No<br><br>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<br><br>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<br><br>If "Yes," explain completely:<br><br>see attached information   |  |                               |
| 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.<br><br>Date <u>10/10/72</u> <i>Richard A. Walker</i> X<br>Signature of Owner or Authorized Agent             |  |                               |
| [form continued next page]   |  |                               |



## CLAIM FOR RELOCATION PAYMENT (BUSINESS)

Emanuel Hospital Project

NAME, ADDRESS, AND ZIP CODE OF LOCAL AGENCY

Portland Development Commission

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<br>Oregon Rug & Mattress Company   |  | 3. NAME AND ADDRESS OF PERSON FILING THIS CLAIM ON BEHALF OF CONCERN (Include ZIP Code)<br>Richard A. Walker<br>14215 S.W. 125th Tigard, Oregon  |  |
| 2. LEGAL NAME OF BUSINESS<br>Oregon Rug & Mattress Company  |  | 4. REAL ESTATE PARCEL NUMBER ON WHICH BUSINESS WAS LOCATED<br>RS-5-1   |  |
| 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: Aug. 1, 1972   |  |
| Dates Occupied  |  | b. Date move to this address completed:  |  |
| From  |  | To   |  |
| 2651 N. Vancouver   |  | 10/10/72   |  |
| X   |  | X  |  |
|   |  | 7. DID CONCERN DISCONTINUE BUSINESS? // Yes // No<br>If "Yes," state reason for discontinuing business:  |  |
|   |  | Does concern plan to reestablish? // Yes // No   |  |
| 8. FORM OF OPERATION (check one)  |  | 9. BUSINESS CONCERN (check one)  |  |
| <input checked="" type="checkbox"/> Sole Proprietorship<br><input type="checkbox"/> Partnership<br><input type="checkbox"/> Corporation<br><input type="checkbox"/> Nonprofit Organization<br><input type="checkbox"/> Farm Owner<br><input type="checkbox"/> Farm Operator |  | FARM OPERATION NONPROFIT ORGAN.<br><input type="checkbox"/> Field Crops // Bus. Assn.<br><input type="checkbox"/> Fruit/Vegetable // Fraternal<br><input type="checkbox"/> Livestock/Animal // Civic/Social<br><input type="checkbox"/> Horticulture // Religious<br><input type="checkbox"/> Other // Professional<br><input type="checkbox"/> Other // Other |  |
| 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 type="checkbox"/> Initial<br><input type="checkbox"/> Supplementary<br><input checked="" type="checkbox"/> Final   |  | <input type="checkbox"/> Include storage costs<br>b. Reimbursement for actual direct loss of tangible personal property (Attach completed Schedule B)<br>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 \$ 10,000.     |  |  |  |

*Richard A. Walker*  
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 willfully 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.

X 8/21/72  
Date

X *Richard A. Walker* Owner  
Signature of Owner or Authorized Agent Title

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<br>(Relates to IRS Form 1040 and Schedules B and C of Form 1040)  |        | PARTNERSHIP<br>(Relates to IRS Form 1065) |        |        |             |                                    |      |
|---|--------|---|--------|--------|-------------|------------------------------------|------|
|   | 1971   | 1970                                      | 1969   | 1968   |             | 19__                               | 19__ |
| 1. Gross receipts or gross sales, less returns or allowances  | 49,316 | 47,655                                    | 61,394 | 84,382 | sales, less | \$                                 | \$   |
| 2. Gross profit   | 38,627 | 33,015                                    | 45,442 | 56,891 |             |                                    |      |
| 3. Net profit (or loss) 1/  | 5,983  | 3,900                                     | 14,947 | 21,368 |             | \$                                 | \$   |
| 4. Salaries and wages paid to members of owner's family who are members of owner's immediate household*                                   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
|   |        |   |        |        |             |                                    |      |
| NET EARNINGS (Sum of Lines 3 and 4)   | 5,983  | 3,900                                     | 14,947 | 21,368 | 3, 4,       | \$                                 | \$   |
| CORPORATION<br>(Relates to IRS Forms 1120 and 1120-S)   |        |   |        |        |             | Additional listings for necessary: |      |
|   |        |   |        |        |             | 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.

DATED this 10 day of Oct 1972.

The undersigned does hereby consent and agree that all personal property left by me in the premises at \_\_\_\_\_, 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.

Oregon Rug & Mattress Co.  
(Firm Name)

\*by: Richard A. Walker



MEMORANDUM

TO: File

FROM: W. Stanley Jones

SUBJECT: ORMCO Average Annual Net Earnings

Handbook 1371.1 Chapter 6, Section 5, page 47, indicates that normally the two years immediately preceding displacement should be used to compute the average annual net earnings of a business for purposes of the in lieu payment. However, if it is determined that this two year period is not equitable for establishing earnings, a substitute period which is most representative should be used.

The net income record of ORMCO is as follows:

|                |           |                           |
|----------------|-----------|---------------------------|
| 1965           | \$ 11,216 |                           |
| 1966 thru Nov. | 12,748    | (Profit & Loss Statement) |
| 1967           | 16,747    |                           |
| 1968           | 21,368    |                           |
| 1969           | 14,947    |                           |
| 1970           | 3,900     |                           |
| 1971           | 5,983     |                           |

(Information on income supplied by accountant for ORMCO, phone 287-1187. Obtained 8/8/72 by W. S. Jones)

The above figures show that the last two tax years were not normal years for ORMCO and, therefore, are not representative of their income. The big drop in income for the last two years corresponds with the timing for the project. The project was to have started about June of 1970, but was unable to begin because of objections of the citizen's organization. A site office was established in December of 1970 and the project gained final approval in April of 1971. It is recorded in the interview register that Mr. Walker came to the office on February 16, 1971 and indicated his concern about doing repairs to his building. He was advised that the repairs and remodeling probably would not add significantly to the value of the real estate and, therefore, might not be worth doing at this time.

Mr. Walker indicates that the loss of income is directly attributable to Project and Hospital Development activities. He was not able to continue the retail portion of the store because of broken windows, other vandalism, poor roof, and other factors which he did not repair because of the seemingly imminent threat of take over of his business by the project. Because of his belief that he would have to move soon he also did not replace inventory. He also feels that the project created a disruption of the business section surrounding his store which contributed to the deterioration of his business.

It appears that the last two years have not been representative of the normal business activity of ORMCO due to the disruption caused by the urban renewal project. HUD regulations in effect in 1970 indicated that if the last two tax years are not representative, then the base period should be the last four tax years. An average based on the last four tax years would provide a more equitable representation in this case, and therefore, net income for 1968, 1969, 1970, and 1971 has been used to compute the payment:

|      |              |
|------|--------------|
| 1968 | \$ 21,368    |
| 1969 | 14,947       |
| 1970 | 3,900        |
| 1971 | <u>5,983</u> |
|      | 46,198       |

Average annual income equals:  $\frac{\$46,198}{4} = \$11,549.50$

LE C  
1040)

# Profit (or Loss) From Business or Profession (Sole Proprietorship)

1971

Partnerships, joint ventures, etc., must file on Form 1065.  
Attach to Form 1040.

Social security number

Richard A. and Shirley J. Walker

- A Principal business activity (See separate instructions) product (For example: retail—hardware; wholesale—tobacco; services—legal; manufacturing—furniture; etc.)
- B Business name **OREGON RUG & MATTRESS** C Employer Identification Number **930329681**
- D Business address **2651 N. VANCOUVER** (ZIP code)
- E Indicate method of accounting: (1)  cash; (2)  accrual; (3)  other. (ZIP code)
- F Were there any substantial change in the manner of determining quantities, costs, or valuations between the opening and closing inventories?  
 YES  NO. If "Yes," attach explanation.
- G Were you required to file Forms 1096 and 1099 or 1087 for the calendar year 1971? (See "Item G" in separate instructions for Schedule C.)  
 YES  NO. If "Yes," where were they filed? ▶

|                                  |   |                                 |          |
|----------------------------------|---|---------------------------------|----------|
| 1                                | Gross receipts or gross sales \$  | Less: Returns and allowances \$ | \$ 49316 |
| 2                                | Inventory at beginning of year (If different from last year's closing inventory attach explanation)                                   | 433                             |          |
| 3                                | Merchandise purchased \$, less cost of any items withdrawn from business for personal use \$  | 10569                           |          |
| 4                                | Cost of labor (do not include salary paid to yourself)  |                                 |          |
| 5                                | Material and supplies   | 157                             |          |
| 6                                | Other costs (explain in Schedule C-1)   |                                 |          |
| 7                                | Total of lines 2 through 6  | 11159                           |          |
| 8                                | Inventory at end of this year   | 470                             |          |
| 9                                | Cost of goods sold and/or operations (subtract line 8 from line 7)  |                                 | 10689    |
| 10                               | Gross profit (subtract line 9 from line 1)  |                                 | 38627    |
| <b>OTHER BUSINESS DEDUCTIONS</b> |   |                                 |          |
| 11                               | Depreciation (explain in Schedule C-2)  | 2460                            |          |
| 12                               | Taxes on business and business property (explain in Schedule C-1)   | 1267                            |          |
| 13                               | Rent on business property   |                                 |          |
| 14                               | Repairs (explain in Schedule C-1)   | 338                             |          |
| 15                               | Salaries and wages not included on line 4 (exclude any paid to yourself)  | 15631                           |          |
| 16                               | Insurance   | 2744                            |          |
| 17                               | Legal and professional fees   |                                 |          |
| 18                               | Commissions   |                                 |          |
| 19                               | Amortization (attach statement)   |                                 |          |
| 20                               | (a) Pension and profit-sharing plans (See instructions).<br>(b) Employee benefit programs (See instructions)                          |                                 |          |
| 21                               | Interest on business indebtedness   | 3737                            |          |
| 22                               | Bad debts arising from sales or services  | 883                             |          |
| 23                               | Depletion   |                                 |          |
| 24                               | Other business expenses (explain in Schedule C-1)   | 5084                            |          |
| 25                               | Total of lines 11 through 24  |                                 | 32644    |
| 26                               | Net profit (or loss) (subtract line 25 from line 10). Enter here and on line 34, Form 1040. ALSO enter on Schedule SE, Part I, line 1 |                                 | 5983     |

**SCHEDULE C-1. EXPLANATION OF LINES 6, 12, 14, AND 24**

| Line No. | Explanation   | Amount  | Line No. | Explanation                 | Amount |
|----------|---------------|---------|----------|-----------------------------|--------|
| 24       | Telephone     | \$ 1704 |          |                             | \$     |
|          | Utilities     | 1440    |          |                             |        |
|          | Delivery Exp. | 1664    |          |                             |        |
|          | ReFund        | 150     |          |                             |        |
|          | Advertising   | 40      |          |                             |        |
|          | Travel        | 86      | 12       | City & County Tax           | 668    |
|          |               |         | 12       | Payroll Tax & Workman Comp. | 1099   |



**Profit (or Loss) From Business or Profession**  
**(Sole Proprietorship)**

**1970**

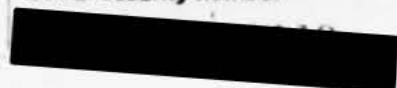
▶ Partnerships, joint ventures, etc., must file on Form 1065.  
▶ Attach to Form 1040.

*Accountant*  
*287-1187*  
*Larry Zedell*

Name as shown on Form 1040

Social security number

Richard A. and Shirley J. Walker



- A Principal business activity Rug Clean Mattress Mf. product  
(See separate instructions) (For example, retail—hardware, wholesale—tobacco, services—legal; manufacturing—furniture, etc.)
- B Business name Oregon Rug and Mattress C Employer identification number 93 032 9681
- D Business address 2651 North Vancouver, Avenue, Portland, Oregon  
E Indicate method of accounting: (1)  cash; (2)  accrual; (3)  other. Hybrid (ZIP code)
- F Was there any substantial change in the manner of determining quantities, costs, or valuations between the opening and closing inventories?  
 YES  NO. If "Yes," attach explanation.
- G Were you required to file Forms 1096 and 1099 or 1087 for the calendar year 1970? (See "Item G" in separate instructions for Schedule C.)  
 YES  NO. If "Yes," where were they filed?

|                                  |   |                                 |          |
|----------------------------------|---|---------------------------------|----------|
| 1                                | Gross receipts or gross sales \$  | Less: Returns and allowances \$ | \$ 47655 |
| 2                                | Inventory at beginning of year (if different from last year's closing inventory attach explanation)                                   | 250                             |          |
| 3                                | Merchandise purchased \$ less cost of any items withdrawn from business for personal use \$   | 13977                           |          |
| 4                                | Cost of labor (do not include salary paid to yourself)  | 246                             |          |
| 5                                | Material and supplies   |                                 |          |
| 6                                | Other costs (explain in Schedule C-1)   |                                 |          |
| 7                                | Total of lines 2 through 6  | 15073                           |          |
| 8                                | Inventory at end of this year   | 433                             |          |
| 9                                | Cost of goods sold and/or operations (subtract line 8 from line 7)  |                                 | 14640    |
| 10                               | Gross profit (subtract line 9 from line 1)  |                                 | 33015    |
| <b>OTHER BUSINESS DEDUCTIONS</b> |   |                                 |          |
| 11                               | Depreciation (explain in Schedule C-2)  | 2678                            |          |
| 12                               | Taxes on business and business property (explain in Schedule C-1)   | 2755                            |          |
| 13                               | Rent on business property   |                                 |          |
| 14                               | Repairs (explain in Schedule C-1)   | 79                              |          |
| 15                               | Salaries and wages not included on line 4 (exclude any paid to yourself)  | 14318                           |          |
| 16                               | Insurance   | 1150                            |          |
| 17                               | Legal and professional fees   | 22                              |          |
| 18                               | Commissions   |                                 |          |
| 19                               | Amortization (attach statement)   |                                 |          |
| 20                               | Retirement plans, etc. (other than contributions made on your behalf—see separate instructions)                                       |                                 |          |
| 21                               | Interest on business indebtedness   | 3988                            |          |
| 22                               | Bad debts arising from sales or services  |                                 |          |
| 23                               | Depletion   |                                 |          |
| 24                               | Other business expenses (explain in Schedule C-1)   | 4125                            |          |
| 25                               | Total of lines 11 through 24  |                                 | 29115    |
| 26                               | Net profit (or loss) (subtract line 25 from line 10). Enter here and on line 35, Form 1040. ALSO enter on Schedule SE, Part I, line 1 |                                 | 3900     |

**SCHEDULE C-1. EXPLANATION OF LINES 6, 12, 14, AND 24**

**C**

| Line No. | Explanation | Amount  | Line No. | Explanation   | Amount |
|----------|-------------|---------|----------|---------------|--------|
|          | Telephone   | \$ 1474 |          |               | \$     |
|          | Utilities   | 758     |          |               |        |
|          | Delivery    | 1743    |          |               |        |
|          | Garbage     | 150     |          |               |        |
|          |             |         | 12       | City + County | 1625   |
|          |             |         | 13       | Payroll Tax   | 1130   |

**SCHEDULE C  
(Form 1040)**

Department of the Treasury  
Internal Revenue Service

**Profit (or Loss) From Business or Profession**

(Sole Proprietorship)

Partnerships, joint ventures, etc., must file on Form 1065  
See separate instructions If you use this schedule, attach it to Form 1040

**1969**

Name as shown on Form 1040

Richard A. and Shirley J. Walker

Social security number

A Principal business activity Rug Clean Mattress Mfg. product  
(See separate instructions) (For example: retail—hardware; wholesale—tobacco; services—legal; manufacturing—furniture, etc.)

B Business name Oregon Rug and Mattress C Employer identification number 93 032 9681

D Business address 2651 North Vancouver Avenue, Portland, Oregon

E Indicate method of accounting: (1)  cash; (2)  accrual; (3)  other. Hybrid (ZIP code)

F Was there any substantial change in the manner of determining quantities, costs, or valuations between the opening and closing inventories?  
 YES  NO. If "Yes," attach explanation.

G Were you required to file Forms 1096 and 1099 or 1087 for the calendar year 1969? (See "Item G" in separate instructions for Schedule C.)  
 YES  NO. If "Yes," where were they filed?

|                                  |   |  |          |
|----------------------------------|---|--|----------|
| 1                                | Gross receipts or gross sales \$  | Less: Returns and allowances \$                                    | \$ 61394 |
| 2                                | Inventory at beginning of year (if different from last year's closing inventory attach explanation)   | 1321   |          |
| 3                                | Merchandise purchased \$  | less cost of any items withdrawn from business for personal use \$ | 15476    |
| 4                                | Cost of labor (do not include salary paid to yourself)  |  |          |
| 5                                | Material and supplies   | 5  |          |
| 6                                | Other costs (explain in Schedule C-1)   |  |          |
| 7                                | Total of lines 2 through 6  | 16802  |          |
| 8                                | Inventory at end of this year   | 850  |          |
| 9                                | Cost of goods sold and/or operations (subtract line 8 from line 7)  |  | 15952    |
| 10                               | Gross profit (subtract line 9 from line 1)  |  | 45442    |
| <b>OTHER BUSINESS DEDUCTIONS</b> |   |  |          |
| 11                               | Depreciation (explain in Schedule C-2)  | 2745   |          |
| 12                               | Taxes on business and business property (explain in Schedule C-1)   | 2973   |          |
| 13                               | Rent on business property   |  |          |
| 14                               | Repairs (explain in Schedule C-1)   | 467  |          |
| 15                               | Salaries and wages not included on line 4 (exclude any paid to yourself)  | 16442  |          |
| 16                               | Insurance   | 537  |          |
| 17                               | Legal and professional fees   | 100  |          |
| 18                               | Commissions   |  |          |
| 19                               | Amortization (attach statement)   |  |          |
| 20                               | Retirement plans, etc. (other than your share—see separate instructions)  |  |          |
| 21                               | Interest on business indebtedness   | 2853   |          |
| 22                               | Bad debts arising from sales or services  |  |          |
| 23                               | Losses of business property (attach statement)  |  |          |
| 24                               | Depletion   |  |          |
| 25                               | Other business expenses (explain in Schedule C-1)   | 4378   |          |
| 26                               | Total of lines 11 through 25  |  | 30495    |
| 27                               | Net profit (or loss) (subtract line 26 from line 10). Enter here and include in total on line 14, Form 1040.<br>ALSO enter on Schedule SE, Part I, line 1 |  | 14947    |

**SCHEDULE C-1. EXPLANATION OF LINES 6, 12, 14, AND 25**

| Line No. | Explanation | Amount | Line No. | Explanation   | Amount  |
|----------|-------------|--------|----------|---------------|---------|
|          | Utilities   | \$ 918 | 12       | Payroll Tax   | \$ 1383 |
|          | Telephone   | 1541   | 12       | City + County | 1590    |
|          | Office Exp  | 67     |          |               |         |
|          | Delivery    | 1521   |          |               |         |
|          | Advertising | 26     |          |               |         |
|          | Misc. Exp.  | 213    |          |               |         |
|          | Sales Exp.  | 93     |          |               |         |



**Profit (or Loss) From Business or Profession**  
**(Sole Proprietorship)**  
(Compute social security self-employment tax on Schedule C-3 (Form 1040))

**1968**

Attach this schedule to your income tax return, Form 1040 — Partnerships, joint ventures, etc., must file on Form 1065

Name as shown on page 1 of Form 1040

Social security number

Richard A Walker  
 A Principal business activity Rug & Mattress Mfg. product  
 (See separate instructions) (For example: retail—hardware, wholesale—tobacco, services—legal; manufacturing—furniture, etc.)  
 B Business name Oregon Rug & Mattress C Employer Identification Number 93 032 9681  
 D Business address 2651 N Vancouver Ave Portland Ore. (ZIP code)  
 E Indicate method of accounting: (1)  cash; (2)  accrual; (3)  other. Hybrid  
 F Was there any substantial change in the manner of determining quantities, costs, or valuations between the opening and closing inventories?  
 YES  NO. If "Yes," attach explanation.  
 G Were you required to file Forms 1096 and 1099 or 1087 for the calendar year 1968? (See "Item G" in separate instructions for Schedule C.)  
 YES  NO. If "Yes," where were they filed?

|                                  |  |                                 |           |
|----------------------------------|--|---------------------------------|-----------|
| 1                                | Gross receipts or gross sales \$   | Less: Returns and allowances \$ | \$ 84,382 |
| 2                                | Inventory at beginning of year (if different from last year's closing inventory attach explanation)  | 1071                            |           |
| 3                                | Merchandise purchased \$ 27,692 less cost of any items withdrawn from business for personal use \$   | 27,692                          |           |
| 4                                | Cost of labor (do not include salary paid to yourself)   |                                 |           |
| 5                                | Material and supplies  | 49                              |           |
| 6                                | Other costs (explain in Schedule C-1)  |                                 |           |
| 7                                | Total of lines 2 through 6   | 28,812                          |           |
| 8                                | Inventory at end of this year  | 1321                            |           |
| 9                                | Cost of goods sold and/or operations (subtract line 8 from line 7)   |                                 | 27,491    |
| 10                               | Gross profit (subtract line 9 from line 1)   |                                 | 56,891    |
| <b>OTHER BUSINESS DEDUCTIONS</b> |  |                                 |           |
| 11                               | Depreciation (explain in Schedule C-2)   | 275                             |           |
| 12                               | Taxes on business and business property (explain in Schedule C-1)  | 3184                            |           |
| 13                               | Rent on business property  | 33                              |           |
| 14                               | Repairs (explain in Schedule C-1)  |                                 |           |
| 15                               | Salaries and wages not included on line 4 (exclude any paid to yourself)   | 21101                           |           |
| 16                               | Insurance  | 1111                            |           |
| 17                               | Legal and professional fees  | 235                             |           |
| 18                               | Commissions  |                                 |           |
| 19                               | Amortization (attach statement)  |                                 |           |
| 20                               | Retirement plans, etc. (other than your share—see separate instructions)   |                                 |           |
| 21                               | Interest on business indebtedness  | 3083                            |           |
| 22                               | Bad debts arising from sales or services   | 274                             |           |
| 23                               | Losses of business property (attach statement)   |                                 |           |
| 24                               | Depletion  |                                 |           |
| 25                               | Other business expenses (explain in Schedule C-1)  | 4387                            |           |
| 26                               | Total of lines 11 through 25   |                                 | 35,523    |
| 27                               | Net profit (or loss) (subtract line 26 from line 10). Enter here; in Schedule C-3, line 1; and on Form 1040, page 2, Part II, line 4. Figure your self-employment income and tax on Schedule C-3 |                                 | 21,368    |

**SCHEDULE C-1. EXPLANATION OF LINES 6, 12, 14, AND 25**

| Line No. | Explanation         | Amount | Line No. | Explanation       | Amount |
|----------|---------------------|--------|----------|-------------------|--------|
|          | Utilities           | \$ 459 |          |                   | \$     |
|          | Telephone           | 1456   |          |                   |        |
|          | Office Exp.         | 182    |          |                   |        |
|          | Truck Exp. Delivery | 2014   |          |                   |        |
|          | Advertising         | 142    | 12       | Payroll Tax       | 1521   |
|          | Sales Exp. + Misc   | 134    | 12       | County + City Tax | 1663   |



EMANUELE - IN SJ

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

RECEIVED May 23, 1972

MAY 24 1972

PORTLAND DEVELOPMENT COMMISSION

Portland Development Commission  
1700 SW Fourth Avenue  
Portland, Oregon 97201

Attention: Mr. Ben Webb


Re: Portland Development Commission v. Oregon  
Rug and Mattress Company - Parcel RS 5-1

Dear Ben:

Enclosed is a copy of letter and supporting material which Roscoe Nelson, the attorney for Walker, has sent to me as justification of the "in lieu" payment to him of \$10,000. I have told him that we will be able to commit to the payment of this "in lieu" item prior to his entering into an option agreement with us at a settled figure. Would you examine this material and advise me as soon as possible whether or not it will justify the "in lieu" payment.

Very truly yours,

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

  
Donald R. Stark

DRS/bb  
Enclosures

WISS PLEASE LAY IN FILE FOR INFO ONLY. NO FURTHER ACTION REQUIRED AT THIS TIME ON THIS LETTER

2500  
6/26/72

ROSCOE C. NELSON  
ATTORNEY AT LAW  
1121 YEON BUILDING  
PORTLAND, OREGON 97204  
TELEPHONE 222-1081  
May 19, 1972

Williams, Montague, Stark, Hiefield & Norville, P.C.  
Attorneys and Counselors at Law  
Boise Cascade Building  
Portland, Oregon 97201

Attn: Mr. Donald R. Stark

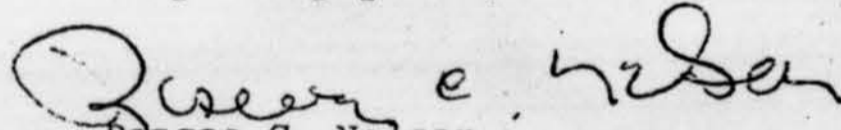
Re: Portland Development Commission v.  
Oregon Rug and Mattress Company;  
Parcel RS 5-1

Dear Don:

I acknowledge receipt of your letter of the 9th instant relative to the matter of "in lieu" expenses. I have conferred with Richard Walker relative to the situation of Oregon Rug & Mattress Co. and I am attaching hereto a memorandum setting forth the situation relating to his company with particular reference to the anticipated result of displacement. In this respect I have pointed out to Mr. Walker the applicable provision of Eligibility Requirements.

In the event that the Department of Housing and Urban Development requires further substantiating evidence or additional material, if the Department will advise me to that effect I will certainly undertake to secure the same from Mr. Walker.

Very truly yours,

  
Roscoe C. Nelson

RCN:dl  
Encl.

RE: OREGON RUG & MATTRESS CO.;- Parcel RS 5-1

Oregon Rug & Mattress Co. is located at 2651 N. Vancouver Avenue, Portland, Oregon, and has operated in that location since 1936. Attached hereto is a partial list of customers of Oregon Rug & Mattress Co. containing their names, addresses and telephone numbers. Approximately 2/3rds or more of the customers of Oregon Rug & Mattress Co. reside in the North or Northeast area, which is convenient to the present location of the company.

The above list does not include institutions, but only individuals. *WHAT % OF TOTAL BUYS, IS INDIVIDUAL?*

The type of business conducted by Oregon Rug & Mattress Co. is manufacture, renovation, sales and service business, related to rugs, mattresses and upholstering.

The nature of the clientele consists of private individuals and includes a cash and carry business, pick-up and delivery and also wholesale business for cleaning establishments as well as institutions. Among other concerns which Oregon Rug & Mattress will lose by virtue of relocation is the business of Cartozian's, from which concern Oregon Rug & Mattress has derived income, as a conservative estimate of \$4,000.00 to \$6,000.00 per year.

The location of the present business is particularly good because of the existence of two new bridges and freeways and the fact that Oregon Rug & Mattress Co. is in the central metro area. Also the location is central from the parking standpoint. There is no need for off-street parking, M-3 and retail being combined to meet the area code, whereas in seeking a new location, it has been ascer-



Re: OREGON RUG & MATTRESS CO.; - Parcel RS 5-1  
Page 2

tained that such new location will require off-street parking.

In the new general area where the business will be re-located, customers may well tend to be lost by reason of the closing and moving of the present store location.

Oregon Rug & Mattress views its present location as particularly important by reason of the difficulty which has been experienced in setting up a new operation where there will exist a need for its services. It was the experience of Oregon Rug & Mattress Co. over some 10 years ago at the time when Emanuel Hospital was undertaking to purchase property of Oregon Rug & Mattress Co., to acquire land and construct a building at N.E. 118th and Glisan. The property was used and operated as a branch store for 4 years and when Emanuel Hospital did not proceed with the purchase, Oregon Rug & Mattress determined it was advisable to close said branch store. During the period of operation said branch store was not able to generate sufficient business to warrant its continuance and that property is now rented to a realtor with offices for business-contractor. The foregoing experience is cited inasmuch as it is the judgment of Oregon Rug & Mattress Co. that the success of its business is dependent to a large degree upon drawing from its established clientele.

WHY?

|                                 |                         |          |
|---------------------------------|-------------------------|----------|
| Mrs. J.L. Ganter                | 3827 N. Attu            | 289-9683 |
| Mr. Lee Fadenricht              | 10820 N.E. Tillamook    | 253-0476 |
| House Of Prayer for All Nations | 731 N. Mason            | 264-8087 |
| Mrs. Robbie Randolph            | 5919 N. E. 11           | 281-7009 |
| Mr. W.H. Martin                 | 7135 N. Seward          | 289-6077 |
| Mrs. Hollis Haney               | 1935 N. Skidmore Ct.    | 282-1893 |
| Mrs. Davis                      | 504 N.E. Going          | 287-1723 |
| Wanda Lee Langshaw              | 6138 N.E. 15th Ave.     | 284-6567 |
| Mr. Jack Ryan                   | 935 N.E. Floral Pl.     |          |
| Mrs. M.B. Cummings              | 2524 N. Portland Blvd.  | 285-8812 |
| Mrs. E.R. Leisure               | 2735 N.E. 19th          | 282-6215 |
| S. Martin                       | 5036 N.E. Prescott      |          |
| Mrs. Gilbert                    | 2947 N.E. 11th          | 284-0455 |
| Mrs. Bender                     | 2028 N.E. Multnomah     | 287-3174 |
| Mrs. Elizabeth E. Hooper        | 6115 N.E. Davis         | 235-7446 |
| Charlotte Rivers                | 233 N.E. Portland Blvd. | 289-0153 |
| Herbert Olive                   | 1526 N.E. Prescott      | 287-9701 |
| Emma Amundsen                   | 2138 N.E. Halsey        | 281-4644 |
| Diannia Munroe                  | 302 N.E. Fremont        | 282-4712 |
| Mrs. Butherus                   | 3416 N.E. 14th          | 284-1710 |
| Barbara Nicholls                | 7056 N. Vincent         |          |
| Mrs. J.W. Henson                | 8822 N. Peninsular      | 285-1367 |
| Shawn Lowe                      | 2525 N.E. Morgan        | 281-5013 |
| Bob Iver                        | 1720 N. Watts           | 289-4661 |
| Laura M. Bowden                 | 2210 N.E. Weidler       | 281-0560 |
| Mrs. J.P. Schenck               | 4549 N.E. 32nd Pl.      | 282-2739 |
| Mr. Jim Gadamke                 | 4801 N.E. 38th          | 284-5069 |
| Mrs. Dorothy Jackson            | 4909 N.E. 14th Pl.      | 282-2117 |
| Emmet J. Baskett                | 4917 N.E. Mallory       | 284-2867 |
| Mrs. H. Gamble                  | 1160 N.E. Lenore        | 287-4079 |
| J.N. Badraun                    | 1921 N.E. 12th          | 282-6554 |
| Mrs. S. Gordon                  | 114 N. Alberta          | 281-5965 |
| Miss G. Harding                 | 2606 N.E. 19th          |          |
| Mrs. Leif Underdahl             | 1812 N.E. Jarret        | 281-6838 |
| R.W. Hullinger                  | 5626 N. Montana         |          |
| Eugene Boyd Jr.                 | 1828 N.E. 1st           | 281-4110 |
| Mr. Rubin M. Bennett            | 7038 N.E. 13th          | 289-4694 |
| B. Mason                        | 4046 N.E. 16th          | 287-9409 |
| Mrs. D. Travis                  | 2837 N.E. 10th          | 287-0415 |
| Mrs. Fitz                       | 54 N.E. Graham          | 284-8087 |
| Mrs. G.L. Hawkes                | 3296 N.E. Bryce         | 282-9432 |
| Alma Heglund                    | 3826 N. Longview        | 284-0947 |
| Bill Johnston                   | 2247 N.E. 10th          | 288-2351 |
| Mrs. V. Monroe                  | 302 N.E. Fremont        | 282-4712 |
| Juanita Jackson                 | 2622 N. Borthwick       | 288-2872 |
| Mrs. Bellant                    | 735 N.E. 120th          | 254-6884 |
| Sarah Copelyn                   | 8626 N. Washburne       |          |
| Mrs. Julia Bender               | 2028 N.E. Multnomah     | 287-3174 |
| J.G. Berberich                  | 4304 N.E. Helman        | 282-2082 |
| Mrs. Henryene Edwards           | 28 N.E. Fargo           | 284-4491 |
| Mrs. John Luie                  | 3007 N.E. 9th           | 282-8941 |
| Mrs. J.J. Fenlon                | 6625 N.E. 33rd          | 288-4565 |
| Mrs. B Moreschi                 | 5748 N.E. Rodney        | 285-2488 |
| Mrs. Sam Owre                   | 6804 N. Delaware        | 289-7031 |
| Rose Van Blaricum               | 3325 N.E. Maywood Crt.  | 252-1630 |
| Lee Jenkins                     | 6917 N. Vancouver Ave.  | 289-3270 |
| Thelma Donovan                  | 112 N.E. Dean           | 281-0155 |
| Donald Richard Pennins          | 9027 N.E. Tillamook     | 254-5964 |
| Jackie Gaines                   | 5605 N.E. 19th          | 282-0294 |
| Mrs. K.A. Boyd                  | 6015 N. Houghton        | 285-3404 |
| Mrs. O. Govan                   | 6204 N.E. 10th          |          |
| Mrs. T.T. Jermany               | 1718 N. Benton          | 285-3960 |

Johnny Williams

623 N.E. Sacramento

284-5917



|                           |                        |          |
|---------------------------|------------------------|----------|
| Mrs. Conger               | 4806 N. Montana        | 284-0945 |
| Bill Johnson              | 3936 N. Gantenbein     | 281-5149 |
| Jackson                   | 3618 N. Albina         |          |
| Mrs. Bill Walker          | 4612 N.E. 109th        | 252-1258 |
| Mrs. James Johnson        | 3637 N. Missouri       |          |
| Mrs. J. Becks             | 1416 N.E. Tillamook    | 287-8727 |
| Mrs. A. Johnson           | 3203 N.E. 13th         | 282-4951 |
| Rose Brogna               | 1524 N.E. 6th          | 237-1479 |
| Mrs. T.T. Jermamy         | 8822 N. Drummond       | 285-3960 |
| Mrs. Fred Stevens         | 2923 N.E. 22nd         | 287-7335 |
| James L. Williams         | 7243 N.E. 13th         | 289-5893 |
| Mr. Tom O'Conner          |                        | 288-3461 |
| Mrs. Phillipe R. DeLaMare | 3710 N.E. Flanders     | 232-8070 |
| Mrs. J.I. Reischman       | 7437 N. St. Louis Ave. | 286-5588 |
| E. Englund                | 2537 N.E. 56           | 284-6264 |
| Mr. Willie Thurman        | 5515 N.E. Rodney       | 285-2749 |
| Mr. H. Hansen             | 3536 N. Farragut       | 289-8575 |
| Mrs. Hazel Gaither        | 3522 N. Kerby          | 282-9182 |
| Mrs. D. Butler            | 127 N.E. Knott         | 288-4770 |
| Mr. Eugene Ashback        | 3435 N.E. Lombard Ct.  | 282-4172 |
| Mrs. Hilda Howard         | 8106 N.E. Fenwick      | 289-1868 |
| Helen Daskalos            | 1626 N. Vancouver Ave. | 287-8423 |
| Mrs. W.J. Herman          | 4015 N.E. 19th         | 281-8493 |
| Nona Burton               | 2934 N.E. 18th         | 287-0513 |
| Ben Kurney                | 225 N. Skidmore        | 282-8405 |
| Mrs. William Prater       | 3944 N.E. 38th         | 281-5422 |
| Mrs. T.T. Jermamy         | 8822 N. Drummond Ave.  | 285-3960 |
| Mrs. M. Kamergell         | 1922 N.E. Tillamook    | 287-6604 |
| Mr. Herb Hansen           | 2727 N.E. Siskiyou     | 282-4891 |
| Mrs. Rex Morse            | 2727 N.E. 32nd Ave.    | 281-4231 |
| Mrs. Thomas A. Duggan     | 3325 N.E. Stanton St.  | 287-8498 |
| Mrs. Richard Hatch        | 2539 N.E. 15th         | 288-4881 |
| Doug Capparelli           | 111 N.E. 18th Apt. 9   |          |
| Mrs. Douglas Moe          | 8969 N. Geneva         | 289-4207 |
| Mrs. Mel. R. Danley       | 3236 N.E. 16th         | 287-6725 |
| Mrs. S. Peterson          | 9415 N. Woolsey Ave.   | 289-7739 |
| C. Otterstrom             | 6406 N.E. 24th         | 281-3173 |
| Mrs. J.K. Lopez           | 6426 N.E. Rodney       | 285-1554 |
| Mr. Richard Whitteberry   | 5844 N.E. 13th         | 284-4369 |
| Haskell Pryor             | 4903 N. Harvard        | 289-2943 |
| Mrs. J.M. Frawley         | 4831 N. Vanderbilt     |          |
| Yvonne Wright             | 7005 N.E. Glisan       | 252-0643 |
| Mrs. C.E. Deardorff       | 3204 N.E. Freemont     | 281-7336 |
| Mrs. A. Womach            | 2316 N. Flint          | 282-7822 |
| Mrs. B. Kristol           | 2621 N.E. 21st         | 282-6089 |
| Mr. M. Sanders            | 1826 N.E. Victoria     | 287-7615 |
| Mr. K.K. Manchester       | 10526 N.E. 13th        | 289-3587 |
| Mrs. John Wooley          | 2233 N.E. 20th         | 281-3397 |
| Mrs. A. Bushenville       | 4216 N. Colonial       | 284-3510 |
| Mr. John Farber           | 2515 N.E. 34th         | 288-4878 |
| Mrs. Robert Abbott        | 3340 N.E. Acadamy      | 254-2868 |
| Mrs. Rex Underwood        | 2130 N.E. Klickitat    | 284-6145 |
| J.A. Cranna               | 2414 N. Wygant         | 285-7944 |
| Addie Lastie              | 505 N.E. Stanton       | 281-9763 |
| Mrs. Nel Gaylord          | 4400 N.E. Broadway     | 281-9717 |
| Mr. Leo Ryan              | 3249 N.E. Grant Pl.    | 284-4555 |
| Mrs. MacPhee              | 1504 N.E. 17th         |          |
| Mrs. Jack Bushenville     | 4216 N. Colonial       | 284-3510 |
| Mary Ellis                | 703 N.E. Prescott      | 282-6909 |
| Mrs. Burke                | 2217 N.E. Ainsworth    | 287-0407 |
| John Norwood              | 226 N. Page            | 287-7652 |
| Mrs. C. Smith             | 4736 N. Commercial     | 284-3251 |



|                         |                             |          |
|-------------------------|-----------------------------|----------|
| Cartozians              | 801 N.E. Broadway           | 281-0026 |
| Mr. Billy Rhymes        | 3022 N.E. 14th              | 281-6211 |
| Mrs. Pauline J. Nutt    | 3025 N.E. 34th Ave.         | 282-7693 |
| R.C. Coney              | 213 N.E. Stanton            | 284-5632 |
| Mrs. L. Stewart         | 3536 N.E. 17th              | 284-5295 |
| V. White                | 3534 N.E. 16th              | 282-7193 |
| Mr. Roy T. Malott       | 4705 N. Willamette Blvd.    | 289-6263 |
| Albenti Lawrence        | 1759 N. Ross                | 284-3122 |
| Mr. Nelson W. Switzer   | 4034 N.E. 47th              |          |
| Mrs. Pearl Bonds        | 4716 N.E. Rodney            | 287-9081 |
| Rebecca Washington      | 7046 N.E. 6th               | 285-4757 |
| Mrs. F.A. Taylor        | 2324 N.E. 38th              | 284-3800 |
| Mrs. E.C. Becks         | 1416 N.E. Tillamook         | 287-4568 |
| Mrs. Evelyn Calhahan    | 3451 N. Willamette Blvd.    | 285-3437 |
| Mrs. Parham             | 6956 N. Columbia            | 286-4624 |
| Laurelhurst Club        | 3721 S.E. Ankeny            | 235-9329 |
| Frank Pryor             | 5906 N. Delaware            | 289-0913 |
| M.C. Addington          | 321 N. Lombard              | 289-0482 |
| Mrs. Clifford Jackson   | 2718 N.E. Hancock           | 284-5485 |
| Mr. E.H. Allen          | 7050 N. Chase               | 289-3578 |
| Earnest Campbell        | 3131 N. Williams            | 284-3140 |
| C.P. Smith              | 916 N.E. Highland           |          |
| Naomi Burns             | 118 N. Ainsworth            | 289-6427 |
| Flo Latondre            | 1735 N. Winchell            | 285-8862 |
| Brittan                 | 10537 N.E. Prescott         | 253-5423 |
| Charles Hollis          | 6716 N.E. 22nd              | 287-4686 |
| Julia Bender            | 2028 N.E. Multnomah         | 287-8174 |
| Lucky Brwers            | 615 Columbia St. Van, Wash. |          |
| Betty Jones             | 4807 N.E. 10th              | 281-8828 |
| Winchell Ct. Apts.      |                             |          |
| Emma G. Huckaby         | 3427 N. Gentenbein Ave.     | 281-2272 |
| Crystal Burke           | 2217 N.E. Ainsworth         | 287-0407 |
| Ardee Pest Control Inc. | 4548 N. Albina Ave.         | 288-6341 |
| Gloria J. Harold        | 37 N. Morris                | 282-0014 |
| Mrs. Steiger            | 1533 N.E. Bryant            | 289-7558 |
| Dick Bogle              | 6404 N.E. 7th               | 282-2753 |
| Medical Specialties     | 2249 N. Williams            |          |
| Elbert Montgomery       | 717 N.E. Mason              | 284-2301 |
| Helen Leaventhal        | 3451 N. Willamette Blvd.    | 282-3737 |
| B. Hodgdon              | 513 N. Dixon                | 287-1528 |
| Montgomery Ward         | 2741 N.W. Vaughn            | 227-7634 |
| E. Wheat                | 7059 N. Albina              | 289-9985 |
| Gloria Perrin           | 6920 N.E. Hancock           | 254-2940 |
| Louise McIntyre         | 433 N.E. Sacramento         | 287-1491 |
| Mrs. Steiger            | 1533 N.E. Bryant            | 289-7558 |
| Mrs. Virginia Brown     | 4615 N. Mississippi         | 288-3313 |
| Mrs. John Glanz Jr.     | 3103 N.E. 10th              | 281-9210 |
| William Teall           | 6825 N. Campbell            | 285-1681 |
| Mrs. G.E. Holsheimer    | 4328 N.E. 79th              |          |
| Miss Jean Haile         | 9815 N. Midway              | 228-0868 |
| Mrs. J.V. Norman        | 3607 N.E. 66th              | 287-8821 |
| Laura M. Bowden         | 2210 N.E. Weidler           | 281-0560 |
| Mrs. J.V. Norman        | 3607 N.E. 66th              | 287-8921 |
| Rev. Ronald D. Wesner   | 2628 N.E. 44th              | 281-8976 |
| Mrs. A. Leuthold        | 2807 N.E. Hancock           | 287-5363 |
| Florence Aasen          | 4128 N.E. 40th              |          |
| Mrs. Jack Wallin        | 413 N. Stanton              | 282-3523 |
| Sylvia Walters          | 2335 N. Wygant              | 289-6626 |
| Mrs. C.C. Hendricks     | 1225 N.E. Webster           | 287-9998 |
| Nola DeMeriss           | 9477 N. Mohawk              |          |
| Evelyn Nelson           | 4205 N.E. 11th              | 281-0747 |

|                       |                        |          |
|-----------------------|------------------------|----------|
| Mrs. Morell Sanders   | 6116 N. Moore          | 289-8209 |
| Mabel Miller          | 3946 N.E. 12th         | 284-0532 |
| Mrs. Elsie Haskell    | 6725 N.E. Cleveland    | 289-7061 |
| Mrs. A. Leuthold      | 2807 N.E. Hancock      | 287-5363 |
| Mr. G. Baley          | 7904 N. Brandon        | 236-8539 |
| M.D. Sholls           |                        | 282-0647 |
| Mrs. M.R. Cole        | 5739 N.E. Skidmore     | 284-4205 |
| Mrs. Robert Sparks    | 6229 N.E. Fremont      | 281-3701 |
| Mrs. Wm. H. Whitcomb  | 2306 N.E. 53rd         | 287-8494 |
| Robert Gerber         | 2314 N.E. 36th         |          |
| F. Weiler             | 6823 N. Vancouver Ave. | 285-1193 |
| K.C. Coney            |                        | 284-5632 |
| Mrs. Wallace Martin   | 7135 N. Seward         | 289-6077 |
| Mrs. William C. Drake | 4441 N.E. Beech        | 281-7444 |
| Mrs. Philip Entler    | 4069 N. Overlook Ter.  | 282-7564 |
| Estelle Ehelebe       | 229 N.E. Fargo         | 287-9726 |
| Mrs. Frank Tarp       | 7335 N. Concord        | 285-4126 |
| John Benford          | 3545 N. Borthwick Ave. | 288-1840 |
| Alameda Cl. & Dyers   | 3039 N.E. Alberta      | 284-0065 |
| Eva Allen             | 6116 N.E. 13th         | 287-4451 |
| Agnes Butherus        | 108 N. Farrugut        | 289-6416 |
| Mrs. Frank Womack     | 4030 N.E. 27th         | 282-7542 |
| Eleanor Strong        | 3218 N. Houghton       | 285-7326 |
| D. Onuskanich         | 9400 N.E. Union        | 285-3087 |
| Mr. McCurdy           | 3344 N.E. 19th         |          |
| Mrs. A.L. Kendrick    | 4316 N.E. 17th         | 287-6729 |
| Leon Taylor           | 8611 N. Willamette     |          |
| Mrs. Harold Purcell   | 4014 N.E. Multnomah    | 234-6833 |
| Mr. Rederburg         | 1903 N. Webster        | 285-8201 |
| Mrs. A. L. Kendrick   | 4316 N.E. 17th         | 287-6729 |
| Mrs. Hickok           | 2007 N.E. 14th         | 287-6084 |
| Mrs. J.L. Harris      | 2738 N.E. 9th          | 287-6334 |
| Mrs. Ruby Osman       | 8332 N. Woolsey Ave.   | 289-8402 |
| Mrs. Rusell Gilmore   | 6205 N.E. Garfield     | 285-7596 |
| Mrs. August Bergh     | 7102 N. Interstate     | 284-1361 |
| Mrs. Mathew           | 4925 N.E. Garfield     | 284-8779 |
| Blanche Washington    | 3019 N.E. Union        | 284-7707 |
| Valerie Burke         | 6573 N.E. 6th          | 287-5563 |
| M. Dragoon            | 7425 N. Wabash         | 289-9757 |
| Daniel Ryan           | 3102 N.E. 26th         |          |
| Mrs. Butler           | 127 N.E. Knott         | 288-4770 |
| Mrs. Jack Ryan        | 935 N.E. Floral Pl.    | 234-9196 |
| Mr. Alvin Torgerson   | 6406 N. Burrage        | 289-1644 |
| Mrs. Bruce L Ferguson | 7235 N. Burrage        | 289-4748 |
| Mrs. August Bergh     | 7102 N. Interstate     | 284-1361 |
| Helen Mays            | 4206 N.E. 10th         | 281-8694 |
| Boels Blég. Co.       | 2614 N. Williams       |          |
| Romie Hill            | 4519 N.E. 15th         | 281-4771 |
| Mr. Leo Ryan          | 3249 N.E. Grant Pl.    | 284-4555 |
| Mr. J.L. Harris       | 2738 N.E. 9th          | 287-6334 |
| Mrs. Ruan             | 5318 N.E. Wisteria Dr. | 282-5983 |
| Blanch Ladu           | 3035 N.E. 62           | 288-8037 |
| Mr. E. Amonsens       | 2921 N.E. 25th         | 287-9216 |
| Margaret Paulbach     | 2808 N.E. Klickitat    | 281-4528 |
| Mrs. Ruth Adamson     | 2116 N.E. 25th         | 281-4883 |
| Darrel Hobson         | 3751 N.E. Seaste       | 234-5792 |
| W.M. Smith            | 3935 N. Gantenbein     | 288-1113 |
| W.L. Dyer             | 5838 N. Haight         | 289-7777 |
| Mrs. P. Session       | 3715 N. Commercial     |          |
| Willie Wilson         | 3221 N. Kirby          | 282-6097 |
| Mrs. Roy Curry        | 3527 N.E. Cleveland    | 282-0227 |



|                        |                          |          |
|------------------------|--------------------------|----------|
| Mrs. Jessie Varner     | 3016 N.E. 9th            | 281-7919 |
| Archie W. Wesley       | 3020 N.E. Rodney         | 284-5662 |
| Beatrice Jackson       | 215 N. Sahver            | 287-3343 |
| Mr. Harris             |                          | 285-1603 |
| Wm. E. McMihek         | 2416 N. Vancouver Ave.   | 287-5372 |
| Dr. A.L. Severeide Jr. | 2406 N.E. 30th           | 287-3906 |
| Mrs. S.M. Friffin      | 4826 N.E. 8th            | 287-8688 |
| Mr. Willis Stanfill    | 3434 N.E. 39th Ave.      | 281-7780 |
| Mrs. Edward Eberdt     | 3245 N. Willamette       | 289-3328 |
| American Plating Co.   | 2751 N. Williams Ave.    | 288-5961 |
| Jewel Glass Co.        | N. Vancouver Ave.        |          |
| Florence Aasen         | 4128 N.E. 40th           | 287-4554 |
| Juanita Jackson        | 2622 N. Borthwick        | 288-2872 |
| Mrs. S.M. Goodwin      | 7911 N.E. Freemont       | 281-0348 |
| Mr. Frank Fair         | 6423 N.E. 9th            | 281-6377 |
| Cora Hickok            | 2007 N.E. 14th           | 287-6084 |
| Mr. Ken Gerstein       | 3542 N.E. 26th           | 288-3845 |
| S.M. Griffin           | 4826 N.E. 8th            | 287-8688 |
| Chad Hindman           | N. Williams Ave.         | 282-5531 |
| C.T. Malcom            | 2336 N.E. 30th           | 287-5760 |
| Bob Hood               | 1145 N.E. 60th Ave.      | 282-9917 |
| Dr. Charles Howard     | 2352 N.E. 56th           | 281-4089 |
| F.B. Howard            | 3525 N. Baldwin          | 289-4002 |
| Ruth McCall            | 3127 N.E. Skidmore       | 287-1087 |
| B. Hodgdon             | 513 N. Dixon             | 282-1588 |
| Thomas Williams        | 4327 N. Gantenbein       | 281-7820 |
| Mrs. M.E. Burns        | 3510 N.E. Maywood Pl.    | 287-1329 |
| Mr. C.L. Holliday      | 522 N. Ivy               | 281-9829 |
| Mrs. Eleanor Strong    | 3218 N. Houghton         | 285-7326 |
| Mrs. Frank Jacobs      | 6127 N.E. 8th            | 282-7647 |
| Mrs. Richard Hatch     | 2539 N.E. 15th           | 288-4881 |
| Mr. John D. Baikie     | 1909 N.E. Stanton St.    | 281-1966 |
| Mrs. W. Hart           | 3817 N.E. Mallory        | 284-4651 |
| Mrs. T.J. Blake        | 3126 N.E. Skidmore       |          |
| Mrs. Robert Bailey     | 1424 N.E. Dekum          | 285-3435 |
| Mrs. Burt White        | 506 N.E. San Rafael      | 288-2163 |
| Mrs. Phyllis Jackson   | 5554 N. Beston           | 285-7554 |
| George Sydnor          | 1810 N.E. 15th           | 287-4094 |
| Mrs. M. Naylor         | 920 N.E. Siskiyou        | 281-5419 |
| Mrs. Jack Stevens      | 6923 N. Vancouver Ave.   |          |
| Alice Allen            | 2627 N. Gantenbein       | 288-2376 |
| Mr. Leo Ryan           | 3249 N.E. U.S. Grant Pl. | 284-4555 |
| Mary LaViolette        | 9209 N. Chautauqua Pl.   | 289-5275 |
| Thor Pearson           |                          | 288-5011 |
| Mr. A. Gipson          | 4733 N. Gantenbein       |          |
| Mrs. Jonas Collins     | 4820 N.E. 29th           | 284-8398 |
| Ruth Halvorsen         | 422 N.E. Going           | 281-9963 |
| Eva Butherus           | 5931 N.E. Davis          | 284-1710 |
| E.R. Armstrong         | 7816 N. Haven            | 289-3077 |
| Paul Bishop            | 6838 N. Catlin           | 286-2267 |
| Mrs. J. Goinski        | 6204 N. Missouri         |          |
| Mrs. J.W. Calvin       | 9434 N. Buchanan         | 286-5088 |
| Mr. John Brown         | 4214 N.E. 8th            | 281-2095 |
| Mr. Marvin McKinney    | 2533 N.E. 14th Ave.      | 284-1444 |
| Bob Delf               | 4834 N.E. 26th           | 281-6009 |
| Mrs. Michael Stanko    | 173 N.E. Bridgeton Rd.   | 289-7885 |
| Mrs. Hock              | 9647 N. VanHouten        | 289-7464 |
| Mrs. Geri Hammond      | 3216 N.E. 14th           | 281-9723 |
| Dr. Eugene Bunch       | 5220 N. Lombard          | 289-7043 |
| Willie Johnson         | 4950 N.E. Union          | 287-1286 |
| P. Stevens             | 2923 N.E. 22nd           | 287-7335 |
| Jack Hall              | 6224 N.E. 13th           | 282-6421 |



|                                   |                           |          |
|-----------------------------------|---------------------------|----------|
| Mrs. Mary Amonsens                | 4618 N.E. Failing         | 281-8255 |
| Mrs. A.D. Evans                   | 3407 N.E. 12th            | 282-3107 |
| Frances N. Carroll                | 2068 N.W. Johnson         | 227-4366 |
| Johnay Carson's Columbia View Apt | 5926 N.E. Columbia Blvd.  |          |
| Peter Taranoff                    | 1808 N.E. Weidler Apt. 4  | 281-8456 |
| Rolland Allen                     | 915 N.E. Schuyler Apt 908 | 287-6987 |
| Helen DePue Porter                | 2733 N.E. Dunckley        |          |
| Shirley Rand                      | 7214 N. Mississippi       | 282-7201 |
| Mrs. G.A. Houston                 | 2011 N.E. 77th            | 253-5560 |
| Mrs. Lewis                        | 3106 N.E. 7th             | 281-5091 |
| Mrs. Ed. Concannon                | 2004 N.E. 70th            | 255-8468 |
| A.A. Ambulance                    | 401 N.E. Weidler          | 282-2232 |
| Mrs. H.A. Knight                  | 633 N. Humboldt           | 284-0182 |
| Mann Home                         | 3051 N.E. 33rd            | 234-6263 |
| Mrs. Ed. Rauch                    | 3429 N.E. 39th            | 287-8896 |
| Mrs. T. James                     | 3342 N.E. 14th            | 281-3035 |
| Melvin Mitchell                   | 905 N. Sumner St.         |          |
| Rita Parkison                     | 7343 N. Hurst Ave.        | 289-3548 |
| Mrs. W. H. Martin                 | 7135 N. Seward            | 289-6077 |
| Mrs. Reischman                    | 7437 N. St. Louis         | 286-5588 |
| Ann Davis                         | 41 N.E. Cook              | 288-3943 |
| Mrs. L.N. Stewart                 | 3536 N.E. 17th            | 284-5295 |
| Dave Stromberg                    |                           | 283-2927 |
| Mrs. Larson                       | 6502 N.E. Rodney          |          |
| Elk Cleaners                      | 289-9357                  |          |
| Mrs. J.E. Masters                 | 2515 N.E. 40th            | 282-9618 |
| Mrs. J.J. Carsters                | 5800 N.E. 35th Ave.       | 282-3117 |
| Henrietta Williams                | 2616 N.E. 10th            | 288-1901 |
| Mrs. S. Tappan                    | 1515 N. Ainsworth         | 285-8891 |
| Mrs. Emma Goodwin                 | 3023 N.E. 14th            | 287-6488 |
| Mrs. S. Boelow                    | 1637 N.E. 54th            | 284-8847 |
| Phylliss Baker                    | 4324 N.E. 21st            | 282-9606 |
| Mrs. L.M. Neighbors               | 5517 N.E. 25th Ave.       | 287-7936 |
| M. Zimmerman                      | 1604 N. Jarrett           | 285-7529 |
| Mrs. Steven Strylewicg            | 7420 N. Delaware          | 289-2295 |
| Mr. Nate Nickerson                | 118 N.E. Skidmore         | 287-4181 |
| Mrs. Dean Bond                    | 8925 N.E. Hill Way        | 254-9616 |
| Mrs. C.G. Hutchins                | 8912 N.E. Hill Way        |          |
| Lewis Jackson                     | 2632 N. Kirby             | 281-7445 |
| Mr. Albany Gipson                 | 4733 N. Gantenbein        | 284-3125 |
| Mr. Les French                    | 2744 N.E. Alameda         | 285-3400 |
| Mrs. Carl. R. Moser               | 4050 N.E. 23rd            | 287-0777 |
| Mrs. E.W. Silcher                 | 4417 N.E. Hoyt            | 232-9826 |
| Rev. J.C. Foster                  | 2849 N.E. Rodney Ave.     |          |
| Mrs. C.A. Carter                  | 5314 N. Maryland          | 285-7402 |
| Leo Olson                         | 6008 N. Hudson            | 289-9925 |
| Mrs. L. Whitcomb                  | 6826 N. Fenwick           | 289-9702 |
| Mr. Norwood                       | 226 N. Page               | 287-7652 |
| L.L. Welch Real Estate            |                           | 288-3167 |
| Mr. O. Webb                       | 831 N.E. Holland          | 285-3814 |
| Mrs. H.J. Bishop                  | 4827 N.E. 24th Ave.       | 282-9114 |
| Stiles Apts.                      | 426 N.E. Russell          |          |
| Mrs. Fitz                         | 54 N.E. Graham            | 284-8087 |
| Mike Phillips                     | 3838 N. Massah            | 288-3351 |
| Myers, Wiebe, Ford                | 5825 N. Greeley           |          |
| Clifford James                    | 4606 N.E. Cleveland       | 284-4431 |
| Mrs. Dale Peretti                 | 4040 N. Overlook Terr.    | 281-4045 |
| Mr. Leo Ryan                      | 3249 N.E. Grant Pl.       | 284-4555 |
| Mrs. Helen Keller                 | 111 N.E. 18th Ave. Apt 10 |          |
| Mr. Leo Ryan                      | 3249 N.E. Grant Pl.       | 284-455  |
| M. Davis                          | 235 N.E. Emerson          | 284-4581 |
| Mrs. Sam Suwol                    | 2603 N.E. Union           | 284-0236 |

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

June 21, 1972

RECEIVED

JUN 22 1972

PORTLAND DEVELOPMENT COMMISSION

Mr. Ben Webb  
Relocation Director  
Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Re: Parcel RS 5-1

Dear Ben:

Enclosed is a copy of a letter which I received from the attorney for Mr. Walker, owner of Parcel RS 5-1. You will recall that we approved a relocation "in lieu" payment based upon a move by Mr. Walker to Aumsville. He now has decided that his retail outlet will be in the vicinity of Gresham and has not as yet found a place to establish his manufacturing business. With this in mind, do you believe that the change in customers between his present location in Gresham would be sufficient to justify the "in lieu" payment? Please let me know as soon as possible.

Very truly yours,

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

  
DONALD R. STARK

DRS:an  
Encls.

6/23/77

DON STARK TELEPHONED.

SAID CLIENT NOW WANTS TO GO  
TO TIGARD AND THAT HE HAS ASKED  
FOR A LETTER TO THAT EFFECT

ROSCOE C. NELSON  
ATTORNEY AT LAW  
1121 YEON BUILDING  
PORTLAND, OREGON 97204  
TELEPHONE 222-1081

June 20, 1972

Mr. Donald R. Stark  
Williams, Montague, Stark, Hiefield  
& Norville, P.C.  
Attorneys at Law  
Boise Cascade Building  
Portland, Oregon 97201

Re: Parcel RS 5-1

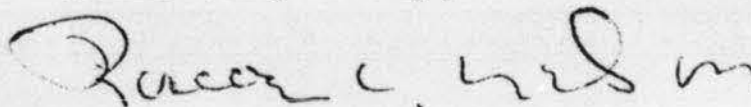
Dear Don:

Confirming our telephone conversation of today, please be advised that Richard Walker informs me that the pending transaction for purchase of the outlet at Aumsville will not be completed since the owner of the store there has changed his mind.

Accordingly, Mr. Walker will relocate his retail store in the vicinity towards Gresham, being at the address number 11807 N. E. Glisan.

He will be required to establish the manufacturing portion of his business entirely separately, and in this regard he is endeavoring to locate a suitable site in the vicinity of Tualatin or just beyond.

Yours very truly,



Roscoe C. Nelson

RCN:vl



ROScoe C. NELSON  
ATTORNEY AT LAW  
1121 YEON BUILDING  
PORTLAND, OREGON 97204  
TELEPHONE 222-1081

June 1, 1972

Williams, Montague, Stark, Hiefield & Norville, P.C.  
Attorneys and Counselors at Law  
Boise Cascade Building  
Portland, Oregon 97201

Attn: Mr. Donald R. Stark


Re: Portland Development Commission v.  
Oregon Rug and Mattress Company;  
Parcel RS 5-1

Dear Don:

Supplementing my letter to you of May 19, relative to the property of Oregon Rug & Mattress Co., Ltd., please be advised that whereas Mr. Walker has been searching for a suitable place where he might relocate his business, he has now found a suitable location and is in the process of negotiating for the purchase thereof.

The site which he expects to acquire for relocation of the business of Oregon Rug and Mattress Co. is located at Aumsville, Oregon. The appropriate documents embodying the arrangements for purchase of this property are currently in preparation.

Yours very truly,

  
Roscoe C. Nelson

RCN:dl

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 J. MONTAGUE  
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PRESTON C. HIEFIELD, JR.  
OLIVER I. NORVILLE  
JAMES E. GRIFFIN  
LARRY C. HAMMACK  
RICHARD E. ALEXANDER

RECEIVED

JUN 6 1972

PORTLAND DEVELOPMENT COMMISSION

June 5, 1972

Mr. Ben Webb  
Portland Development Commission  
1700 SW Fourth Avenue  
Portland, Oregon 97201

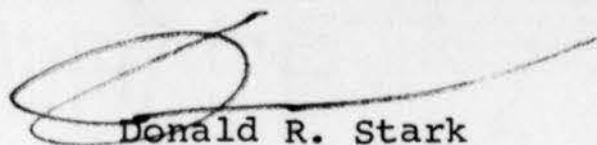
Re: PDC v. Oregon Rug and Mattress Company  
Parcel RS 5-1

Dear Ben:

Enclosed is a copy of a letter from Roscoe Nelson which I asked him to write advising that the most likely location for the Oregon Rug and Mattress Company is Aumsville, Oregon. I have been in personal discussions with Mr. Nelson and an earnest money receipt for purchase of a site in Aumsville is in the process of being executed. The thing that is holding it up is the agreement to pay the price that we are negotiating for acquisition of the property and the guarantee of the "in lieu" payment. Hopefully this document will permit us to guarantee the "in lieu" payment so that I may go to HUD for a new concurrence to settle this matter. Please let me know as early as possible if the "in lieu" payment will be made.

Very truly yours,

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

  
Donald R. Stark

DRS/bb  
Enclosure  
cc: Mr. Stan Jones

John S. Griffith  
Chairman

Edward H. Look  
Secretary

Vincent Raschio

Elaine Cogan

Arthur A. Riedel

EMANUELE VVS

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

June 8, 1972

John B. Kenward  
Executive Director

Mr. Donald R. Stark  
Attorney at Law  
Boise Cascade Building  
1600 S. W. Fourth Avenue  
Portland, Oregon 97201

Dear Don:

Re: Oregon Rug and Mattress Company  
Parcel RS 5-1

I refer to your letter of June 5, 1972 with respect to the above-named client. Your letter asked us to determine whether or not the client will qualify for the "in lieu" relocation payment authorized under the provisions of Sec. 202 (c) of Public Law 91-646. Chapter 6, Section 5, Paragraph 88 c. (1) (a) of the Relocation Handbook says that, "A displaced business concern may be eligible for a payment in lieu of moving and related expenses if the local agency determines that:

- (a) The business cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of the clientele, and the relative importance to the displaced business of its present and proposed location."

The client has indicated that he wishes to relocate to Aumsville, Oregon. It is our opinion that if the client relocates to Aumsville, he will qualify for the "in lieu" payment. We are prepared to give the client our written assurance, should this be necessary. In the meantime, we have enclosed two sets of claim forms which the client should complete and return one set to us.

Very truly yours,

Benjamin C. Webb  
Chief, Relocation and  
Property Management

BCW:ch  
Enclosure

cc: Stan Jones ✓



ROSCOE C. NELSON  
ATTORNEY AT LAW  
1121 YEON BUILDING  
PORTLAND, OREGON 97204  
TELEPHONE 222-1081  
June 1, 1972

Williams, Montague, Stark, Hiefield & Norville, P.C.  
Attorneys and Counselors at Law  
Boise Cascade Building  
Portland, Oregon 97201

Attn: Mr. Donald R. Stark

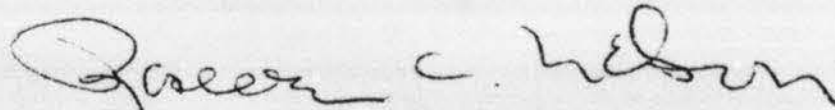
Re: Portland Development Commission v.  
Oregon Rug and Mattress Company;  
Parcel RS 5-1

Dear Don:

Supplementing my letter to you of May 19, relative to the property of Oregon Rug & Mattress Co., Ltd., please be advised that whereas Mr. Walker has been searching for a suitable place where he might relocate his business, he has now found a suitable location and is in the process of negotiating for the purchase thereof.

The site which he expects to acquire for relocation of the business of Oregon Rug and Mattress Co. is located at Aumsville, Oregon. The appropriate documents embodying the arrangements for purchase of this property are currently in preparation.

Yours very truly,

  
Roscoe C. Nelson

RCN:d1

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 J. MONTAGUE  
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PRESTON C. HIEFIELD, JR.  
OLIVER I. NORVILLE  
JAMES E. GRIFFIN  
LARRY C. HAMMACK  
RICHARD E. ALEXANDER

RECEIVED May 23, 1972

MAY 24 1972

PORTLAND DEVELOPMENT COMMISSION

Portland Development Commission  
1700 SW Fourth Avenue  
Portland, Oregon 97201

Attention: Mr. Ben Webb

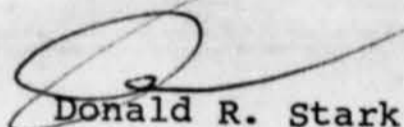
Re: Portland Development Commission v. Oregon  
Rug and Mattress Company - Parcel RS 5-1

Dear Ben:

Enclosed is a copy of letter and supporting material which Roscoe Nelson, the attorney for Walker, has sent to me as justification of the "in lieu" payment to him of \$10,000. I have told him that we will be able to commit to the payment of this "in lieu" item prior to his entering into an option agreement with us at a settled figure. Would you examine this material and advise me as soon as possible whether or not it will justify the "in lieu" payment.

Very truly yours,

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

  
Donald R. Stark

DRS/bb  
Enclosures

ROSCOE C. NELSON  
ATTORNEY AT LAW  
1121 YEON BUILDING  
PORTLAND, OREGON 97204  
TELEPHONE 222-1081  
May 19, 1972

Williams, Montague, Stark, Hiefield & Norville, P.C.  
Attorneys and Counselors at Law  
Boise Cascade Building  
Portland, Oregon 97201

Attn: Mr. Donald R. Stark


Re: Portland Development Commission v.  
Oregon Rug and Mattress Company;  
Parcel RS 5-1

Dear Don:

I acknowledge receipt of your letter of the 9th instant relative to the matter of "in lieu" expenses. I have conferred with Richard Walker relative to the situation of Oregon Rug & Mattress Co. and I am attaching hereto a memorandum setting forth the situation relating to his company with particular reference to the anticipated result of displacement. In this respect I have pointed out to Mr. Walker the applicable provision of Eligibility Requirements.

In the event that the Department of Housing and Urban Development requires further substantiating evidence or additional material, if the Department will advise me to that effect I will certainly undertake to secure the same from Mr. Walker.

Very truly yours,

  
Roscoe C. Nelson

RCN:dl  
Encl.



WSQ

3-7-72

Dick Walker (ORMCO) called  
forgot item on inventory:

"25 rug, dry room, hoists and hangers"  
also wanted to let you know that he  
has ordered an "automatic mattress tufting  
machine". Should be ready in June. If  
Still on site. will be delivered and  
installed here.

February 17, 1972

Mr. Clyde Sanders  
Small Business Administration  
700 Pittock Block  
Portland, Oregon 97205

Dear Mr. Sanders:

The Portland Development Commission is presently displacing occupants within the Emanuel Hospital Urban Renewal Project (ORE R-20). Oregon Rug and Mattress Co. located at 2651 N. Vancouver, Portland, Oregon is being displaced by reason of the urban renewal activities in this area.

Oregon Rug and Mattress Co. will be eligible for benefits under the provisions of the Uniform Relocation and Land Acquisition Policies Act of 1970. The business will be eligible for payment of actual reasonable moving expenses with no maximum limit and will also be eligible for payment of losses incurred by reason of personal property or fixtures which cannot be adapted for use at a new location (limited to the amount that would have been necessary to move such property). Actual reasonable expenses, subject to a limitation of \$500, in searching for a replacement business may also be included as part of the relocation payment.

In place of the above payment the business may choose to accept a fixed payment equal to the business concern's average annual net earnings, but not less than \$2,500 nor more than \$10,000, if it is determined that the business cannot be relocated without a substantial loss of its existing patronage and it is not a part of a chain operation.

We understand that Oregon Rug and Mattress Co. intends to apply for a SBA loan to help it in its move to a new location. Any help you can extend to this business being displaced by urban renewal action will be appreciated. We are most concerned in assisting Oregon Rug and Mattress Co. in continuing as a member of the business community. If we can in any way provide any information or help affecting this case we would appreciate a letter or call from your office. Thank you for your usual concern in this matter.

Very truly yours,

W. Stanley Jones

WSJ:sic  
cc: Oregon Rug and Mattress Co.

INVENTORY

OREGON RUG AND MATTRESS

February 4, 1972

FRONT SHOW ROOM

Janitrol gas unit heater - overhead  
Storage racks enclosed in partition for upholstered fabric  
Counter with formica top  
Combination desk/counter, 2 drawers  
Curved counter  
Chair  
Desk - one pedestal  
Display counter - upholstered top  
6 display racks for box spring and mattress  
Rubber rug runners  
Cotton mattress beat  
Out table  
  
Show window flood lites  
  
Signs in front - painted

FRONT OFFICE

Executive desk  
Secretary swivel chair  
Filing cabinet, 4 drawer  
2 chairs  
Typewriter  
Paymaster  
Victor adding machine  
Typing desk, metal  
Filing cabinet, 2 drawer  
Cabinet, 2 shelves  
Rug  
Include partitions

UPHOLSTERY ROOM

Singer sewing machine including table  
Chair  
Metal storage bin  
Band saw, stand, and motor - Companion brand  
Storage bins - mattress tic



Vent fan - dust

Mattress tape edge machine  
Power tufter - button mattress  
Work bench  
Cabinet - 2 doors  
Filling Table  
Mattress hand tufting rack

Branch circuit panels - 10 boxes  
3 fire extinguishers (3 soda acid)

Cabinet (3 doors are gone)  
Cutting table  
Storage rack

2 steam heating units  
Time clock  
Button mold w/work bench

#### UPSTAIRS BALCONY

Cushion filling machine  
Scales - floor model  
Floor stand work lamp  
Tufting rack  
Sewing machine with table  
Work bench w/vice  
4' florescent fixture  
6 rug display racks  
Rope block and tackle  
Parts cabinet - flat shallow drawers  
4 old rug scrubbers - inoperable  
Curtains for front show windows  
Filling boards for making small cushions

#### MAIN FLOOR

Tool cabinet - storage  
Work table  
Swivel chair  
2 door cabinet  
Rug cleaning table  
Bench supply cabinet  
Wall clock  
Boiler  
Hot water tank  
3 chairs  
Hot plate - 2 burner

Upholstery cleaning machine - Certified  
Blower and motor with special mounting  
3 branch electric circuits

Blower/dryer system for dry room - duct work  
Suction machine - portable - pullman  
Compressor sprayer - moth proofing  
Spray sizer tank and accessories  
Hoover vacuum  
Weights for stretching rugs  
Drying room with accessories  
Hangers and poles  
Mattress tufting table  
Oriental rug ironing board

Rug surging machine with storage peg board  
Carpet storage tubes

Rug wringer including special concrete mounting pad and accessories (squeegees, etc)  
Power suction vacuum - Scott Johnson  
Hose  
2 florescent fixtures  
Plant rug scrubber - Holt  
Power suction vacuum pump - Scott Johnson  
Jet rug cleaning and rinsing machine  
2 soap barrels  
Water supply hook ups to machines  
Storage rack - rug hanging poles

Pile lifter machine - portable with accessories  
Rug shampooer - portable with accessories

Dust wheel - with motor  
Dust room

Mangle  
Metal storage counter  
Hand truck  
Storage cabinet  
Work bench cabinet - green  
Furniture dolly  
Rug dolly  
Portable order counter

Mattress handle machine

**ORDER FOR SERVICES—GREYHOUND STORAGE**

Name: Russ Matthews to Dick Walker Home 639-1254 Tel. No. 288-5167 Requested Moving Dates? \_\_\_\_\_

Pickup Address: 2351 N. Vancouver Ave Floor \_\_\_\_\_ Apt. No. \_\_\_\_\_ Delivery Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_ Floor \_\_\_\_\_

City: Portland Zone \_\_\_\_\_ State: OR City: Portland Zone \_\_\_\_\_ State: Oregon

Storage Warehouse Name \_\_\_\_\_ In Transit  Permanent

IMPORTANT—Shipper can be reached while goods are in transit or in permanent storage at \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ c/o Hotel, Company, Relatives, etc. \_\_\_\_\_

Subject to the terms and conditions appearing on the reverse hereof and the rates current at the time of performance of services I hereby order the above services.

2 FROM \_\_\_\_\_ TO \_\_\_\_\_ MI. \_\_\_\_\_ INVOICE Portland Development Comm

FROM \_\_\_\_\_ MI. \_\_\_\_\_ ATTENTION S. H. Jones

FROM \_\_\_\_\_ MI. \_\_\_\_\_ STREET 235 N. Monroe Ave

FROM \_\_\_\_\_ MI. \_\_\_\_\_ CITY Portland, Ore

TOTAL CALCULATED MILEAGE \_\_\_\_\_ CHARGES AUTHORIZED BY \_\_\_\_\_

APPROVED MOVING DATE \_\_\_\_\_ C.O.D.  BILL  PREPAID

**RATE QUOTATIONS**

| 3 LOCAL MOVES AND DRAYAGE   |  |                                 | ESTIMATED COST   | 4 INTRA STATE MOVES AND S.I.T.                         |        |            | ESTIMATED COST |
|-----------------------------|--|---------------------------------|------------------|--|--------|------------|----------------|
| 2                           | LOADING VAN AND  | 8 MEN 8 HRS. @ \$148.40 PER HR. | 1187.20          | CU. FT.  | TARIFF | PG.        |                |
| 1                           | UNLOADING VAN AND  | 8 MEN 2 HRS. @ \$148.40 PER HR. | 296.80           | TO DEST.   | LBS.   | MI. @ CWT. |                |
|                             | DRIVING TIME   | HRS. @ \$ PER HR.               |                  | TO OR FROM WHSE.                                       | LBS.   | MI. @ CWT. |                |
|                             | MILEAGE  | MI. @ \$ PER MI.                |                  | Additional Transportation Charges For Restricted Areas | LBS.   | @ CWT.     |                |
|                             | EXTRA LABOR  | MEN HRS. @ \$ PER HR.           |                  | EXTRA PICK-UP AND DELIVERY                             |        |            |                |
|                             | \$ TRANSIT INSURANCE @ \$  | PER M                           |                  | \$ TRANSIT INSURANCE @ \$                              | PER M  |            |                |
|                             | PACKING AND WARDROBE CHARGES   |                                 |                  | S.I.T. FOR EA. 30 DAY PERIOD (NOT OVER 60 DAYS) @      |        |            |                |
|                             | HEAVY ITEMS  |                                 |                  | PACKING AND WARDROBE CHARGES                           |        |            |                |
|                             | <input type="checkbox"/> PIANO <input type="checkbox"/> STOVE              |                                 |                  | OTHER CHARGES  |        |            |                |
|                             | <input type="checkbox"/> DEEP FREEZE <input type="checkbox"/> REFRIGERATOR |                                 |                  | OTHER CHARGES  |        |            |                |
| <b>TOTAL ESTIMATED COST</b> |  |                                 | <b>\$1484.00</b> | <b>TOTAL ESTIMATED COST</b>                            |        |            | \$             |
| SIGNATURE ACKNOWLEDGES      |  |                                 |                  | SIGNATURE ACKNOWLEDGES                                 |        |            |                |
| AMOUNT PREPAID ONLY         |  |                                 | DEPOSIT \$       | AMOUNT PREPAID ONLY                                    |        |            | DEPOSIT \$     |
| AGENT                       |  |                                 |                  | AGENT  |        |            |                |

| 5 PROVIDE PERMANENT STORAGE FOR |               |             | ESTIMATED COST | 6 PACKING INSTRUCTIONS |          |      |                         |      |
|---------------------------------|---------------|-------------|----------------|------------------------|----------|------|-------------------------|------|
| CU. FT.                         | MONTHLY RATE  | PER CU. FT. |                | PACKER                 | MATERIAL | EST. | MATERIAL                | EST. |
| LABOR IN OR OUT                 | MEN HRS. @ \$ | PER HR.     |                | PACKING DATE           | BARRELS  |      | CARTONS                 |      |
| WRAPPING AND PALLETIZING        |               |             |                | PACKER SIGNATURE       |          |      | Not Over 1 1/2 CF       |      |
| PERMANENT STORAGE INSURANCE     |               |             |                |                        |          |      | Over 1 1/2 Not Over 3CF |      |
| TOTAL                           |               |             |                | BOXES, WOOD — CF       |          |      | Over 3 Not Over 5CF     |      |
|                                 |               |             |                | CRATE — SIZE           |          |      | Over 5 Not Over 7CF     |      |
|                                 |               |             |                |                        |          |      | Over 7 Not Over 10CF    |      |
|                                 |               |             |                |                        |          |      | MATTRESS                |      |
|                                 |               |             |                |                        |          |      | WARDROBES               |      |

7 DECLARED RELEASED VALUE (ON LOCAL MOVES AND DRAYAGE AND INTRASTATE MOVES AND S.I.T.)

I (we) hereby declare valuation in excess of the limit set forth herein on the following: ARTICLE \_\_\_\_\_ EXCESS VALUE \_\_\_\_\_

The rate applicable on a shipment is dependent upon the released value as set out in current tariff, (on local moves not to exceed 30c per pound per article unless insurance coverage is ordered) therefore shippers are REQUIRED TO DECLARE IN WRITING the released value of the property stated in cents per pound, per article. The agreed or declared value of the property is hereby specifically stated to be not exceeding 30c per pound, per article.

I (we) hereby declare that the total sound value of my (our) property to be shipped via motor common carrier is \$ \_\_\_\_\_ at destination.

I (we) do (do not) desire transit insurance in the amount of \$ \_\_\_\_\_.

GREYHOUND STORAGE—GREYHOUND VAN LINES, INC., AGENT DATE 6/4/71 OWNER'S SIGNATURE X

BY [Signature]

ORIGINAL—TO GENERAL OFFICE—ATTACH TO DAILY BUSINESS REPORT PAYMENT MUST BE MADE BY CASH, CERTIFIED CHECK OR MONEY ORDER

PRICE QUOTED IS ESTIMATE ONLY. ACTUAL CHARGES WILL BE COMPUTED IN ACCORDANCE WITH TARIFF, LOCAL RATES AND ACTUAL HOURS AND MILEAGE



FOR LEASE or SALE

Address: 3710 N. Mississippi Ave., Portland

Legal Description: Lots 12, 14, 15 & 16, Block 25, MULTNOMAH, City of Portland, County of Multnomah, Oregon.

Site Area: 20,000 sq.ft.

Zone: M3 - Light Manufacturing

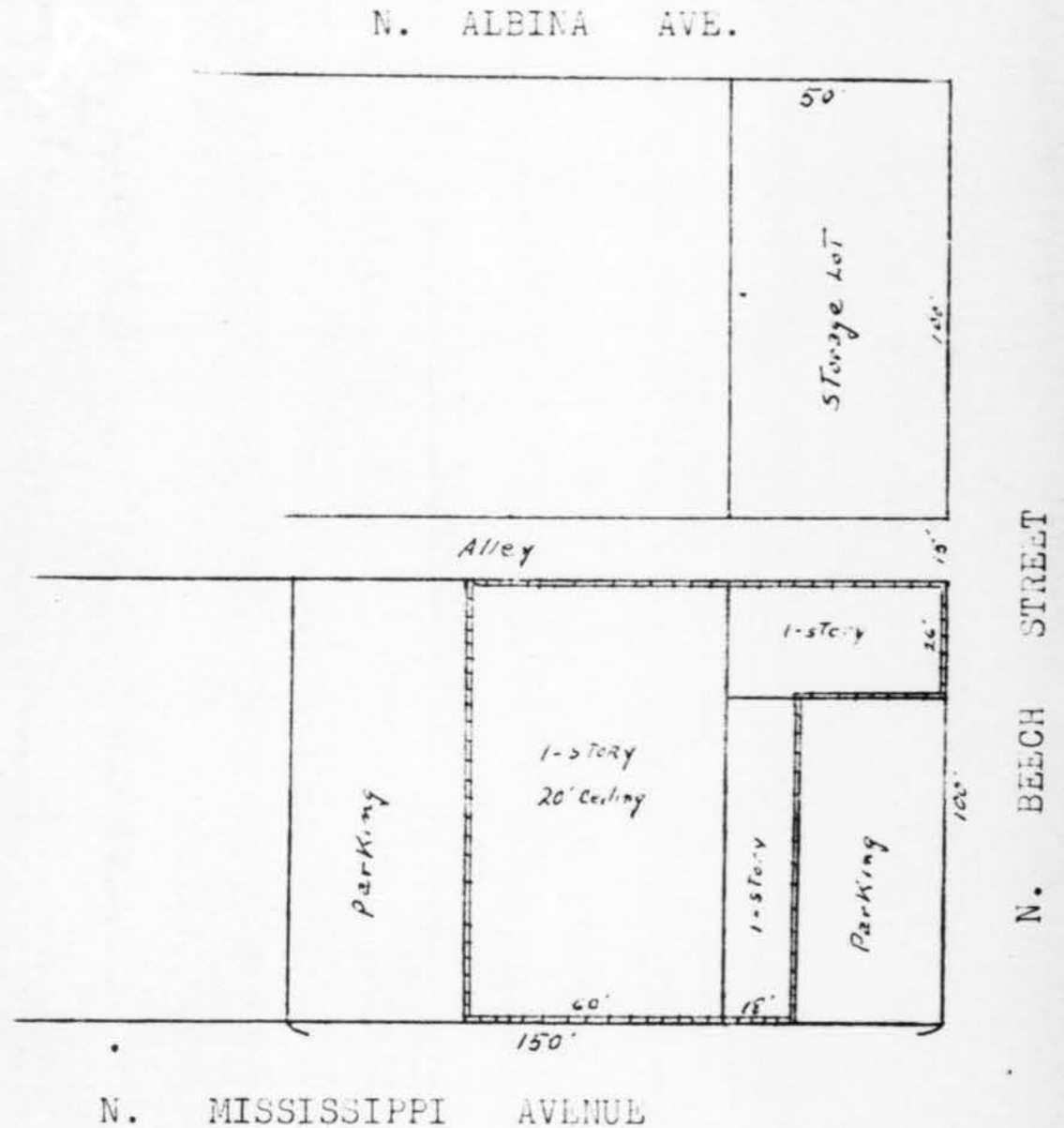
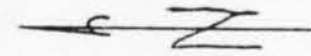
Bldg Area: 8,832 Sq.Ft.

Lease: \$475.00 per month, net.

Sale Price: \$75,000.00.

Possession: 30-60 days.

LaDu Realty Co.  
1440 N. Prescott Street  
(at Interstate Avenue)  
Portland, Oregon 97217  
288-8111



Oregon Rug and Mattress Co. (ORMCO)  
5/14/71 (WSJ)

I. Display Room - 50' X 50'

Inventory -Current Work : Mattresses and upholstered items

Office - Desk  
3 - Filing Cabinets  
3 - Chairs  
Counter  
Curved Counter  
Safe

Salesbook - loss of property item

II. Rug Cleaning Area

(possible real estate item)

A. Dust Wheel (big wood drum) in special concrete block room  
Room wall would have to be demolished to get it out

B. Water Pressure - compressor unit for rug cleaning  
Floor of washing area specially treated cement - curls - slope

Electrical System - all on surface, all machines and lights in  
work areas eligible for re-hook up.

SBA will allow 50% more land

Need: Land 100' X 120'

50' X 108' Bldg.

C. Rug Wringer - about 15 ft. long. Specially mounted and leveled  
on concrete foundation - possible real estate item

D. Drying Room - concrete block installation of ropes and pulleys  
reinstall blower system - machines and duct work

III. x Boiler (~~counted on real estate?~~) not included in real estate appraisal.  
Used partially to heat bldg. with 2 small heaters, basically for drying  
room.

IV. Mattress Area - commercial sewing machine, 2 special mattress tables,  
mattress tufter, mattress tape edge machine

V. Storage loft

ORMCO

Dick Waller

negotiations  
hospital

PDC

in 1960

offered \$85,000

would have accepted  
worked up costs

\$136,000  
\$154,000

~~Project~~

Feels property worth \$150,000

Property 8 blocks - land alone \$90,000

Thinking of replacing building with metal  
structure because of lower building cost. Possible  
building cost with metal \$10/sq ft.



11 May, 1971

Mr. Clyde Sanders  
Small Business Administration  
700 Pittock Block  
Portland, Oregon 97205

Dear Mr. Sanders:

The Portland Development Commission is presently displacing occupants within the Emanuel Hospital Urban Renewal Project (ORE R-20). Oregon Rug & Mattress Co., located at 2651 N. Vancouver, Portland, Oregon is being displaced by reason of the urban renewal activities in this area.

Oregon Rug & Mattress Co. will be eligible for benefits under the provisions of the Uniform Relocation and Land Acquisition Policies Act of 1970. The business will be eligible for payment of actual reasonable moving expenses with no maximum limit and will also be eligible for payment of losses incurred by reason of personal property or fixtures which cannot be adapted for use at a new location (limited to the amount that would have been necessary to move such property). Actual reasonable expenses, subject to a limitation of \$500, in searching for a replacement business may also be included as part of the relocation payment.

In place of the above payment the business may choose to accept a fixed payment equal to the business owner's average annual net earnings, but not less than \$2,500 nor more than \$10,000, if it is determined that the business cannot be relocated without a substantial loss of its existing patronage and it is not a part of a chain operation.

Oregon Rug & Mattress Co. intends to apply for a SBA loan to help it in its move to a new location. Any help you can extend to this business being displaced by urban renewal action will be appreciated. We are most concerned in assisting Oregon Rug & Mattress Co. in continuing as a member of the business community. If we can in any way provide any information or help affecting this case we would appreciate a letter or a call from your office. Thank you for your usual concern in this matter.

Very truly yours,

W. Stanley Jones

WSJ:sic



# PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE  
EMANUEL HOSPITAL PROJECT  
235 N. MONROE ST.  
PORTLAND, OREGON 97227  
PHONE 286-6166

12 May, 1971

Mr. Clyde Sanders  
Small Business Administration  
700 Pittock Block  
Portland, Oregon 97205

Dear Mr. Sanders:

Per our conversation of 11 May, 1971, I have enclosed a list of businesses in the Emanuel Hospital Urban Renewal Project which were mailed a letter on 10 May advising them of available SBA assistance. I have also enclosed a copy of the letter mailed to these businesses. It is my understanding that you will send each business involved the proper informational material.

Thank you for your continued cooperation.

Very truly yours,

W. Stanley Jones

WSJ:stc  
enc.



Albina Pipe Bending  
225 N. Russell  
Portland, Oregon 97227

American Plating Co.  
2751 N. Williams  
Portland, Oregon 97227

Carlos Body & Fender Shop  
2609 N. Vancouver  
Portland, Oregon 97227

Lathay Food Market  
2619 N. Williams  
Portland, Oregon 97227

Demie Bros. Inc.  
35 N. Russell  
Portland, Oregon 97227

Field Sensi-Threader Machine Co.  
417 N. Monroe  
Portland, Oregon 97227

Jewell Glass Co.  
2607 N. Vancouver  
Portland, Oregon 97227

Lees Trailer Co.  
2716 N. Vancouver  
Portland, Oregon 97227

Lew's Men's Shop  
113 N. Russell  
Portland, Oregon 97227

Lynn Kirby Ford Body Shop  
315 N. Russell  
Portland, Oregon 97227

Manning Bros. Garage & Service Station  
2847 N. Williams  
Portland, Oregon 97227

Oregon Rug & Mattress Co.  
2651 N. Vancouver  
Portland, Oregon 97227

Paul's  
19 & 23 N. Russell  
Portland, Oregon 97227

Philbin's Mfg. Co.  
27 N. Russell  
Portland, Oregon 97227

Robbins Inn  
3000 N. Commercial  
Portland, Oregon 97227  
% Mrs. Emily Lehl  
835 N. E. Jessup  
Portland, Oregon

Thomas Shine Parlor  
& Bicycle Shop  
11 N. Russell  
Portland, Oregon 97227

Wallace Bldg. Wreckers  
2717 N. Williams  
Portland, Oregon 97227

Western Food Equipment Co.  
3321 N. Vancouver  
Portland, Oregon 97227



# PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE  
EMANUEL HOSPITAL PROJECT  
255 N. MONMOUTH ST.  
PORTLAND, OREGON 97227  
PHONE 255-5100

May, 1971

Oregon Rug & Mattress Co.  
2651 N. Vancouver  
Portland, Oregon 97227

Attn: Dick Walker

Dear Occupant:

This is to remind you that since your business will be affected by the urban renewal project in this area, you are eligible for special consideration from the Small Business Administration. This assistance is in the form of low interest, long term loans. These loans may be made jointly with local banks or other lending institutions, or on a direct basis and may be used for several purposes, some of which are:

1. to purchase or remodel a building;
2. to provide working capital;
3. to replace machinery and equipment; and
4. to increase inventory.

The SBA also provides management and technical assistance.

We urge you to visit the SBA office to ascertain additional information concerning the assistance you may receive. They are located in the Pittock Block, 921 S. W. Washington. If you desire to make an appointment or have any questions, please call 255-5101.

Very truly yours,

W. Stanley Jones

WSJ:slc

1 1-68430-1660 WALKER, CECIL A & FLORENCE  
 BY BENJ FRANKLIN SAV & LOAN

BUG

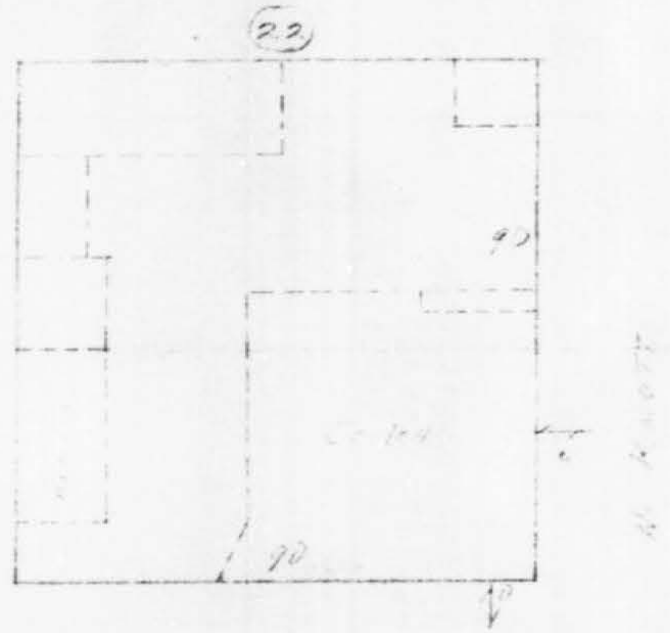
MAP: 2730  
 ZONE: M3  
 RATIO: 1301  
 LVY C: 001

517 SW STARK ST  
 PORTLAND OREGON 97204

RAILROAD SHOPS ADD LOT BLOCK  
 13 814 5

PROPERTY ADDRESS: 2651 N VANCOUVER AVE  
 PORTLAND

APPEALS:



SUMMARY - ASSESSED VALUATION - REAL PROPERTY

| ASSESS YEAR | MIN RIGHTS | TIMBER | LAND  | IMPS   | TOTAL  | SIGN DATE |
|-------------|------------|--------|-------|--------|--------|-----------|
| 67          |            |        | 1430  | 8150   | 9580   | 0710      |
| 68          |            |        | 7,300 | 32,000 | 39,300 | 0221 68   |
| 71          |            |        | 7590  | 33,280 | 40,870 | 01        |

FRONT OF BUILDING

| DATE | INIT | REMARKS       | AVE OR STREET |
|------|------|---------------|---------------|
|      |      | N VANCOUVER   |               |
|      |      | Dist EJA 1955 |               |

INFO BY  INSIDE  OUTSIDE

DATE *1/17/67* SIGNED *[Signature]*

| CHECKED | ENTERED | BLDG. COUNT | INDEX | RECHECKED | NOTIFIED |
|---------|---------|-------------|-------|-----------|----------|
|         | AS 17 W |             |       | AS 17 67  |          |

BY *[Signature]* BASTIN

**MARKET DATA**

| PURCHASE PRICE | DATE | TYPE DATA | BK. & PAGE | REMARKS |
|----------------|------|-----------|------------|---------|
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |
|                |      |           |            |         |

**COMMERCIAL SITE ADJUSTMENTS**

EGRESS & INGRESS *Good*  
 SIZE & SHAPE *90 x 90*  
 SITE UTILIZATION *Rug & Upholstery Shop*  
 TRACKAGE  
 PLOTTAGE  
 TOTAL ADJ  
 RATE USED          SQ. FT.           FRNT. FT.           ACRE

**ZONING**

**SITE ADJUSTMENTS**

|   |                        |                         |      |
|---|------------------------|-------------------------|------|
| M-3   | ROAD TYPE <i>D G P</i> | TOPOGRAPHY <i>Level</i> | VIEW |
| AREA IMPROVEMENTS                                     |                        |                         |      |
| SIDEWALKS & CURBS <input checked="" type="checkbox"/> | OTHER <i>Curvey</i>    |                         |      |
| WATER <input checked="" type="checkbox"/>             |                        |                         |      |
| SEWERS <input checked="" type="checkbox"/>            |                        |                         |      |
| OTHER <input type="checkbox"/>                        | +                      | DEPTH FACTOR            |      |
|   |                        | STANDARD DEPTH          |      |
|   |                        | EFFECTIVE DEPTH         |      |

**COMPUTATIONS**

| LAND DESCRIPTION | SIZE OR ACRES | BASIC UNIT VALUE | ADJUST FACTORS | ADJD UNIT VALUE | VALUE        |
|------------------|---------------|------------------|----------------|-----------------|--------------|
| <i>8,100#</i>    |               | <i>\$.90</i>     |                |                 | <i>7,300</i> |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |
|                  |               |                  |                |                 |              |

AVE  
OR  
STREET



|                         |                                |
|-------------------------|--------------------------------|
| <b>TOTAL AREA</b>       | <b>SUB-TOTAL</b>               |
| REMARKS                 | SITE ADJ.                      |
|                         | TOTAL APPR. VALUE <i>7,300</i> |
|                         | 19 APPR. VALUE                 |
|                         | 19 APPR. VALUE                 |
|                         | 19 APPR. VALUE                 |
| APPRaiser <i>Miller</i> | 19 APPR. VALUE                 |
| DATE <i>4/4/67</i>      |                                |

REMARKS

R A LAND          YEAR          APPRAISER



BUILDING APPRAISAL

Business DATA PROCESSING SALES YEAR 19 65

APPRAISAL SUPPORT DATA

|         |                                   |         |                       |
|---------|-----------------------------------|---------|-----------------------|
| Address | <u>2051 N. VANCOUVER</u>          |         |                       |
| TYPE    | <u>STOCK FL</u>                   | STORIES | <u>1</u>              |
| FTN     | <u>CON</u>                        | BRK     | FR                    |
| UNIT    | WHOLE                             | X       | VAULTED CON. FR       |
| FRST    | MLL                               | HWD     | AT W TO W             |
| ROOF    | TRUSSED                           | F G H   | BR COMP SHG           |
| EXT     | CON                               | BRK     | STL FRM SD SK SG SPEC |
| INT     | L & P                             | SP      | PLY PAP PNT           |
| ELEV    | CAV                               |         |                       |
| TOB     | TOB                               | SINK    | WH SHWR LT UR FNT     |
| HEAT    | ELC                               | OH      | STM HW                |
| UPPER   | CON                               | MLL     | MEZZ                  |
| ADD     | <u>1000 W. VANCOUVER 220 @ 13</u> |         |                       |
| STORES  | <u>100 @ 18</u>                   |         |                       |
| OFFICE  | <u>100 @ 18</u>                   |         |                       |
| PAR     | <u>SPR. SYS VENT</u>              |         |                       |
| APTS    | <u>MARG SKYLT</u>                 |         |                       |
|         | <u>STAIRS</u>                     |         |                       |
| BATH    | <u>FIRE ESC ELEV</u>              |         |                       |

|                      |                              |             |                                      |           |               |
|----------------------|------------------------------|-------------|--------------------------------------|-----------|---------------|
| REPL. FACTOR'S       | <u>4 3/4 x 4 5/8 = 4 1/2</u> | TOTALS      | <u>36</u>                            | <u>53</u> | <u>10,240</u> |
| BUILDING AREA        | <u>8100</u>                  | SO FT X S   | <u>3 3/8</u>                         | FACTOR    | <u>31,185</u> |
| REPL. SO FT FACTOR'S | <u>6 1/3</u>                 | REP. COST   | <b>TOTAL BASE COST</b> <u>41,391</u> |           |               |
|                      |                              | INDEX       | <u>120</u>                           | X QUAL    | <u>100</u>    |
|                      |                              | ADJ. FACTOR | <u>6 1/2</u>                         |           | <u>49,676</u> |
|                      |                              |             |                                      |           | <u>49,410</u> |
| AREA                 | X                            | AREA        | FACTOR                               |           |               |
|                      | X                            | AREA        | FACTOR                               |           |               |
|                      | X                            | AREA        | FACTOR                               |           |               |

|       |       |       |                         |                  |               |
|-------|-------|-------|-------------------------|------------------|---------------|
| CONST | CONST | CONST | 21 BUILT 1947-48 PERMIT | TOTAL REPL. COST | <u>49,410</u> |
| ROOF  | ROOF  | ROOF  | R A ADJUSTMENT          | DEPR 36          | <u>17,412</u> |
| FDN   | FDN   | FDN   | AGE 28.3                | COST APPROACH    | <u>32,000</u> |
|       |       |       | F & E                   | DEP. REPL. COST  | <u>32,000</u> |
|       |       |       | DIST. 7.7               | INCOME APPROACH  | <u>29,100</u> |
|       |       |       | COND.                   | BLDG. RESIDUAL   | <u>29,100</u> |
|       |       |       | E.H. 36                 | MARKET APPROACH  | <u>32,000</u> |
|       |       |       | NET 36                  | BLDG. RESIDUAL   | <u>32,000</u> |
|       |       |       |                         | IMPROVEMENTS     | <u>32,000</u> |
|       |       |       |                         | VALU. CONCLUSION | <u>32,000</u> |
|       |       |       |                         | 19 DEPR FM VALUE |               |
|       |       |       |                         | 10 DEPR FM VALUE |               |
|       |       |       |                         | 19 DEPR FM VALUE |               |

| SCHEDULE OF INCOME |        |                  |                           |                    |
|--------------------|--------|------------------|---------------------------|--------------------|
| FLOOR              | TENANT | TYPE OF BUSINESS | PER MONTH                 | WARRANTED PER YEAR |
|                    |        |                  | <u>8100 @ 5 1/2 = 445</u> | <u>5280</u>        |
|                    |        |                  | <u>12 X 445 = 5280</u>    |                    |

OPERATING EXPENSE SCHEDULE

|                |  |
|----------------|--|
| INSURANCE      |  |
| HEAT           |  |
| LIGHT          |  |
| WATER          |  |
| GARBAGE        |  |
| TELEPHONE      |  |
| SUPPLIES       |  |
| ADVERTISING    |  |
| REPAIRS        |  |
| MANAGEMENT     |  |
| MISC.          |  |
| TOTAL EXPENSES |  |

|                             |               |
|-----------------------------|---------------|
| TOTAL GROSS INCOME          | <u>5280</u>   |
| INCOME CAPITALIZATION       |               |
| WARRANTED GROSS INCOME      | <u>5280</u>   |
| VACANCY ALLOW               |               |
| OPERATING EXP               |               |
| PER. PROF. CHARGES          |               |
| LAND CHARGES                |               |
| TOTAL EXPENSES              | <u>2085</u>   |
| NET INCOME TO BENCHMARK     | <u>3195</u>   |
| CAP. RATE SELECTION         |               |
| INT. 6% DEPR. 3.5% TAXES 2% |               |
| BUILDING VALUE RESIDUAL     |               |
| NET INC. \$ <u>3195</u>     | <u>31,185</u> |

|            |  |                              |              |
|------------|--|------------------------------|--------------|
| MULTIPLIER |  | GROSS INC. \$                | X MULTIPLIER |
| APPROACH   |  | LESS REGIONAL PROPERTY VALUE |              |
|            |  | LESS LAND VALUE              |              |
|            |  | BUILDING VALUE RESIDUAL      |              |

Oregon Rug & Mattress Co

(Firm Name)

R55

(Parcel)

(Structure)

(Unit No.)

Address 2651 N. Vancouver

Phone 238-5167

Type of operation upholstered furn., bedding, rugs Operator or manager Dick Walker *Sales & service*

No. of empl. 5 Owner \_\_\_\_\_ Live on premises \_\_\_\_\_ Expected emp. \_\_\_\_\_

Tenant Owner Rent \_\_\_\_\_ Date due \_\_\_\_\_ Eligible Vet. Loan \_\_\_\_\_ Subtenant \_\_\_\_\_

Future plans: Continue  Change \_\_\_\_\_ Disc. \_\_\_\_\_ Sell \_\_\_\_\_ Retire \_\_\_\_\_ Other \_\_\_\_\_

Help in relocation: Yes \_\_\_\_\_ No \_\_\_\_\_

Electricity by P.P.&L. Garbage service by Jack Herman

| Requirements             | Present                              | Preferred  | Referral A | Referral B | Final Select. |
|--------------------------|--------------------------------------|------------|------------|------------|---------------|
| Location                 | <del>XXXX</del>                      |            |            |            |               |
| Rent                     |                                      |            |            |            |               |
| Limited to Zones         |                                      |            |            |            |               |
| Business License Transf. | <del>XXXX</del>                      |            |            |            |               |
| Parcel Size              |                                      |            |            |            |               |
| Parking                  |                                      |            |            |            |               |
| Structure Size           | <u>81' x 22' + balcony adequate.</u> |            |            |            |               |
| Warehouse Space          | <u>balcony</u>                       |            |            |            |               |
| Ceiling Height           | <u>21' (22')</u>                     |            |            |            |               |
| Special Plumbing         | <u>yes</u>                           |            |            |            |               |
| Special Wiring           | <u>yes</u>                           |            |            |            |               |
| Heavy Floor Load         | <u>yes</u>                           |            |            |            |               |
| Water                    | <u>"</u>                             |            |            |            |               |
| Sewer                    | <u>"</u>                             |            |            |            |               |
| Power                    |                                      |            |            |            |               |
| Load Deck or Ramp        | <u>entrance</u>                      |            |            |            |               |
| Highway Access           | <u>highly desirable</u>              |            |            |            |               |
| Show Window Req.         | <u>yes</u>                           | <u>yes</u> |            |            |               |

Remarks pick up & delivery

Lease \_\_\_\_\_ Buy \_\_\_\_\_ Build \_\_\_\_\_ Advance notice req. \_\_\_\_\_

Est. cost of moving \_\_\_\_\_ Days required to move \_\_\_\_\_

Est. property loss \_\_\_\_\_ Property loss paid at purchase \_\_\_\_\_

Items to be moved (Continue on Interview register): \_\_\_\_\_

I, \_\_\_\_\_ on \_\_\_\_\_ gave information statement and notice to

move to \_\_\_\_\_ by \_\_\_\_\_.

Extended on \_\_\_\_\_ by \_\_\_\_\_ to \_\_\_\_\_

Extended on \_\_\_\_\_ by \_\_\_\_\_ to \_\_\_\_\_