



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: August 13, 2008
To: Interested Person
From: Mieke Stekelenburg, Land Use Services
503-823-0669 / Mieke.Stekelenburg@ci.portland.or.us

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-120336 LC

GENERAL INFORMATION

Applicant: Providence Health Systems, Sisters of Providence
4706 NE Glisan St
Portland, OR 97213

Representative: Michael C Robinson
Perkins Coie
1120 NW Couch St 10th Floor
Portland OR 97209-4128

Site Address: 1235 NE 47th Avenue
Legal Description: LOT 13-18 BLOCK 2, BELGRADE; TL 2800 3.53 ACRES, SECTION 31 1N 2E

Tax Account No.: R063800330, R942311320
State ID No.: 1N2E31BB 02900, 1N2E31BB 02800
Quarter Section: 2935
Neighborhood: Hollywood, contact Trudi Rahija at 503-281-5504.
Business District: Hollywood Boosters, contact Jeffrey Baird at 503-331-7650.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A
Zoning: CXd – Central Commercial with the Design Overlay Zone “d”.
Case Type: LC – Lot Consolidation
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to consolidate Tax Lot 2800 (historic lots 13-18) and Tax Lot 2900 into one lot. The lot consolidation is in preparation for a future street vacation of NE 44th Avenue (LU 07-142132 VA). The street vacation is not part of this review. TL 2900 contains a parking garage that provides parking for the medical facility located on TL 2800. The parking garage currently has street frontage on SE 44th Avenue while the medical facility has street frontage on NE 47th Avenue. The consolidation will result in one lot that will have street frontage on NE 47th Avenue.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in Section **33.675.300, Lot Consolidation Standards.**

ANALYSIS

Site and Vicinity: The vicinity is characterized by high-density residential and commercial development on a major priority transit street (NE Halsey). The site is located in subdistrict A of the Hollywood Plan District, which requires any development proposals to meet design requirements. Tax Lot 2800 is developed with offices and facilities for Providence Health systems. Tax Lot 2900 is currently developed with a parking garage and surface level parking that serve Providence Office Park.

Zoning: The CX zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review. The "d" overlay does not influence this lot consolidation application.

The Hollywood plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. The Hollywood plan district regulations do impact lot consolidation proposals.

Land Use History: City records indicate the following land use reviews for the site:

- LU 01-007636 DZ: The proposal was to install 2 new canopy structures at the 5th floor parking garage elevators and stairs, and required Design Review. The conditions of that decision do not effect the current lot consolidation application.
- LU 07-142132 VA: Proposal to vacate a portion of NE 44th Avenue.
- LU 92-00532 MP: Master Plan Amendment to construct a 54 bed pediatric facility.
- LU 95-00894 MP: Master Plan Amendment to modify existing helipad.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on May 2, 2008.

1. **Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.
2. **Neighborhood Review:** One written response has been received by a neighboring property owner.

Summary of Comments: The response is written in opposition to the development of a new parking structure on NE 47th Avenue.

Staff Response: A new parking garage is not proposed as part of this application.

ZONING CODE APPROVAL CRITERIA**LOT CONSOLIDATIONS**

33.675.010 Purpose

This chapter states the procedures and regulations for removing lot lines within a site to create one lot. The regulations ensure that lot consolidation does not circumvent other requirements of this Title, and that lots and sites continue to meet conditions of land use approvals. The lot consolidation process described in this chapter is different from (and does not replace) the process used by the county to consolidate lots under one tax account. A tax consolidation does not affect the underlying platted lots. A lot consolidation results in a new plat for the consolidation site.

33.675.050 When These Regulations Apply

A lot consolidation may be used to remove lot lines within a site. The applicant may also choose to remove such lot lines through a land division. A lot consolidation may be required by other provisions of this Title.

33.675.100 Review Procedure

- A. Generally.** Lot consolidations are reviewed through Type I procedure.
- B. Sites in PUDs or PDs.** If any portion of the site is within a Planned Unit Development (PUD) or Planned Development (PD), an amendment to the PUD or PD is also required. The amendment to the PUD or PD must be reviewed concurrently with the lot consolidation.

Findings: The site is not involved in any past or proposed Planned Unit Development or Planned Developments. Therefore the requested lot consolidation review has been reviewed under the Type I procedure.

Approval Standards for a Lot Consolidation**33.675.300 Standards**

A lot consolidation must meet the following standards:

- A. Lots.** Consolidated lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:
- 1. Lot dimension standards.**
 - a. Minimum lot area.** If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot area requirements;
 - b. Maximum lot area.** If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, the lot consolidation site is exempt from maximum lot area requirements;
 - c. Minimum lot width.** If the width of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot width requirements;
 - d. Minimum front lot line.** If the front lot line of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum front lot line requirements;
 - e. Minimum lot depth.** If the depth of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.

Findings: The proposed site is in the CX zone. Approval standards 1.a through 1.e are related to required lot dimensions and to the creation of a consolidated parcel that will either meet these lot dimension standards or meet the listed exceptions. In Commercial zones there are no minimum lot area, width or depth standards. Lots must be of a size, shape, and orientation that is appropriate for the location and for the type of development and use that is contemplated (33.613.200). Several building permit applications are currently under review with the City of Portland. The permits are related to internal

structural changes to the existing building(s). The lot is of a sufficient size to accommodate a variety of commercial uses and development.

In commercial zones there is a Minimum Front Lot Line Standard which is at least 10 feet long (33.613.100). The proposed lot has a front lot line that is 458.1 feet long. Therefore, these standards are met.

- 2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;**

Findings: There is no minimum or maximum residential density in the CX zone, therefore this standard does not apply.

- 3. Lots without street frontage. If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements;**

Findings: Both lots in the lot consolidation site have street frontage, therefore this standard does not apply.

- 4. Through lots. If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot;**

Findings: The proposed consolidated Lot 1 is a through lot with frontage on NE 44th Avenue and NE 47th Avenue. However, NE 47th Avenue is an arterial street. Therefore, this standard is met

- 5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.**

Findings: This site contains only one zoning designation, therefore the consolidated lot will not have split zoning. This standard does not apply.

- B. Conditions of land use approvals. Conditions of land use approvals continue to apply, and must be met.**

Findings: The previous land use review does not effect this lot consolidation application.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

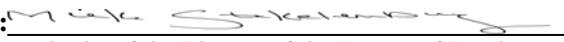
CONCLUSIONS

The applicant proposes to consolidate historic Lots 13-18 and of Belgrade Block 2 and Tax Lot 2800 SECTION 31 1N 2E into one parcel. No City Bureaus raised objection to the proposal.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create one parcel of historic Lots 13-18 of Belgrade Block 2 and Tax Lot 2800 SECTION 31 1N 2E into one parcel, as illustrated by Exhibit C.1, signed and dated August 4, 2008.

Decision rendered by:  **on August 4, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed 8/13/08

Staff Planner: Mieke Stekelenburg

About this Decision. This land use decision is **not a permit** for development. **THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (11/6/08) OR THIS DECISION WILL BECOME NULL AND VOID.** Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on 4/3/08 , and was determined to be complete on 4/24/08

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on 4/3/08

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

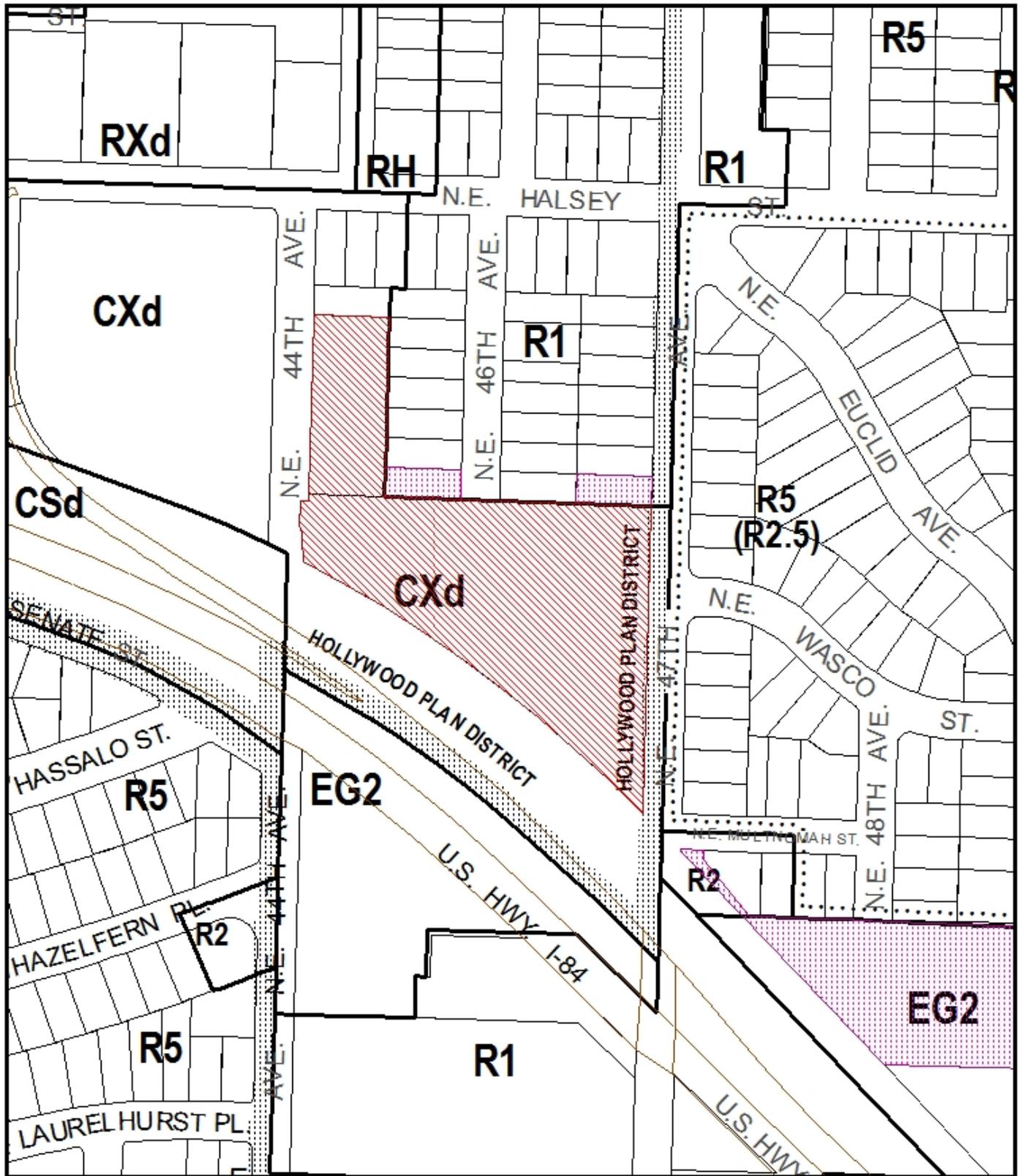
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Site Development Review Section of BDS
 - 5. Bureau of Parks, Forestry Division
 - 6. Life Safety
- F. Correspondence: Brenda Anthony, 1224 NE 47th Avenue, Portland Oregon 97213
- G. Other:
 - 1. Original LU Application
 - 2. Site History
 - 3. Providence Health System-Oregon signature authorization letter

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned



This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No.	LU 08-120336 LC
1/4 Section	2935
Scale	1 inch = 200 feet
State Id	1N2E31BB 2800
Exhibit	B (Apr 08, 2008)

PARTITION PLAT NO.

A REPLAT OF LOTS 4, 5 AND 19 OF BLOCK 2, BELGRADE
 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W. M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
 DATE: JULY 14, 2008

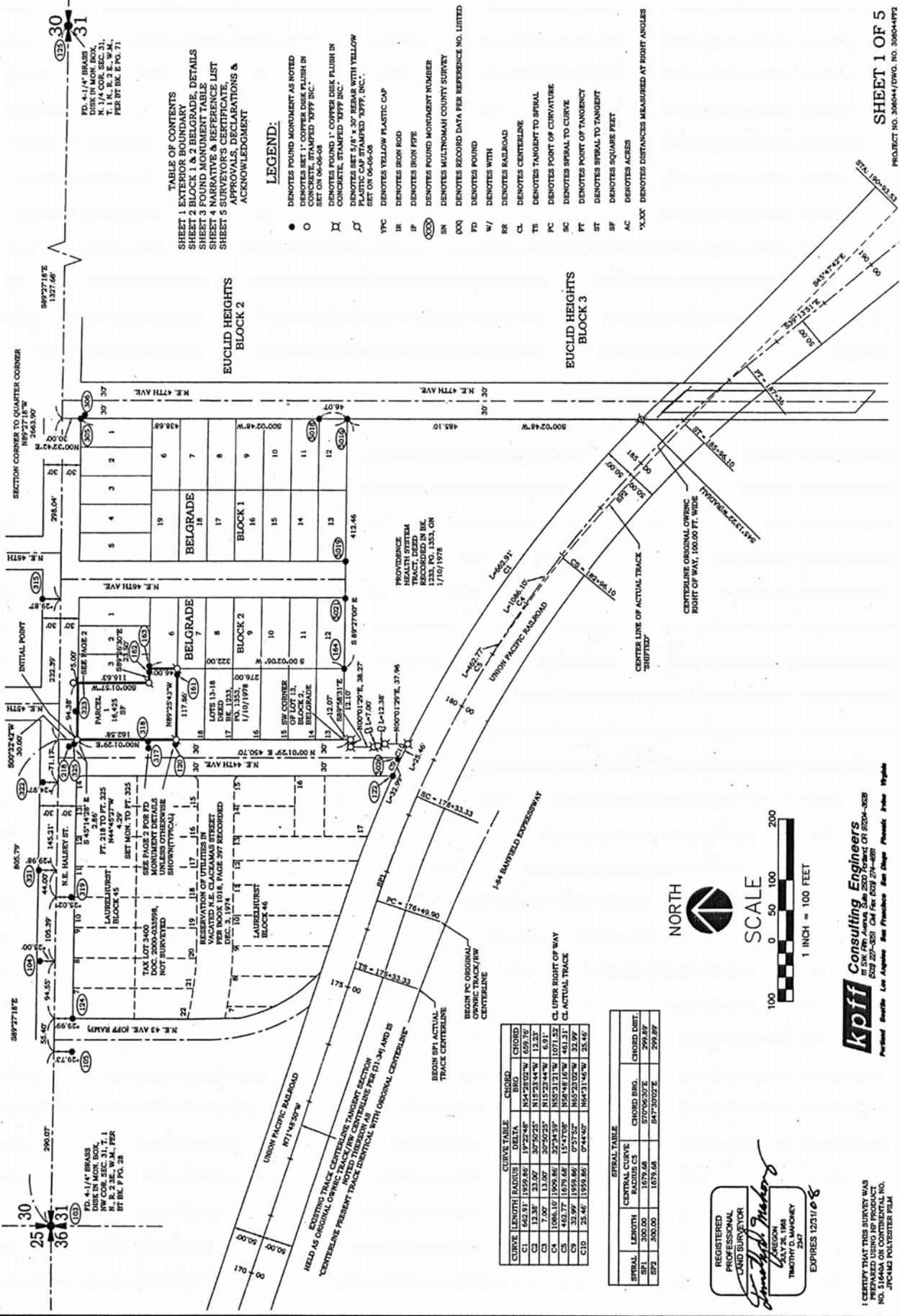


TABLE OF CONTENTS
 SHEET 1 EXTERIOR BOUNDARY
 SHEET 2 BLOCK 1 & 2 BELGRADE, DETAILS
 SHEET 3 FOUND MONUMENT TABLE
 SHEET 4 NARRATIVE & REFERENCE LIST
 SHEET 5 SURVIVORS CERTIFICATE,
 APPROVALS, DECLARATIONS &
 ACKNOWLEDGMENT

LEGEND:

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET COPPER DISK PLUSH IN CONCRETE SET PLACED 1877 INC.
- ⊗ DENOTES FOUND 1" COPPER DISK PLUSH IN CONCRETE, STAMPED "KFFP INC."
- ⊕ DENOTES SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "KFFP, INC."
- ⊖ SET ON 06-06-08
- YPC DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PILE
- ⊗ DENOTES FOUND MONUMENT NUMBER
- SN DENOTES MULTNOMAH COUNTY SURVEY
- DOO DENOTES RECORD DATA PER REFERENCE NO. LISTED
- PD DENOTES FOUND
- W/ DENOTES WITH
- RR DENOTES RAILROAD
- CL DENOTES CENTERLINE
- TS DENOTES TANGENT TO SPIRAL
- PC DENOTES POINT OF CURVATURE
- SC DENOTES SPIRAL TO CURVE
- PT DENOTES POINT OF TANGENCY
- ST DENOTES SPIRAL TO TANGENT
- SP DENOTES SQUARE FEET
- AC DENOTES ACRES
- "XXX" DENOTES DISTANCES MEASURED AT RIGHT ANGLES

**EUCLID HEIGHTS
 BLOCK 2**

**EUCLID HEIGHTS
 BLOCK 3**

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.
C1	662.91	1959.86	19°22'48"	N54°28'02"W	659.76
C2	12.38	23.00	30°50'25"	N15°23'44"W	12.25
C3	7.00	13.00	30°50'25"	N15°23'44"W	6.91
C4	162.10	1959.86	32°48'39"	N55°23'31"W	1071.32
C5	162.10	1959.86	32°48'39"	N55°23'31"W	1071.32
C6	32.89	1959.86	07°57'52"	N65°23'02"W	32.09
C7	25.46	1959.86	07°44'40"	N64°31'45"W	25.46

SPIRAL TABLE

SPIRAL	LENGTH	CENTRAL CURVE	CHORD	CHORD BRG.	CHORD DIST.
SP1	300.00	1678.68	617.0002"E	209.89	209.89
SP2	300.00	1678.68	617.0002"E	209.89	209.89



kpff Consulting Engineers
 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024-3028
 (310) 204-2600, Fax: (310) 204-2605

REGISTERED PROFESSIONAL LAND SURVEYOR
James H. Mackay
 JAMES H. MACKAY
 TACOMA, WASHINGTON
 EXPIRES 12/31/08

LEGISTRY FILE NO. 31640A
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 31640A ON CONTINENTAL N.O.
 J'COMB POLYESTER FILM

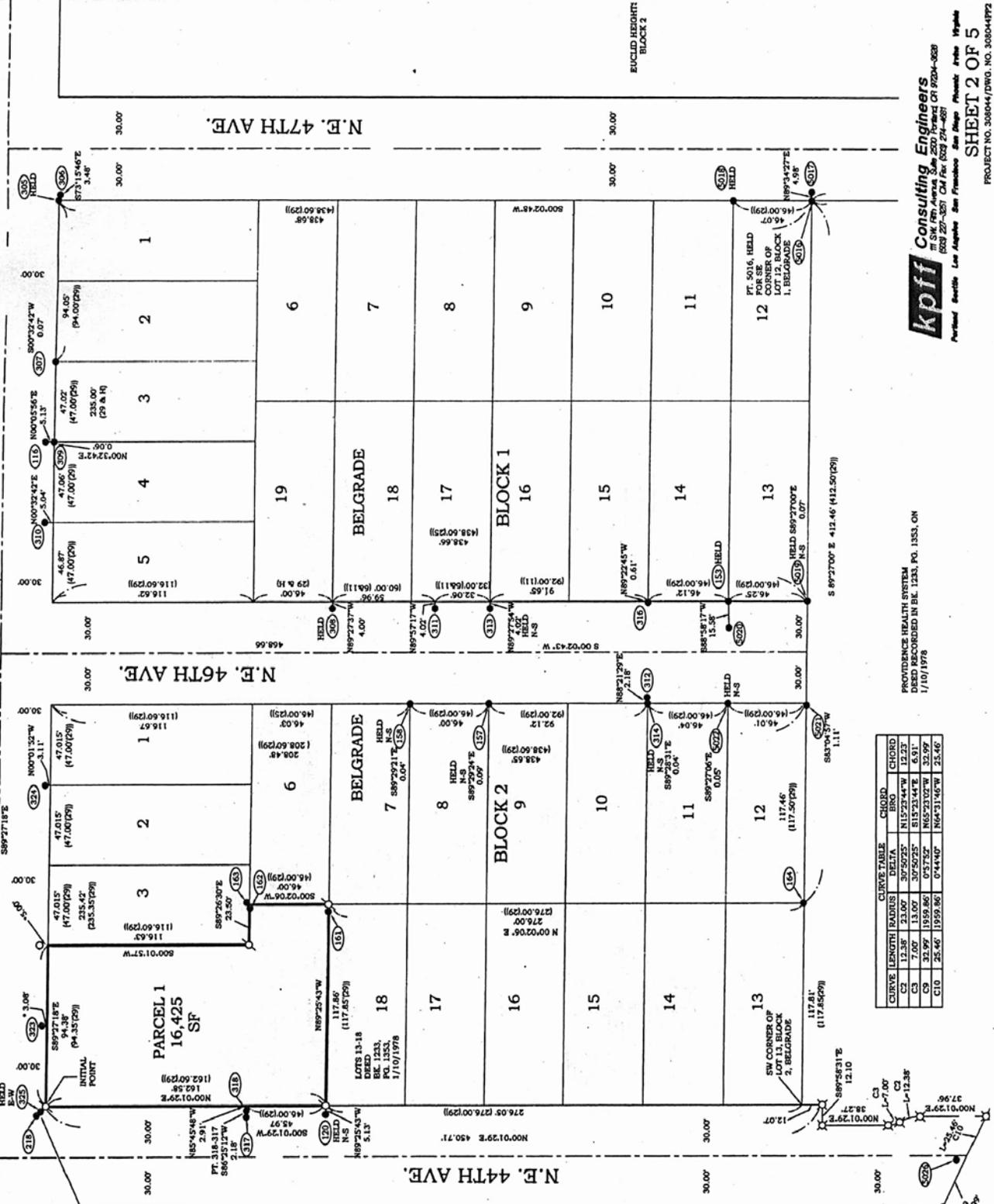
kpff Consulting Engineers
 Portland Branch
 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024-3028
 (310) 204-2600, Fax: (310) 204-2605

CASE NO. LU 08-120336 LC
 EXHIBIT C1

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 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
 DATE: JULY 14, 2008

N.E. HALSEY ST.



N 45°14'28" W
 PT. 35.286
 N 44°45'07" W
 SET MON. TO PT. 255

LEGEND:

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" COPPER DISK FLUSH IN CONCRETE, STAMPED "KFFP INC.", SET ON 06-06-08
- ⊕ DENOTES FOUND 1" COPPER DISK FLUSH IN CONCRETE, STAMPED "KFFP INC."
- ⊕ DENOTES SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "KFFP, INC.", SET ON 06-06-08
- Y/C DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- SN DENOTES FOUND MONUMENT NUMBER
- SN DENOTES MULTNOMAH COUNTY SURVEY
- CALC. DENOTES CALCULATED DISTANCE
- DOQ DENOTES RECORDED DATA PER REFERENCE NO. LISTED
- PD DENOTES POUND
- W/ DENOTES WITH
- RR DENOTES RAILROAD
- SF DENOTES SQUARE FEET
- AC DENOTES ACRES
- ⊕ DENOTES DISTANCES MEASURED AT RIGHT ANGLES



I CERTIFY THAT THIS SURVEY WAS
 MADE IN ACCORDANCE WITH THE
 NO. 51648A ON CONTINGENTIAL NO.
 JPC-42 POLYESTER FILM

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Timothy D. Mahoney
 TIMOTHY D. MAHONEY
 2547
 EXPIRES 12/31/08

CURVE	LENGTH	RADIUS	CURVE TABLE		CHORD
			DELTA	CHORD	
C1	7.00	11.00	30°52'35"	61.52144'	4.91'
C2	32.99	1929.86'	05°52'52"	18623.100'	32.99'
C3	25.46	1959.95'	0°44'40"	166431.46'	25.46'

PERFORMANCE HEALTH SYSTEM
 DESIGNED RECORDED IN BK. 1233, PG. 1353, ON
 1/10/1978

kpfif Consulting Engineers
 71 SW 5th Avenue, Suite 220 Portland, OR 97204-8888
 503 225-3251 Call For 503 224-4851
 Portland Seattle Los Angeles San Diego Phoenix Irvine Virginia
SHEET 2 OF 5
 PROJECT NO. 308044 / DWG. NO. 308044P22

PARTITION PLAT NO.

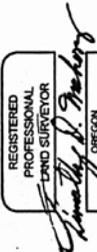
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 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
 DATE: JULY 14, 2008

kpff Consulting Engineers
 1500 Broadway, Suite 200
 Portland, Oregon 97201
 Phone: 503-227-3271 Fax: 503-274-4891
 Portland Seattle Los Angeles San Francisco San Diego Phoenix Irvine Wichita

PT. NO.	BEARING	DISTANCE	DESCRIPTION
103	HELD		FD 4-1/4" BD STAMPED "I.N. R.I.E. T.I.N. R.2E., 25, 30, 31, 35, 1967" W/ PUNCH MARK IN MONUMENT BOX
104	HELD		FD BS IN SIDEWALK, NO WASHER [FD (25)]
105			FD 5/8" IR W/1-1/2" ALUM. CAP STAMPED "OTAK INC.", FLUSH [SET (20)]
116	N00°05'56"E	5.13'	FD BS [FD (5 & 11 & 17)]
120	N89°25'43"E	5.13'	FD BS COP [SET (17)] HELD N-S
122	N00°01'29"E	0.11'	FD 1" IRON PIPE, HELD EAST-WEST [FD (3 & 7)] N 00°01'29"E, 0.11' FROM CORNER
123	N02°14'48"W	5.13'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." [SET (20)]
124	N64°06'45"W	0.01'	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." [SET (20)] FD (28)]
125	HELD		FD 4-1/4" BD STAMPED "I.N. R.2E., 30, 31" W/PUNCH MARK, [FD (20) B.T. BK.G., PG.170]
153	HELD		FD 1/2" IRON PIPE, ORIGIN UNKNOWN, [FD (10 & 11)]
157	S89°29'24"E	0.09'	FD 1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
158	S89°29'21"E	0.04'	FD 1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
161	N76°58'00"W	0.51'	FD 5/8" IR. NO CAP. FLUSH, GOOD CONDITION [SET (14)]
162	S82°30'55"W	0.54'	FD 5/8" IR. NO CAP. DOWN 0.3', GOOD CONDITION [FD (14)]
163	N72°31'04"E	0.29'	FD 5/8" IR. NO CAP. [SET (14)]
164	N38°43'48"E	0.11'	FD 5/8" IR. NO CAP. [SET (11)], FD (19)]
218	N45°04'40"W	7.10'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPL." [SET (17)]
305	N00°02'48"E	0.02'	FD 1/2" IR. NO CAP. VERTICAL, UP 0.1', GOOD CONDITION, HELD E-W [SET (5) FD (22 & 23)]
306	S73°15'46"E	3.48'	FD BS W/3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET (20)]
307	N00°32'42"E	0.07'	FD 1/2" IR. NO CAP, UP 0.2', GOOD CONDITION [SET (5)]
308	N89°27'37"W	4.00'	FD TACK IN LEAD PLUG IN CONCRETE SIDEWALK, HELD AS 4.00' OFFSET [SET (4) FD (6 & 10 & 11)]
309	N00°32'42"E	0.06'	FD 1/2" IRON PIPE, UP 0.4', GOOD CONDITION [FD (6)]
310	N00°32'42"E	5.04'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [FD (5 & 8)]
311	N89°57'17"W	4.02'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [SET (4) FD (6, 10 & 11)]
312	N88°21'29"E	2.18'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, ORIGIN UNKNOWN, [FD (10)]
313	N89°27'54"W	4.02'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, [SET (6) FD (10 & 11)], HELD N-S
314	S89°28'31"E	0.04'	FD 5/8" IR. NO CAP. DOWN 0.1', LEANS SLIGHTLY NORTHWEST, [SET (10)], HELD N-S
315	N89°22'45"W	0.61'	FD 1/2" IRON PIPE, UP 0.1', GOOD CONDITION, ORIGIN UNKNOWN, [FD (13 & 17)]
316	N89°06'44"W	5.07'	FD 1/2" IRON PIPE, FLUSH, GOOD CONDITION, ORIGIN UNKNOWN, HELD N-S
317	N85°45'48"W	2.91'	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPL." IN CONCRETE SIDEWALK, GOOD CONDITION [SET (17)]
319			FD PK NAIL W/OLD SHINER IN CONCRETE SIDEWALK, ORIGIN UNKNOWN
321			FD 5/8" IR W/IPC STAMPED "BUCKLES PLS #2231", FLUSH, GOOD CONDITION [SET (25) FD (28)]
322			FD BS W/PUNCH MARK IN CONCRETE SIDEWALK, NO WASHER [FD (14 & 25 & 28)]
323	N00°24'50"E	3.08'	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, [SET (17)]
324	N00°01'52"W	3.11'	FD TACK IN LEAD PLUG, IN CONCRETE SIDEWALK, ORIGIN UNKNOWN, [FD (14)]
325	N44°58'04"W	4.24'	FD BS W/3/4" BRASS WASHER STAMPED "COP REPL." IN CONCRETE SIDEWALK, HELD E-W [SET (17)]
5016	HELD		FD 2-1/2" BRASS DISK IN CONCRETE, IN SQUARE MONUMENT BOX, 0.8' BELOW LID [FD (18 & 19 & 22)]
5017	N89°34'27"E	4.98'	FD 3/8" BRASS SCREW IN CONCRETE SIDEWALK, NO WASHER, [SET (22)]
5018	HELD		FD 5/8" IR W/IPC STAMPED "COMPASS CORP.", DOWN 0.1', ORIGIN UNKNOWN
5019	S89°27'00"E	0.07'	FD 1/2" IRON PIPE IN CONCRETE WALL, HELD N-S, ORIGIN UNKNOWN
5020	S88°58'17"W	15.58'	FD 1/2" IRON PIPE AT BACK OF CURB, ORIGIN UNKNOWN
5021	S83°04'57"W	1.11'	FD 1/2" IRON PIPE IN CONCRETE WALL WITH FENCE, [SET (11)]
5022	S89°27'06"E	0.05'	FD 1/2" IR. NO CAP. DOWN 0.1' [SET (11)], FD (10 & 19)], HELD N-S
5026	N21°37'31"W	6.37'	FD BS W/3/4" BRASS WASHER STAMPED "OTAK INC." IN SIDEWALK, [SET (20)]

LEGEND:

- YTC DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- BD DENOTES BRASS DISK
- DOQ DENOTES RECORD DATA PER REFERENCE NO. LISTED
- FD DENOTES FOUND
- W/ DENOTES WITH
- BS DENOTES BRASS SCREW
- ALUM DENOTES ALUMINUM
- COOP DENOTES CITY OF PORTLAND

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 28, 1988
 TIMOTHY D. MAHONEY
 2347
 EXPIRES 12/31/08

1. CREDITY THAT THIS SURVEY WAS
 PREPARED USING IP PRODUCT
 NO. 516-00A ON CONTINENTAL NO.
 JTC-M2 POLYESTER FILM

PARTITION PLAT NO.

A REPLAT OF LOTS 4, 5 AND 19 OF BLOCK 2, BELGRADE
 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
 DATE: JULY 14, 2008



Consulting Engineers

Professional Services Los Angeles San Francisco San Diego Phoenix Irvine Wichita
 2002 277-3527 Cal Fax (925) 274-4281
 10000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024-3828

REFERENCE LIST:

- 1 SN NUMBER
- 2 5130
- 3 10354
- 4 13992
- 5 21519
- 6 22369
- 7 25954
- 8 27332
- 9 31937
- 10 32918
- 11 36595
- 12 36596
- 13 37270
- 14 37797
- 15 38538
- 16 40593
- 17 44891
- 18 45183
- 19 47609
- 20 48781
- 21 49932
- 22 50229
- 23 52495
- 24 52496
- 25 53688
- 26 57417
- 27 59122
- 28 61246
- 29 PLATS
- 30 BELGARDE BK. 517 PG. 11
- 31 EUCLID HEIGHTS BK. 517 PG. 9
- 32 LAURELHURST BK. 515 PG. 97
- 33 UNION PACIFIC RAILROAD MAPS (OREGON - WASHINGTON RAILROAD & NAVIGATION CO. MAPS)
- 34 CE 33239-4, 84 OF 6, V-2 PORTLAND TO GRAHAM
- 35 CE 33199-4, 84 OF 6, V-2, STATION MAP PORTLAND, OR.
- 36 CE 81309-3, 33 OF 4, V-1
- 37 CONDITIONS AND RESTRICTIONS
- 38 BK. 1644 PG. 103, INST. NO. 005861, 2-16-1954
- 39 BK. 1754 PG. 445, INST. NO. 046084, 9-19-1955
- 40 BK. 1303 PG. 523, INST. NO. 083175, 10-19-1978
- 41 BK. 2085 PG. 1988, INST. NO. 017785, 3-14-1988
- 42 INST. NO. 2003-131209, 6-09-2003
- 43 DEEDS AND LEASE AGREEMENTS
- 44 LEASE OF PROPERTY AGREEMENT BETWEEN UPRR AND PROVIDENCE, DATED DEC. 10, 2000.
- 45 REFERENCE UPRR FILE FOLDER NO. 006929-49.
- 46 BK. 1233 PG. 1353, 1-10-1978, CURRENT VESTING DEED TAX LOTS 2800 AND 2900
- 47 BK. 844 PG. 89, INST. NO. 237924, 3-07-1921, EASEMENT
- 48 BK. 186 PG. 521, 9-21-1933, EASEMENT FOR SPUR TRACK
- 49 BK. 594 PG. 335, 3-15-1941, EASEMENT FOR ROAD AND UTILITIES
- 50 BK. 1990 PG. 2285, INST. NO. 90022499, 3-19-1990, EASEMENT
- 51 BK. 2188 PG. 1979, 3-28-1989, DEED FOR STREET PURPOSES
- 52 BK. 17 PG. 264, 6-0-1861, DEED LADD TO OWRRC RAILROAD
- 53 2000-055026, 4-20-2000, DEED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A LOT CONSOLIDATION PLAT OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AS INSTRUMENT NO. 2000-055026, ON 4/20/2000, DEED RECORDS OF MULTNOMAH COUNTY, OREGON, BEING LOTS 4, 5 AND 19, OF BLOCK 2, BELGRADE.

THE EXTERIOR BOUNDARY WAS DETERMINED AS FOLLOWS:

NE 44TH AVENUE
 HELD FOUND MONUMENTS AT POINT NO. 122 AND 325 PER (3, 2, 7, 13, 15, AND 19). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (29 & 31). THE EAST RIGHT OF WAY LINE SOUTH OF THE PLAT OF BELGRADE WAS DETERMINED BY HOLDING THE DEED CALL FOR THE STREET RIGHT OF WAY CENTERLINE TO THE CENTERLINE OF NE 44TH AVENUE, PER DEED RECORDED IN BK. 2188, PG. 1979, ON MARCH 27, 1989.

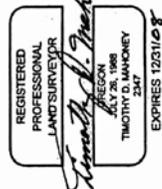
NE HALSEY STREET
 HELD FOUND MONUMENTS AT POINT NO. 103 AND 125 TO DETERMINE THE STREET CENTERLINE. HELD THE RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (22, 25, 29, & 31).

NE 46TH AVENUE
 HELD FOUND MONUMENT AT POINT NO. 153. HELD FOUND MONUMENT AT POINT NO. 308 AS A 4.00 FOOT OFFSET PER (11). HELD RECORD RIGHT OF WAY WIDTH OF 60.00 FEET PER (29). THIS SOLUTION FITS WITH FOUND MONUMENTS AT POINT NOS. 158, 314, AND 5022.

PLAT OF BELGRADE
 BELGRADE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS AT POINT NO. 5019 PER (29) & 241 AND POINT NO. 5019, HELD AS AN ORIGINAL PLAT MONUMENT PER (29). THE SOUTH RIGHT OF WAY LINE OF NE HALSEY WAS HELD AS THE NORTH LINE OF BELGRADE. THE INTERIOR LOT LINES, WERE DETERMINED BY PRO-RATING RECORD PLAT DISTANCES BETWEEN THE FOUND AND HELD MONUMENTS AS NOTED IN THE MONUMENT TABLE ON SHEET 4, AND AS DETAILED ON SHEET 2.

(XX) DENOTES REFERENCE DATA.

BASIS OF BEARINGS IS BASED ON COMPASS READING. THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 31, IS NORTH 89°27'18" WEST, HOLDING THE FOUND MONUMENTS AT POINTS 125 AND 103.



I CERTIFY THAT THIS SURVEY WAS
 PREPARED USING HP PRODUCT
 NO. 51640A ON CONTINENTAL NO.
 JFC-M2 POLYESTER FILM

PARTITION PLAT NO.

A REPLAT OF LOTS 4, 5 AND 19 OF BLOCK 2, BELGRADE
LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.
DATE: JULY 14, 2008

SURVEYOR'S CERTIFICATE

I, TIMOTHY D. MAHONEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND
MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION
PLAT BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1
NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON, BEING LOTS 4, 5 AND 19 BLOCK 2, BELGRADE, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, MARKED BY A
FOUND 4-1/4" BRASS DISK IN A MONUMENT BOX; THENCE COINCIDENT WITH THE
NORTH LINE OF SAID SECTION 31 SOUTH 89°27'18" EAST, 805.79 FEET; THENCE SOUTH
00°32'42" WEST, 30.00 FEET TO THE NORTHWEST CORNER OF BLOCK 2, BELGRADE,
RECORDED IN BOOK 514, PAGE 11, PLAT RECORDS OF SAID COUNTY, MARKED BY A
SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KPEFF INC." AND THE
INITIAL POINT OF THE HEREIN DESCRIBED TRACT; THENCE COINCIDENT WITH THE
WEST LINE OF SAID SECTION 31 SOUTH 89°27'18" EAST, 94.38 FEET TO THE
HALF STREET, SOUTH 89°27'18" EAST, 94.38 FEET TO THE EAST LINE OF SAID BLOCK
LOT 4, OF SAID BLOCK 2 THENCE COINCIDENT WITH THE EAST LINE OF SAID BLOCK
SOUTH 00°01'57" WEST, 116.63 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE
COINCIDENT WITH THE SOUTH LINE OF LOT 3, OF SAID BLOCK 2, SOUTH 89°26'30"
EAST, 24.50 FEET TO THE NORTHEAST CORNER OF LOT 19, OF SAID BLOCK 2; THENCE
COINCIDENT WITH THE EAST LINE OF SAID LOT 19 SOUTH 00°02'06" WEST, 46.00 FEET
TO THE SOUTHEAST CORNER THEREOF; THENCE COINCIDENT WITH THE SOUTH LINE
OF SAID LOT 19 NORTH 89°25'43" WEST, 117.86 FEET TO THE SOUTHWEST CORNER
THEREOF, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NE 44TH
AVENUE; THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY LINE AND THE WEST
LINE OF SAID BLOCK 2, NORTH 00°01'29" EAST, 162.58 FEET THE INITIAL POINT OF THE
HEREIN DESCRIBED TRACT.

TOTAL AREA CONTAINING 16,425 SQUARE FEET MORE OR LESS.

Timothy D. Mahoney
TIMOTHY D. MAHONEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2347

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Timothy D. Mahoney
JULY 2, 2008
TIMOTHY D. MAHONEY
2347
EXPIRES 12/31/08

I CERTIFY THAT THIS SURVEY WAS
CONDUCTED IN ACCORDANCE WITH
NO. 51640A ON CONTINENTAL NO.
JFCM2 POLYESTER FILM

APPROVALS:

APPROVED THIS 14th DAY OF August, 2008

BY: *Mindy M. Stokeling (S&D)*
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 30th DAY OF JULY, 2008

BY: *Cherie M. Luby*
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS DAY OF , 200
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

BY:

ALL FINES, FEES, ASSESSMENTS, OR OTHER CHARGES
AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID
AS OF 200 .
DIRECTOR,
DIVISION OF ASSESSMENT & TAXATION,
MULTNOMAH COUNTY, OREGON

BY:
DEPUTY

ACKNOWLEDGMENT

STATE OF OREGON) IS
COUNTY OF MULTNOMAH)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION
PLAT WAS RECEIVED FOR RECORD AND RECORDED

ON 200 AT M IN

AS PARTITION NO.
COUNTY RECORDING OFFICE

BY
DEPUTY

DOCUMENT NO.

DECLARATIONS

KNOW ALL MEN BY THESE PRESENTS THAT DAVIS BUSINESS CENTER LLC, AN OREGON LIMITED
LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED HEREON, AND THEY HAVE CAUSED
THIS PARTITION PLAT TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE
OREGON REPEALED STATUTES, CHAPTER 92.

Andrew J. Davis
NAME: ANDREW J. DAVIS

DAVIS BUSINESS CENTER, LLC
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF OREGON) IS
COUNTY OF MULTNOMAH)

APPEARED PERSONALLY BEFORE ME, ANDREW J. DAVIS FOR DAVIS BUSINESS CENTER LLC, KNOWN TO ME TO
BE THE SAME AS THE SIGNED PARTY, AND DOES HEREBY
ACKNOWLEDGE THE SAME TO BE HIS SIGNATURE BEFORE ME THIS 14th DAY
OF 2008.

Glenda L. Fossum-Smith
NOTARY SIGNATURE

GLENDA L. FOSSUM-SMITH
NOTARY PUBLIC OF OREGON

MY COMMISSION NO. 420040
MY COMMISSION EXPIRES 09-18-2011

NOTES:

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE
FILE NUMBER LU NO. 06-130356 LC