



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 1, 2014
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE I_x 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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-182169 LC
LU 13-182172 LC
LU 13-182173 LC
LU 13-182174 LC

GENERAL INFORMATION

Applicant: Keith Jones
Haper Houf Peterson Righellis Inc
205 SE Spokane Street, Suite 200
Portland, OR 97202

Owner: AAT Lloyd District LLC
11455 El Camino Real, #200
San Diego, CA 92130-2047

Site Address: 700 NE Multnomah Street

Legal Description: HOLLADAYS ADD, BLOCK 93, LOT 1-3&6-8 TL 2600; HOLLADAYS ADD, BLOCK 93, LOT 3-6 TL 2700; HOLLADAYS ADD, BLOCK 100 TL 2800; HOLLADAYS ADD, BLOCK 101 TL 2900; HOLLADAYS ADD, BLOCK 101, LOT 1-8 TL 3000; HOLLADAYS ADD, BLOCK 92, LOT 1-8 TL 3100

Tax Account No.: R182223, R182224, R182225, R182228, R182229, R182230
State ID No.: 1N1E35BB 2600, 1N1E35BB 2700, 1N1E35BB 2800, 1N1E35BB 2900, 1N1E35BB 3000, 1N1E35BB 3100

Quarter Section: 2931
Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.
Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

District Coalition: None
Plan District: Central City - Lloyd District
Zoning: Central Commercial (CX) w/ Design Overlay (d)

Case Type: Lot Consolidation (LC)
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate the following historic lots into a total of four lots:

- Lot 1 (Lots 1-8, Block 93 of East Portland Addition)
- Lot 2 (Lots 1-8, Block 100 of East Portland Addition)
- Lot 3 (Lots 1-8, Block 101 of East Portland Addition)
- Lot 4 (Lots 1-8, Block 92 of East Portland Addition)

Relevant Approval Criteria:

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

FACTS

Site and Vicinity: The site consists of a block that is bounded by east-west streets of NE Multnomah Street and NE Holladay Street and north south streets of NE 7th and 9th Avenues. Existing development consists of a 16-story office building that will be retained within Lot 1. Proposed development for the lots has received design review approval (LU 13-127647 DZM).

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 are subject to design review.

The Central City plan district implements the Central City Plan and other plans applicable to the Central City area. The district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Lloyd Subdistrict of this plan district.

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

- **LUR 94-00105 CU DZ:** Approved locating seven antennas, a disk, and a penthouse addition to the rooftop of the existing office tower (700 NE Multnomah Street).
- **LUR 99-00547 DZ:** approved the following upgrades to the Lloyd 700 office tower: enclose the south entry vestibule, replace existing storefront doors, modify the column bases at the entries, install colored concrete paving at entries, remove an accessible ramp in conjunction with the creation of other ramps for accessibility, relocate 2 planters from the north entry to the south entry, and remove 2 planters at the north entrance.
- **LU 06-148259 DZM:** approved an ornamental freestanding clock in the public right-of-way on NE Multnomah Street.
- **LU 06-119638 DZM:** approved a 3-year timeline to upgrade parking lot landscaping for the site. This approval included several Modifications to Zoning Code standards and Conditions of Approval. Once development occurs on the surface parking lots of the Lloyd 700 Superblock, the requirements of this case related to the Lloyd 700 Superblock will not apply, as the approved development would establish conformance with the Zoning Code or the appropriate Modifications/Adjustments would be processed. However, "site" is defined by developed lots in common ownership, which means any prior requirements and/or conditions of approval for the other lots in the "site" must be met at the time of building permit.

- **LU 11-192699 DZM:** approved an extension of the timeline established prior (LU 06-119638 DZM) for completion of parking lot landscaping for the site. This approval included 3 Modifications to Zoning Code standards and 2 Conditions of Approval. Once development occurs on the surface parking lots of the Lloyd 700 Superblock, the requirements of this case related to the Lloyd 700 Superblock will not apply, as the approved development would establish conformance with the Zoning Code or the appropriate Modifications/Adjustments would be processed. However, “site” is defined by developed lots in common ownership, which means any prior requirements and/or conditions of approval for the other lots in the “site” must be met at the time of building permit.
- **LU 13-127647 DZM:** approved three new buildings, a landscaped private drive, an outdoor plaza/pedestrianway and exterior alterations to the existing Lloyd 700 office tower. The project is proposing to add over 1,000,000 square feet of new construction which includes: over 600 apartment units, 44,000 square feet of retail, and 1,200 below grade parking stalls.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 12, 2013**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

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 Ix 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 Ix procedure.

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 Central Commercial (CX) zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. In the CX zone, each lot must have a front lot line that is at least 10 feet long. There are no other required minimum lot dimensions for lots in the CX zone. Therefore, standards 1.a through 1.c and 1.e are not applicable. Lots 1-4 each have a minimum front lot line that will exceed the minimum requirement for the zone. This standard is 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 Central Commercial (CX) zone, so 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: As noted above, there is no minimum residential density or maximum lot area requirements in the Central Commercial (CX) zone, so 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 existing lots within the lot consolidation site are not through lots and proposed consolidated Lots 1-4 will not be through lots. Therefore this standard does not apply.

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 lots 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: All conditions of previous land use reviews will continue to apply to the lot consolidation site. Therefore, this standard is met.

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 the following historic lots into a total of four lots that are located within this block bounded by east-west streets of NE Multnomah Street and NE Holladay Street and north south streets of NE 7th and 9th Avenues:

- Lot 1 (Lots 1-8, Block 93 of East Portland Addition)
- Lot 2 (Lots 1-8, Block 100 of East Portland Addition)
- Lot 3 (Lots 1-8, Block 101 of East Portland Addition)
- Lot 4 (Lots 1-8, Block 92 of East Portland Addition)

As discussed above, the requested lot consolidations have 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 (LU 13-182172 LC) to create one parcel (Lot 1) of historic Lots 1-8, Block 93 of East Portland Addition, as illustrated by Exhibit C.1, signed and dated March 26, 2014.

Approval of a Lot Consolidation (LU 13-182169 LC) to create one parcel (Lot 2) of historic Lots 1-8, Block 100 of East Portland Addition, as illustrated by Exhibit C.1, signed and dated March 26, 2014.

Approval of a Lot Consolidation (LU 13-182174 LC) to create one parcel (Lot 3) of historic Lots 1-8, Block 101 of East Portland Addition, as illustrated by Exhibit C.1, signed and dated March 26, 2014.

Approval of a Lot Consolidation (LU 13-182173 LC) to create one parcel (Lot 4) of historic Lots 1-8, Block 92 of East Portland Addition, as illustrated by Exhibit C.1, signed and dated March 26, 2014.

Staff Planner: Sean Williams

Decision rendered by:  **on March 27, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 1, 2014

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 (June 25, 2014), 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 July 19, 2013, and was determined to be complete on August 8, 2013.

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 July 19, 2013.

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 requested that the 120-day review period be extended, as stated with Exhibit A.2. Unless further extended by the applicant, **the 120 days will expire on: June 4, 2014.**

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.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

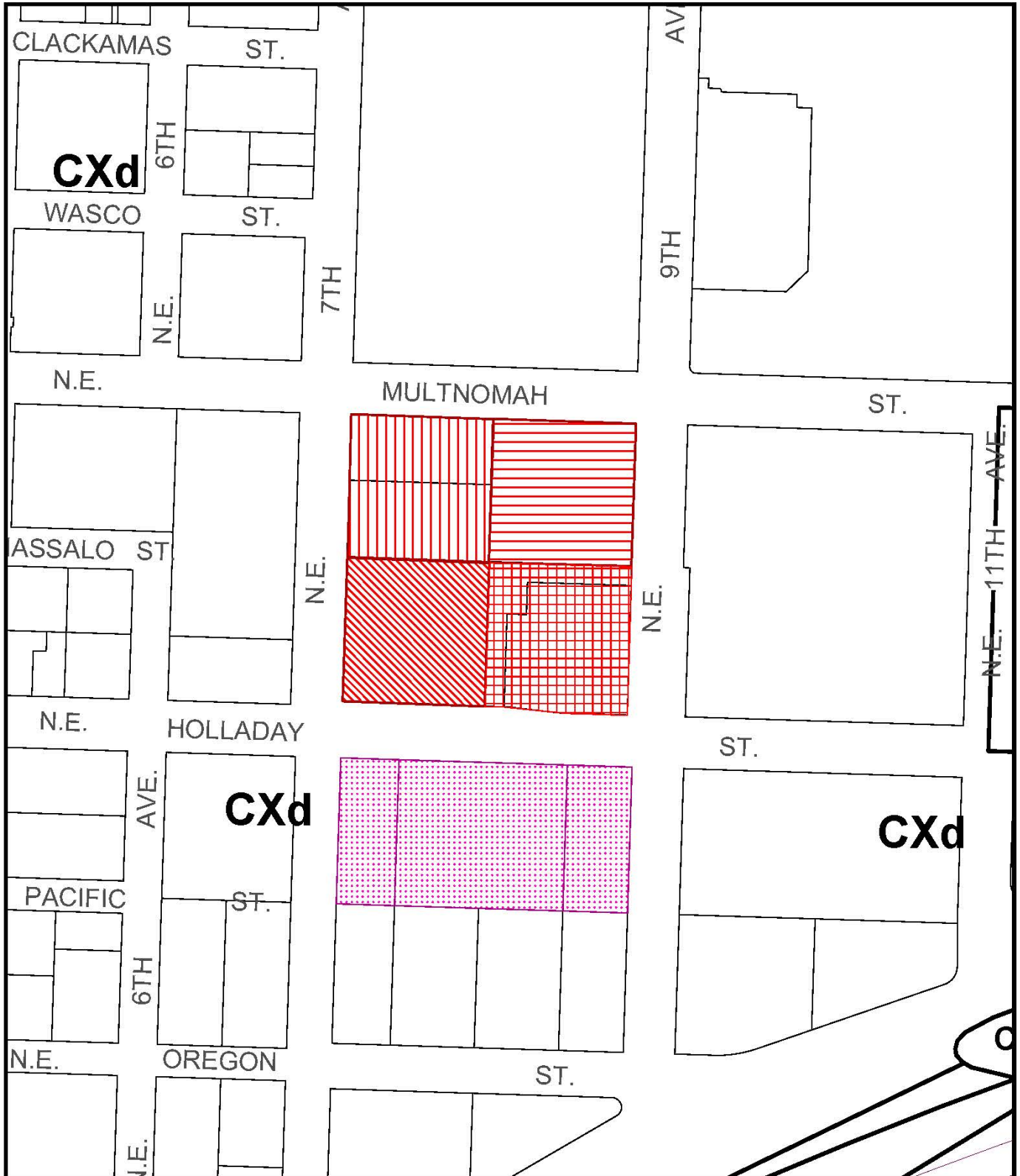
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Request for extension of 120-day review period.
- 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. Life Safety Plans Examiner
 - 6. Bureau of Parks, Forestry Division; Bureau of Transportation Engineering and Development Review
- F. Correspondence: NONE
- G. Other:
 - 1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

This site lies within the:
CENTRAL CITY PLAN DISTRICT



NORTH

Site		LU 13-182172 LC
		LU 13-182169 LC
		LU 13-182173 LC
		LU 13-182174 LC
		Also Owned

File No:	LU 13-182172 LC, LU 13-182169 LC LU 13-182173 LC, LU 13-182174 LC	
1/4 Section	2931	
Scale	1 inch = 200 feet	
State_Id	1N1E35BB	2900
Exhibit	B	(Jul 23, 2013)

LLOYD BLOCKS

A REPLAT OF A PORTION OF BLOCKS 92, 93, 100, 101 OF HOLLADAY'S ADDITION TO EAST PORTLAND AND PORTIONS OF VACATED NE HASSALO STREET AND NE 8TH AVENUE LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

BOOK: _____ PAGE: _____

LLOYD CENTER

TOWER CONDOMINIUMS

SHEET INDEX:

SHEET 1 OF 3: SHEET INDEX, PLAT BOUNDARY, LOT LAYOUT, DETAIL "A", MONUMENT LEGEND, ABBREVIATIONS, SURVEY REFERENCES

SHEET 2 OF 3: DETAIL "B", EASEMENT NOTES

SHEET 3 OF 3: APPROVALS, NARRATIVE, SURVEYOR'S CERTIFICATE, REMAINING CORNER MONUMENTATION, DECLARATION, ACKNOWLEDGEMENT, PLAT NOTES AND RESTRICTIONS

MONUMENT LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1-3/32" COPPER DISK WITH CENTERPUNCH MARKED "THP INC." ON A 5.00 FOOT OFFSET AS SHOWN, SET ON 2/24/2014.
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "THP INC." TO BE SET DURING REMAINING MONUMENTATION.
- SET ON

ABBREVIATIONS:

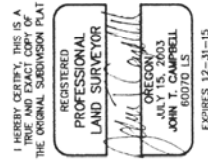
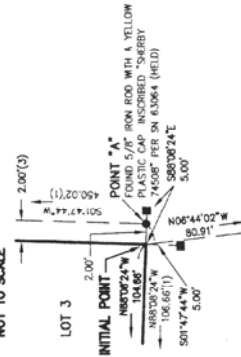
- CALC = CALCULATED
- DOC = DOCUMENT
- NO. = NUMBER
- NE = NORTH-EAST
- PAE = PUBLIC ACCESS EASEMENT
- PME = PUBLIC WALKWAY EASEMENT
- SQ.FT. = SQUARE FEET
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS

REFERENCE SURVEYS LEGEND:

- MEASURED DISTANCE PER REFERENCE NUMBER (BELOW)
- MEASURED DISTANCE PER REFERENCE NUMBER (BELOW)
- RECORD INFORMATION PER (SN 63064)
- RECORD INFORMATION PER (SN 24178)
- RECORD INFORMATION PER (DOCUMENT NO. 2014-01412, MULTNOMAH COUNTY DEED RECORDS)
- RECORD INFORMATION PER (DOCUMENT NO. 2014-01413, MULTNOMAH COUNTY DEED RECORDS)
- RECORD INFORMATION PER (DOCUMENT NO. 2014-01413, MULTNOMAH COUNTY DEED RECORDS)

DETAIL "A":

NOT TO SCALE



Harper Houf Peterson
Righellis Inc.

ENGINEERS-PLANNERS
LANDSCAPE ARCHITECTS-SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhp.com fax: 503.221.1171

SHEET 1 OF 3 02/11/2014 AAT-01

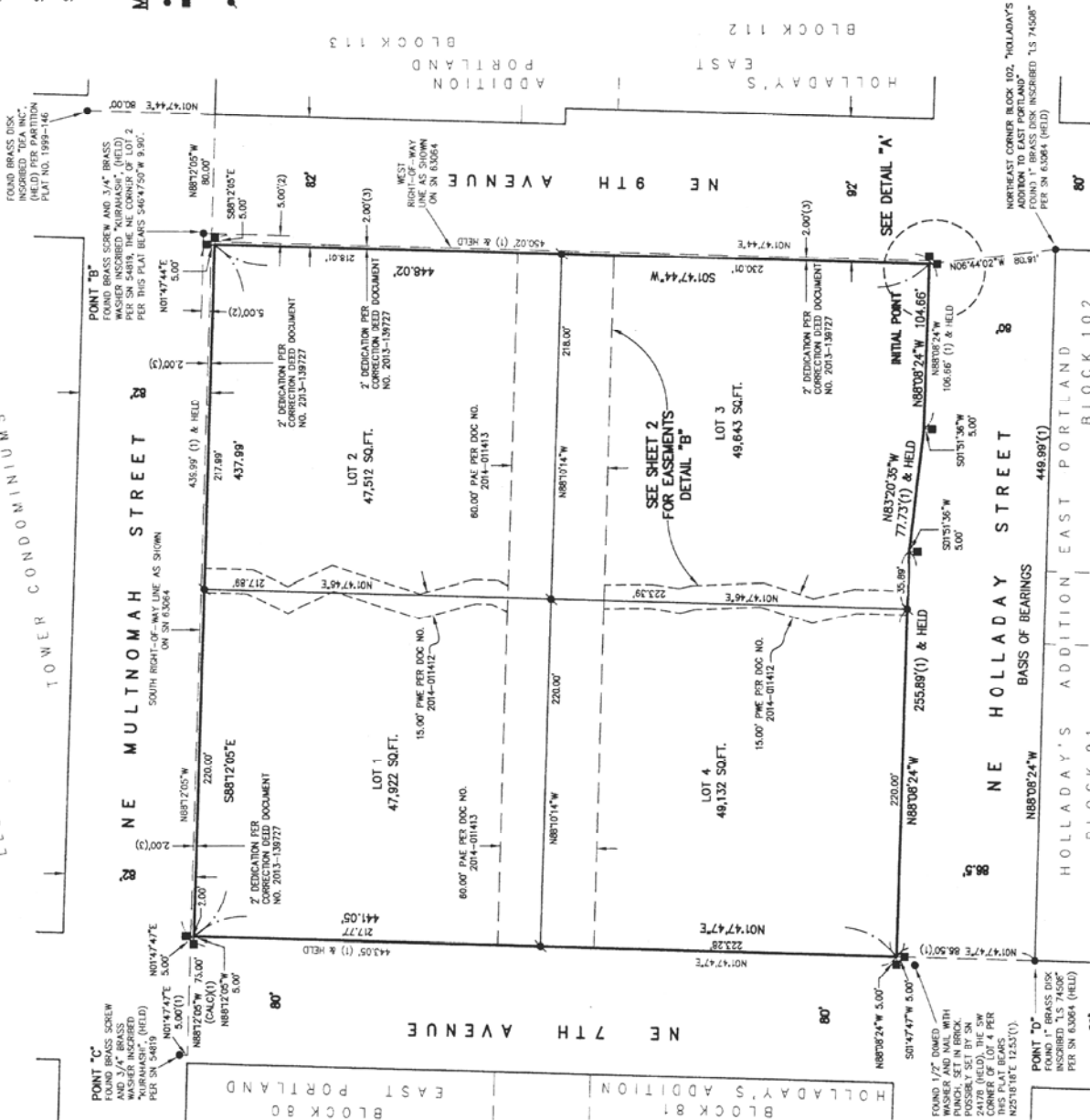
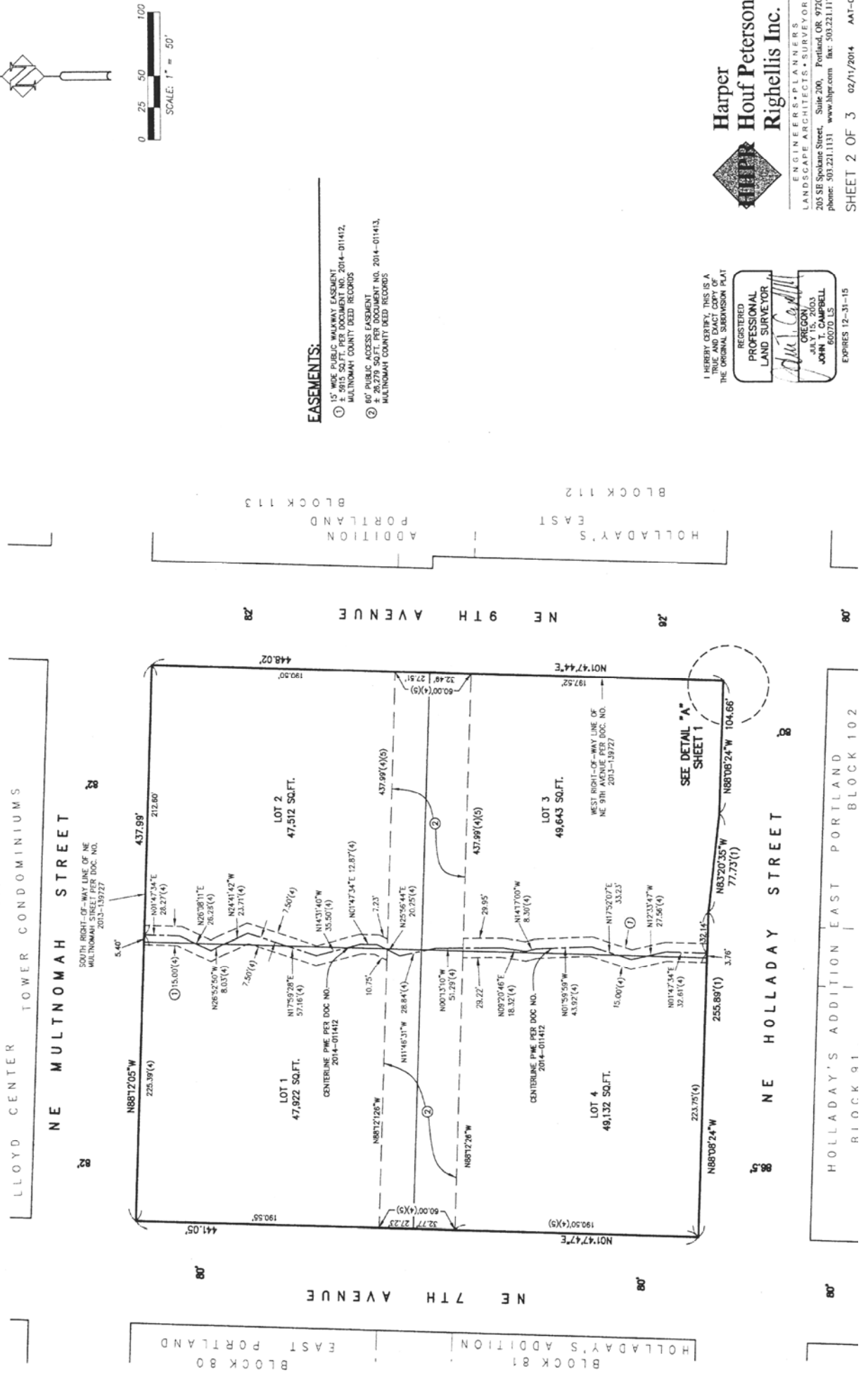


Exhibit C-1

LLOYD BLOCKS

A REPLAT OF A PORTION OF BLOCKS 92, 93, 100, 101 OF HOLLADAY'S ADDITION TO EAST PORTLAND AND PORTIONS OF VACATED NE HASSALO STREET AND NE 8TH AVENUE LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DETAIL "B"



LLOYD BLOCKS

BOOK: PAGE:

CITY OF PORTLAND APPROVALS:

PLANNING BUREAU FILE NO. LU 13-182169 LC

APPROVED THIS 26th DAY OF March, 2014

BUREAU OF DEVELOPMENT SERVICES DIRECTORS DELEGATE
CITY OF PORTLAND, OREGON

APPROVED THIS 24th DAY OF March, 2014

CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

MULTNOMAH COUNTY APPROVALS:

APPROVED THIS 20th DAY OF 2014

COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY

APPROVED THIS 20th DAY OF 2014

CHAIR

BOARD OF COUNTY COMMISSIONERS,
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS
PROVIDED BY O.R.S. 92.005 HAVE BEEN PAID AS OF

DIRECTOR OF ASSESSMENT AND TAXATION
MULTNOMAH COUNTY, OREGON

BY DEPUTY

STATE OF OREGON

COUNTY OF MULTNOMAH SS

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

IN BOOK 201, AT 0'CLOCK

BY DEPUTY

COUNTY RECORDING OFFICE

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING
CORNERS IN THIS SUBDIVISION PLAT HAVE BEEN CORRECTLY
SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN
FILED WITH THIS PLAT, AND THE MONUMENTS SAID MONUMENTS
AND WAS RECORDED AS DOCUMENT NO.

MULTNOMAH COUNTY DEED RECORDS.

MULTNOMAH COUNTY SURVEYOR

BY:

DATE:

A REPLAT OF A PORTION OF BLOCKS 92, 93, 100, 101 OF HOLLADAY'S ADDITION TO EAST PORTLAND AND
PORTIONS OF VACATED NE HASSALO STREET AND NE 8TH AVENUE
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, JOHN T. CAMPBELL, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS
REPRESENTED ON THE ATTACHED MAP OF "LLOYD BLOCKS", SAID LAND BEING A PORTION OF BLOCKS 92, 93, 100, 101, PLAT OF
HOLLADAY'S ADDITION TO EAST PORTLAND, AND A PORTION OF VACATED NE HASSALO STREET AND VACATED NE 8TH AVENUE
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE HOLLADAY STREET WITH
THE WEST RIGHT-OF-WAY LINE OF NE 9TH AVENUE, WHICH BEARS N084°02'47"W, 80.91 FEET FROM A FOUND 1 INCH BRASS DISK
INScribed "LS 74508" AT THE NORTHEAST CORNER OF BLOCK 102, PLAT OF "HOLLADAY'S ADDITION TO EAST PORTLAND", FROM
SAID INITIAL POINT A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS S01°47'44"W, 5.00 FEET AND A SET
1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS S80°06'24"E, 5.00 FEET.

THENCE N80°09'24"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF NE HOLLADAY STREET, 104.66 FEET TO AN ANGLE POINT, FROM
WHICH A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS S01°51'36"W, 5.00 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N83°20'35"W, 77.73 FEET TO AN ANGLE POINT, FROM WHICH A SET
1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS S01°51'36"W, 5.00 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N80°09'24"W, 265.89 FEET TO THE INTERSECTION WITH THE EAST
RIGHT-OF-WAY LINE OF NE 7TH AVENUE, FROM WHICH A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS
S01°47'44"W, 5.00 FEET AND A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS N80°08'24"W, 5.00 FEET;

THENCE N01°47'47"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 441.05 FEET TO THE INTERSECTION WITH THE SOUTH
RIGHT-OF-WAY LINE OF NE MULTNOMAH STREET, FROM WHICH A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC"
BEARS N81°02'05"E, 3.00 FEET AND A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS N01°47'47"E, 3.00 FEET;

THENCE S80°12'05"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 437.89 FEET TO THE INTERSECTION WITH THE WEST
RIGHT-OF-WAY LINE OF NE 9TH AVENUE, FROM WHICH A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS
N01°47'47"E, 5.00 FEET AND A SET 1-5/32" COPPER DISK WITH CENTERPUNCH MARKED "HPR INC" BEARS S80°12'05"E, 5.00 FEET;

THENCE S01°47'44"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 448.02 FEET TO THE INITIAL POINT.

CONTAINING 194,209 SQUARE FEET MORE OR LESS.

AS PER ORS 92.006(5) AND 92.070(2), I CERTIFY THAT THE REMAINING MONUMENTS IN THIS SUBDIVISION PLAT WILL BE SET
AFTER COMPLETION OF IMPROVEMENTS AND PRIOR TO FEBRUARY 14, 2016.

I HEREBY CERTIFY, THIS IS A
TRUE AND EXACT COPY OF
THE ORIGINAL SUBDIVISION PLAT



EXPIRES 12-31-15

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT A PORTION OF BLOCKS 92, 93, 100, AND 101 OF THE PLAT OF
"HOLLADAY'S ADDITION TO EAST PORTLAND" AND A PORTION OF VACATED NE HASSALO STREET AND A PORTION OF
VACATED NE 8TH AVENUE PER CITY OF PORTLAND ORDINANCE 118767.

THE BASE OF BEARINGS OF THIS SURVEY IS N80°09'24"W BETWEEN THE FOUND MONUMENTS ALONG THE SOUTH
RIGHT-OF-WAY LINE OF NE HOLLADAY STREET AS SHOWN PER SN 63064.

THE WEST RIGHT-OF-WAY LINE OF NE 9TH AVENUE, AS SHOWN ON SN 63064, WAS LOCATED BY HOLDING THE FOUND
MONUMENT AT POINT "A" PER SAID SN 63064, AND A POINT 5.00 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES
TO THE FOUND MONUMENT AT POINT "B" PER SN 24178 (AS RESET BY SN 54819).

THE WEST RIGHT-OF-WAY LINE OF NE 9TH AVENUE, PER CORRECTION DEED FOR RIGHT-OF-WAY PURPOSES RECORDED
AS DOC. NO. 2013-139727, WAS LOCATED PARALLEL WITH AND 2.00 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES
TO THE ABOVE-MENTIONED WEST RIGHT-OF-WAY LINE AS SHOWN ON SN 63064.

THE SOUTH RIGHT-OF-WAY LINE OF NE MULTNOMAH STREET, AS SHOWN ON SN 63064, WAS LOCATED BY HOLDING A
POINT 5.00 SOUTHERLY WHEN MEASURED AT RIGHT ANGLES TO THE FOUND MONUMENT AT POINT "B" PER SN 24178 (AS
RESET BY SN 54819), AND A POINT 5.00 FEET SOUTHERLY WHEN MEASURED AT RIGHT ANGLES TO THE FOUND
MONUMENT AT POINT "C" AS RESET BY SN 54819 (ORIGINAL ORIGIN UNKNOWN), PER SN 63064.

THE SOUTH RIGHT-OF-WAY LINE OF NE MULTNOMAH STREET, PER CORRECTION DEED FOR RIGHT-OF-WAY PURPOSES
RECORDED AS DOC. NO. 2013-139727, WAS LOCATED PARALLEL WITH AND 2.00 FEET SOUTHERLY WHEN MEASURED AT
RIGHT ANGLES TO THE ABOVE-MENTIONED SOUTH RIGHT-OF-WAY LINE AS SHOWN ON SN 63064.

THE EAST RIGHT-OF-WAY LINE OF NE 7TH AVENUE WAS LOCATED BY HOLDING THE FOUND MONUMENT AT POINT "D"
PER SN 63064 AND A POINT 75.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES TO THE FOUND MONUMENT AT
POINT "C" AS CALCULATED PER SN 63064.

THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE HOLLADAY STREET AND THE EAST RIGHT-OF-WAY LINE
OF NE 7TH AVENUE (ALSO BEING THE SOUTHWEST CORNER OF LOT 4 OF THIS SUBDIVISION PLAT) WAS LOCATED BY
HOLDING A RECORD DISTANCE OF 86.50 FEET NORTHERLY AS MEASURED ALONG THE ABOVE-DESCRIBED EAST
RIGHT-OF-WAY LINE OF NE 7TH AVENUE FROM THE FOUND MONUMENT AT POINT "D" PER SN 63064.

THE NORTH RIGHT-OF-WAY LINE OF NE HOLLADAY STREET WAS LOCATED BY HOLDING THE ABOVE-DESCRIBED
INTERSECTION WITH NE 7TH AVENUE PER SN 63064. THE FOUND MONUMENT AT POINT "A" PER SN 63064, AND RECORD
DATA AS SHOWN PER SN 63064.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT AAT LLOYD DISTRICT, LLC IS THE OWNER OF THE LAND
DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAS
CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH
THE LAWS OF THE STATE OF OREGON, AND THAT THE SAID PLAT IS SUBJECT TO EXISTING EASEMENTS AS SHOWN,
AND OTHER RESTRICTIONS AS NOTED HEREON.

JOHN W. CHAMBERLAIN, PRESIDENT
AAT LLOYD DISTRICT, LLC, A ULLAHWA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

ON MARCH 12, 2014, BEFORE ME, MARY N. NAYEN, NOTARY PUBLIC,
PERSONALLY APPEARED JOHN W. CHAMBERLAIN, WHO PROVED TO ME, ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/AS/IT/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

MARY NAYEN

NOTARY PUBLIC IN AND FOR SAID STATE

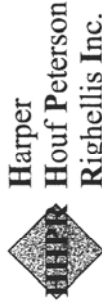
PRINCIPAL PLACE OF BUSINESS IN COUNTY OF SAN DIEGO

MY COMMISSION EXPIRES MAY 21, 2014

COMMISSION NO. OF NOTARY 1896307

PLAT NOTES AND RESTRICTIONS

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN LU 13-182169 LC.
- 2) THIS PLAT IS SUBJECT TO CITY OF PORTLAND ORDINANCE NO. 101650, RECORDED IN BOOK 1707, PAGE 172 (FEBRUARY 21, 1955) AND AS AMENDED BY CITY OF PORTLAND ORDINANCE NO. 168110, RECORDED AS DOCUMENT NO. 94-143224, MULTNOMAH COUNTY DEED RECORDS.
- 3) THIS PLAT IS SUBJECT TO CITY OF PORTLAND ORDINANCE NO. 155341, RECORDED AS DOCUMENT NO. 83-081995 (ADA, BOOK 1710 PAGE 1815) (DECEMBER 6, 1983), MULTNOMAH COUNTY DEED RECORDS.
- 4) THIS PLAT IS SUBJECT TO A PUBLIC WALKWAY EASEMENT, RECORDED AS DOCUMENT NO. 2014-011412, MULTNOMAH COUNTY DEED RECORDS, AS SHOWN.
- 5) THIS PLAT IS SUBJECT TO A PUBLIC ACCESS EASEMENT, RECORDED AS DOCUMENT NO. 2014-011413, MULTNOMAH COUNTY DEED RECORDS, AS SHOWN.



ENGINEERS + PLANNERS
LANDSCAPE ARCHITECTS + SURVEYORS
200 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpri.com