

PAYMENT RECORD

Richard H. Howe
5207 Chateau Drive
Vancouver, Washington 98661
695-6595

Bus: 289-8891
Accountant @ Columbia Machinery, Inc.

OFFER TO PURCHASE received January 6, 1971, for the purchase of the
North 1/2 of Lot 15, Block 12, CENTRAL ALBINA (Parcel No.
D-12-15b - 4228 N. Gantenbein)

TERMS: Amount of \$150 to be paid as follows:

\$15.00 paid with offer to purchase; sum of
\$10.00 per month beginning February 1, 1971,
until total purchase price has been paid.

	\$150.00	
PAYMENTS:	<u>\$15.00</u>	Received January 6, 1971
	\$135.00	February 1 payment received
		March 1 payment received
		April 1 payment received
		May 1, payment received
		June 1 payment received
		July payment received
		August payment received
		September 1 payment received
		October 1 payment received

NOTE: "Declaration of Restrictions" shall be executed by Howe upon final
payment of purchase price and recorded after deed has been recorded.

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PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 1275

RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER TO
PURCHASE PARCEL NO. D-12-15b IN THE ALBINA
NEIGHBORHOOD IMPROVEMENT PROJECT EXTENSION AREA
BY RICHARD H. HOWE, AND AUTHORIZING THE CONVEYANCE
THEREOF UNDER CERTAIN TERMS AND CONDITIONS

~~WHEREAS~~ WHEREAS, the Portland Development Commission, as the duly designated urban renewal agency of the City of Portland, has undertaken to carry out an urban renewal project known as the Albina Neighborhood Improvement Project in the City of Portland, with the assistance of the Department of Housing and Urban Development of the United States of America and pursuant to an approved Urban Renewal Plan for said Project; and

WHEREAS, said approved Plan provides for the disposition of land in said Project Area at its fair reuse value for development in accordance with the approved Plan; and

WHEREAS, the Commission has acquired certain parcels in said Project Area that are below the minimum lot size established in the approved Plan; and

WHEREAS, the Commission, by Resolution No. 740, adopted October 6, 1967, authorized disposition of substandard-sized parcels to abutting property owners in the Project Area under certain terms and conditions; and

WHEREAS, the Commission now desires to dispose of certain land in said Project Area pursuant to the approved Plan and pursuant to the approved Disposal Policy and Method for said Project, which policy was approved by Resolution No. 726, adopted September 8, 1967; and

WHEREAS, Richard H. Howe, hereinafter called "Offeror," has submitted a proposal to the Commission to purchase the North 1/2 of Lot 15, Block 12, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon (Parcel No. D-12-15b), for the purpose of enlarging his existing property at a purchase price not less than the minimum disposal price established upon the land by the Commission; and

WHEREAS, the proposal of Offeror provides for the acquisition of said substandard-sized parcel, which abutts his property in the Project Area from the Commission for use in accordance with and for the purposes designated in the approved Plan for said Project Area; and

WHEREAS, the Commission, having reviewed said proposal, now desires to approve said transaction, to accept the proposal of the Offeror and authorize the conveyance of said land; subject, however, to certain terms and conditions; now, therefore, be it

RESOLVED by the Portland Development Commission, the duly designated urban renewal agency of the City of Portland, as follows:

1. The proposal of Offeror to purchase the following described property in the Albina Neighborhood Improvement Project:

The North 1/2 of Lot 15, Block 12, CENTRAL
ALBINA, in the City of Portland, County of
Multnomah and State of Oregon (Parcel D-12-15b),

is hereby found to provide for the use of the land for the purposes designated in the Urban Renewal Plan, and to provide for a disposal price for said land which the Commission hereby finds and determines to be satisfactory and not less than the minimum disposal price established by the Commission for uses in accordance with the Urban Renewal Plan for the Albina Neighborhood Improvement Project.

2. The proposal of the Offeror to purchase the above described property is hereby approved and accepted.

3. As a condition to the conveyance of said property, a Declaration of Restrictions shall be executed imposing certain restrictions on the use and occupancy of the property; which Declaration of Restrictions shall incorporate the requirements of the approved Urban Renewal Plan, as modified to meet the terms and conditions of the proposal of the Offeror.

4. The Chairman and Secretary, upon payment of the purchase price of \$150 and execution of the Declaration of Restrictions are hereby authorized and directed to draw and deliver a deed to Offeror conveying the property described herein

5. This resolution shall become effective immediately upon its adoption.

Adopted by the Commission January 11, 1971.

/s/ Ira C. Keller
Chairman

/s/ Harold Halvorsen
Secretary

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Date January 11, 1971

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 71-9

SUBJECT: Acceptance of Offer to Purchase Parcel No. D-12-15b by
Richard H. Howe in the Albina Neighborhood Improvement Project

The Commission has acquired certain parcels in the Albina Neighborhood Improvement Project that are below the minimum lot size established in the approved Urban Renewal Plan, and by Resolution No. 740, adopted October 6, 1967, authorized disposition of said substandard-sized parcels to abutting property owners.

Pursuant to the approved Plan, the approved Disposal Policy and Method for the Project Area, which policy was approved by Resolution No. 726, adopted September 8, 1967, and authorization given by Resolution No. 740 to dispose of substandard-sized parcels to abutting property owners, negotiations commenced with Richard H. Howe to purchase from the Commission the North 1/2 of Lot 15, Block 12, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon (2,500 sq. ft.), for the purpose of enlarging his existing property at a purchase price not less than the minimum disposal price established upon the land by the Commission.

An offer to purchase said property has been received from Richard H. Howe, together with a deposit of \$15.00 and agreement of payment in the amount of \$10.00 per month beginning February 1, 1971, until the total purchase price in the sum of \$150 is paid in full.

RECOMMENDATION:

It is recommended that the Commission adopt the resolution authorizing acceptance of offer to purchase the North 1/2 of Lot 15, Block 12, CENTRAL ALBINA (Parcel 12-15b), in the Albina Neighborhood Improvement Project Extension Area by Richard H. Howe for the sum of \$150, and authorizing the conveyance thereof under certain terms and conditions.

Executive Director

ACTION: