

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-3-1 ADDRESS 2751 N. Williams Avenue
LEGAL DESCRIPTION Lots 11 and 12, including strip East of and adjacent; and the
East 50 feet of Lots 13 and 14, Block 3, RAILROAD SHOPS ADDITION
OWNER KIRSTEN CORPORATION LOT AREA 20,520 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a level, corner lot with 180' fronting on N. Williams Avenue and 89' fronting on N. Graham Street, is irregular in shape, located on the S.W. corner of the intersection of N. Williams Avenue and N. Graham Street.

Subject is a one-story concrete and concrete block warehouse and office building originally constructed in 1949 and added to during 1966. It is occupied by the American Plating Company, a manufacturer of chrome and alloy plating, as well as many varied functions, such as cleaning metals, chemical nickel, chemical polishing, chromate coatings, etc.

The building is 89' x 134' with 11,926 sq.ft. There is approx. 540 sq.ft. of office space and mezzanine storage of approx. 2,196 sq.ft. The building has 3 offices, a service room and a men's and women's lavatory. It has a furnace room, housing a gas fired steam heat plant, a men's lunch room on the mezzanine floor, a plating room where special painting is accomplished. It has a special ventilating system for the purpose of exhausting the chemical aromas; an overhead hoisting crane with 1,000 lb. capacity; 5 special power panels with 1,400 amps; 3 overhead doors allowing for truck entry. The floors are 6" thick to allow for heavy equipment and acid vats. There is a special 1,000 gal. sump; and septic tank to carry away and absorb special chemicals. These items are built into the property and considered in the value.

PARCEL NO. RS-3-1
CONTINUED

There is a question in some items as to whether or not they are to be classified as trade fixtures, such as a heavy electro-plating equipment. Contact Herb Underdahl, the manager, for specific information.

The building does not occupy all of the land. However, it is not improved but used for off-street parking.

Zoning: M-3 Light Industrial

MAR 69



-3055

MAR 69



-3056

PIONEER NATIONAL TITLE INSURANCE COMPANY
321 S. W. 4th Avenue
Portland, Oregon

OWNERSHIP DATA REPORT

Order No. 365001 RS 3-1
Dated February 1, 1969

(1) Last deed of record runs to Kristen Corporation

From Garland T. and Eileen E. Allen

By First National Bank HDGR Loan Service
Whose address is P. O. Box 3131 Portland, Oregon

(2) Legal description Lots 11 and 12, Block 3, INC., STRIP of and
adjacent; thence East 50 feet of Lots 13 and 14, Block 3, RAILROADS
SHOPS ADDITION.

(3) Deed dated May 14, 1964 recorded May 18, 1964
Book 43 page 424 Consideration IRS \$48.15
(4) Assessed valuation of land \$15,000 Improvements \$50,000
(5) Taxes \$1,922.70; paid. Acct. No. 68430-0880

1. Mortgage, executed by Kristen Corporation, to The First National Bank of Portland, a national banking association, dated July 20, 1965, recorded July 21, 1965 in Book 340 page 414, Mortgage Records, given to secure the payment of a note for \$50,000.00.

This is not a title report and we assume no responsibility for errors or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: 