

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-4-6 ADDRESS 35-37 N. Russell Street (3 buildings)
LEGAL DESCRIPTION Lots 3, 4, 7, and the West 10.8 feet of Lot 8, Block 4,
RAILROAD SHOPS ADDITION
OWNER DEMME BROS., INC. LOT AREA 15,638.76 SQ.FT.

PROPERTY DESCRIPTION:

Subject property consists of two parcels of ground: one is located on the East side of N. Vancouver Avenue, the second on the North side of Russell Street. Both parcels are level to the street grade. There is a total of 10,400 sq.ft. of blacktopping, 130 lin. ft. of steel fencing and gate and some gravel parking area.

There are 3 types of buildings on this property: (1) a 2-story combination store building and apartment flat of mill construction, rolled composition roof in good condition, modern type display windows, a large display and sales area finished with accoustical tile ceilings and walls and vinyl floors, suspended gas heating unit, a central accessway to the basement which has concrete floors, sheetrock ceilings, good lighting, utilized for wallpaper bins. The second floor has been converted by use to 4 small offices, a lounge which is the old kitchen, the original bath fixtures are still there, modern lights, and is heated by a wall gas heating unit.

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PARCEL NO. RS-4-6
CONTINUED

(2) This building is a one story frame building built in 1909. It has been completely modernized into a waiting room with carpeted floors, paneled walls, louvered door closets, accoustical tile ceiling, modern hardware, utility room and toilet, a mixing room finished with modern lights and exposed beam ceilings, concrete partition to the next room which is a paint storage room, a modern lunch room with a built-in 8 lin. ft. formica counter, paneled walls, accoustical tile ceiling and a vinyl floor.

(3) This building is a concrete block warehouse, finished with concrete floors, flat built-up roof, three skylights, a mezzanine floor, suspended gas heat. Many bins are used for paint storage. There is a small canopy loading dock. This building was built during 1950 and is in good condition.

Zoning: M-3 Light Industrial

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

OWNERSHIP DATA REPORT

Order No. 365001 RS-4-6

Dated February 1, 1969

(1) Last deed of record runs to Demme Bros. Inc.

From Louis Victor Anderson and William Robert Demme and Virginia S. Demme.

Whose address is 35 N. Russell Street, Portland, Oregon

(2) Legal description Lot 3 and 4, Block 4, RAILROAD SHOP'S

ADDITION.

(3) Deed dated 1/24/67 recorded 2/9/67

Book 547 page 488 Consideration IRS

(4) Assessed valuation of land 6,800 Improvements \$10.45

(5) Taxes \$210.02 paid Acct. No. 68430-1080

Mortgages, contracts and other encumbrances:

None.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: *P. Rottiger*

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

OWNERSHIP DATA REPORT

Order No. 365001 R. S. -4-6
Dated February 1, 1969

Demme Bros.

(1) Last deed of record runs to _____

W. E. and Frank Demme

From
Helmer A. and Myrtle Demme

Whose address is 35 N. Russell Street, Portland, Oregon

(2) Legal description
All of Lot 7 and the West 10.8 feet of Lot 8,
Block 4, RAILROADS SHOP'S ADDITION.

(3) Deed dated 5/12/22 recorded 5/23/22
Book 884 page 146 Consideration 5,900 IRS 13,000
(4) Assessed valuation of land 559.07 paid 68430-1160
(5) Taxes 559.07 Acct. No. 68430-1160

Mortgages, contracts and other encumbrances:
None.

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or omissions herein.

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: J. R. [Signature]