

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-5-1 ADDRESS 2651 N. Vancouver Avenue

LEGAL DESCRIPTION Lots 13 and 14, Block 5, RAILROAD SHOPS ADDITION

OWNER WALKER, Cecil A. and Florence LOT AREA 8,100 SQ.FT.

PROPERTY DESCRIPTION:

Subject property is a corner lot located on the S.W. corner of N. Vancouver Avenue and N. Knott Street improved with a modern warehouse building used as a rental sales shop, as well as a light manufacturing concern. Building covers entire lot.

It is a modern concrete building, half of which has been finished with modern display windows. Two front walls are reinforced concrete and has concrete reinforced piers. One side has been finished with concrete block to allow for future expansion. There are 6" concrete floors and one section has been built up to 8". There is 1 overhead door and 1 retail entrance door. There is a display room, office and various manufacturing rooms which have been completed to conduct a rug cleaning and mattress manufacturing concern.

There is a boiler room with a chimney which has a low pressured steam oil fired unit and is completely fireproof. A dry room has a circulator steam heating low pressure system. It is finished with concrete block and has 2 sliding doors. Possible that there are trade fixtures in this area which will have to be considered in addition to the real property.

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PARCEL NO. RS-5-1
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There is a cotton room finished with concrete block walls, a fire-proof ceiling and an exhaust fan. There is a good sized mezzanine, finished with hardwood floors of carpet laying and stretching; a dust wheel room which has a trade fixture in it that completes the dusting of rugs; a washing area for rugs which has a built-up 8' floor and special drainage to allow for the continued flow of water. There is a large display area and office which includes 2 lavatories, a storage room and a small office. This section is heated by gas space heater.

The property is in very 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 5-1

Dated February 1, 1969

(1) Last deed of record runs to: CECIL A. WALKER and EUGENIA WALKER
(Eugenia Walker is deceased)

From Louise J. Shiller, Agnes Moser and Harold A. Moser,

Whose Address is: By Benj. Franklin Fed. Savings & Loan
517 S. W. Stark St.

(2) Legal description Lots 13 and 14, Block 5, RAILROAD SHOPS
ADDITION

(3) Deed dated 8/23/44 recorded 12/15/45

Book 997 page 205 Consideration \$3500 IRS 3.86

(4) Assessed valuation of land 7,300 Improvements 32,000

(5) Taxes 68-69 \$1,162.50 paid Acct. No. 68430-1660

Mortgages, contracts and other encumbrances:

Note: By deed recorded October 30, 1958 in Book 1925 page 363, Deed Records, Cecil A. Walker conveyed an undivided one-half interest to Florence Walker, his wife, to create an estate by the entirety.

1. Mortgage from Cecil A. Walker and Florence Walker, husband and wife, to Benj. Franklin Federal Savings and Loan Association of Portland, Dated March 21, 1961, recorded April 27, 1961 in Book 2133 page 26, Mortgage Records, given to secure the payment of a note for \$25,000.00.

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

By: