### EMANUEL HOSPITAL PROJECT

(ORE. R-20)

## PROPERTY IDENTIFICATION

PARCEL NO.	RS-5-4		ADDRES	SS	5 N.	Russell S	treet		
LEGAL DESC	CRIPTION	South 30 f	feet of Lot	4, the	East	One-Half	of Lot	s 5 and	6,
all of	Lots 7 and 8	Block 5	, RAILROAD S	SHOPS AL	DITIO	ON			
OWNER	LANDESS, Vic	tor S. and	Zula			LOT	AREA_	18,240.7	sq.ft.

#### PROPERTY DESCRIPTION:

Subject is an irregular shaped lot located on the North side of N. Russell Street improved with 720 sq.ft. of concrete paving, 2,600 sq.ft. of asphalt paving area, gravel parking. It has 130.16' fronting on N. Russell Street and a small 30' strip along N. Gantenbein Avenue.

Property is improved with a number of buildings: a small office building, 14'x28' in size, was constructed during the latter part of 1967 with 504 sq.ft., cedar front, concrete block walls, concrete floors, built-up tar roof, base-board heat, open beam ceilings, vinyl floors. The front office has a 16 lin.ft. formica and mahogany counter. The rear office has a 19 lin.ft. cabinet and 12 lin.ft. of overhead cabinets. The front office has mahogany paneled walls. There is a lavatory finished with 2 white fixtures, a built-in vanity and an exhaust fan. There is also a built-in kitchen sink and 6 lin.ft. of kitchen type cabinets. The office building is in excellent condition.

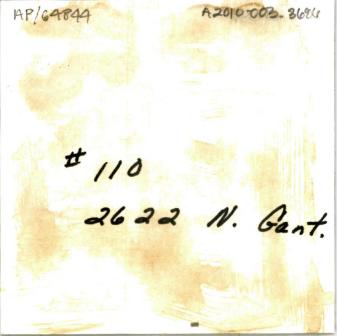


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A2010-003.3687 AP/64845 # 111 225 N. Rossell





A metal shed, 24' x 42' in size, 1,008 sq.ft., finished with a metal siding, flat metal roof, concrete floors, is used for pipe storage. This was built in 1936. There is a 20' x 16' canopy built at the same time which is used for crane lifting, utilizing a 1-2 ton crane.

The large warehouse building is finished with concrete floors, concrete walls, has 7 skylights and is heated by gas suspended heating units. There is a 14' x 28' mezzanine used for storage. It is finished in the interior with steel crane beams and posts to support three one-ton cranes and several Jib Cranes. This part of the building is finished with steel I-Beeam and posts support. There are numerous steel bins and steel racks used for pipe storage.

There is a small  $10' \times 69'$  open metal shed used for storage. The property is presently occupied by Albina Pipe Bending Shop whose major concern is the bending of large steel pipes.

Trade fixtures are involved concerning the rosen pit furnace, a lathe and an iron worker.

Zoning: M-3 Light Industrial





AP/64846 #110 225 N. Russell

PARCEL NO. RS=5-4 Continued



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

## OWNERSHIP DATA REPORT

		2"	Order	No. 365001	RS -5	_1
	(X)		Dated	February :	1, 1969	
(1) Last	deed of rec	ord runs to	Victor S.	Landess and	Zula Lan	dess
2						
From	Milton	D. Lundahl.				
	20			ħ.		
Whose	By Albina P	ipe Bending 225 N. Rus	Co. sell St.	Portland, Or	egon	
(2) Legal	l descrintio	1. the Eas	t one-half	of Lots 5 a	nd 6, and	all of
Lots 7 and	8, Block 5,	RAILROAD S	HOPS ADDIT	ION. 2. the	South 30	feet o
	ck 5, RAILRO		,			
.(j) Deed	dated Sept.	30, 1958	recorded	October 2,	1958	
Book	1920 nag	e <b>282</b> Const	decation . \$10,000	I.	\$8.2 -1. 15	5,000
(4) Asses	sped valuati	on of land 2	. \$2,700	Improvement 1. 68430 No. 2. 6843	ins 2. 1,	700
	s, contracts	92				
husband an and wife,	d wife: and	John Franci 1, 1967, re	s Smith ar	ess and Zula d Verna M. S 11 20, 1967	mith. hus	band

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

PIONEER NATIONAL TITLE INSURANCE COMPANY

HV: Posteria