

EMANUEL HOSPITAL PROJECT

(ORE. R-20)

PROPERTY IDENTIFICATION

PARCEL NO. RS-5-6 ADDRESS 2607 N. Vancouver Avenue

LEGAL DESCRIPTION Lots 9 and 10, Block 5, RAILROAD SHOPS ADDITION

OWNER DANISH, Seymour R. LOT AREA 8,919.9 SQ.FT.

PROPERTY DESCRIPTION:

Subject is a corner lot level to the street grades showing a frontage of 99.95' on N. Vancouver Avenue and a depth of 90' on N. Russell Street, located on the N.W. corner of N. Vancouver Avenue and N. Russell Street.

Improved with a one-story warehouse and garage type building with an extra hollow tile, concrete block and brick wall, built-up truss roof, built in 1916 with a total of 7,152 sq.ft. of area. It is divided into 2 occupancies: Jewell Glass Company occupies corner (there is no lease); Bill and Carlos Body and Paint Shop have occupied their space since 1959 on a month to month basis.

Glass Company section has an office area, 18' x 22' in size, finished with ply textured walls, accoustical tile ceiling, fireplace display, counter, neon lights, wall electric heat. There is a mezzanine the same size as the office which has a small office area or lounge, 10' x 12' in size, heated by a gas furnace.

The warehouse portion has one modern sliding door and used for glass storage. There is a concrete block divider separating paint shop. There is an automatic electric hot water heater, lavatory sink and lockers. The paint shop, or body shop, is a large open area with an air drying room approx. 16' x 28' with an oil forced warm air furnace and special lighting for drying, a lavatory.

Zoning: M-3 Light Industrial

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

OWNERSHIP DATA REPORT

Order No. 365001 RS-5-6  
Dated February 1, 1969

(1) Last deed of record runs to Seymour R. Danish

From Portland Loan Company

By Jewell Glass Co.  
Whose address is 2607 N. Vancouver Ave. Portland, Oregon

(2) Legal description Lots 9 and 10, Block 5, RAILROAD SHOPS

**ADDITION.**

(3) Deed dated February 7, 1963 Recorded February 8, 1963

Book 2153 page 672 Consideration IRS \$1.10

(4) Assessed valuation of land \$9,000 Improvements \$14,000

(5) Taxes \$680.34; paid. Acct. No. 68430-1580

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: *[Signature]*



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2607-9 Vancouver