



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 17, 2013
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-182422 LC

GENERAL INFORMATION

Applicant: Ryan Schera / Deacon Development Group
901 NE Glisan St, #100
Portland, OR 97232

Majority Owner: Steve Deacon / Hollywood Station One, LLC
901 NE Glisan St, #100
Portland, OR 97232

Site Address: 4204-4224 NE HALSEY ST

Legal Description: BLOCK 45&46 TL 4000, LAURELHURST
Tax Account No.: R479108040
State ID No.: 1N2E31BB 04000
Quarter Section: 2935
Neighborhood: Hollywood, contact Jo Schaefer at 503-288-0832.
Business District: Hollywood Boosters, contact Angela McKenzie at 503-281-1800.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A
Other Designations: Unincorporated Multnomah County

Zoning: CXd (Central Commercial with "d" Design Overlay Zone)
Case Type: LC (Lot Consolidation)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate historic block 45 (lots 1-4), block 46 (lots 1-6 and portion of Lot 7) of Laurelhurst and the vacated areas within NE Clackamas St. abutting these lots, into one parcel. The lot consolidation is in preparation for a future property line

adjustment with the abutting Lot 5 (block 45) of Laurelhurst under the same ownership. The property line adjustment will result in an additional developable lot. The property line adjustment is not part of this review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards.**

FACTS

Site and Vicinity: The site consists of a block that abuts NE Halsey St. to the north and the Union Pacific Rail right-of way, which is adjacent to Interstate 84 to the south. NE 43rd Avenue abuts the sites eastern property boundary, while NE 42nd Avenue abuts the sites western property boundary. Existing development consists of a 3-story mixed use office building and 4 story parking garage that will be retained within Parcel 1.

Zoning: The CX zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review.

The Hollywood plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. The plan district strengthens Hollywood’s role as a commercial and residential center, and promotes the use of light rail, bus transit, and walking. The site is within Subdistrict A of this plan district.

Land Use History: City records indicate the following prior land use reviews for this site:

- **LUR 95-00388:** Approval to reduce the amount of lot coverage of the buildings to 20 percent and to increase the distance from the street property line (Halsey Street) to the front of the building to 130 feet.
- **LU 05-104186 DZ AD:** Approval of a mixed use development including three structures with vehicle access from NE Halsey Street consisting of a four-story parking structure with 227 parking spaces, a three-story and a five-story office building; and Approval of Adjustment request to reduce the four required loading stalls to two.
- **LU 05-166579 DZ:** Approval of the signage proposal. The proposed signage included four new exterior wall mounted signs.
- **LU 07-131430 DZ:** Approval of new internally illuminated sign, located on-center of the eastern window bay of the office building.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 18, 2016**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

LOT CONSOLIDATIONS

33.675.010 Purpose

This chapter states the procedures and regulations for removing lot lines within a site to create one lot. The regulations ensure that lot consolidation does not circumvent other requirements of this Title, and that lots and sites continue to meet conditions of land use approvals. The lot consolidation process described in this chapter is different from (and does not replace) the process used by the county to consolidate lots under one tax account. A tax consolidation does not affect the underlying platted lots. A lot consolidation results in a new plat for the consolidation site.

33.675.050 When These Regulations Apply

A lot consolidation may be used to remove lot lines within a site. The applicant may also choose to remove such lot lines through a land division. A lot consolidation may be required by other provisions of this Title.

33.675.100 Review Procedure

- A. Generally.** Lot consolidations are reviewed through Type Ix procedure.
- B. Sites in PUDs or PDs.** If any portion of the site is within a Planned Unit Development (PUD) or Planned Development (PD), an amendment to the PUD or PD is also required. The amendment to the PUD or PD must be reviewed concurrently with the lot consolidation.

Findings: The site is not involved in any past or proposed Planned Unit Development or Planned Developments. Therefore, the requested lot consolidation review has been reviewed under the Type Ix procedure.

33.675.300 Standards

A lot consolidation must meet the following standards:

- A. Lots.** Consolidated lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:
 1. Lot dimension standards.
 - a. Minimum lot area. If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot area requirements;
 - b. Maximum lot area. If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, the lot consolidation site is exempt from maximum lot area requirements;
 - c. Minimum lot width. If the width of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot width requirements;
 - d. Minimum front lot line. If the front lot line of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum front lot line requirements;
 - e. Minimum lot depth. If the depth of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.

Findings: The proposed site is in the Central Commercial (CX) zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. In the CX zone, each lot must have a front lot line that is at least 10 feet long. There are no other required minimum lot dimensions for lots in the CX zone. Therefore, standards 1.a through 1.c and 1.e are not applicable. Parcel 1 has a minimum front lot line that will exceed the minimum requirement for the zone. This standard is met.

2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;

Findings: There is no minimum or maximum residential density in the Central Commercial (CX) zone, so this standard does not apply.

3. Lots without street frontage. If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements;

Findings: As noted above, there is no minimum residential density or maximum lot area requirements in the Central Commercial (CX) zone, so this standard does not apply.

4. Through lots. If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot;

Findings: The existing lots within the lot consolidation site are not through lots and proposed consolidated Parcel 1 will not be a through lot. Therefore this standard does not apply.

5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.

Findings: This site contains only one zoning designation. Therefore the consolidated lots will not have split zoning. This standard does not apply.

B. Conditions of land use approvals. Conditions of land use approvals continue to apply, and must be met.

Findings: All conditions of previous land use reviews will continue to apply to the lot consolidation site. Therefore, this standard is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to consolidate historic block 45 (lots 1-4), block 46 (lots 1-6 and portion of Lot 7) of Laurelhurst and the vacated areas within NE Clackamas St. abutting these lots, into one parcel.

As discussed above, the requested lot consolidations have been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create one parcel (Parcel 1) of historic block 45 (lots 1-4), block 46 (lots 1-6 and portion of Lot 7) of Laurelhurst and the vacated areas within NE Clackamas St. abutting these lots as illustrated by Exhibit C.1, signed and dated October 13, 2016.

Staff Planner: Shawn Burgett

Decision rendered by: S. Burgett **on October 13, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed October 17, 2016

About this Decision. This land use decision is **not a permit** for development. **THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (January 11, 2017), OR THIS DECISION WILL BECOME NULL AND VOID.** Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 3, 2016, and was determined to be complete on July 8, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 3, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, **the 120 days will expire on: November 5, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

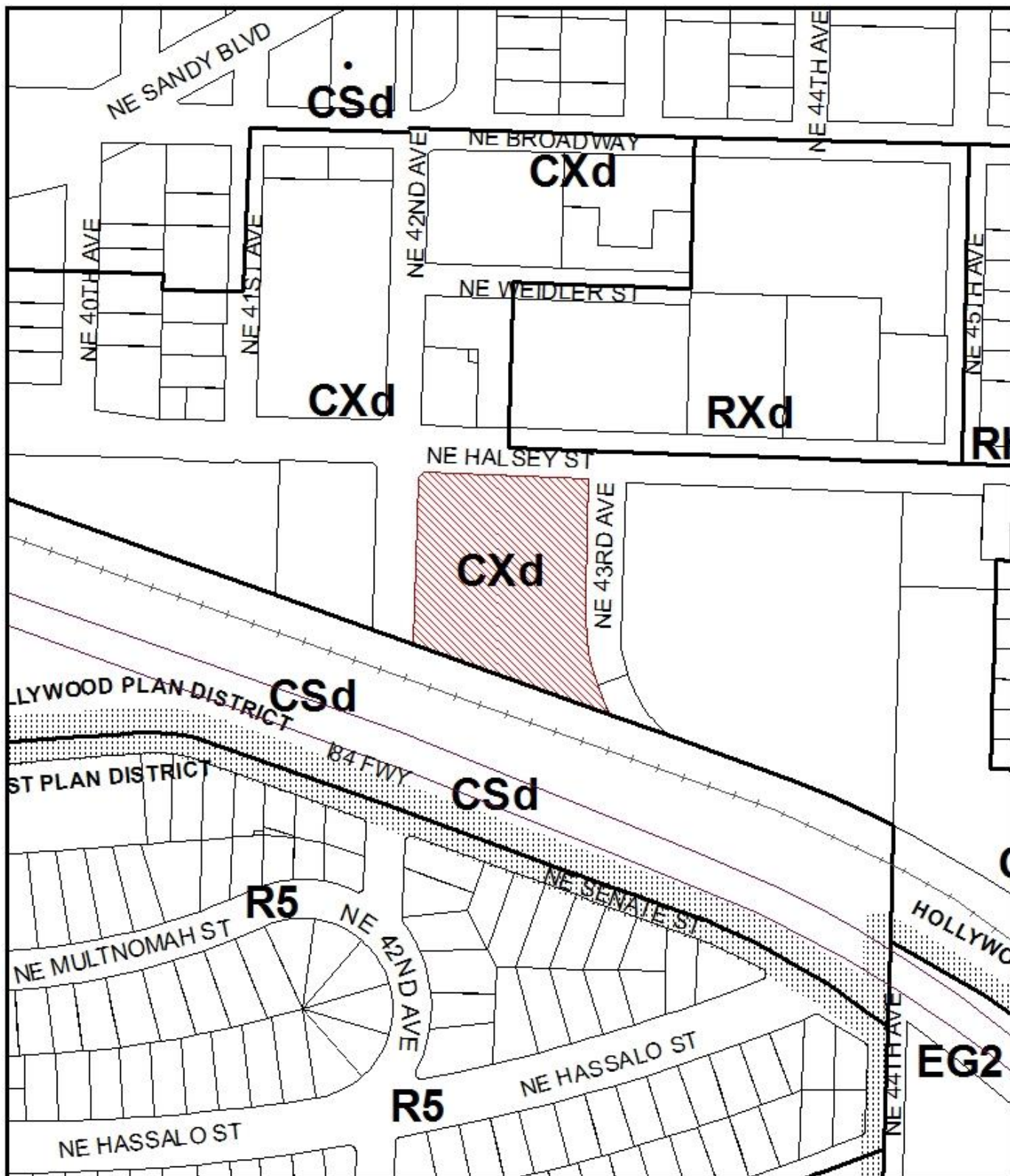
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Legal description
 - 3. Historic Plat
 - 4. Existing conditions survey
 - 5. Plat survey submitted 6/3/16
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety
- F. Correspondence: (None received)
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete letter dated 6/29/16

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

- Site
- Historic Landmark

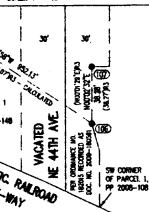
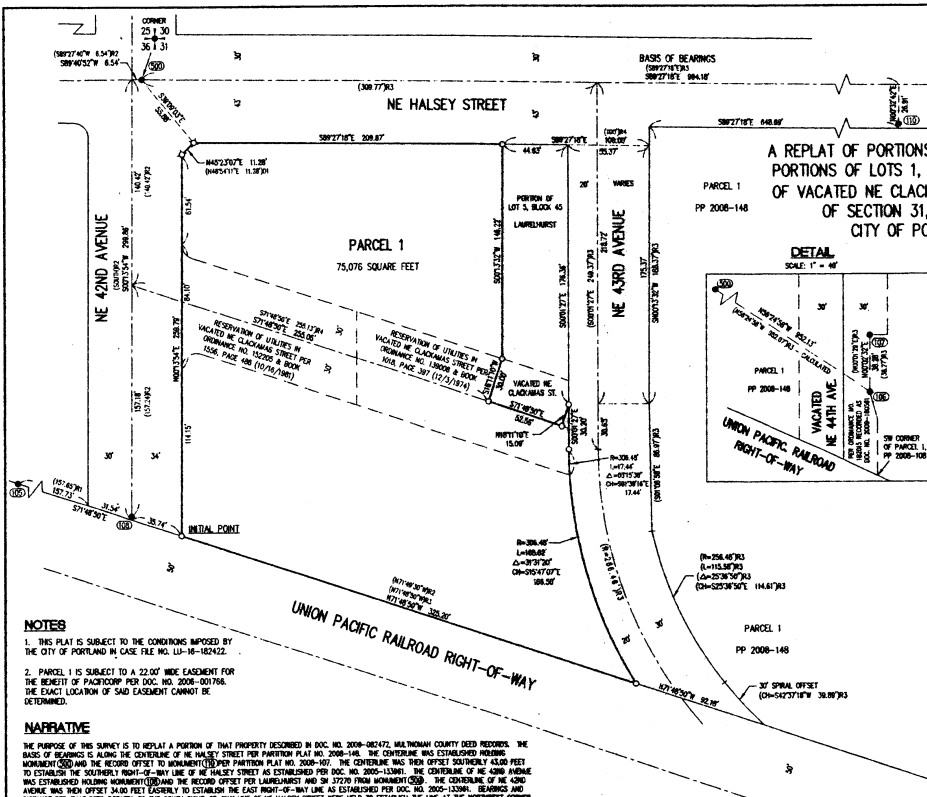


This site lies within the:
HOLLYWOOD PLAN DISTRICT
SUBDISTRICT A

File No. LU 16-182422 LC
 1/4 Section 2935
 Scale 1 inch = 200 feet
 State_Id 1N2E31BB 4000
 Exhibit B (Jun 06, 2016)

PARTITION PLAT

A REPLAT OF PORTIONS OF LOTS 1-4, BLOCK 45, ALL OF LOTS 2-5 AND PORTIONS OF LOTS 1, 6 & 7, BLOCK 46, LAURELHURST, AND A PORTION OF VACATED NE CLACKAMAS STREET, LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: SEPTEMBER 20, 2016



- LEGEND**
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
 - SET 5/8" x 30" I.R. WPCP MARKED "NORTHWEST SURVEYING INC"
 - ⊞ SET 1-1/4" COPPER DISK MARKED "YIELD 152844" IN CONCRETE
 - I.R. IRON ROD
 - SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - PP PARTITION PLAT NO., MULTNOMAH COUNTY PLAT RECORDS
 - DOC. NO. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS
 - WPCP WITH YELLOW PLASTIC CAP
 - (R1) RECORD INFORMATION PER SN 63804
 - (R2) RECORD INFORMATION PER SN 37270
 - (R3) RECORD INFORMATION PER PP 2008-148
 - (R4) RECORD INFORMATION PER PLAT OF LAURELHURST
 - (R5) RECORD INFORMATION PER PP 2008-107
 - (R6) RECORD INFORMATION PER DOC. NO. 2005-133861

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Scott Field
OREGON
SCOTT P. FIELD
2844
12-31-2017
RENEWAL DATE

NOTES

- THIS PLAT IS SUBJECT TO THE CONDUCTIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU-16-182422.
- PARCEL 1 IS SUBJECT TO A 22.00' WIDE EASEMENT FOR THE BENEFIT OF PACIFICORP PER DOC. NO. 2008-001766. THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT A PORTION OF THAT PROPERTY DESCRIBED IN DOC. NO. 2008-082472, MULTNOMAH COUNTY DEED RECORDS. THE BASIS OF BEARINGS IS ALONG THE CENTERLINE OF NE HALSEY STREET PER PARTITION PLAT NO. 2008-148. THE CENTERLINE WAS ESTABLISHED BY MONUMENT (●) AND THE RECORD OFFSET TO MONUMENT PER PARTITION PLAT NO. 2008-107. THE CENTERLINE WAS THEN OFFSET SOUTHERLY ALSO PER TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY LINE OF NE HALSEY STREET AS ESTABLISHED PER DOC. NO. 2005-133861. THE CENTERLINE OF NE 43RD AVENUE WAS ESTABLISHED BY MONUMENT (●) AND THE RECORD OFFSET PER LAURELHURST AND SN 37270 FROM MONUMENT (●). THE CENTERLINE OF NE 43RD AVENUE WAS THEN OFFSET SOUTHERLY TO ESTABLISH THE EAST RIGHT-OF-WAY LINE AS ESTABLISHED PER DOC. NO. 2005-133861. BEARINGS AND DISTANCE FROM THAT POINT TO THE SOUTH RIGHT-OF-WAY LINE OF NE HALSEY STREET WERE HELD TO ESTABLISH THE LINE AT THE NORTHWEST CORNER.

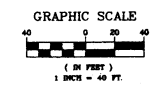
THE RIGHTS-OF-WAY OF NE 43RD AVENUE AND THE UNION PACIFIC RAILROAD WERE ESTABLISHED PER PARTITION PLAT NO. 2008-148. PARCEL 1 OF THAT PLAT WAS SUBSEQUENTLY REDEVELOPED AND NONE OF THE MONUMENTATION ON ITS PERMETER WAS RECOVERED. THE LOCATION OF SAID PARCEL 1 AND THE CENTERLINE OF NE 43RD AVENUE WERE CALCULATED BY HOLDING MONUMENT (●) AND RECORD INFORMATION PER SAID PLAT. MONUMENTS (●) WERE DESIGNATED AS A CHECK FOR THE CALCULATED LOCATION. THE CENTERLINE OF NE 43RD AVENUE AS ESTABLISHED WAS THEN OFFSET SOUTHERLY TO ESTABLISH ITS WESTERLY RIGHT-OF-WAY LINE. PARTITION PLAT NO. 2008-148 ALSO DID A VERY THOROUGH ANALYSIS OF THE RAILROAD RIGHT-OF-WAY WHICH I ELECTED TO HOLD OVER MONUMENT (●) WHICH WAS ESTABLISHED BY SPLITTING THE MARK MONUMENT (●) AS IN CLOSE AGREEMENT.

THE WEST LINE OF LOT 4, BLOCK 44 OF LAURELHURST WAS ESTABLISHED AS BEING PARALLEL WITH AND AT PLAT DISTANCE OF 100' WESTERLY OF THE EAST RIGHT-OF-WAY LINE OF NE 43RD AVENUE WHICH IS ALSO THE EAST LINE OF LOT 6 OF SAID BLOCK 45. WHILE NOT SHOWN, THE EAST-WEST DISTANCE BETWEEN THE CENTERLINE OF NE 43RD AVENUE AND THE EAST LINE OF SAID LOT 6 WAS CALCULATED TO BE WITHIN 6.00' FOOT OF THE PLAT DISTANCE PER LAURELHURST SO PROPORTIONMENT WAS NOT NECESSARY.

THE CENTERLINE OF VACATED NE CLACKAMAS STREET WAS HELD AS BEING PARALLEL WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND INTERSECTING THE CENTERLINE OF NE 43RD AVENUE AT RECORD DISTANCE FROM THE SECTION LINE PER SN 37270.

- MONUMENT DESCRIPTIONS**
- FOUND 5/8" I.R. (NO CAP) PER SN 63804; HEIGHT 1.00'
 - FOUND 1" COPPER DISK MARKED "TOPP, INC." PER PP 2008-108
 - FOUND 1" COPPER DISK MARKED "TOPP, INC." PER PP 2008-108
 - FOUND BRASS SCREEN PER SN 37270; HWD 13.5" x 4.2" (2.42') x 2.36"
 - FOUND TACK IN LEAD AS FOUND PER PP 2008-107; ORIGIN UNKNOWN; HWD 2.42" x 2.11" (3.11') x 2.05"
 - FOUND 4-1/4" BRASS DISK IN MONUMENT CASE PER S.T. BOOK H, PAGE 709

JOB NAME:	HOLLYWOOD STATION
JOB NUMBER:	1437
DRAWN BY:	SFF
CHECKED BY:	CHS
DRAWING NO.:	1437 PLAT



PREPARED FOR
DEACON DEVELOPMENT GROUP, LLC
501 NE CLATSOP STREET
PORTLAND, OR 97232

NORTHWEST SURVEYING, Inc.
1815 NW 189TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127 FAX: (503) 848-2179

CASE NO. 16-182422
EXHIBIT C-1

Page 1 of 2

PARTITION PLAT

A REPLAT OF PORTIONS OF LOTS 1-4, BLOCK 45, ALL OF LOTS 2-5 AND PORTIONS OF LOTS 1, 6 & 7, BLOCK 46, LAURELHURST, AND A PORTION OF VACATED NE CLACKAMAS STREET, LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: SEPTEMBER 20, 2016

PARTITION PLAT NO. _____
SHEET 2 OF 2

PREPARED FOR
DEACON DEVELOPMENT GROUP, LLC
901 NE GLISAN STREET
PORTLAND, OR 97232

SURVEYOR'S CERTIFICATE

I, SCOTT F. FIELD, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SAID LAND BEING PORTIONS OF LOTS 1-4 INCLUSIVE, BLOCK 45, LOTS 2-5 INCLUSIVE, AND PORTIONS OF LOTS 1, 6 AND 7, BLOCK 46, LAURELHURST, AND NE CLACKAMAS STREET AS VACATED BY ORDINANCE NO. 13008, RECORDED IN BOOK 1076, PAGE 397 (12/31/1974) AND ORDINANCE NO. 15225, RECORDED IN BOOK 1536, PAGE 48 (10/16/1991), LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4-1/4 INCH BRASS DISK LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 31, SAID POINT BEING LOCATED ON THE CENTERLINE OF NE HALSETT STREET; THENCE ALONG THE CENTERLINE OF NE HALSETT STREET, SOUTH 89°50'57" WEST A DISTANCE OF 634 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF NE 42ND AVENUE; THENCE ALONG THE CENTERLINE OF NE 42ND AVENUE, SOUTH 00°17'54" WEST A DISTANCE OF 299.26 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°45'50" EAST A DISTANCE OF 357.4 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NE 42ND AVENUE, 34.00 FEET EASTERLY OF THE CENTERLINE THEREOF; THEN MEASURED AT RIGHT ANGLES, AND THE INITIAL POINT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°17'54" EAST A DISTANCE OF 259.79 FEET TO A SET 1-1/8 INCH COPPER DISK MARKED "FIELD 15284" LOCATED AT AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 45°23'07" EAST A DISTANCE OF 11.28 FEET TO A SET 1-1/8 INCH COPPER DISK MARKED "FIELD 15284" LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE HALSETT STREET, 43.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF; THEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°27'10" EAST A DISTANCE OF 209.87 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT THE NORTHWEST CORNER OF LOT 5, BLOCK 45, LAURELHURST; THENCE ALONG THE WEST LINE OF SAID LOT 5, SOUTH 00°17'57" WEST A DISTANCE OF 146.22 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF THAT PORTION OF VACATED NE CLACKAMAS STREET THAT INFERRED TO SAID LOT 5 BY THE VACATION THEREOF, SOUTH 18°11'10" WEST A DISTANCE OF 30.00 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ON THE CENTERLINE OF VACATED NE CLACKAMAS STREET; THENCE ALONG THE CENTERLINE OF VACATED NE CLACKAMAS STREET, SOUTH 71°46'50" EAST A DISTANCE OF 52.58 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT THE SOUTHWEST CORNER OF THAT PORTION OF VACATED NE CLACKAMAS STREET THAT INFERRED TO SAID LOT 5 BY THE VACATION THEREOF; THENCE ALONG THE WESTERLY LINE OF VACATED NE CLACKAMAS STREET THAT INFERRED TO SAID LOT 5 BY THE VACATION THEREOF, NORTH 18°11'10" EAST, A DISTANCE OF 15.00 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NE 43RD AVENUE; SAID POINT BEING 20.00 FEET WESTERLY OF THE CENTERLINE THEREOF; THEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°17'57" EAST A DISTANCE OF 30.20 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT A POINT OF CURVATURE THEREON; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 168.42 FEET THROUGH THE ARC OF A TANGENT 206.4 FOOT RADIIUS CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°31'20", A CHORD BEARING OF SOUTH 18°47'07" EAST AND A CHORD LENGTH OF 166.50 FEET TO A SET 5/8 INCH X 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NORTHWEST SURVEYING INC" LOCATED AT ITS INTERSECTION WITH THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 71°46'50" WEST A DISTANCE OF 325.20 FEET TO THE INITIAL POINT.

SAID DESCRIBED TRACT OF LAND CONTAINS 75,078 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Scott F. Field
SCOTT F. FIELD
1244
12-31-2017
RENEWAL DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT HOLLYWOOD STATION ONE, LLC, AN OREGON LIMITED LIABILITY COMPANY, MAJ 24, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DAS HOLLYWOOD, LLC, AN OREGON LIMITED LIABILITY COMPANY, HOLLYWOOD 24, LLC, AN OREGON LIMITED LIABILITY COMPANY, K&A DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND N&C PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

BY: *Steve Deacon*
STEVE DEACON, OWNER-MANAGER PER TENANCY IN COMMON AGREEMENT BETWEEN:
HOLLYWOOD STATION ONE, LLC, AN OREGON LIMITED LIABILITY COMPANY
MAJ 24, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
DAS HOLLYWOOD, LLC, AN OREGON LIMITED LIABILITY COMPANY
HOLLYWOOD 24, LLC, AN OREGON LIMITED LIABILITY COMPANY
K&A DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
N&C PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF Multnomah }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 21, 2016, BY STEVE DEACON, OWNER-MANAGER PER TENANCY IN COMMON AGREEMENT ON BEHALF OF HOLLYWOOD STATION ONE, LLC, MAJ 24, LLC, DAS HOLLYWOOD, LLC, HOLLYWOOD 24, LLC, K&A DEVELOPMENT, LLC, AND N&C PROPERTIES, LLC.

Jeanette Stables
JEANETTE STABLES
NOTARY PUBLIC-OREGON
COMMISSION NO. 933514
BY COMMISSION EXPIRES October 19, 2018

CITY OF PORTLAND APPROVALS

APPROVED THIS 13th of October, 2016

BY: *Du Ruff* (x8)
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 30th of September, 2016

BY: *K.C.*
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

MULTNOMAH COUNTY APPROVALS

APPROVED THIS _____ OF _____, 2016

COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED FOR BY ORS 92.005 HAVE BEEN PAID AS OF _____, 2016.
DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION
MULTNOMAH COUNTY, OREGON

BY: _____
DEPUTY

STATE OF OREGON } S.S.
COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED ON THE _____ DAY OF _____, 2016, AT _____, MULTNOMAH COUNTY RECORDING OFFICE.

BY: _____
DEPUTY

DOCUMENT NO. _____

JOB NAME:	HOLLYWOOD STATION
JOB NUMBER:	1437
DRAWN BY:	SFF
CHECKED BY:	CHS
DRAWING NO.:	1437 PLAT

NORTHWEST
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: (503) 848-2127 FAX: (503) 848-2179

SURVEYING, Inc.

CASE NO. 16-182422
EXHIBIT C-1