

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 3

APPROVE TRANSFER OF PDC PROPERTY LOCATED IN ST. JOHNS AT THE INTERSECTION OF N. LOMBARD STREET AND BALTIMORE AVE. TO THE BUREAU OF ENVIRONMENTAL SERVICES

WHEREAS, in 1976 PDC acquired real property located in the St. Johns neighborhood at the intersection of N. Lombard Street and Baltimore Avenue for the purposes of meeting objectives of the St. Johns Urban Renewal Area Plan, which was subsequently discontinued, leaving the site vacant and without funding for redevelopment; and

WHEREAS, a former gas station was located on this property leaving nine underground storage tanks, lead, and other soil contamination prior to cleanup; and

WHEREAS, in 2004, PDC staff approached the Portland Brownfield Showcase, currently housed in the City of Portland's Bureau of Environmental Services (BES), in the hopes of remediating and possibly abating the existing environmental contamination in order to facilitate redevelopment; and

WHEREAS, BES agreed to finance and oversee the cleanup effort in exchange for title to the property; and

WHEREAS, a Brownfield Cleanup grant from the Environmental Protection Agency in the amount of \$200,000 was secured in 2005, allowing BES to completely abate all hazardous contamination to residential cleanup standards in preparation for redevelopment of the site; and

WHEREAS, the transfer of this property will allow the site to be redeveloped providing a key component for the revitalization of St. Johns commercial district; now, therefore, be it

RESOLVED that the Chair and the Secretary of the Commission are hereby authorized to execute a Bargain and Sale Deed transferring PDC property located at the intersection of N. Lombard Street and Baltimore Avenue as further described in Exhibit A, to the Bureau of Environmental Services; and be it

FURTHER RESOLVED that this resolution shall become effective immediately upon its adoption.

EXHIBIT A

PARCEL 1: The Northwesterly 20 feet of Lot 8, DEPOT ADDITION TO ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon, EXCEPT THEREFROM the Southwesterly 10 feet thereof.

PARCEL 2: Lots 9 and 10 DEPOT ADDITION TO ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon, EXCEPT THEREFROM the Southeasterly 3.4 feet thereof.

PARCEL 3: A tract of land situated in the Northwest one-quarter of Section 1 and the Northwest one-quarter of Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of N. Lombard Street (Jersey Street), which point is the most Westerly line of Lot 10. DEPOT ADDITION TO ST. JOHNS, in the City of Portland, County of Multnomah, State of Oregon; running thence Northeasterly along the Northwesterly line of that certain tract described in Deed to H. C. Campbell recorded march 26, 1891 in Book 155 page 261, Records of Multnomah County, Oregon, 177.3 feet, more or less, to an iron pipe at the most Northerly corner of Lot 9, said Depot Addition to St. Johns; thence Northwesterly parallel with the Easterly line of said Lombard Street (Jersey Street), 50 feet to a point; thence Southwesterly parallel with the Northwesterly side line of said Campbell tract to the Easterly line of North Lombard Street (Jersey Street); thence Southeasterly along said Easterly line to the point of beginning.

EXCEPT from said Parcels 3 hereinabove described, that portion described in Deed to the City of Portland, a municipal corporation recorded February 29, 1980 in Book 1423 page 821, Records of Multnomah County, Oregon, more particularly described as follows:

That portion of that certain tract of land described in Deed to the City of Portland, acting by and through the Portland Development Commission, recorded November 17, 1976 in Book 1140 page 456, Records of Multnomah County, Oregon and more particularly described as follows:

Beginning at the most Northerly corner of said tract; thence Southwesterly along the Northwest line thereof 59.35 feet; thence Southeasterly parallel to the Southwest line of said tract 43.00 feet; thence South 65° 30' East 119.0 feet, more or less, to the most Northerly Northeast corner of said tract; thence along the Northeast line of said tract 145.0 feet, more or less, to the point of beginning.