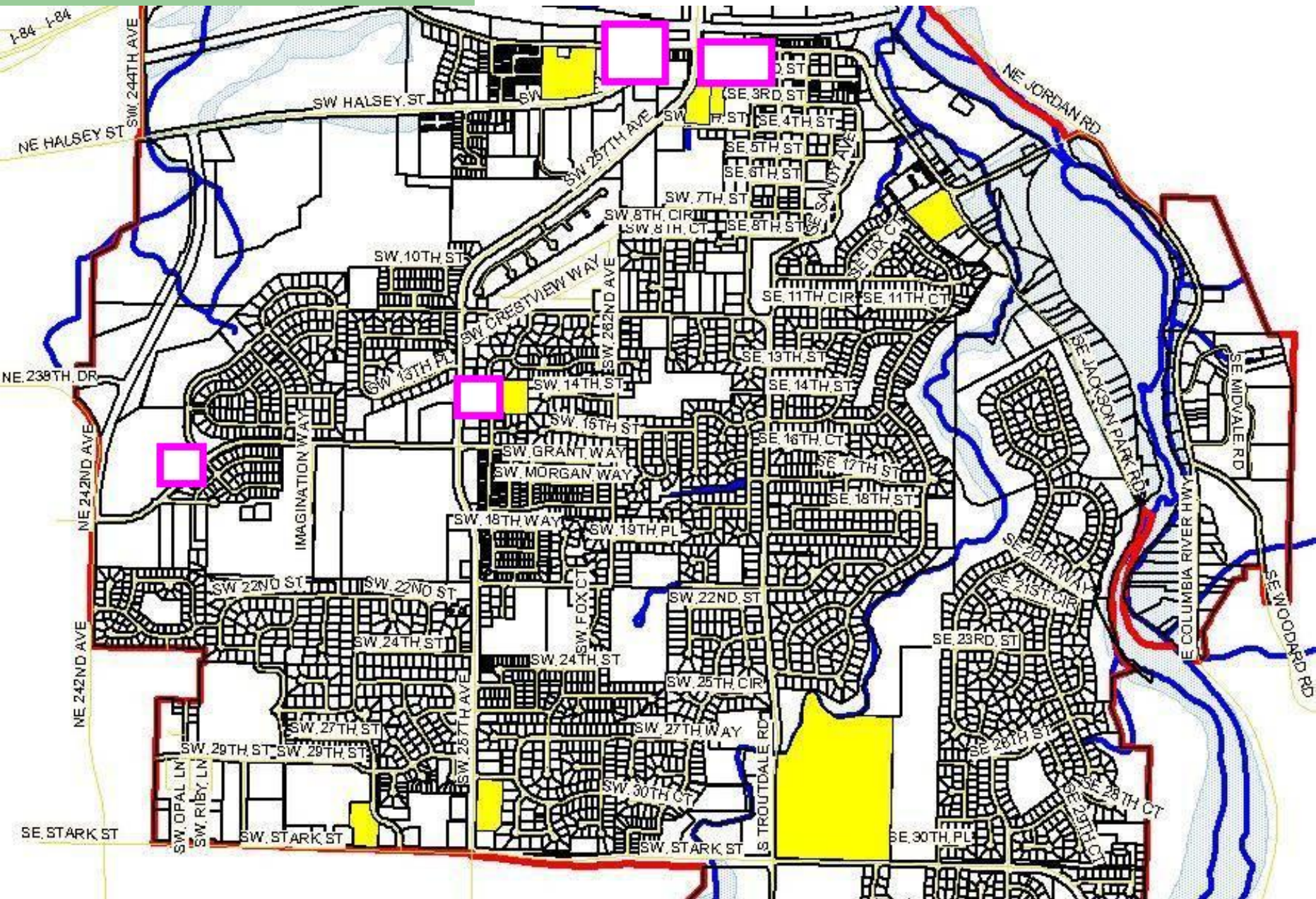


Multnomah County
April 2, 2009 - Resolution R-4
Multnomah County Board of Commissioners



- RESOLUTION NO. 08-163, December 18, 2008
- Directed Multnomah County Library and Facilities and Property Management Division to Commence Exclusive Lease Negotiations for a New East County Library Branch:
 - Gateway Corner Columbia River Hwy/257th
 - 146 W Columbia River Hwy
 - Gateway Estates 1360 SW 257th Ave
 - Cherry Park – SE Suites



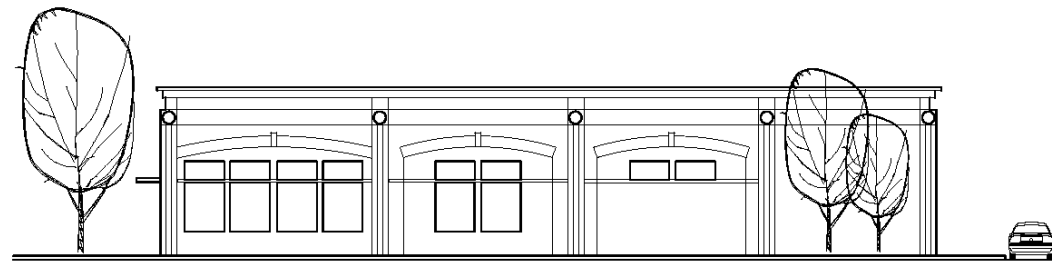
Gateway Corner





WEST ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

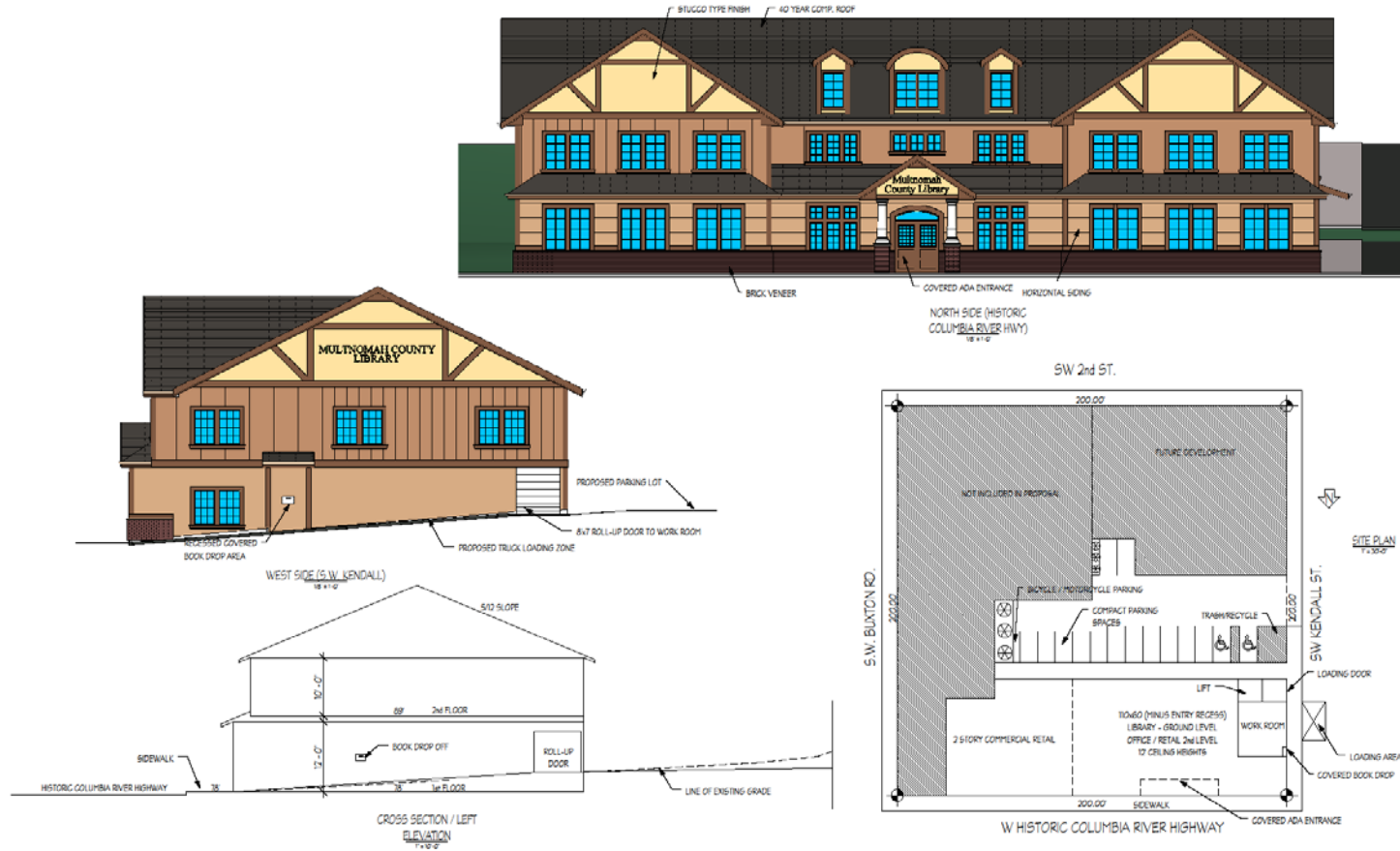


NORTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

146 W Columbia River Hwy



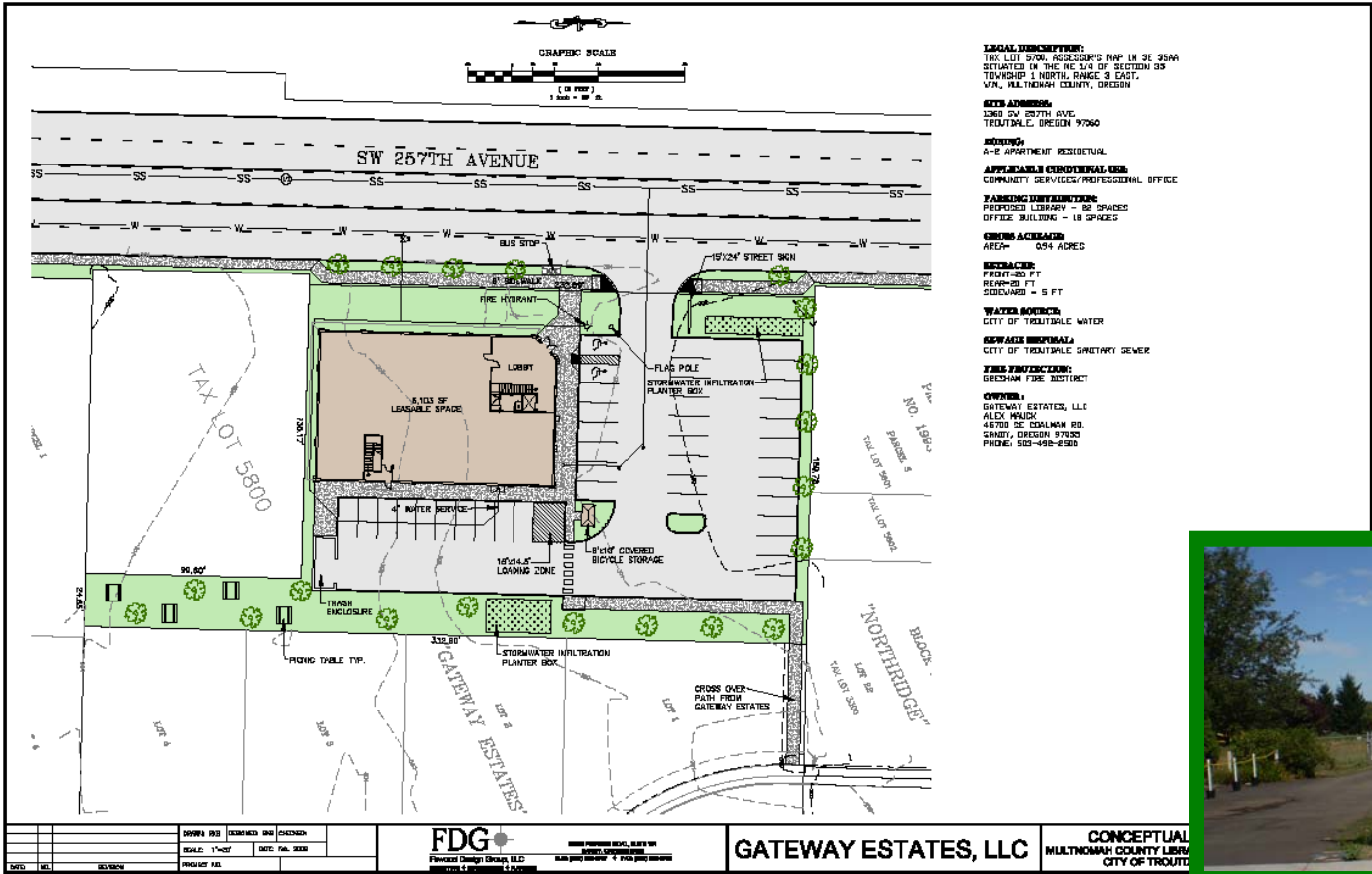


BUILDERS DESIGN INC.
 1125 NE WEBSTER ST.
 PORTLAND, OR 97232
 503.281.1111
 BuildersDesign@gmail.com

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HISTORIC HIGHWAY PROPERTIES Inc.
 146 W COLUMBIA Hwy.
 TROUTDALE, OR 97060

Project number:
 Date:
 Drawn by: BPT
 Area: 508
 Scale: As indicated
1
 2/17/2009 1:02:43 PM





2806 s.w. foster road
portland, oregon 97208
phone 503 780 8283
facsimile 503 782 1982

QUEST

GATEWAY ESTATES LLC
48700 SE COALMAN RD
SANDY, OR 97055
503-320-2847

PROJECT

MAUCK
TROUTDALE
BRANCH LIBRARY

SITE ADDRESS:

1380 SW 26TH AVE
TROUTDALE, OR 97060

SHEET NAME

PRELIMINARY
ELEVATIONS &
SECTION

REVISION

△ 8/23/99 ISSUED FOR PREPUBLICATION

DUPLICATE DATE FEBRUARY 17, 2009

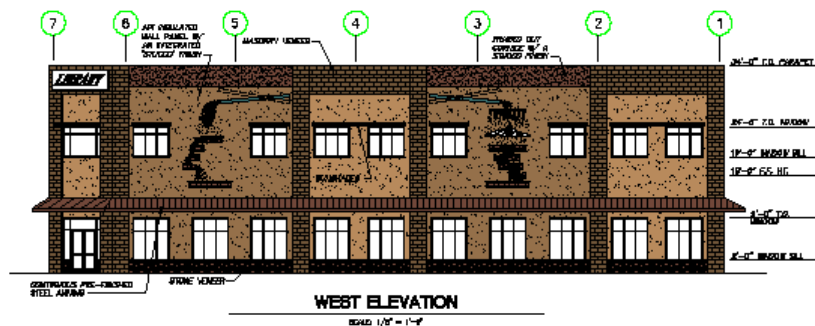
DRAWING FILE 28007-A12743

PROJECT NUMBER 29001

SHEET 2

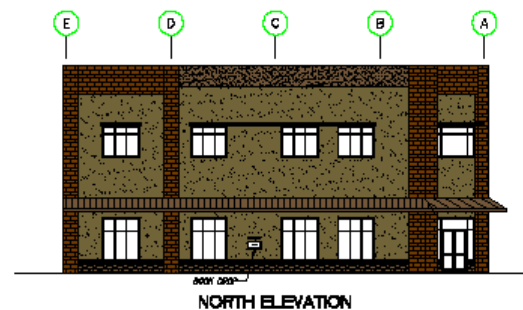
OF 2 SHEETS

A2



WEST ELEVATION

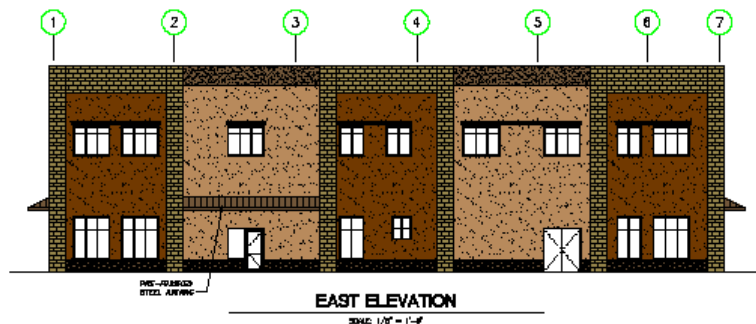
BEHALD $1/8^{\circ} = 14'$



NORTH ELEVATION

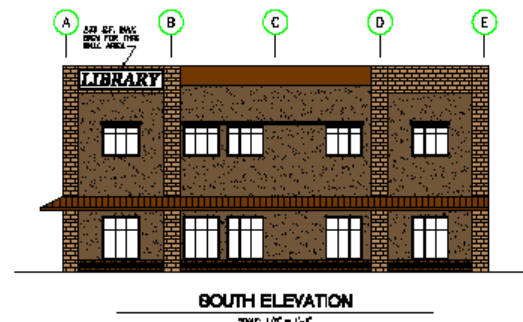
REMARK 1. $1/\delta^2 = 1 - \delta$

NOTE:
-THEY SHEET REPRESENTS SEVERAL POSSIBLE GEAR
DESIGNS THAT WILL BE ORDERED AT A LATER DATE
PLEASE SEE FOR NO SURETY AND INFORMATION



EAST ELEVATION

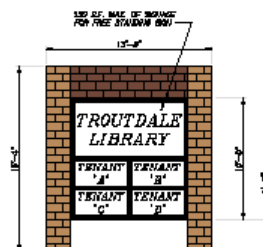
SOLN: $1/8^{\circ} = 1^{\circ} - 7^{\circ}$



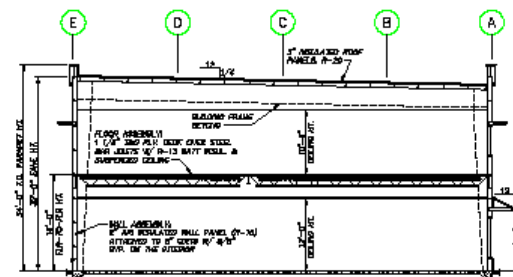
SOUTH ELEVATION

EXAMPLE 1. $\frac{1}{x^2} = x^{-2}$

NOT TO SCALE

**ENTRY ELEVATION**
$$\text{NCAR } 1/\sigma^2 = f - g^2$$
**SIGN ELEVATION**

BEAC: $1/4^\circ = 15'$



1

CROSS SECTION

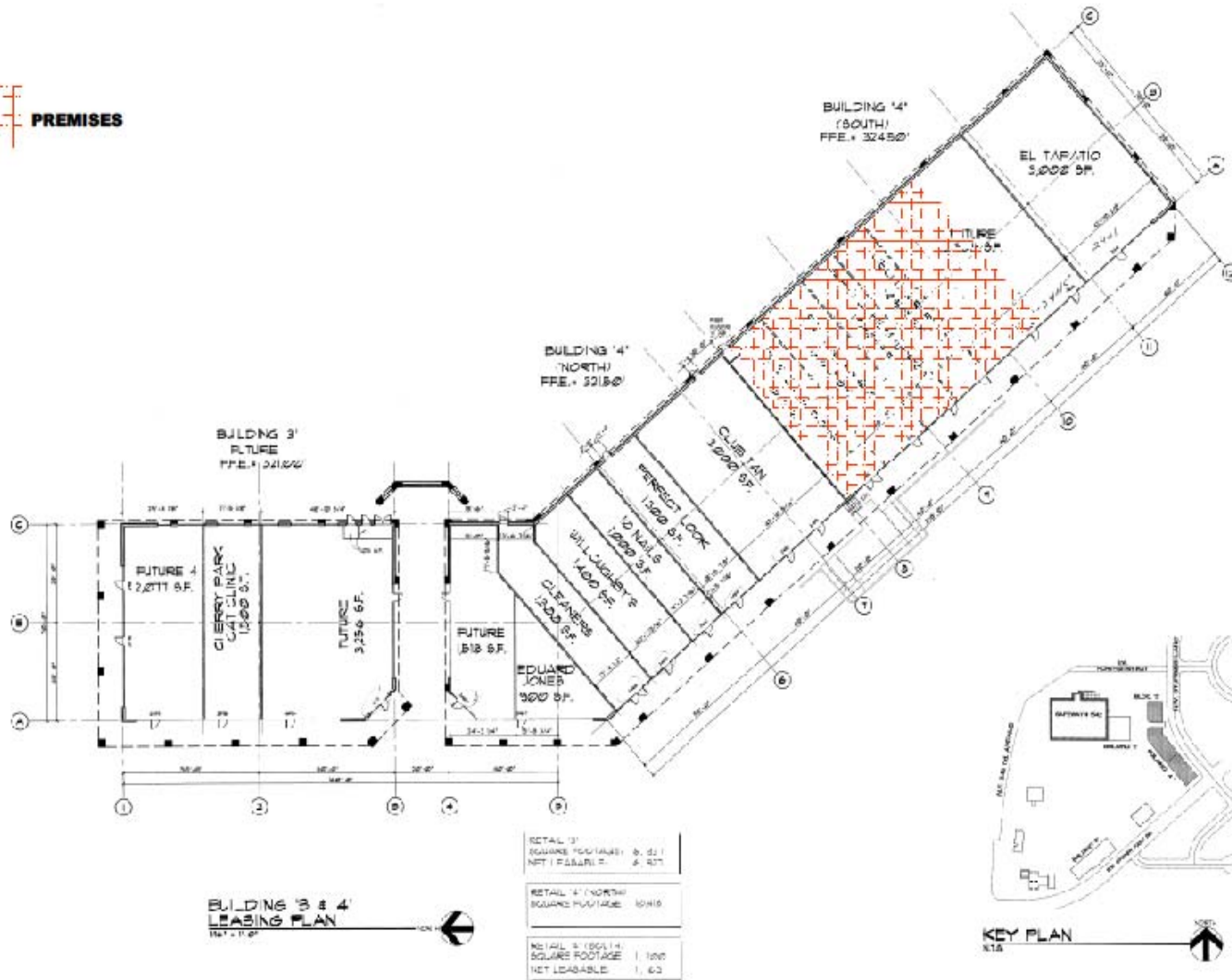
REMARK 1/2K = 15

NOT FOR CONSTRUCTION

Cherry Park – SE POD

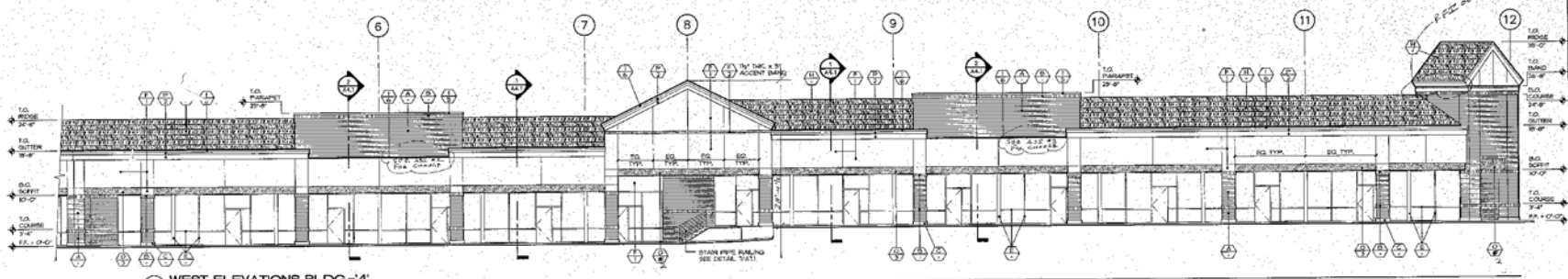


LEASE OUTLINE DRAWING (PROPOSED)
APPROX. 6,000 SF

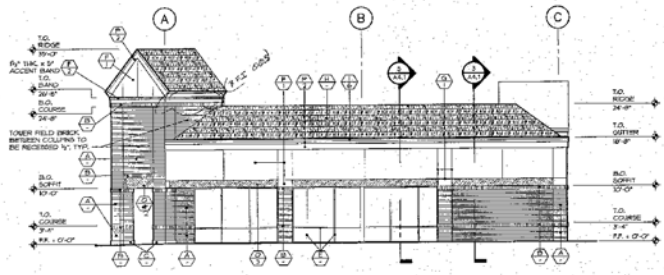


CHERRY PARK MARKET CENTER
TROUTDALE, OREGON
 GRANTOR: OREGON, INC.
 3505 SE GUNNYSIDE ROAD, SUITE F, CLACKAMAS, OR 97015

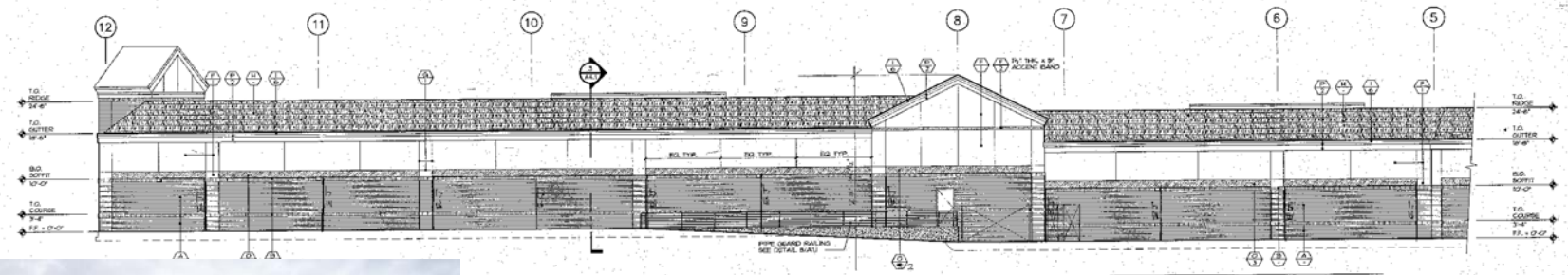




1 WEST ELEVATIONS BLDG.-4'
SCALE 1/8"=1'-0"



2 SOUTH ELEVATIONS BLDG.-4'
SCALE 1/8"=1'-0"



3 EAST ELEVATIONS BLDG.-4'
SCALE 1/8"=1'-0"

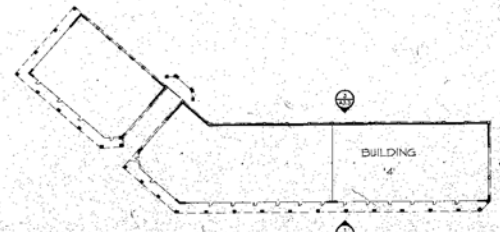
CHERRY PARK RETAIL
TROUTDALE, OREGON
CHERRY PARK LIMITED PARTNERSHIP
C/O GRAMOR DEVELOPMENT NORTHWEST, INC.

PROJECT NO. 95-129
DRAWN BY: P.V.
CHECKED BY: P.V.
DATE: DEC. 20, 1996
REVISION:

ELEVATION NOTES

1. ADJUST TOP OF FOOTING ELEVATION AS REQUIRED BY SITE CONDITIONS AND AS REQUIRED AND DIRECTED BY THE SOLE ENGINEER.
2. ALL CONCEALED TRANSOM WALL AREAS SHALL BE SMOOTH TYPE CYL.

KEYPLAN



FINISH/COLOR	SYMBOL/DESCRIPTION
COLOR C-1	YELLOW
COLOR C-2	55% ANCESTRAL
COLOR C-3	YELLOW STONE SHELL WHITE
COLOR C-4	YELLOW BRICK UNTER SEAL
COLOR C-5	YELLOW BROWN CEMENT
COLOR C-6	TRACING METAL LEATHERCOTE 3000
COLOR C-7	ARCHITECTURAL BRONZE
COLOR C-8	TRACING METAL LEATHERCOTE 3000
COLOR C-9	CLASSIC WHITE
COLOR C-10	COLOR TO MATCH BRICK WALL
COLOR C-11	COLOR TO MATCH BRICK WALL

REF: 0061: Color of stone walls @ Building #4
See Mount Valley Forge Bldg #0564



EXTERIOR ELEVATIONS
BUILDING-4'

A3.3

AS-BUILT Nov. 11, 1997



TROUTDALE LIBRARY COMPARISONS: Nominal Rent NPV Discounted at 3%; assumes same start dates

SITE & SIZE	TOTAL & PSF	1	2	3	4	5	6	7	8	9	10
<u>CHERRY</u>	\$649,884.00	\$12.00	\$12.00	\$12.36	\$12.36	\$12.73	\$12.73	\$13.11	\$13.11	\$13.51	\$13.51
6000 sf	\$108.31	\$72,000	\$72,000	\$74,160	\$74,160	\$76,380	\$76,380	\$78,671	\$78,660	\$81,060	\$81,060
<u>G CORNER</u>	\$1,442,767.05	\$26.50	\$26.50	\$26.50	\$26.50	\$26.50	\$29.15	\$29.15	\$29.15	\$29.15	\$29.15
6100 sf	\$236.52	\$161,650	\$161,650	\$161,650	\$161,650	\$161,650	\$177,815	\$177,815	\$177,815	\$177,815	\$177,815
<u>G ESTATES</u>	\$1,526,700.82	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$31.95	\$31.95	\$31.95	\$31.95	\$31.95
6000 sf	\$254.45	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$191,700	\$191,700	\$191,700	\$191,700	\$191,700
<u>HRH 2.7%</u>	\$1,811,949.39	\$28.65	\$29.42	\$30.22	\$31.03	\$31.87	\$32.73	\$33.62	\$34.52	\$35.46	\$36.41
6600 sf	\$274.54	\$189,090	\$194,195	\$199,439	\$204,824	\$210,354	\$216,033	\$221,866	\$227,857	\$234,009	\$240,327
<u>HRH 3%</u>	\$1,835,825.24	\$28.65	\$29.51	\$30.39	\$31.31	\$32.25	\$33.21	\$34.21	\$35.24	\$36.29	\$37.38
6600 sf	\$278.16	\$189,090	\$194,763	\$200,606	\$206,624	\$212,822	\$219,207	\$225,783	\$232,557	\$239,534	\$246,720

HRH escalator is the greater of 2.7% or CPI. 3% is the discount rate used for NPV and the HRH 3% is predicted to be the more likely scenario

SUBLETT

20-Feb-09

CHERRY PARK MARKET



- **CERTAINTY – DEVELOPMENT & ENTITLEMENT**
- **PROXIMITY – RESIDENCES AND REYNOLDS**
- **SAFETY – SIDEWALKS, LIGHTING, SIGNALS**
- **AFFORDABILITY – COST EFFECTIVE SOLUTION**
- **VISIBILITY – SUPERIOR SIGNAGE**
- **UTILITY – OPERATIONAL LOGISTICS**
- **ABILITY – DESIGN AND DELIVER A 21ST CENTURY LIBRARY**