

**BEND URBAN RENEWAL AGENCY**

[corearea@bendoregon.gov](mailto:corearea@bendoregon.gov)

**710 NW Wall Street Bend, OR 97703**

Please email your application and attachments to [corearea@bendoregon.gov](mailto:corearea@bendoregon.gov)

## **CORE AREA BUSINESS ASSISTANCE PROGRAM APPLICATION**

*Only Permitted Land Uses identified in Bend Development Code are eligible for grants unless other terms apply. Note that some uses may not be Permitted in all Zoning Districts, and this form may not reflect those unique instances. Refer to Title 2 of the Bend Development Code for additional information or contact [corearea@bendoregon.gov](mailto:corearea@bendoregon.gov) with questions.*

1. Business/Organization Name: Riverside Animal Hospital
2. Applicant Name: Deborah Putnam
3. Applicant Email: drputnam@riversidevetbend.com
4. Applicant Phone Number: 541-585-3739
5. Property Address (where proposed improvements are to take place):  
25 NW Olney Ave Bend 97703
6. How are you (Applicant) involved in this project?
  - Applicant is a business owner, and leases their space from someone else
  - Applicant is both the property owner and business owner, and their business occupies the entire building
  - Applicant is both the property owner and a business owner who occupies one space in the building, and leases the other space(s) to other business(es)
  - Applicant is the Property Owner, and leases all spaces in the building to businesses

*Note: If Applicant/Business is not the sole property owner, you are required to upload a completed Owner Authorization Form in the Attachments section of this application.*

7. Property Owner Name:

8. Property Owner Email: *Drputnam@riversidevetbend.com*

9. Property Owner Phone: *541-585-3739*

10. Please describe nature of the Applicant's business and business operations:

*Veterinary Hospital*

11. Applying for:

- Design Assistance
- Construction Assistance

Since application and after working with staff, applicant has switched request to apply for Design Assistance.

12. Funding Request in \$ (for Construction Assistance only)

- \$10,000 or less: \_\_\_\_\_
- \$10,001-\$25,000: \_\_\_\_\_
- \$25,001-\$50,000: \_\_\_\_\_

13. Business Tenancy demonstrated by the following documentation (please upload selected documentation):

- Ownership of site
- Current Lease
- Letter of Intent to Lease

14. Does the business where proposed improvements are to take place provide one of the following services (check all that apply):

- Customer-facing (ie. retail; not office)
- Food and/or beverage
- Entertainment/art
- Childcare
- Makers (art, craft, design, or production related businesses including but not limited to artisanal foods, baked goods, brewing, decorative arts, glassblowing, pottery, printmaking, textiles, traditional crafts, reuse, and woodcrafting)
- Other. If so, please describe: Veterinary Hospital

15. Is your business any of the following (check all that apply)

- Local (headquarters are, or will be located in Core TIF Area)
- Business has been in Core Area for 5 or more years
- Business ownership includes 50% or more ownership by a person or people that identify as one of the following identities:
  - Lower socioeconomic status (<80% Area Median Income, 2023)
    - <\$53,312 (1-person household)
    - <\$60,928 (2-person household)
    - <\$68,544 (3-person household)
    - <\$76,160 (4-person household)
  - Woman
  - Black, Indigenous, and/or Person of Color (BIPOC)
  - Lesbian, Gay, Bisexual, Transgender, Queer and/or Questioning, Intersex, Asexual, Two-Spirit (LGBTQIA2S+)
  - Veteran
  - Person with a disability
  - Non-English Speaking
  - Non-citizen(s)

16. What are the intended use of requested funds (check all that apply)?

- Building façade or exterior upgrades (doors, windows, lighting, signage, siding, awnings, paint, murals)
- Frontage improvements (sidewalks, landscaping, signage, accessibility upgrades pedestrian amenities and utilities including utility undergrounding)
- Internal or external building renovations (accessibility upgrades, improvements to older building to meet current codes, mechanical/electrical or building safety upgrades such as fire suppression/seismic upgrades, energy efficiency improvements)
- Permit fees
- Design services such as design, architectural or engineering services

17. Please provide description of proposed improvements and the need or problem your project will address:

*Note: if applying for Design Assistance, please describe desired improvements.*

Parking lot to the west of our building,  
It is currently dirt with no landscaping.  
The lot we are using for employee parking  
belongs to the county building.

18. Help us understand why a grant is needed on this project?

- I have funds to do this project without a grant, but I would prefer to use those funds for other expenses.
- I would do a small version of this project without a grant, but a grant will help me complete the full project.
- I cannot do any version of this project unless I receive a grant.

19. Please further describe your need for funding assistance, why are funds needed to support these improvements? I.e. Is your business undercapitalized (ie unable to access equity and/or traditional debt resources); at risk of leaving the Core Area; won't be able to start operations in the Core Area if improvements aren't made.

We are in the process of an interior remodel and to continue to grow we need a place for our staff to park on our own property.

20. What types of funding will you use to match funds provided by the City of Bend (check all that apply):

- Loan from Bank or Credit Union
- Business Savings
- Personal Savings
- Loan from Friend or Family Member
- Grant Funding from Another Source
- Gift
- Other

If you are applying for funding above \$10,000, it requires a cash match, how will you pay for the rest?

21. Describe the ways in which your proposed project will have a long-term impact on the need or problem being addressed? What is the intended life span of the improvements (ie number of years)?

There will be a parking lot secured for our staff on our property. No longer concerned if the county decides to no longer allow us to use their lot to park.

22. Will improvements be on a street-facing location or visible from the street or public sidewalk:

- Yes
- No

23. For projects applying for construction assistance, have you progressed on any of the following to support your intended improvements? *No*

- Design concept
- Completed design
- Architect secured
- Contractor secured
- Permit(s) secured

24. For projects applying for construction assistance what is your anticipated start and end date for improvements (month and year)? *Not at this time*

- Anticipated Start date: \_\_\_\_\_
- Anticipated Completion date: \_\_\_\_\_

## ATTACHMENTS

Please verify that you have the following documentation to support your application.

### For All Applicants

- Map of Project Location
- Property Legal Description
- Proof of Ownership, Copy of Lease, or Letter of Intent to Lease
- Owner Authorization Form (only if applicant is not the property owner)
- Photos of Existing Conditions. Include 3-4 current photos of the building or tenant space focusing on areas you want to improve as part of the project.

### For Construction Assistance Applicants Only

- Detailed Project Budget including required match if applicable
  - Please provide a detailed project budget for the proposed improvements including a description of the assumptions used to determine total project cost including funding sources and a statement regarding your organization's ability to proceed without your requested funds.
- Plans, Elevations, Renderings, and/or Sketches (optional)
- Site Plan, Design, and/or Construction Drawings (optional)

Deschutes County Official Records **2021-69480**  
D-D  
Stn=1 BN 12/17/2021 03:21 PM  
\$30.00 \$11.00 \$10.00 \$61.00 \$6.00 \$118.00

I, Steve Dennison, County Clerk for Deschutes County, Oregon,  
certify that the instrument identified herein was recorded in the  
Official Records.  
Steve Dennison - County Clerk

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

153 SW 5th Street  
Redmond, OR 97756

**AFTER RECORDING RETURN TO:**

Order No.: WT0230079-JY  
Cody Menasco  
PMP, LLC  
25 NW Olney Avenue  
Bend, OR 97703

**SEND TAX STATEMENTS TO:**

PMP, LLC  
25 NW Olney Avenue  
Bend, OR 97703

APN: 194585  
193896  
193897

Map: 171232AA03202  
171232AA03401  
171232AA03501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Susan C. Loomis, Trustee, or successor in trust, of the Susan C. Loomis Revocable Trust dated October 27, 2008, Grantor, conveys and warrants to PMP, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,700,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**



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**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/17/2021

Susan C. Loomis Revocable Trust dated October 27, 2008

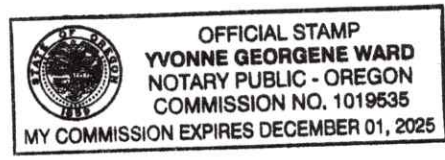
BY: Susan C. Loomis  
Susan C. Loomis  
Trustee

State of OREGON  
County of Deschutes

This instrument was acknowledged before me on 12/17/2021 by Susan C. Loomis, as Trustee for Susan C. Loomis Revocable Trust dated October 27, 2008.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 12/1/2025



**EXHIBIT "A"**  
Legal Description

Parcel 1:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 32, Township 17 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, more accurately described as follows:

Beginning at the southwest corner of Tract 17 of the unofficial plat of LYTLE ACRE TRACTS, said point being 1072 feet west and 636 feet south of the northeast corner of said northeast quarter of the northeast quarter; thence along the west boundary of said Tract 17 North 0°29'52" West 61.98 feet to the southeasterly right-of-way of the realignment of Olney Avenue; thence leaving said west boundary North 46°06'53" East 79.47 feet; thence 94.25 feet along the arc of a 235.00 foot radius curve right (the long chord of which bears North 57°36' 15" East 93.62 feet) to a point on the westerly boundary of the parcel of land conveyed to the State of Oregon, by and through its Department of Transportation, and recorded in Book 358, Page 1493 Official Records Deschutes County; thence leaving said southeasterly right-of-way South 15°09'25" East 15.25 feet; thence South 22°14'52" East 31.89 feet; thence South 3°45' 14" East 123.47 feet to a point on the south boundary of said Tract 17; thence leaving said westerly boundary and along said south boundary South 89°55'14" East 6.08 feet to the northwest corner of the parcel described in Volume 354, Page 987 Record of Deeds Deschutes County; thence leaving said south boundary and along the west boundary of said 354-D-987 parcel South 2°02'38" East 28.02 feet to a point 28.00 feet southerly of the south boundary of said Tract 17, measured at right angles; thence leaving said west boundary and parallel to said south boundary North 89°55' 14" West 166.76 feet to a point on the west boundary of Tract 20 of said LYTLE ACRE TRACTS; thence North 0°29'52" West 28.00 feet to the point of beginning.

Parcel 2:

All that property being a portion of Tract 18 of LYTLE ACRE TRACTS (unrecorded), also being a portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 32, Township 17 South, Range 12 East of the Willamette Meridian, in the City of Bend, Deschutes County, Oregon, described as follows:

Commencing at the Northerly corner common to Tracts 17 and 18 of said LYTLE ACRE TRACTS as shown on the unrecorded plat of said subdivision on file with the Deschutes County Surveyor; thence along the line common to said Tracts 17 and 18, and parallel with the East line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 32, South 00°29'52" East, 200.00 feet to the Northeast corner of Tract 19 of said LYTLE ACRE TRACTS and the true point of beginning; thence along the common line of said Tracts 18 and 19, and parallel with the North line of said NE1/4 NE1/4 of Section 32, North 89°55'14" West 74.18 feet to the Southeasterly right of way of the proposed realignment of Olney Avenue, and a point on a non-tangent 280.00 foot radius curve to the left; thence along said curve through a central angle of 10°45'07", an arc length of 52.54 feet (the chord of which bears North 51°29'26" East, 52.47 feet); thence North 46°06'53" East, 45.19 feet to said common line between Tracts 17 and 18; thence leaving said Southeasterly right of way and along said line, South 00°29'52" East. 64.10 feet to the point of beginning.

Parcel 3:

All that property being a portion of Tract 19 of LYTLE ACRE TRACTS (unrecorded), also being a portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 32, Township 17 South, Range 12 East of the Willamette Meridian, in the City of Bend, Deschutes County, Oregon, described as follows:

Commencing at the Northeast one-sixteenth (NE1/16) corner of said Section 32; thence along the North-South 1/16<sup>th</sup> line, North 00°14'22" West, 633.60 feet; thence North 89°25'00" East 50.74 feet to the point of beginning on the Southerly right of way of the proposed realignment of Olney Avenue; thence along said right of way, North 89°25'00" East, 7.56 feet to a point on a non-tangent 29.00 foot radius curve to the right; thence along said curve through a central angle of 36°46'12", an arc length of 18.61 feet (the chord of which bears North 57°06'36" East,

**EXHIBIT "A"**  
Legal Description

18.29 feet) to the beginning of a reverse 280.00 foot radius curve to the left; thence along said curve through a central angle of  $16^{\circ}27'26''$ , an arc length of 80.43 feet (the chord of which bears North  $67^{\circ}15'59''$  East, 80.15 feet) to a point on the North line of that property described by deed in Book 415 at Page 606 of Deschutes County Official Records; thence leaving said Southerly right of way and along said North line, North  $89^{\circ}25'00''$  East, 42.34 feet to the East line of said property; thence along said East line, South  $00^{\circ}14'00''$  West, 49.46 feet to the South line of said property; thence along said South line, South  $89^{\circ}25'00''$  West, 143.72 feet to a point on a non-tangent 47.50 foot radius curve to the right on the right of way of the proposed realignment of Hill Street; thence along said right of way and along said curve through a central angle of  $12^{\circ}50'19''$  an arc length of 10.64 feet (the chord of which bears North  $26^{\circ}28'17''$  East, 10.62 feet) to the point of beginning.

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

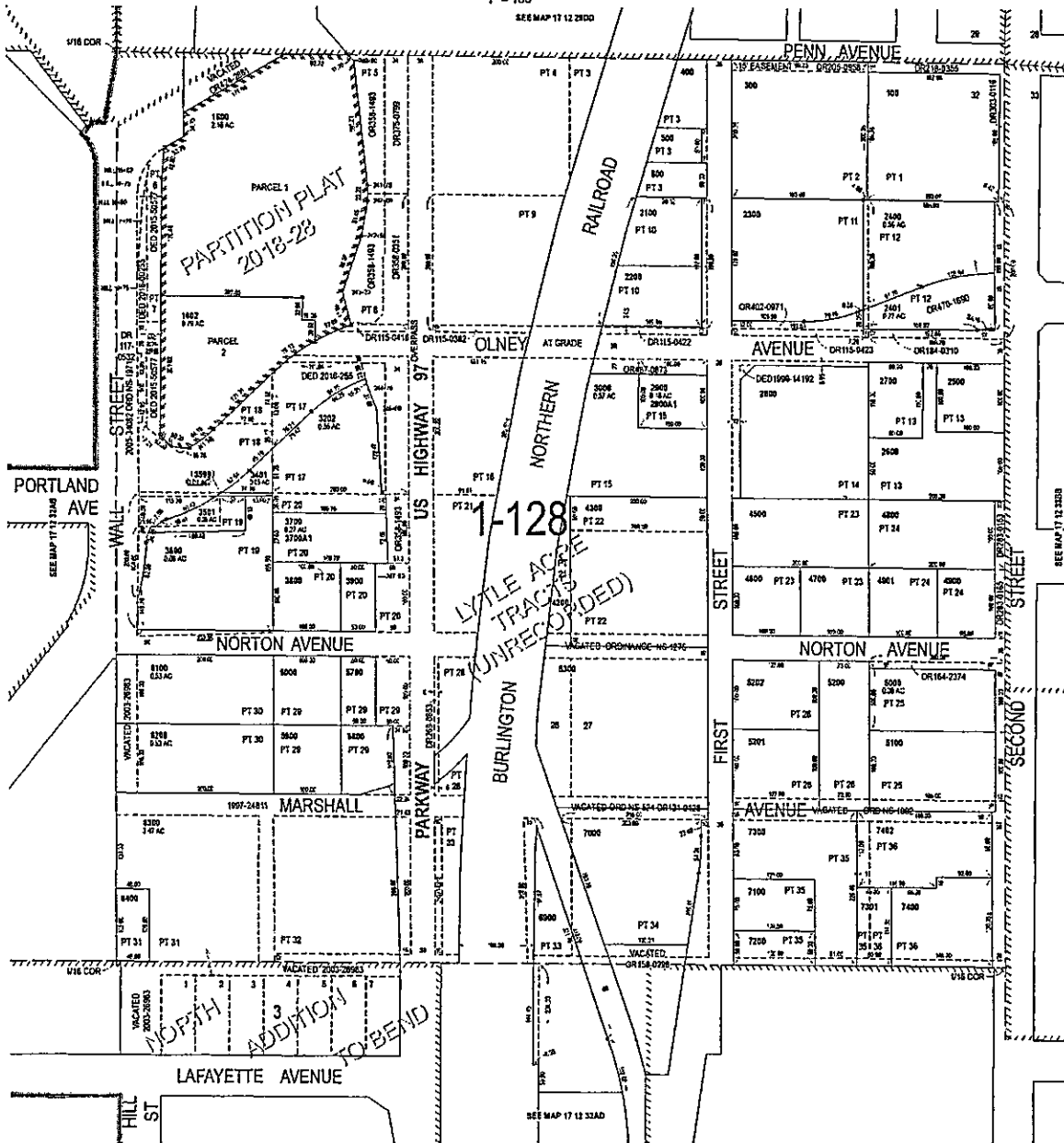
6/15/2021

N.E. 1/4 N.E. 1/4 SEC. 32 T. 17S. R. 12E. W.M.  
DESCHUTES COUNTY

17 12 32AA

1" = 100'

SEE MAP 17 12 28D



Cancelled Nos.  
200  
700 thru 1500  
1501  
1700 thru 2001  
3100  
3200  
3301  
3300  
3400  
3500  
4000  
4100  
4400  
5400 thru 5600  
6500 thru 8600  
7401

17 12 32AA

Western Title & Escrow

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



PARTITION  
2018-28

WALL STREET  
2005-34082 ORD NS-197133

US HIGHWAY 97 OVERPASS

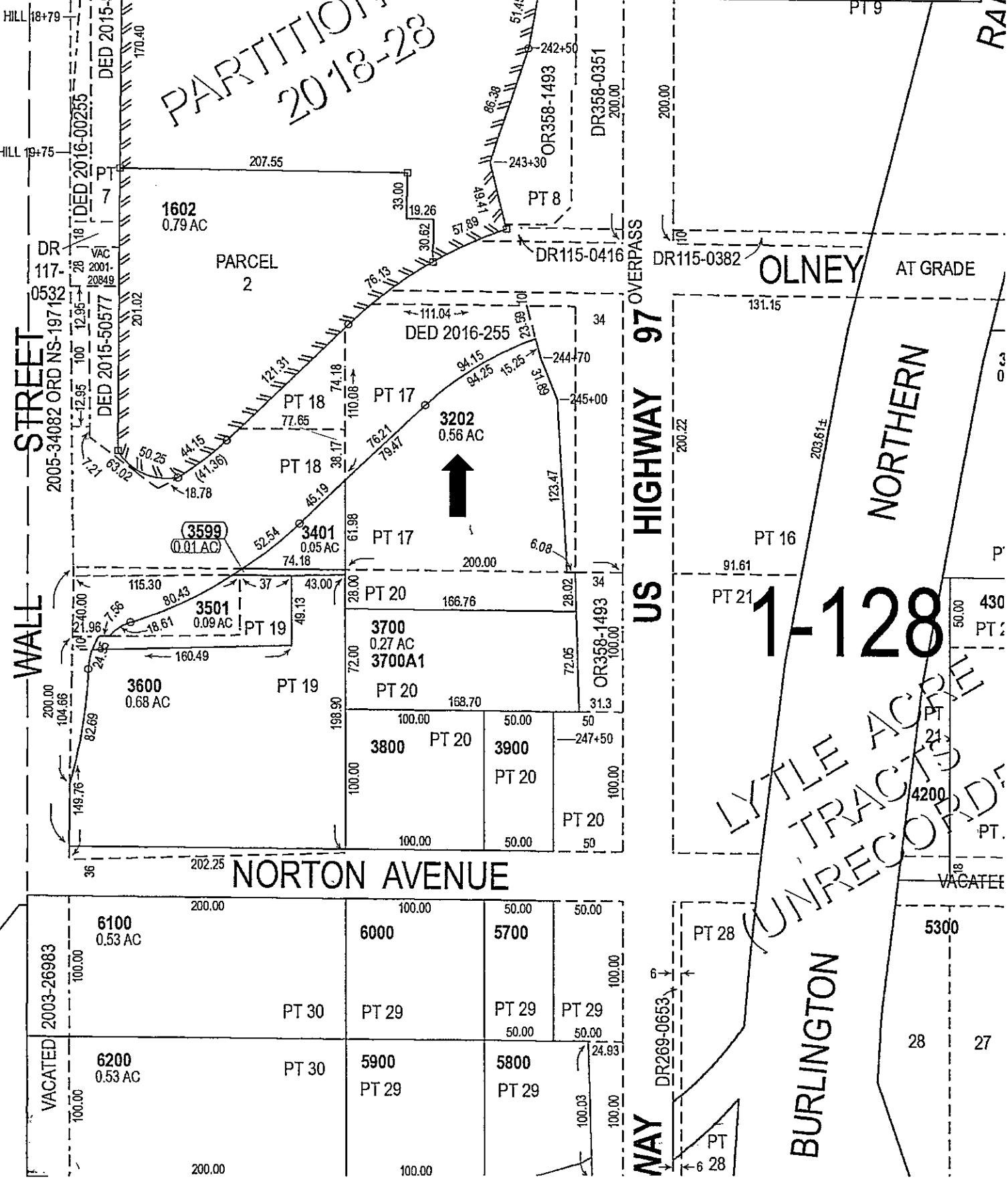
OLNEY AT GRADE

NORTHERN

1-128

LYTLE ACRES  
TRACTS  
UNRECORDED

BURLINGTON



1000  
2.16 AC

OR35  
DR375-1

PT 9

PT 8

3202  
0.56 AC

3599  
0.01 AC

3401  
0.05 AC

3501  
0.09 AC

3600  
0.68 AC

3700  
0.27 AC  
3700A1

3800

3900

6100  
0.53 AC

6200  
0.53 AC

6000

5700

5900

5800

4200

5300

RAIL

NAY

DR269-0653

PT 28

6 28





Pioneer Park

Element Bend

Riverside Animal Hospital

Wall Street Suites













