Exhibits to Arena Ground Lease

1.1(a)	Kosei Property Legal Description
1.1(b)	Kosei Sign Pad
1.1(c)	Arena Land Description
1.1(d)	Sign Pads
1.1(e)	Arena Subsurface Property Description
2.5	Arena Guidelines
10.4	Operating Trade Fixtures
11.1	Permitted Arena Property Encumbrances
16.4(i)	Kosei Encumbrances
17.2.2(c)	Arena Vending Area
18.11	Memorandum of Lease and Option to Purchase or Demolish

EXHIBIT 1.1A(a)
TO
ARENA GROUND LEASE

KOSEI PROPERTY LEGAL DESCRIPTION

PARCEL 1:

A tract of land being a portion of Block 15, McMILLENS ADDITION, a portion of Blocks 54 and 55, HOLLADAYS ADDITION, a portion of NE Multnomah Street vacated by Ordinance No. 121782, a portion of vacated NE Williams Avenue and a portion of vacated NE Hassalo St., said tract being situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Block 55, HOLLADAYS ADDITION and proceeding thence North 89° 51' 42" West along the North line of said Block 55, a distance of 30.50 feet to the point of beginning for the following described tract; thence South 0° 14' 28" West on a line parallel with and 30.50 feet Westerly, when measured at right angles, from the East line of said Block 55, a distance of 191.96 feet to a point of non-tangent curve; thence on the arc of a 216.50 foot radius curve to the left, thru a central angle of 30° 59' 00", with a chord that bears South 70° 55' 58" West, 115.65 feet, an arc distance of 117.07 feet to a point of non-tangency at the center line of vacated NE Hassalo Street; thence North 89° 51' 42" West along said center line, a distance of 135.35 feet to the West line of NE Williams Avenue as widened to 45.00 feet from the center line thereof as evidenced by Ordinance No. 108110; thence North 0° 14' 28" East along said line for NE Williams Avenue, a distance of 260.00 feet to the center line of NE Multnomah Street, vacated by Ordinance No. 121782; thence South 89° 51' 42" East along said center line of NE Multnomah Street, a distance of 244.50 feet to a point that is 30.50 feet, when measured at right angles, Westerly from the Northerly projection of the East line of said Block 55; thence South 0° 14' 28" West, a distance of 30.00 feet to the point of beginning.

EXHIBIT 1.1(b)
TO
ARENA GROUND LEASE

KOSEI SIGN PAD

A tract of land situated in the northeast 1/4 of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah and the State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the centerline of vacated N. Cherry Street and the centerline of vacated N. Larabee Avenue; thence proceeding S.38°28'52"E. along the centerline of said Larabee Avenue, a distance of 1144.79 feet; thence N.51°31'08"E., a distance of 456.10 feet to the Point of Beginning, being the center point for a 12.00 foot radius curve, the above referenced tract being a circle, with a radius of 12.00 feet, a central angle of 360°00'00" and a perimeter arc length of 75.40 feet, said tract contains 452 square feet, more or less.

EXHIBIT 1.1(c)
TO
ARENA GROUND LEASE

ARENA LAND DESCRIPTION

PARCEL 1: (Leasehold portion of Arena Building)
A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 836.18 feet; thence North 51° 31' 08" East, a distance of 406.60 feet to the intersection of the center line of vacated NE Multnomah Street with the West line of NE Williams Avenue (80.0 feet in width), and the point of beginning for the following described tract; thence South 0° 14' 28" West along said West line of NE Williams Avenue, a distance of 237.14 feet; thence North 88° 28' 38" West, a distance of 0.38 feet; thence North 73° 28' 34" West, a distance of 47.83 feet; thence North 58° 28' 41" West, a distance of 47.83 feet; thence North 43° 28' 40" West, a distance of 0.23 feet; thence on the arc of a 183.14 foot radius curve to the right through a central angle of 7° 19' 59", with a chord that bears North 47° 11' 53" West, 23.42 feet, an arc length of 23.44 feet to a point of non-tangent curve; thence on the arc of a 23.92 foot radius curve to the right, through a central angle of 166° 52' 15", with a chord that bears North 36° 04' 38" West, 47.52 feet, an arc length of 69.66 feet to a point of non-tangent curve; thence on the arc of a 183.14 foot radius curve to the right, thru a central angle of 6° 08' 08", with a chord that bears North 25° 33' 18" West, 19.60 feet, an arc length of 19.61 feet to a point of non-tangency; thence South 54° 43' 30" West, a distance of 15.95 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the right thru a central angle of 176° 45' 02", with a chord that bears North 36° 54' 00" West, a distance of 54.98 feet, an arc length of 84.84 feet to a point of non-tangency; thence North 53° 57' 31" East, a distance of 3.65 feet to a point of non-tangent curve; thence on the arc of a 4.50 foot radius curve to the left, through a central angle of 128° 53' 54", with a chord that bears North 2° 03' 13" West, 8.12 feet, an arc length of 10.12 feet to a point of reverse curve; thence on the arc of a 19.98 foot radius curve to the right thru a central angle of 121° 08' 11", with a chord that bears North 5° 56' 04" West, 34.81 feet, an arc distance of 42.25 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the left, thru a central angle of 113° 42' 44", with a chord that bears North 10° 59' 03" West, 7.54 feet, an arc distance of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.38 foot radius curve to the right, thru a central angle of 141° 04' 09", with a chord that bears North 15° 40' 48" East, 36.55 feet, an arc distance of 47.73 feet to a point of non-tangency; thence North 76° 32' 37" East, a distance of 12.16 feet; thence North 14° 23' 06" West, a distance of 28.21 feet; thence North 11° 13' 22" West, a distance of 38.33 feet; thence North 7° 59' 45" West, a distance of 33.26 feet; thence North 1° 31' 22" East, a distance of 16.02 feet; thence North 16° 31' 23" East, a distance of 47.83 feet; thence North 31° 31' 22" East, a distance of 47.83 feet; thence North 46° 31' 22" East, a distance of 47.83 feet; thence North 61° 31' 46" East, a distance of 15.92 feet; thence North 47° 04' 40" West, a distance of 107.05 feet; thence North 0° 17' 12" East, a distance of 203.92 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the right, thru a central angle of 23° 51' 54", with a chord that bears South 77° 57' 30" West, 163.57 feet, an arc distance of 164.76 feet to a point of non-tangency; thence North 24° 02' 50" East, a distance of 5.00 feet; thence South 65° 02' 03" East, a distance of 14.02 feet; thence South 25° 50' 30" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the right, thru a central angle of 5° 34' 33", with a chord that bears South 61° 14' 10" East, 38.48 feet, an arc distance of 38.50 feet to a point of non-tangency; thence North 31° 44' 15" East, a distance of 5.00 feet; thence South 57° 26' 18" East, a distance of 14.02 feet; thence South 33° 25' 10" West, a distance of

5.08 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the right, thru a central angle of 6° 07' 59" with a chord that bears South 54° 14' 09" East, 42.32 feet, an arc distance of 42.34 feet to a point of non-tangency; thence North 32° 40' 20" East, a distance of 5.00 feet; thence South 50° 16' 19" East, a distance of 18.73 feet; thence South 40° 34' 03" East, a distance of 56.61 feet to a point of non-tangent curve; thence on the arc of a 473.50 foot radius curve to the right, thru a central angle of 40° 52' 09", with a chord that bears South 20° 07' 59" East, 330.63 feet, an arc distance of 337.75 feet to a point of non-tangency; thence South 89° 45' 32" East, a distance of 2.00 feet; thence South 0° 14' 28" West, a distance of 65.15 feet to said center line of NE Multnomah Street; thence North 89° 51' 42" West, a distance of 244.50 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over the following described contiguous tract of land situated in the Northeast one-quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Commencing at a monument at the intersection of the centerline of vacated N. Cherry Street and centerline of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the centerline of said Larabee Avenue, a distance of 343.61 feet; thence North 51° 31' 08" East a distance of 633.84 feet to the point of beginning for the following described tract; thence South 89° 42' 48" East a distance of 71.09 feet to a point of curve; thence on the arc of a 124.50 foot radius curve to the right, thru a central angle of 11° 05' 50", with a chord that bears South 84° 09' 53" East 24.08 feet, an arc length of 24.11 feet to a point of non-tangency; thence South 19° 04' 22" West a distance of 32.72 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 12° 35' 49", with a chord that bears North 76° 32' 46" West 86.79 feet, an arc length of 86.97 feet to a point of non-tangency; thence North 0° 17' 12" East a distance of 13.54 feet to the point of beginning.

EXCEPTING from said Parcel 1 the following described Exception Parcel 1A:

Exception Parcel 1A:
Any portion of the following described "Terrace Parcel" which also lies 12 feet above the finished Plaza level.

"TERRACE PARCEL"

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 727.21 feet; thence North 51° 31' 08" East, a distance of 262.89 feet to the point of beginning of the following described tract; thence North 76° 32' 37" East, a distance of 6.32 feet; thence South 13° 28' 37" East, a distance of 75.36 feet; thence South 19° 08' 11" East, a distance of 7.00 feet; thence South 1° 25' 00" West, a distance of 53.60 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the right, thru a central angle of 174° 39' 05", with a chord that bears North 35° 51' 01" West 54.94 feet, an arc length of 83.83 feet to a point of non-tangency; thence North 53° 57' 31" East a distance

of 3.65 feet to a point of non-tangent curve; thence on the arc of a 4.50 foot radius curve to the left, thru a central angle of 128° 53′ 54", with a chord that bears North 2° 03′ 13" West 8.12 feet, an arc length of 10.12 feet to a point of reverse curve; thence on the arc of a 19.98 foot radius curve to the right, thru a central angle of 121° 08′ 11", with a chord that bears North 5° 56′ 04" West 34.81 feet, an arc length of 42.25 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the left, thru a central angle of 113° 42′ 44", with a chord that bears North 10° 59′ 03" West 7.54 feet, an arc length of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.38 foot radius curve to the right, thru a central angle of 141° 04′ 09", with a chord that bears North 15° 40′ 48" East 36.55 feet, an arc length of 47.73 feet to the point of beginning.

PARCEL 2: (Air Rights for Arena Roof)

AIR-RIGHTS NO. 1

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being that space with a bottom elevation that is 9 feet above the finished Plaza level and extending vertically to a top elevation that is 42 feet above the finished Plaza level, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 555.19 feet; thence North 51° 31' 08" East, a distance of 472.89 feet to the point of beginning for the following described tract; thence South 47° 04' 40" East, a distance of 31.57 feet; thence South 61° 31' 46" West, a distance of 15.92 feet; thence South 46° 31' 22" West, a distance of 47.83 feet; thence South 31° 31' 22" West, a distance of 9.05 feet to a point of non-tangent curve; thence on the arc of a 239.97 foot radius curve to the right, thru a central angle of 18° 13' 44", with a chord that bears North 23° 30' 02" East, 76.02 feet, an arc distance of 76.34 feet to the point of beginning.

AIR-RIGHTS NO. 2

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being that space with a bottom elevation that is 95 feet above the finished Plaza level and extending vertically to a top elevation that is 120 feet above the finished Plaza, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 643.86 feet; thence North 51° 31' 08" East, a distance of 319.86 feet to the point of beginning for the following described tract; thence North 7° 59' 45" West, a distance of 5.21 feet; thence North 4° 29' 14" West, a distance of 38.47 feet; thence North 57° 44' 12" West, a distance of 2.09 feet; thence North 5° 15' 37" West, a distance of 15.69 feet; thence North 51° 31' 22" East, a distance of 49.81 feet; thence South 31° 31' 22" West, a distance of 34.46 feet; thence South 16° 31' 23" West, a distance of 47.83 feet; thence South 1° 31' 22" West, a distance of 16.02 feet to the point of beginning.

AIR-RIGHTS NO. 3

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being that space with a bottom elevation that is 95 feet above the finished Plaza level and extending vertically to a top elevation that is 120 feet above the finished Plaza level, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 1035.25 feet; thence North 51° 31' 08" East, a distance of 239.23 feet to the point of beginning for the following described tract; thence North 55° 13' 31" West, a distance of 19.81 feet; thence North 47° 25; 58" West, a distance of 45.81 feet; thence North 40° 24' 07" West, a distance of 0.70 feet; thence South 58° 28' 41" East, a distance

of 12.18 feet; thence South 73° 28′ 34" East, a distance of 47.83 feet; thence South 88° 28′ 38" East, a distance of 0.38 feet; thence South 0° 14′ 28" West, a distance of 22.86 feet; thence North 89° 51′ 42" West, a distance of 6.05 feet, to the point of beginning.

AIR-RIGHTS NO. 4

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being that space with a bottom elevation that is 95 feet above the finished Plaza level and extending vertically to a top elevation that is 120 feet above the finished Plaza level, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28′ 52" East, along the center line of said Larabee Avenue, a distance of 1035.25 feet; thence North 51° 31′ 08" East, a distance of 239.23 feet to the point of beginning for the following described tract; thence South 89° 51′ 42" East, a distance of 77.68 feet; thence South 51° 31′ 22" West, a distance of 44.68 feet; thence North 59° 08′ 49" West, a distance of 19.95 feet; thence North 55° 13′ 31" West, a distance of 31.13 feet to the point of beginning.

AIR-RIGHTS NO. 5

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said tract being that space with a bottom elevation that is 9 feet above the finished Plaza level and extending vertically to a top elevation that is 42 feet above the finished Plaza level, said tract being more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28′ 52" East, along the center line of said Larabee Avenue, a distance of 864.74 feet; thence North 51° 31′ 08" East a distance of 184.31 feet to the point of beginning for the following described tract; thence North 1° 25′ 00" East a distance of 78.16 feet; thence South 15° 06′ 52" East a distance of 40.63 feet; thence South 22° 54′ 24" East a distance of 4.97 feet to a point of non-tangent curve; thence on the arc of a 183.14 foot radius curve to the left, through a central angle of 6° 08′ 08", with a chord that bears South 25° 33′ 18" East 19.60 feet, an arc length of 19.61 feet to a point of non-tangent curve; thence on the arc of a 23.92 foot radius curve to the left, through a central angle of 166° 52′ 15", with a chord that bears South 36° 04′ 38" East 47.52 feet, an arc length of 69.66 feet to a point of non-tangent curve; thence on the arc of a 183.14 foot radius curve to the left, through a central angle of 4° 53′ 35", with a chord that bears South 45° 58′ 41" East a distance of 15.64 feet, an arc length of 15.64 feet to a point of non-tangent curve; thence on the arc of a 39.14 foot radius curve to the right through a central angle of 127° 25′ 30", with a chord that bears North 62° 17′ 50" West 70.19 feet, an arc length of 87.05 feet to the point of beginning.

PARCEL 3: (Entry and Arena Subsurface)

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry

Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East along the center line of said Larabee Avenue, 498.38 feet to the point of beginning for the following described tract; thence North 51° 31' 42" East, a distance of 134.55 feet; thence North 38° 56' 34" East, a distance of 90.47 feet; thence North 51° 31' 42" East, a distance of 240.22 feet; thence South 0° 17' 12" West, a distance of 2.33 feet; thence South 47° 04' 40" East, a distance of 107.05 feet; thence South 61° 31' 46" West, a distance of 15.92 feet; thence South 46° 31' 22" West, a distance of 47.83 feet; thence South 31° 31' 22", West a distance of 47.83 feet; thence South 16° 31' 23" West, a distance of 47.83 feet; thence South 1° 31' 22" West, a distance of 16.02 feet; thence South 7° 59' 45" East, a distance of 33.26 feet; thence South 11° 13' 22" East, a distance of 38.33 feet; thence South 14° 23' 06" East, a distance of 28.21 feet; thence South 76° 32' 37" West, a distance of 12.16 feet to a point of non-tangent curve; thence on the arc of a 19.38 foot radius curve to the left, thru a central angle of 141° 04' 09", with a chord that bears South 15° 40' 48" West, 36.55 feet, an arc distance of 47.73 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 113° 42' 44", with a chord that bears South 10° 59' 03" East, 7.54 feet, an arc distance of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.98 foot radius curve to the left, thru a central angle of 121° 08' 11", with a chord that bears South 5° 56' 04" East, 34.81 feet; an arc distance of 42.25 feet to a point of reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 128° 53' 54", with a chord that bears South 2° 03' 13" East, 8.12 feet, an arc distance of 10.12 feet to a point of non-tangency; thence South 53° 57' 31" West, a distance of 3.65 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 17° 40' 04", with a chord that bears South 42° 38' 29" West, 8.45 feet, an arc distance of 8.48 feet to a point of non-tangency; thence South 76° 31' 21" West, a distance of 13.68 feet; thence North 89° 45' 49" West, a distance of 28.93 feet; thence North 0° 17' 12" East, a distance of 113.05 feet; thence North 89° 42' 48" West, a distance of 52.77 feet to a point of non-tangent curve; thence on the arc of a 30.00 foot radius curve to the left, thru a central angle of 62° 11' 21" with a chord that bears North 19° 17' 40" West, 30.99 feet, an arc distance of 32.56 feet to a point of non-tangency; thence North 89° 42' 48" West, a distance of 12.35 feet; thence North 0° 17' 12" East, a distance of 2.00 feet; thence North 89° 42' 48" West, a distance of 15.16 feet; thence North 0° 17' 12" East, a distance of 1.67 feet; thence North 89° 42' 48" West, a distance of 1.17 feet; thence South 0° 17' 12" West, a distance of 32.86 feet; thence North 89° 42' 48" West, a distance of 116.93 feet; thence South 51° 31' 42" West, a distance of 242.80 feet; thence North 52° 43' 15" West, a distance of 50.42 feet; thence North 48° 58' 25" West, a distance of 2.35 feet; thence North 51° 31' 42" East, a distance of 188.34 feet to the point of beginning.

Excepting from said Parcel 3 the following described exception Parcels 3A and 3B:

Exception Parcel 3A:
Any portion of the following described "Plaza Parcel" which also lies above the waterproof membrane located at various elevations which are shown on those certain construction drawings identified as:
(1) Document No. aa S231, Level 1 three Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit A).
(2) Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit B).
(3) Document No. S223, Arena Level Two N.W. Quadrant EL 90-0, dated March 1, 1993, prepared by EB Architects (attached as Exhibit C)
(4) Document No. SDL303, Partial Site Plan, grading and drainage dated June 8, 1993 prepared by EB Architects. (ATTACHED AS EXHIBIT D)

"PLAZA PARCEL"

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East along the center line of said Larabee Avenue, 1031.95 feet to the point of beginning for the following described tract; thence South 0° 19' 37" West, a distance of 5.13 feet; thence North 58° 43' 52" West, a distance of 36.29 feet to a point of curve; thence on the arc of a 63.50 foot radius curve to the right, thru a central angle of 3° 05' 06", with a chord that bears North 57° 11' 19" West, 3.42 feet, an arc distance of 3.42 feet to a point of tangency; thence North 55° 38' 46" West, a distance of 11.57 feet to a point of curve; thence on the arc of a 2.50 foot radius curve to the right, thru a central angle of 30° 00' 00", with a chord that bears North 40° 38' 46" West, 1.29 feet, an arc distance of 1.31 feet to a point of tangency; thence North 25° 38' 46" West, a distance of 15.96 feet to a point of curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 30° 00' 00", with a chord that bears North 40° 38' 46" West, 14.24 feet, an arc distance of 14.40 feet to a point of tangency; thence North 55° 38' 46" West, a distance of 123.49 feet; thence North 89° 54' 03" East, a distance of 50.94 feet; thence South 29° 50' 06" East, a distance of 22.02 feet; thence North 60° 09' 44" East, a distance of 38.75 feet; thence South 89° 44' 46" East, a distance of 31.17 feet; thence North 0° 17' 12" East, a distance of 353.59 feet; thence North 38° 25' 14" West, a distance of 162.87 feet; thence North 51° 31' 42" East, a distance of 21.88 feet; thence North 38° 28' 18" West, a distance of 150.65 feet; thence South 51° 31' 42" West, a distance of 58.91 feet; thence North 38° 28' 18" West, a distance of 120.06 feet; thence North 51° 31' 42" East, a distance of 58.91 feet; thence North 38° 28' 18" West, a distance of 141.32 feet; thence South 89° 42' 48" East, a distance of 514.68 feet to a point of curve; thence on the arc of a 124.50 foot radius curve to the left, thru a central angle of 49° 08' 45", with a chord that bears South 65° 08' 26" East, 103.55 feet, an arc distance of 106.79 feet to a point of tangency; thence South 40° 34' 03" East, a distance of 85.70 feet; thence North 50° 16' 19" West, a distance of 18.73 feet; thence South 32° 40' 20" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 6° 07' 59", with a chord that bears North 54° 14' 01" West, 42.32 feet, an arc distance of 42.34 feet to a point of non-tangency; thence North 33° 25' 10" East, a distance of 5.08 feet; thence North 57° 26' 18" West, a distance of 14.02 feet; thence South 31° 44' 15" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 5° 34' 33", with a chord that bears North 61° 14' 10" West, a distance of 38.48 feet, an arc distance of 38.50 feet to a point of non-tangency; thence North 25° 50' 30" East, a distance of 5.00 feet; thence North 65° 02' 03" West, a distance of 14.02 feet; thence South 24° 02' 50" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 23° 51' 54", with a chord that bears North 77° 57' 30" West, 163.57 feet, an arc distance of 164.76 feet to a point of non-tangency; thence South 0° 17' 12" West, a distance of 203.92 feet; thence South 47° 04' 40" East, a distance of 107.05 feet; thence South 61° 31' 46" West, a distance of 15.92 feet; thence South 46° 31' 22" West, a distance of 47.83 feet; thence South 31° 31' 22" West, a distance of 47.83 feet; thence South 16° 31' 23" West, a distance of 47.83 feet; thence South 1° 31' 22" West, a distance of 16.02 feet; thence South 7° 59' 45" East, a distance of 33.26 feet; thence

South 11° 13′ 22" East, a distance of 38.33 feet; thence South 14° 23′ 06" East, a distance of 28.21 feet; thence South 76° 32′ 37" West, a distance of 12.16 feet to a point of non-tangent curve; thence on the arc of a 19.38 foot radius curve to the left, thru a central angle of 141° 04′ 09", with a chord that bears South 15° 40′ 48" West, a distance of 36.55 feet, an arc distance of 47.73 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 113° 42′ 44", with a chord that bears South 10° 59′ 03" East, 7.54 feet, an arc distance of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.98 foot radius curve to the left, thru a central angle of 121° 08′ 11", with a chord that bears South 5° 56′ 04" East, 34.81 feet, an arc distance of 42.25 feet to a point of reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 128° 53′ 54", with a chord that bears South 2° 03′ 13" East, 8.12 feet, an arc distance of 10.12 feet to a point of non-tangency; thence South 53° 57′ 31" West, a distance of 3.65 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 176° 45′ 02", with a chord that bears South 36° 54′ 00" East, 54.98 feet, an arc distance of 84.84 feet to a point of tangency; thence North 54° 43′ 30" East, a distance of 15.95 feet; thence on the arc of a 183.14 foot radius curve to the left, thru a central angle of 6° 08′ 08", with a chord that bears South 25° 33′ 18" East, 19.60 feet, an arc distance of 19.61 feet to a point of non-tangent curve; thence on the arc of a 23.92 foot radius curve to the left, thru a central angle of 166° 52′ 15", with a chord that bears South 36° 04′ 38" East, 47.52 feet, an arc distance of 69.66 feet to a point of non-tangent curve; thence on the arc of a 183.14 foot radius curve to the left, thru a central angle of 7° 19′ 59", with a chord that bears South 47° 11′ 53" East, a distance of 23.42 feet, an arc distance of 23.44 feet to a point of non-tangency; thence South 43° 28′ 40" East, a distance of 0.23 feet; thence South 58° 28′ 41" East, a distance of 47.83 feet; thence South 73° 28′ 34" East, a distance of 47.83 feet; thence South 88° 28′ 38" East, a distance of 0.38 feet; thence South 0° 14′ 28" West, a distance of 22.86 feet; thence South 89° 51′ 42" East, a distance of 135.35 feet to a point of non-tangent curve; thence on the arc of a 216.50 foot radius curve to the left, thru a central angle of 12° 40′ 36", with a chord that bears South 49° 06′ 10" West, 47.80 feet, an arc distance of 47.90 feet to a point of reverse curve; thence on the arc of an 87.50 foot radius curve to the right, thru a central angle of 28° 11′ 20", with a chord that bears South 56° 51′ 32" West, 42.62 feet, an arc distance of 43.05 feet to a point of reverse curve; thence on the arc of a 112.50 foot radius curve to the left, thru a central angle of 19° 35′ 00", with a chord that bears South 61° 09′ 42" West, 38.26 feet, an arc distance of 38.45 feet to a point of compound curve; thence on the arc of a 205.50 foot radius curve to the left, thru a central angle of 30° 45′ 59", with a chord that bears South 35° 56′ 20" West, 109.03 feet, an arc distance of 110.35 feet to a point of reverse curve; thence on the arc of a 137.50 foot radius curve to the right, thru a central angle of 17° 02′ 20", with a chord that bears South 29° 04′ 30" West, 40.74 feet, an arc distance of 40.89 feet to a point of reverse curve; thence on the arc of a 300.50 foot radius curve to the left, thru a central angle of 4° 37′ 29", with a chord that bears South 35° 16′ 56" West, 24.25 feet, an arc distance of 24.26 feet to a point of non-tangency; thence North 0° 19′ 37" East, a distance of 170.91 feet; thence North 89° 42′ 20" West, a distance of 128.00 feet; thence South 0° 19′ 37" West, a distance of 100.77 feet to the point of beginning.

Exception Parcel 3B:
Any portion of the following described "Annex Phase 1 Parcel" which also lies above the bottom of the finish slab located at various elevations as shown on

that certain construction drawing identified as:

(1) Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit B).

"ANNEX PHASE 1 PARCEL"

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 549.57 feet to the point of beginning for the following described tract; thence North 51° 31' 42" East, a distance of 67.29 feet; thence South 89° 42' 48" East, a distance of 84.60 feet; thence North 0° 17' 12" East, a distance of 133.49 feet; thence North 89° 42' 48" West, a distance of 2.00 feet; thence North 0° 17' 12" East, a distance of 23.74 feet; thence North 51° 31' 42" East, a distance of 36.91 feet; thence South 38° 25' 14" East, a distance of 162.87 feet; thence South 0° 17' 12" West, a distance of 353.59 feet; thence North 89° 44' 46" West, a distance of 31.17 feet; thence South 60° 09' 44" West, a distance of 38.75 feet; thence North 29° 50' 16" West, a distance of 22.02 feet; thence South 89° 54' 03" West, a distance of 135.38 feet to a point of non-tangent curve; thence on the arc of a 2329.20 foot radius curve to the right, thru a central angle 2° 24' 24", with a chord that bears North 55° 09' 45" West, 97.83 feet, an arc distance of 97.84 feet to a point of compound curve; thence on the arc of a 335.50 foot radius curve to the right, thru a central angle of 5° 19' 20", with a chord that bears North 51° 17' 53" West, 31.15 feet, an arc distance of 31.16 feet to a point of tangency; thence North 48° 38' 13" West, a distance of 108.71 feet; thence North 52° 43' 15" West, a distance of 5.66 feet; thence North 51° 31' 42" East, a distance of 175.51 feet to the point of beginning.

PARCEL 4: (NE Pylon)
A tract of land situated in the Southeast one-quarter of Section 27, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence North 51° 30' 58" East along the center line of said N. Cherry Street, a distance of 808.90 feet; thence North 38° 29' 02" West, a distance of 94.01 feet to the point of beginning, being the center point for a 10.00 foot radius curve, the above referenced tract being a circle, with a radius of 10.00 feet, a central angle of 360° 00' 00" and a perimeter arc length of 62.83 feet.

PARCEL 5: (NW Pylon)
A tract of land situated in the Northeast one-quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

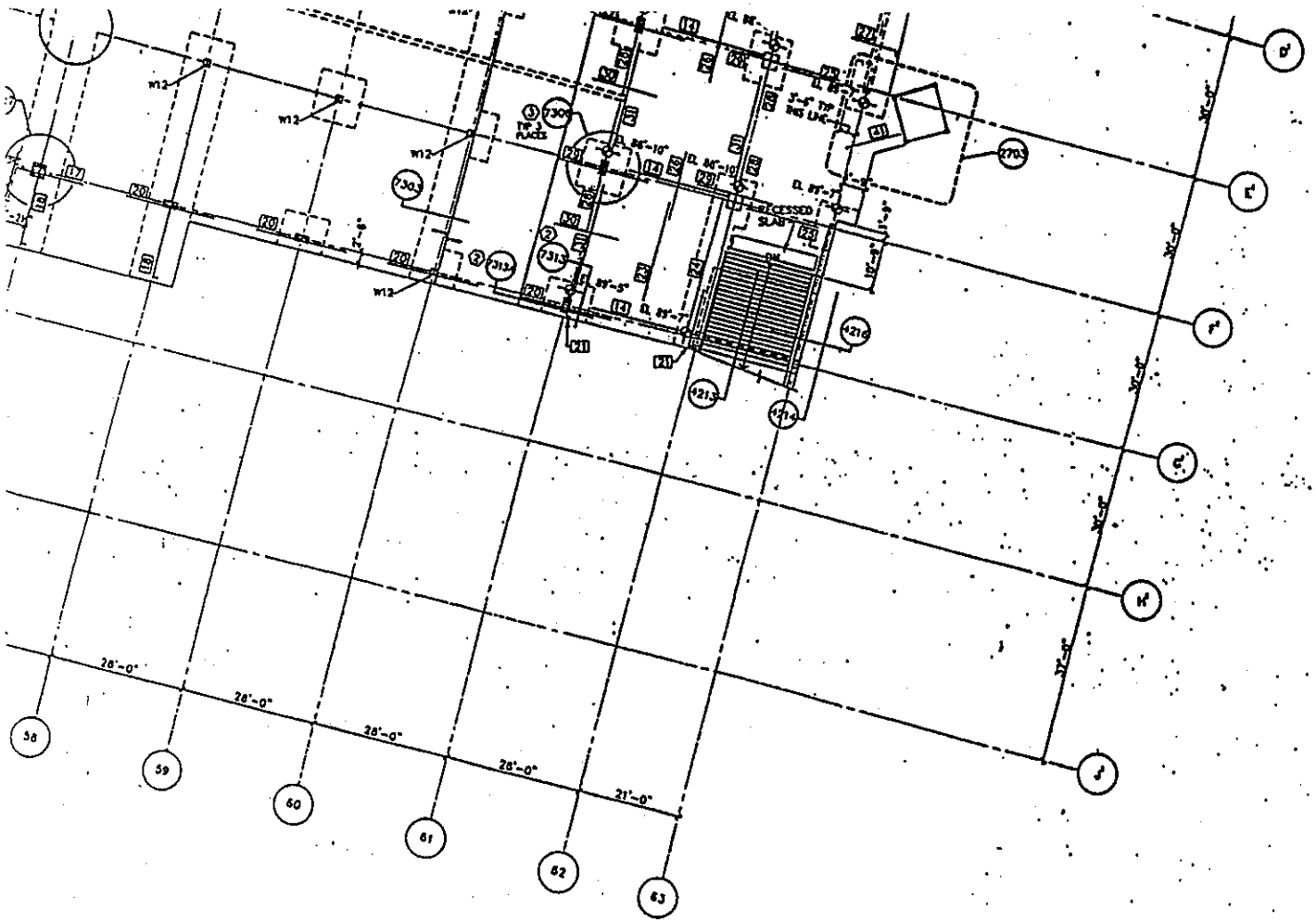
Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence North 51° 30' 58" East along the center line of said N. Cherry Street, a distance of 52.51 feet; thence North 38° 29' 02" West, a distance of 328.95 feet to the point of beginning, being the center point for a 10.00 foot radius curve, the above referenced tract being a circle,

with a radius of 10.00 feet, a central angle of 360° 00' 00" and a perimeter arc length of 62.83 feet.

EXHIBIT A

(4 pages following)

Document No. aa S231, Level 1 three Annex Building First Floor Plan, dated April 26, 1993, prepared by EB Architects.



OREGON
ARENA PROJECT
PORTLAND, OREGON

ARENA ANNEX BUILDING
AND GARAGE
CONSTRUCTION DOCUMEN

CONSTRUCTION ISSUE

REVISIONS
ISSUE DATE 4.28.93
DRAWN AC
CHECKED CG
COMMISSION NO. 9123-91A 0/G
©1992 E.D. ARCHITECTS

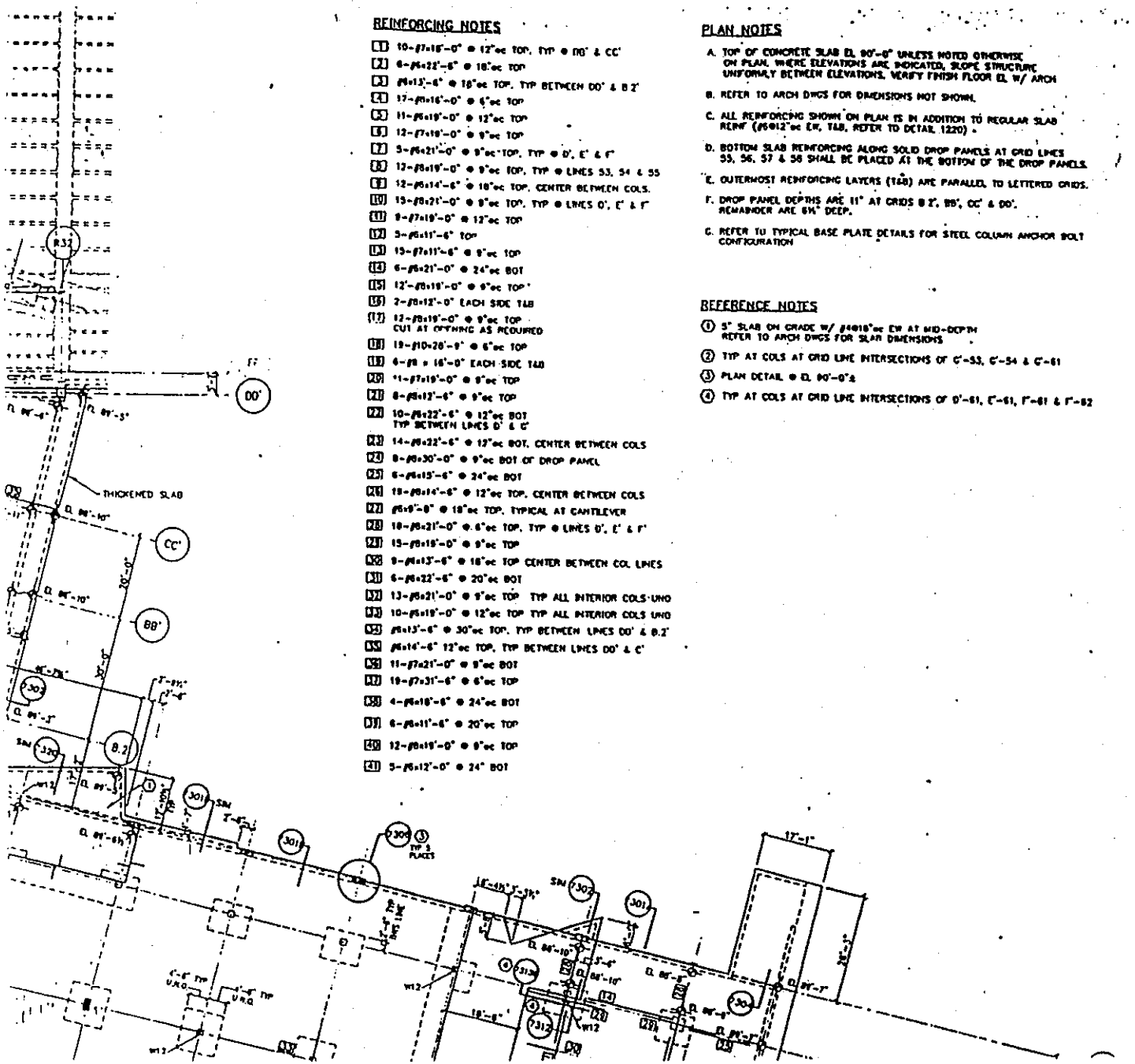
APR 7 0 3 0014

LEVEL THREE
ANNEX BUILDING
FIRST FLOOR PLAN

aa. S231

EXHIBIT 1.1(c), ARENA GROUND LEASE - PAGE 12 OF 30.

IREE - ANNEX BUILDING FIRST FLOOR PLAN



REINFORCING NOTES

1. 10-#7x18'-0" @ 12"oc TOP, TYP @ 110' & CC'
2. 6-#6x22'-6" @ 18"oc TOP
3. #6x13'-6" @ 18"oc TOP, TYP BETWEEN DD' & B.2'
4. 17-#6x16'-0" @ 6"oc TOP
5. 11-#6x19'-0" @ 12"oc TOP
6. 12-#7x19'-0" @ 9"oc TOP
7. 5-#6x21'-0" @ 9"oc TOP, TYP @ D', E' & F'
8. 12-#6x19'-0" @ 9"oc TOP, TYP @ LINES 53, 54 & 55
9. 12-#6x14'-6" @ 18"oc TOP, CENTER BETWEEN COLS.
10. 15-#6x21'-0" @ 9"oc TOP, TYP @ LINES D', E' & F'
11. 9-#7x19'-0" @ 12"oc TOP
12. 5-#6x11'-6" TOP
13. 15-#7x11'-6" @ 9"oc TOP
14. 6-#6x21'-0" @ 24"oc BOT
15. 12'-#6x19'-0" @ 9"oc TOP
16. 2-#6x12'-0" EACH SIDE T&B
17. 12-#6x19'-0" @ 9"oc TOP CUT AT OPENING AS REQUIRED
18. 19-#10x28'-9" @ 6"oc TOP
19. 6-#8 x 16'-0" EACH SIDE T&B
20. 11-#7x19'-0" @ 9"oc TOP
21. 8-#6x12'-6" @ 9"oc TOP
22. 10-#6x22'-6" @ 12"oc BOT TYP BETWEEN LINES D' & C'
23. 14-#6x22'-6" @ 12"oc BOT, CENTER BETWEEN COLS
24. 8-#6x30'-0" @ 9"oc BOT OF DROP PANEL
25. 6-#6x15'-6" @ 24"oc BOT
26. 19-#6x14'-6" @ 12"oc TOP, CENTER BETWEEN COLS
27. #6x9'-8" @ 18"oc TOP, TYPICAL AT CANTILEVER
28. 18-#6x21'-0" @ 6"oc TOP, TYP @ LINES D', E' & F'
29. 15-#6x19'-0" @ 9"oc TOP
30. 9-#6x13'-6" @ 18"oc TOP CENTER BETWEEN COL LINES
31. 6-#6x22'-6" @ 20"oc BOT
32. 13-#6x21'-0" @ 9"oc TOP TYP ALL INTERIOR COLS UNO
33. 10-#6x19'-0" @ 12"oc TOP TYP ALL INTERIOR COLS UNO
34. #6x13'-6" @ 30"oc TOP, TYP BETWEEN LINES DD' & B.2'
35. #6x14'-6" 12"oc TOP, TYP BETWEEN LINES DD' & C'
36. 11-#7x21'-0" @ 9"oc BOT
37. 19-#7x31'-6" @ 6"oc TOP
38. 4-#6x18'-6" @ 24"oc BOT
39. 6-#6x11'-6" @ 20"oc TOP
40. 12-#6x19'-0" @ 9"oc TOP
41. 5-#6x12'-0" @ 24" BOT

PLAN NOTES

A. TOP OF CONCRETE SLAB EL 90'-0" UNLESS NOTED OTHERWISE ON PLAN. WHERE ELEVATIONS ARE INDICATED, SLOPE STRUCTURE UNIFORMLY BETWEEN ELEVATIONS. VERIFY FINISH FLOOR EL W/ ARCH

B. REFER TO ARCH DWGS FOR DIMENSIONS NOT SHOWN.

C. ALL REINFORCING SHOWN ON PLAN IS IN ADDITION TO REGULAR SLAB REINF (#5@12"oc EW, T&B, REFER TO DETAIL 1220).

D. BOTTOM SLAB REINFORCING ALONG SOLID DROP PANELS AT GRID LINES 55, 56, 57 & 58 SHALL BE PLACED AT THE BOTTOM OF THE DROP PANELS.

E. OUTERMOST REINFORCING LAYERS (T&B) ARE PARALLEL TO LETTERED GRIDS.

F. DROP PANEL DEPTHS ARE 11" AT GRIDS B.2', BB', CC' & DD', REMAINDER ARE 8½" DEEP.

G. REFER TO TYPICAL BASE PLATE DETAILS FOR STEEL COLUMN ANCHOR BOLT CONFIGURATION

REFERENCE NOTES

1. 5" SLAB ON GRADE W/ #4@18"oc EW AT MID-DEPTH REFER TO ARCH DWGS FOR SLAB DIMENSIONS
2. TYP AT COLS AT GRID LINE INTERSECTIONS OF C'-53, C'-54 & C'-61
3. PLAN DETAIL @ EL 90'-0"±
4. TYP AT COLS AT GRID LINE INTERSECTIONS OF D'-61, E'-61, F'-61 & F'-62

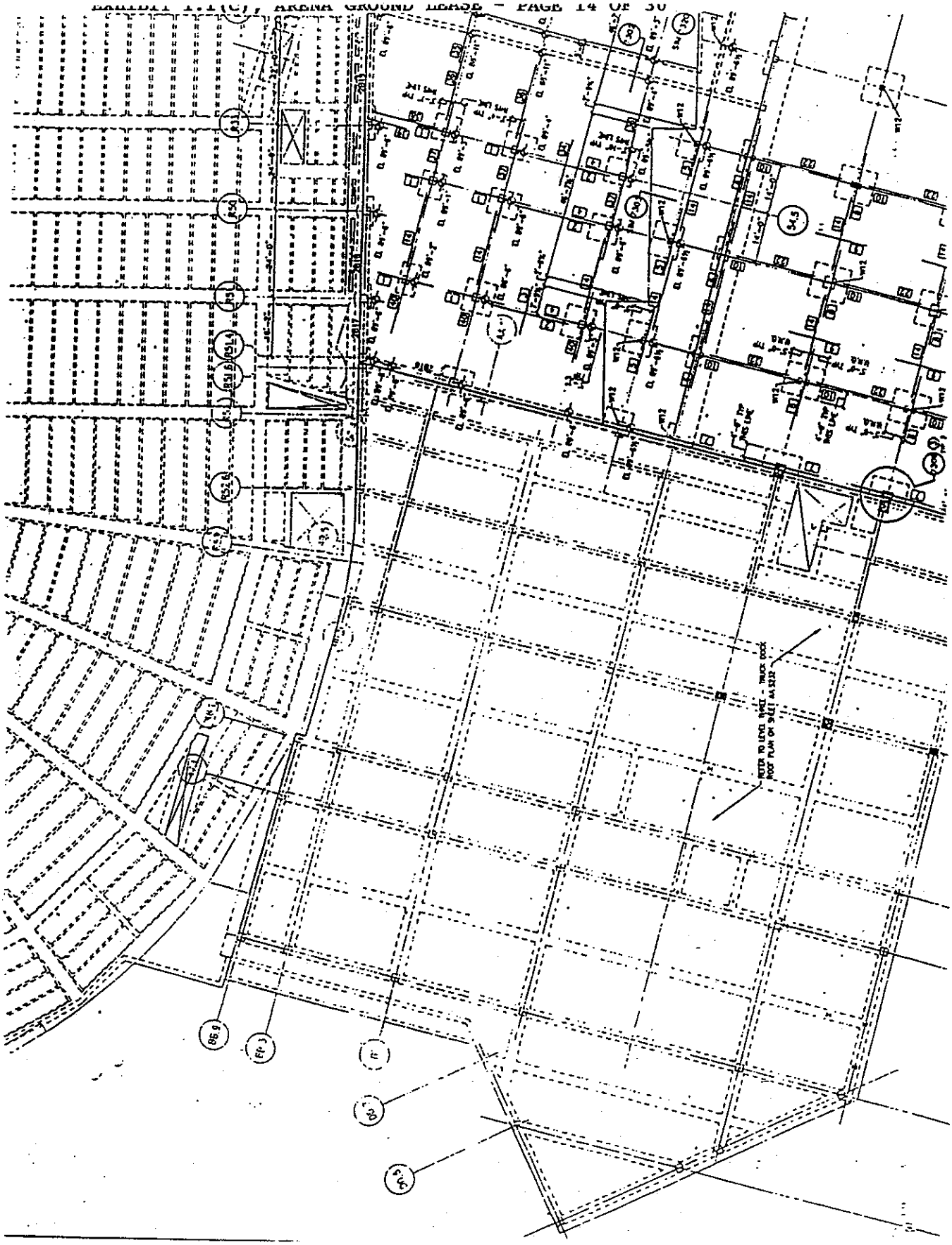
DEVELOPER
OREGON ARENA CORPORATION
825 NE MULTNOMAH
SUITE 270
PORTLAND, OREGON 97232

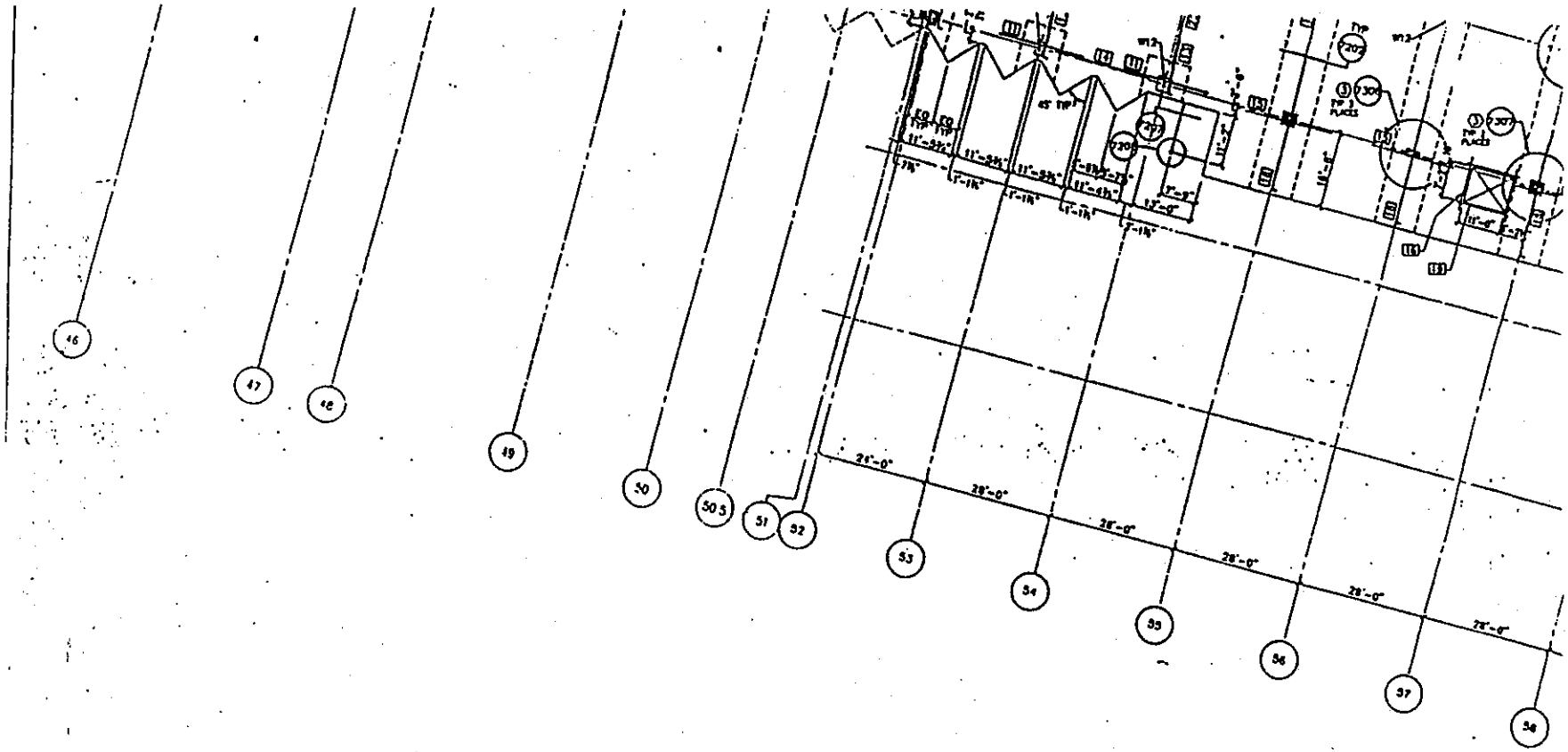
ARCHITECTS
STRUCTURAL ENGINEERS
URBAN PLANNERS
LANDSCAPE ARCHITECTS
E B ARCHITECTS
605 WEST 47TH STREET
SUITE 300
KANSAS CITY, MISSOURI 64112
TELEPHONE 816.561.4443
FACSIMILE 816.561.2963

MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ENGINEERS
FLACK + KURTZ
CONSULTING ENGINEERS
343 SANSOME STREET
SUITE 450
SAN FRANCISCO, CA 94104-1308
TELEPHONE 415.398.3633
FACSIMILE 415.433.5331

CIVIL ENGINEERS
kpff CONSULTING ENGINEERS
707 SW WASHINGTON STREET
SUITE 600
PORTLAND, OREGON 97205-3543
TELEPHONE 503.227.3254
FACSIMILE 503.227.7900

EXHIBIT 1.1.(C), ARENA GROUND LEASE — PAGE 13 OF 30


ROOF PLAN OF SHEET A3.22.0

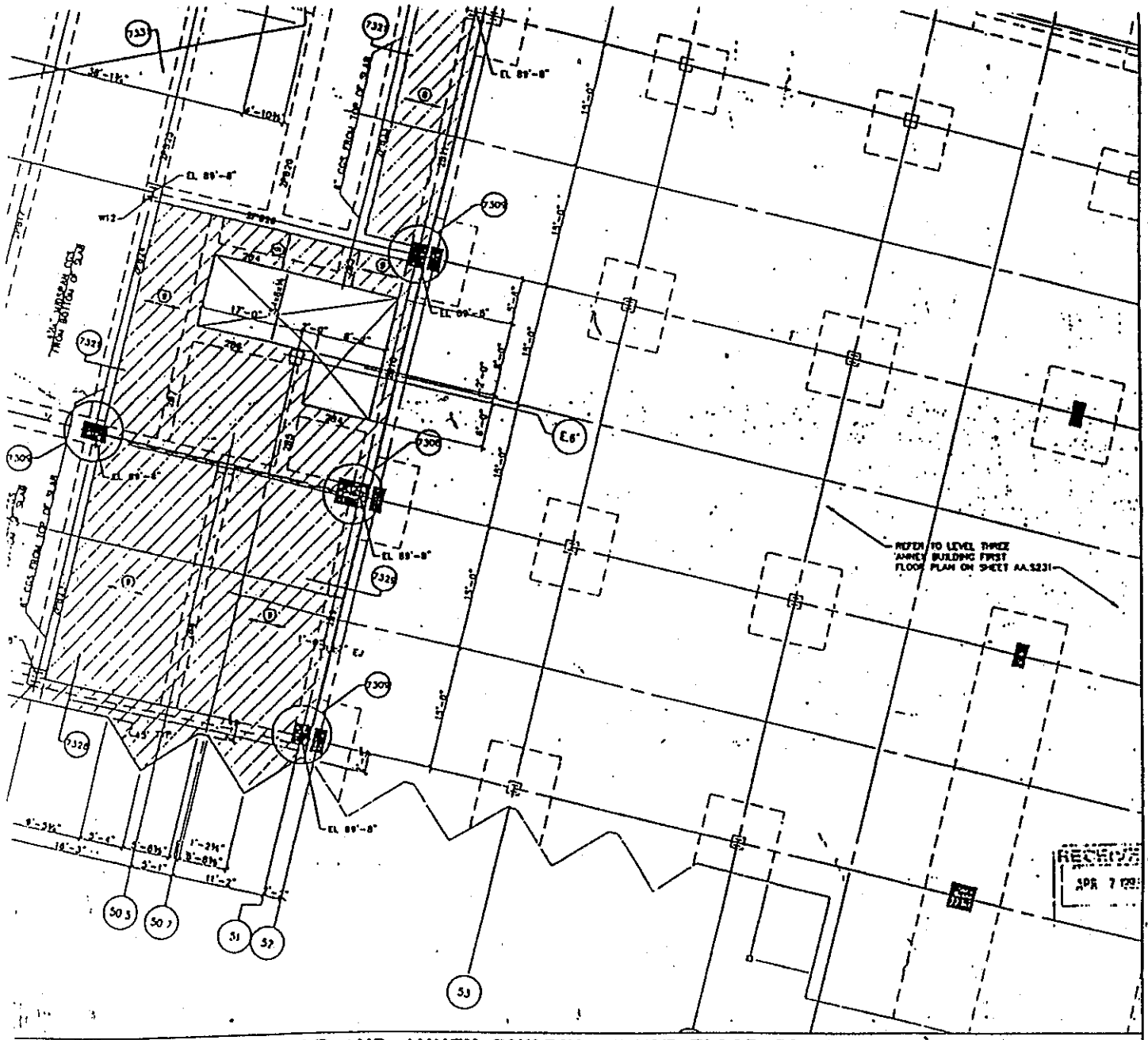


LEVEL THREE

EXHIBIT B

(4 pages following)

Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993, prepared by EB Architects.



REE – TRUCK DOCK ROOF AND ANNEX BUILDING FIRST FLOOR PLAN

OREGON
ARENA PROJECT
PORTLAND, OREGON

ARENA ANNEX BUILDING
AND GARAGE
CONSTRUCTION DOCUMENT

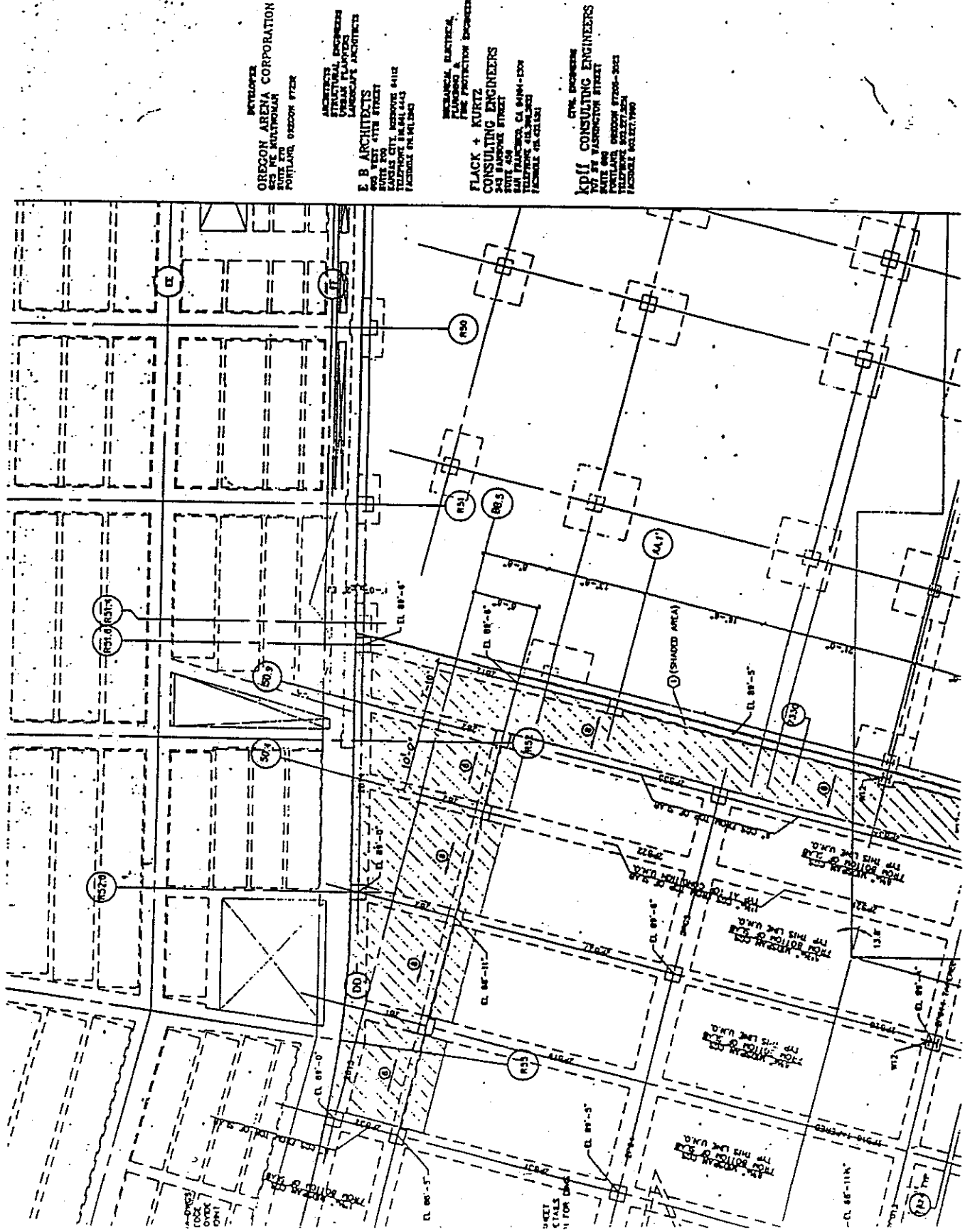
CONSTRUCTION ISSUE

REVISIONS
ISSUE DATE 4.28.95
DRAWN AC
CHECKED CG
COMMISSION NO. 9123-911 0/C
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3 0014

LEVEL THREE
TRUCK DOCK ROOF AND
ANNEX BUILDING FIRST
FLOOR PLAN

S070

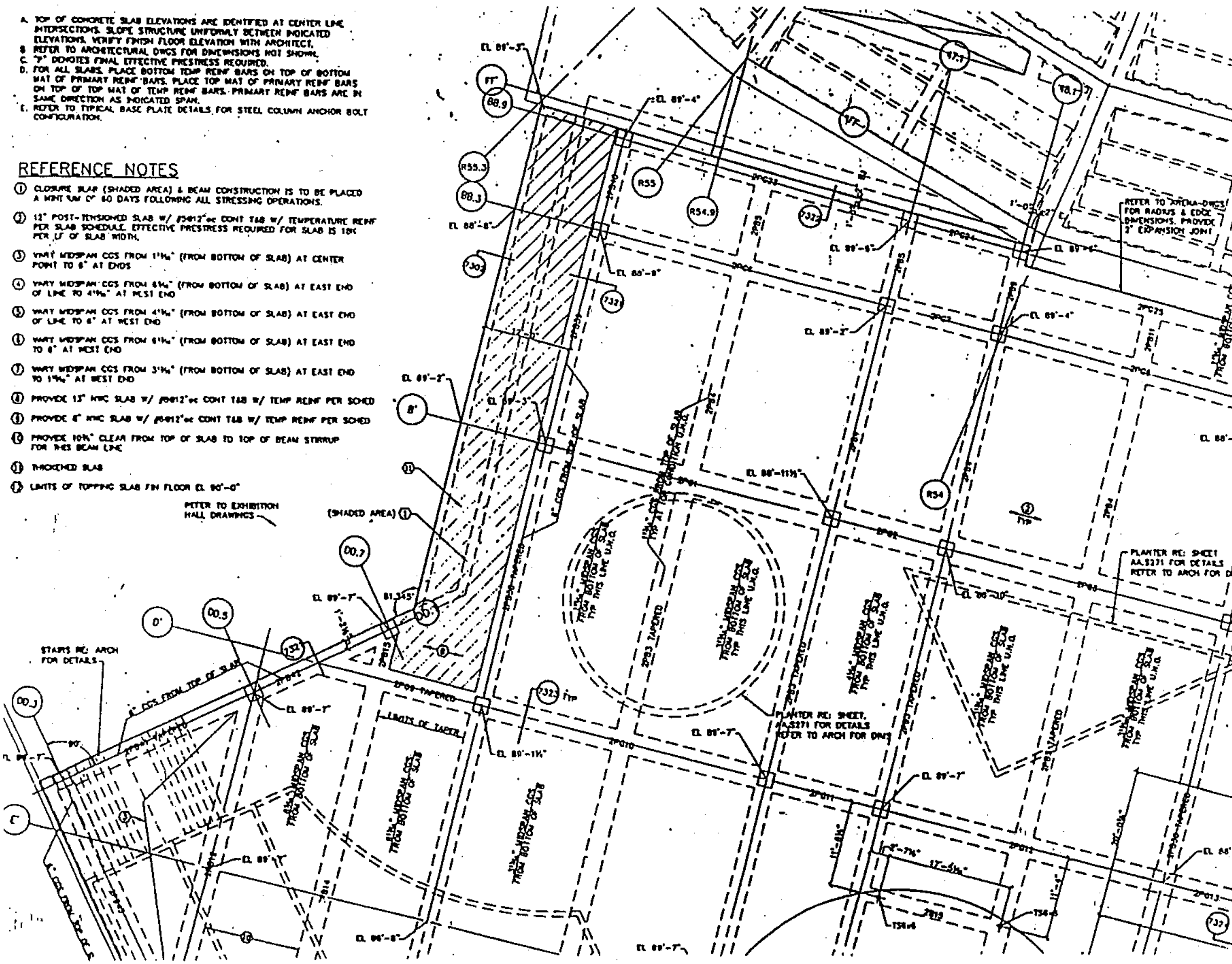

DEVELOPER
OREGON ARENA CORPORATION
ARCHITECTS
E. B ARCHITECTS
MECHANICAL, ELECTRICAL,
PLUMBING &
FIRE PROTECTION ENGINEERS
FLACK + KURTZ
CONSULTING ENGINEERS
CIVIL ENGINEERS
kpff CONSULTING ENGINEERS
(SHADED AREA)

A. TOP OF CONCRETE SLAB ELEVATIONS ARE IDENTIFIED AT CENTER LINE INTERSECTIONS. SLOPE STRUCTURE UNIFORMLY BETWEEN INDICATED ELEVATIONS. VERIFY FINISH FLOOR ELEVATION WITH ARCHITECT.
B. REFER TO ARCHITECTURAL DWGS FOR DIMENSIONS NOT SHOWN.
C. "P" DENOTES FINAL EFFECTIVE PRESTRESS REQUIRED.
D. FOR ALL SLABS, PLACE BOTTOM TEMP REINF BARS ON TOP OF BOTTOM MAT OF PRIMARY REINF BARS. PLACE TOP MAT OF PRIMARY REINF BARS ON TOP OF TOP MAT OF TEMP REINF BARS. PRIMARY REINF BARS ARE IN SAME DIRECTION AS INDICATED SPAN.
E. REFER TO TYPICAL BASE PLATE DETAILS FOR STEEL COLUMN ANCHOR BOLT CONFIGURATION.

REFERENCE NOTES

1. CLOSURE SLAB (SHADED AREA) & BEAM CONSTRUCTION IS TO BE PLACED A MINIMUM OF 60 DAYS FOLLOWING ALL STRESSING OPERATIONS.
2. 12" POST-TENSIONED SLAB W/ #5@12"oc CONT T&B W/ TEMPERATURE REINF PER SLAB SCHEDULE. EFFECTIVE PRESTRESS REQUIRED FOR SLAB IS 18K PER LF OF SLAB WIDTH.
3. VARY MIDSPAN CGS FROM 1 11/16" (FROM BOTTOM OF SLAB) AT CENTER POINT TO 6" AT ENDS
4. VARY MIDSPAN CGS FROM 6 1/16" (FROM BOTTOM OF SLAB) AT EAST END OF LINE TO 4 11/16" AT WEST END
5. VARY MIDSPAN CGS FROM 4 11/16" (FROM BOTTOM OF SLAB) AT EAST END OF LINE TO 6" AT WEST END
6. VARY MIDSPAN CGS FROM 6 11/16" (FROM BOTTOM OF SLAB) AT EAST END TO 6" AT WEST END
7. VARY MIDSPAN CGS FROM 3 11/16" (FROM BOTTOM OF SLAB) AT EAST END TO 1 11/16" AT WEST END
8. PROVIDE 12" NWC SLAB W/ #5@12"oc CONT T&B W/ TEMP REINF PER SCHED
9. PROVIDE 8" NWC SLAB W/ #5@12"oc CONT T&B W/ TEMP REINF PER SCHED
10. PROVIDE 10¾" CLEAR FROM TOP OF SLAB TO TOP OF BEAM STIRRUP FOR THIS BEAM LINE
11. THICKENED SLAB
12. LIMITS OF TOPPING SLAB FIN FLOOR EL 90'-0"

REFER TO EXHIBITION HALL DRAWINGS



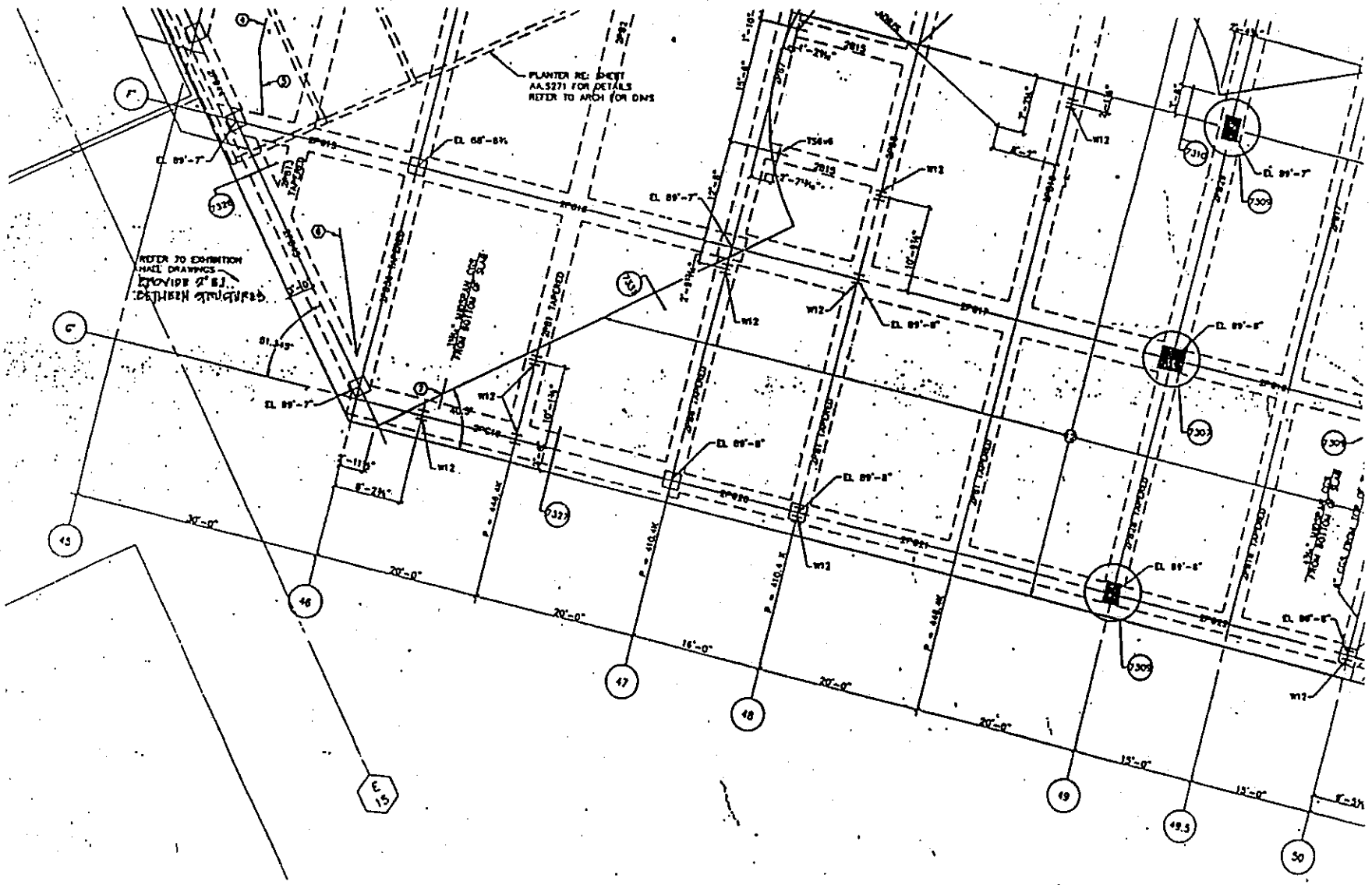


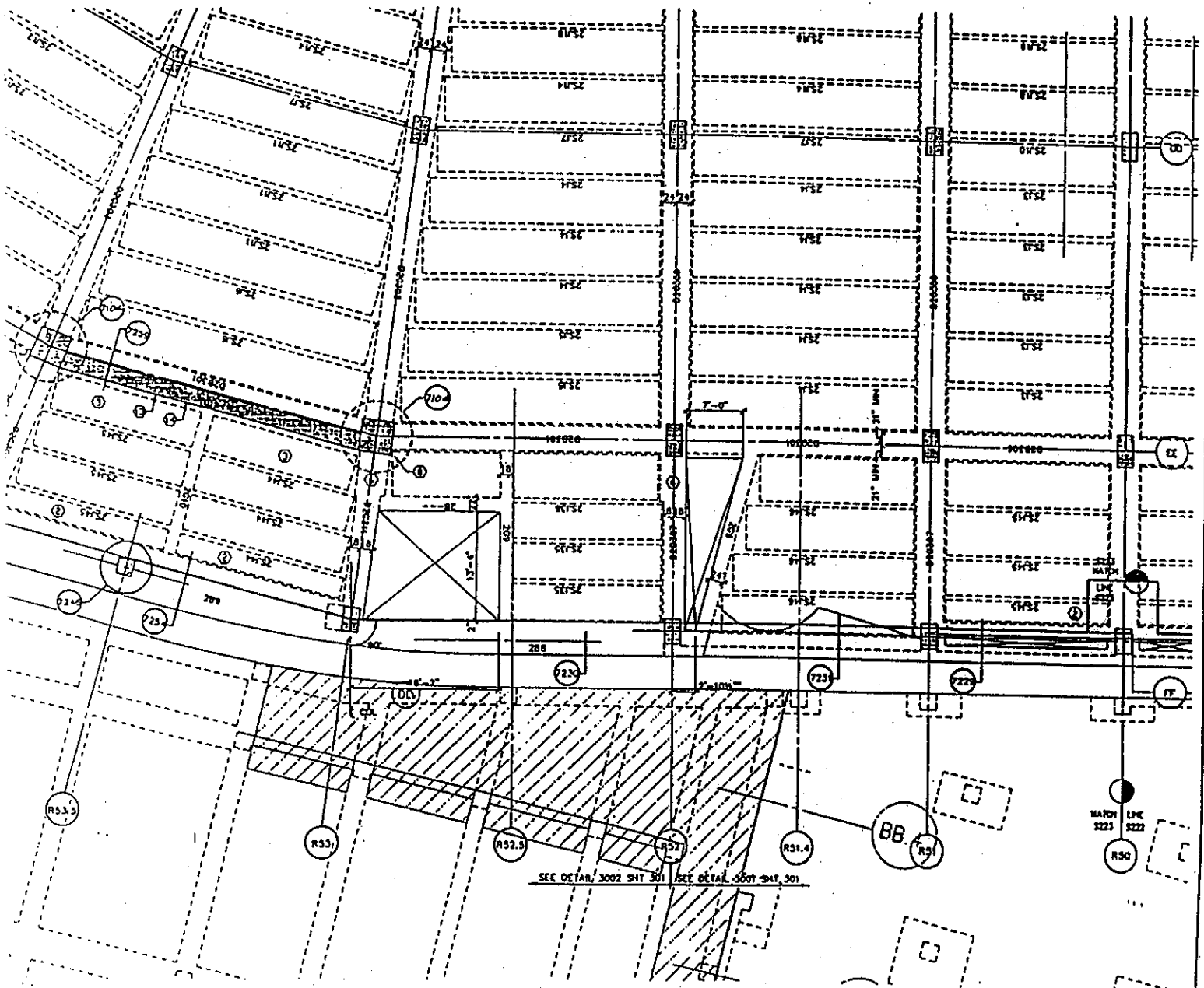
EXHIBIT 1.1(c), ARENA GROUND LEASE – PAGE 20 OF 30

LEVEL THREE

EXHIBIT C

(4 pages following)

Document No. S223, Arena Level Two N.W. Quadrant EL 90-0, dated March 1, 1993, prepared by EB Architects.



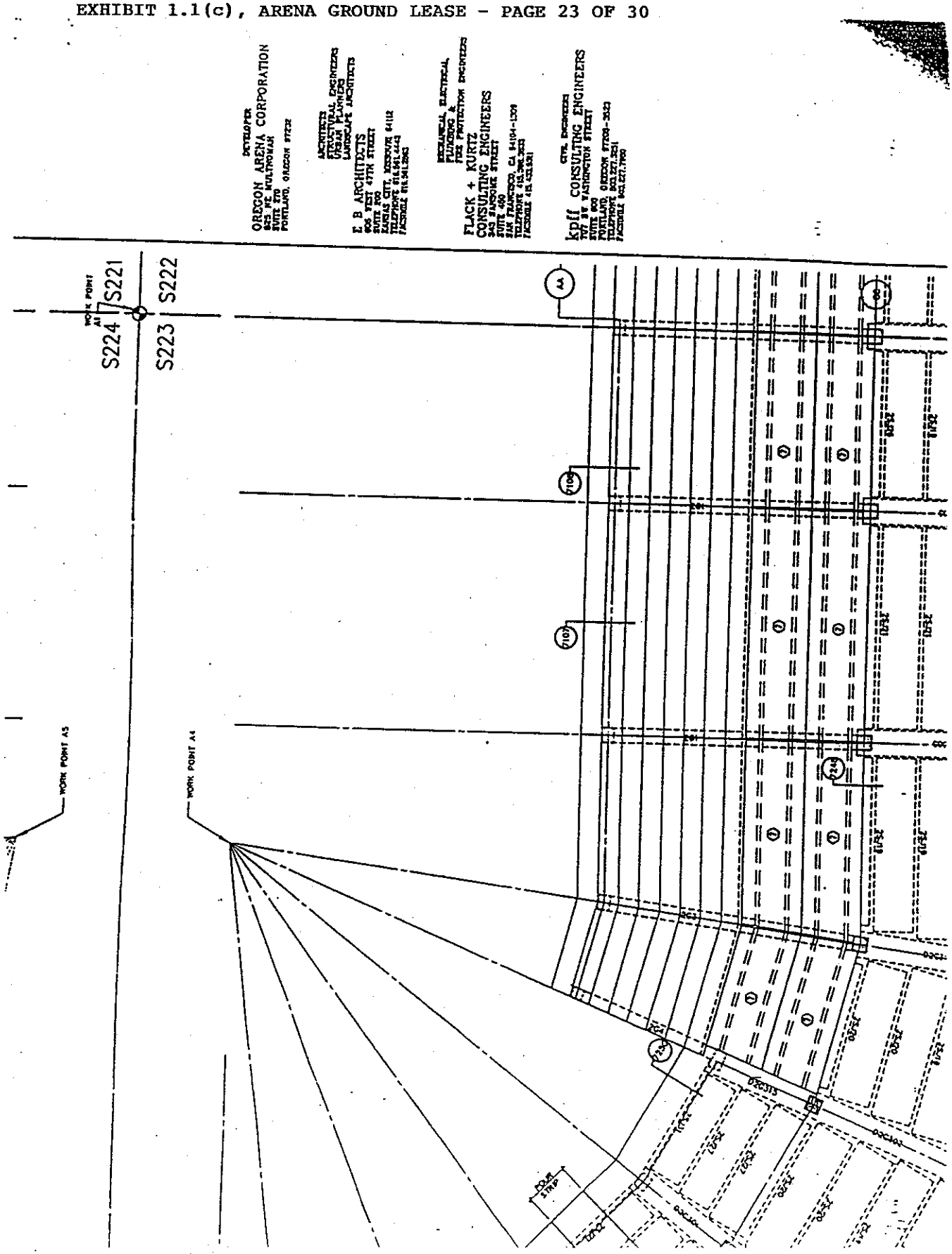
LEVEL TWO NW QUADRANT FRAMING PLAN ' (MAIN CONCOURSE)

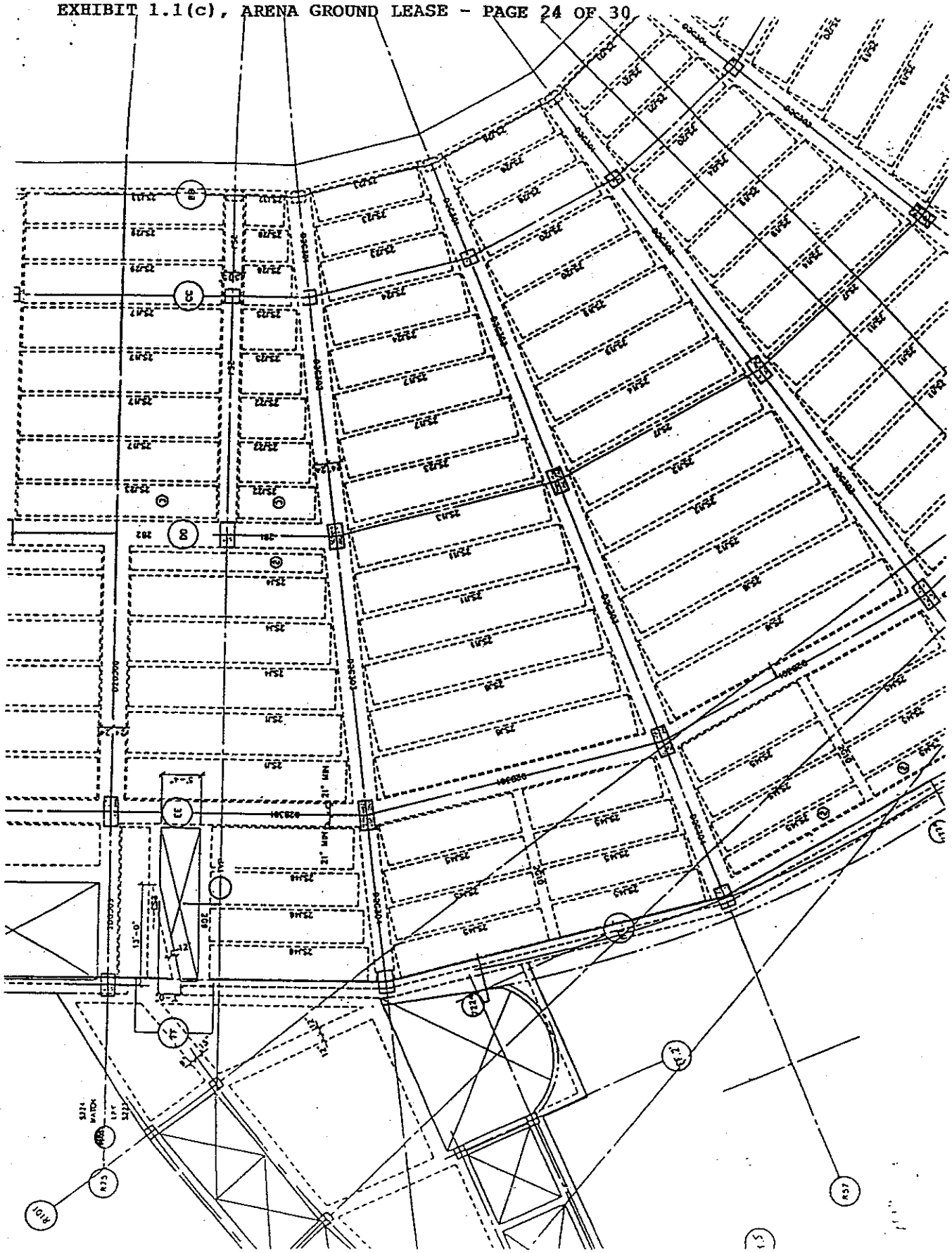
OREGON
ARENA PRO.
PORTLAND, OR

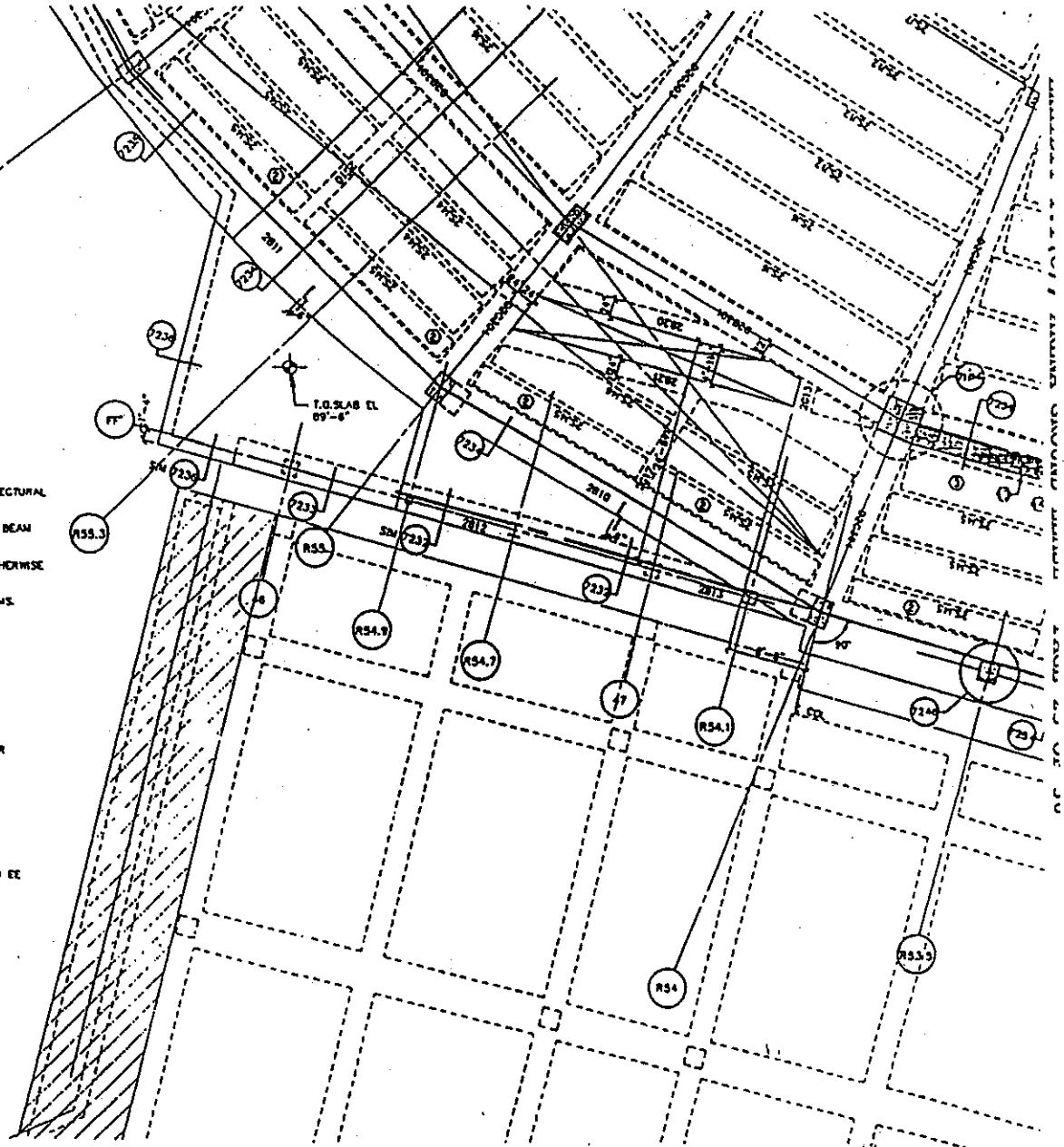
ARENA
CONSTRUCTION
PROGRESS PRIN

ARENA LEVEL T'
NW QUADRANT
EL 90'-0"

S225


DEVELOPER
OREGON ARENA CORPORATION
ARCHITECTS
STRUCTURAL ENGINEERS
URBAN PLANNERS
LANDSCAPE ARCHITECTS
E B ARCHITECTS
MECHANICAL, ELECTRICAL
PLUMBING &
FIRE PROTECTION ENGINEERS
FLACK + KURTZ
CONSULTING ENGINEERS
CIVIL ENGINEERS
kpff CONSULTING ENGINEERS
WORK POINT A1
WORK POINT A4
WORK POINT A5
S221
S222
S223
S224





PLAN NOTES

A. FINISH FLOOR ELEVATION = 90'-0" U.N.O. ON PLAN

B. REFER TO ARCHITECTURAL DRAWING A200.1 FOR GRID LINE GEOMETRY. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN

C. UNLESS NOTED OTHERWISE, ALL SIZES AND LOCATIONS OF JOIST PAN LAYOUTS AND BEAM SIZES SHALL BE AS SHOWN ON SHEET S301.

D. ALL CONCRETE JOISTS, BEAMS AND GIRDERS SHALL BE 25" DEEP UNLESS NOTED OTHERWISE ON FRAMING PLANS OR BUILDING SECTIONS SHOWN ON SHEET S301.

E. ADD 11-#4 @ 6"oc TRANSVERSE SLAB REINF BAR TYPE G INBOARD OF GRID EE BEAMS.

F. ADD 9-#9 BAR TYPE G MIDDEPTH OF ALL BEAMS GRID EE (TYP U.N.O. ON PLAN).

G. SEE DETAIL 8403 FOR EXTRA BEAM REINF AT MIDDEPTH.

REFERENCE NOTES

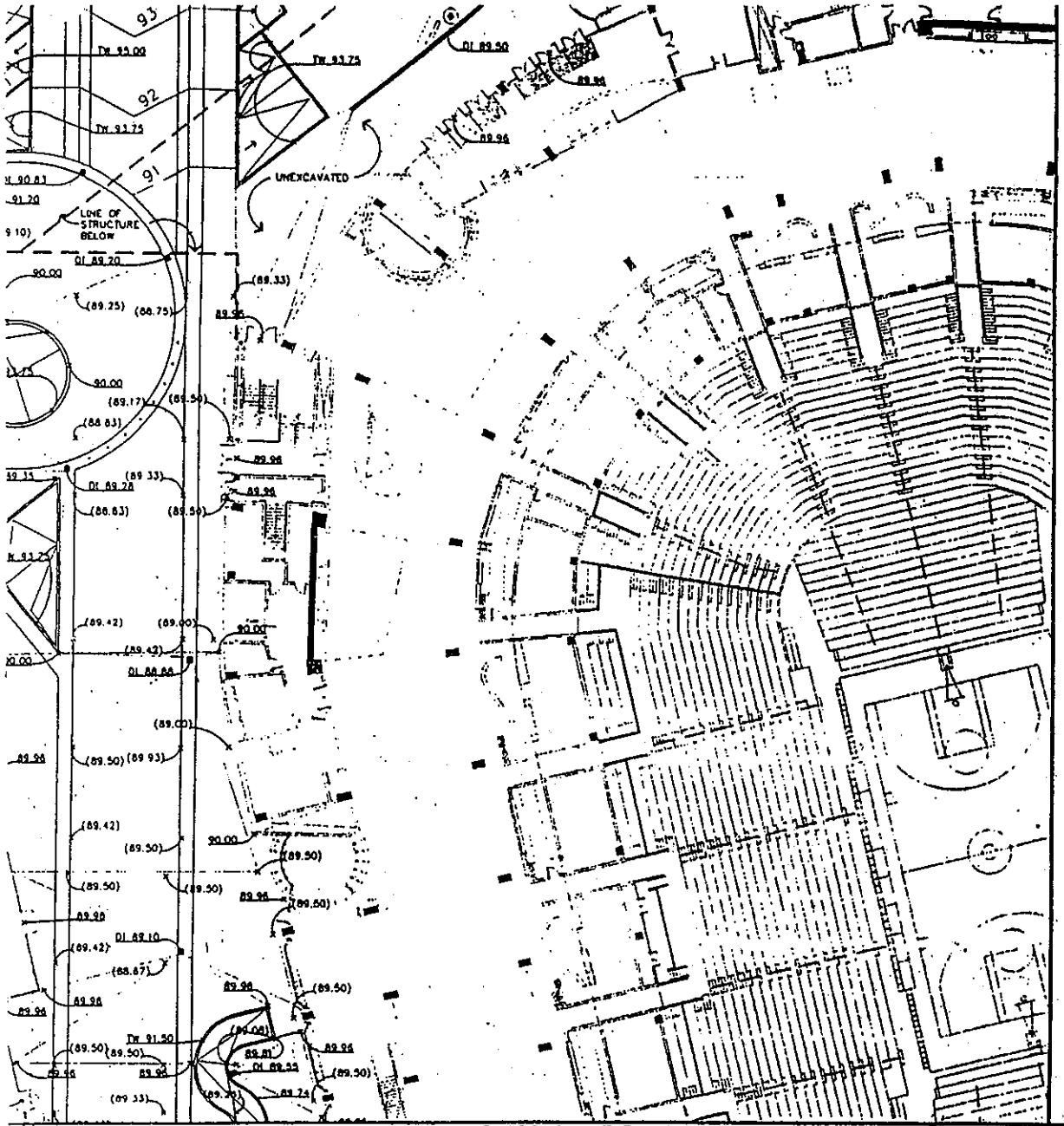
1. COORDINATE ESCALATOR PIT DIMENSIONS AND LOCATIONS WITH ESCALATOR SUPPLIER
2. PROVIDE 30" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
3. PROVIDE 53" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
4. PROVIDE 66" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
5. NOT USED
6. HOLD JOIST PAN BACK AS INDICATED TO MATCH LAYOUT ON OPPISITE SIDE OF GRID EE
7. PRECAST CONCRETE DOUBLE TEES
8. HOLD PAN BACK TO CLEAR SHEARWALL BOUNDARY ELEMENT (COLUMN)
9. PROVIDE 36"x6" FLOOR OPENING
10. PROVIDE 24"x6" FLOOR OPENING
11. NOT USED
12. ADD 9-#9 BAR TYPE P MIDDEPTH OF BEAM.
13. ADD #3 AT 12"oc DOWELS 9'-0" CENTERED AT WALL
14. 3 CURTAINS #8 AT 9"oc EACH WAY WALL REINF.

ARENA LEVEL TWO NW

EXHIBIT D

(4 pages following)

Document No. SD L303, Partial Site Plan, grading and drainage dated June 8, 1993, prepared by EB Architects.



PARTIAL SITE PLAN GRADING & DRAINAGE

0 10 20 40 60

EXHIBIT 1.1(c), ARENA GROUND LEASE - PAGE 27 OF 30

KEY PLAN N.T.S

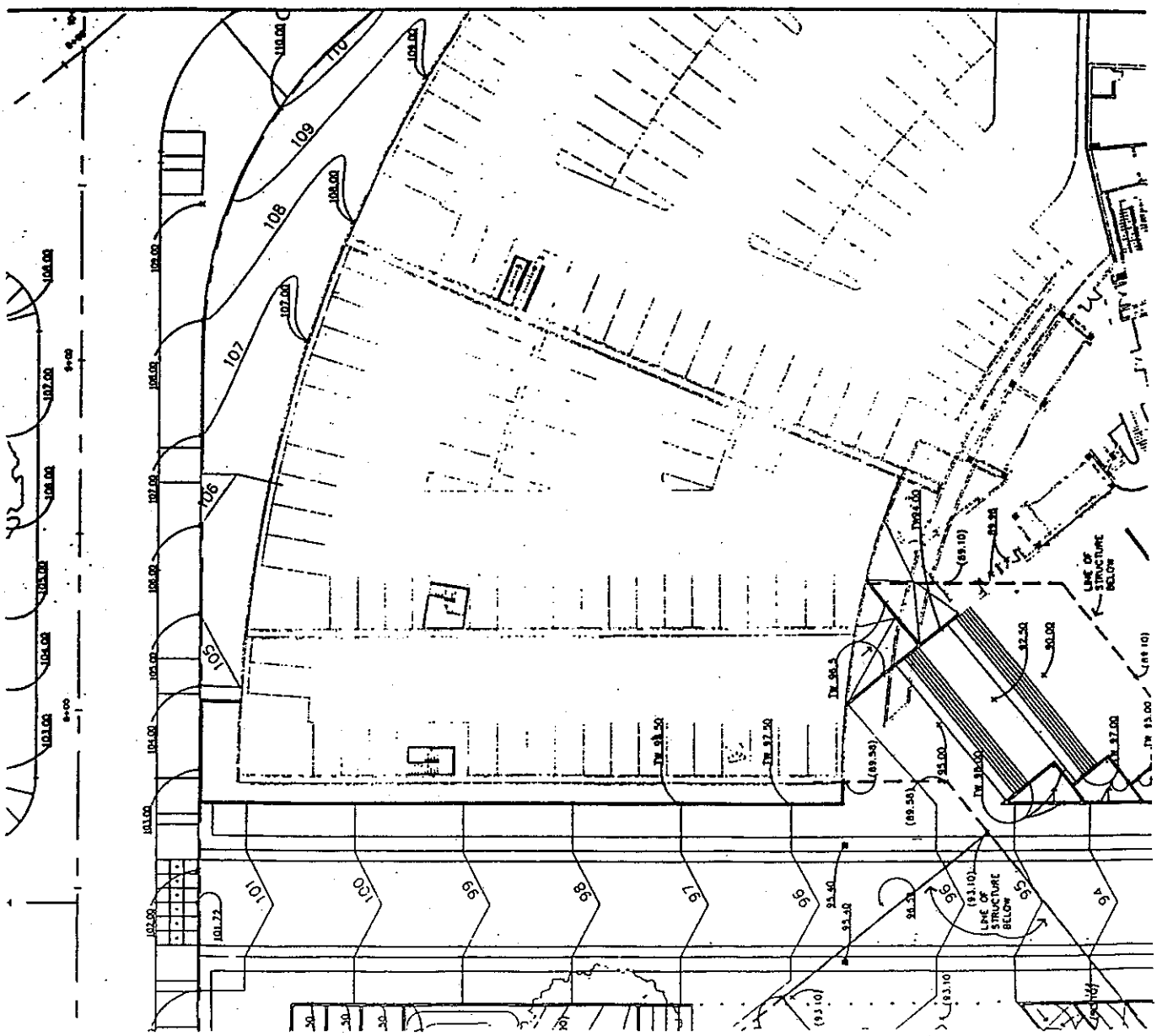
OREGON ARENA PROJECT
PORTLAND, OREGON

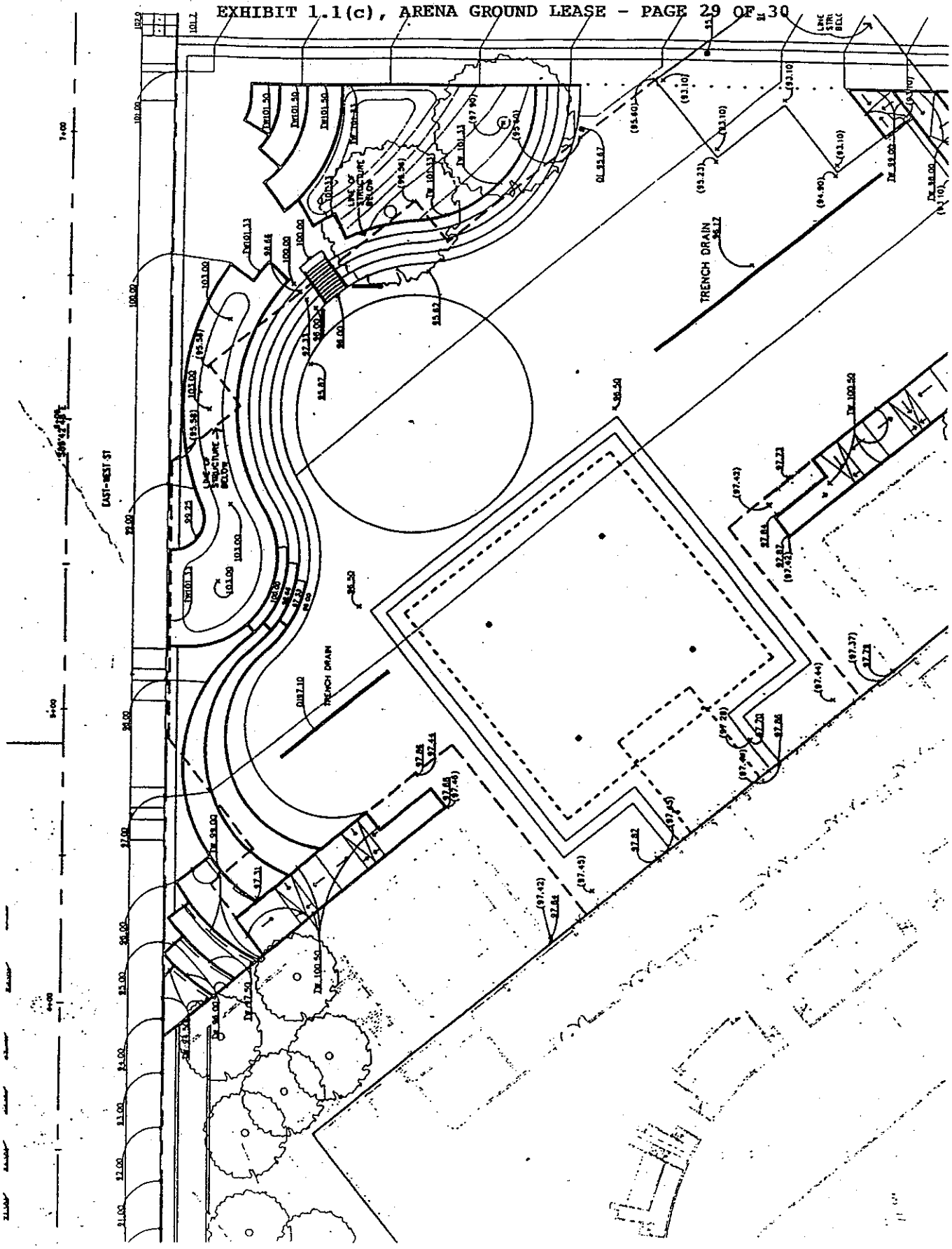
LANDSCAPE & HARDSC
CONSTRUCTION DOCUME

REVISIONS
ISSUE DATE 05.95
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COMMISSION NO. 925-01
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PARTIAL SITE PLAN
GRADING &
DRAINAGE
PRIVATE WORK

sd. L503


LINE OF STRUCTURE BELOW
LINE OF STRUCTURE BELOW


TRENCH DRAIN
TRENCH DRAIN
EAST-WEST ST

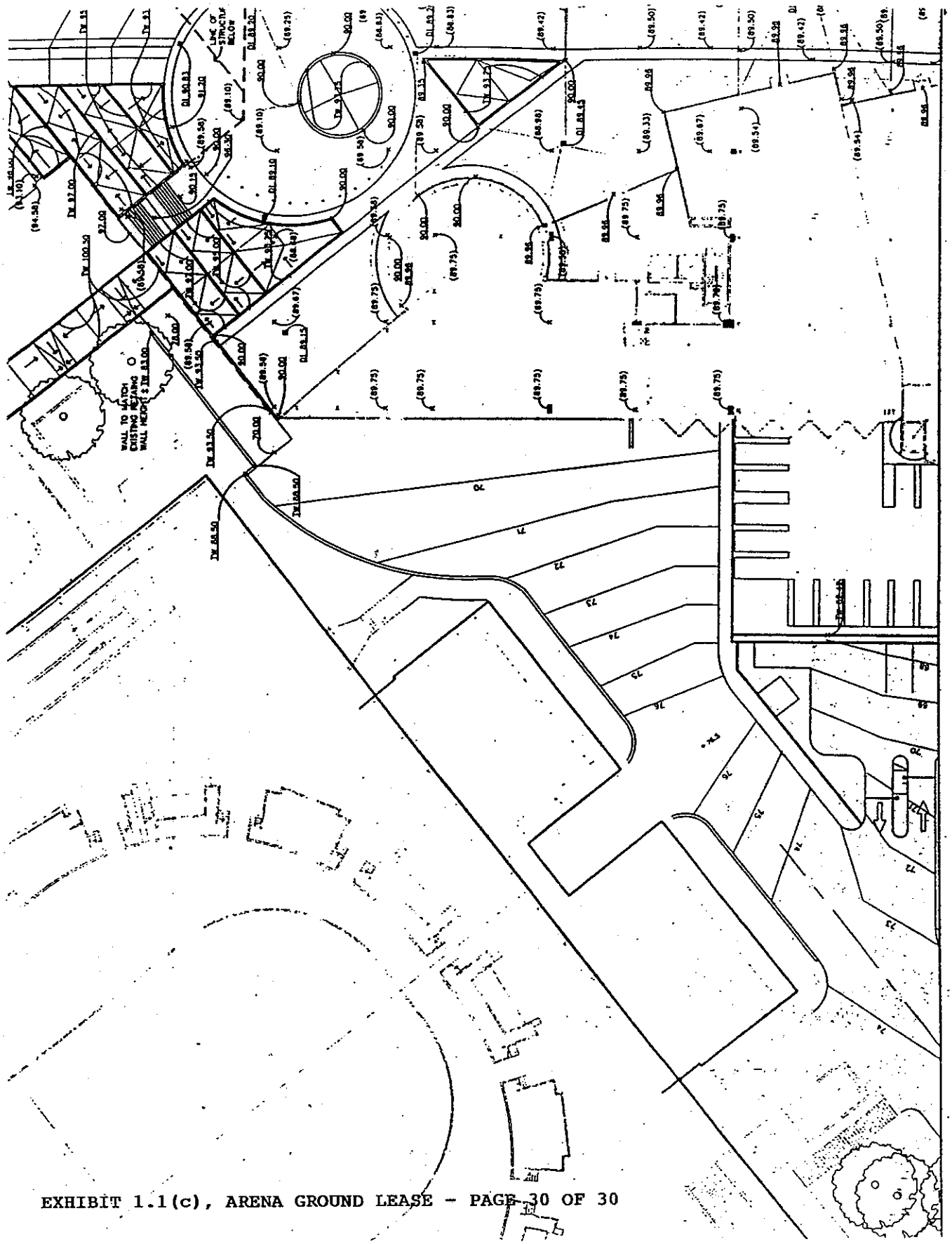


EXHIBIT 1.1(d)
TO
ARENA GROUND LEASE

SIGN PADS
(N.E. PYLON)

A tract of land situated in the Southeast one-quarter of Section 27, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence North 51° 30' 58" East along the center line of said N. Cherry Street, a distance of 808.90 feet; thence North 38° 29' 02" West, a distance of 94.01 feet to the point of beginning, being the center point for a 10.00 foot radius curve, the above referenced tract being a circle, with a radius of 10.00 feet, a central angle of 360° 00' 00" and a perimeter arc length of 62.83 feet.

EXHIBIT 1.1(d)
TO
ARENA GROUND LEASE

SIGN PADS
(N.W. PYLON)

A tract of land situated in the Northeast one-quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence North 51° 30' 58" East along the center line of said N. Cherry Street, a distance of 52.51 feet; thence North 38° 29' 02" West, a distance of 328.95 feet to the point of beginning, being the center point for a 10.00 foot radius curve, the above referenced tract being a circle, with a radius of 10.00 feet, a central angle of 360° 00' 00" and a perimeter arc length of 62.83 feet.

EXHIBIT 1.1(e)
TO
ARENA GROUND LEASE

ARENA SUBSURFACE PROPERTY DESCRIPTION

PARCEL 3:
A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28′ 52" East along the center line of said Larabee Avenue, 498.38 feet to the point of beginning for the following described tract; thence North 51° 31′ 42" East, a distance of 134.55 feet; thence North 38° 56′ 34" East, a distance of 90.47 feet; thence North 51° 31′ 42" East, a distance of 240.22 feet; thence South 0° 17′ 12" West, a distance of 2.33 feet; thence South 47° 04′ 40" East, a distance of 107.05 feet; thence South 61° 31′ 46" West, a distance of 15.92 feet; thence South 46° 31′ 22" West, a distance of 47.83 feet; thence South 31° 31′ 22", West a distance of 47.83 feet; thence South 16° 31′ 23" West, a distance of 47.83 feet; thence South 1° 31′ 22" West, a distance of 16.02 feet; thence South 7° 59′ 45" East, a distance of 33.26 feet; thence South 11° 13′ 22" East, a distance of 38.33 feet; thence South 14° 23′ 06" East, a distance of 28.21 feet; thence South 76° 32′ 37" West, a distance of 12.16 feet to a point of non-tangent curve; thence on the arc of a 19.38 foot radius curve to the left, thru a central angle of 141° 04′ 09", with a chord that bears South 15° 40′ 48" West, 36.55 feet, an arc distance of 47.73 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 113° 42′ 44", with a chord that bears South 10° 59′ 03" East, 7.54 feet, an arc distance of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.98 foot radius curve to the left, thru a central angle of 121° 08′ 11", with a chord that bears South 5° 56′ 04" East, 34.81 feet; an arc distance of 42.25 feet to a point of reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 128° 53′ 54", with a chord that bears South 2° 03′ 13" East, 8.12 feet, an arc distance of 10.12 feet to a point of non-tangency; thence South 53° 57′ 31" West, a distance of 3.65 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 17° 40′ 04", with a chord that bears South 42° 38′ 29" West, 8.45 feet, an arc distance of 8.48 feet to a point of non-tangency; thence South 76° 31′ 21" West, a distance of 13.68 feet; thence North 89° 45′ 49" West, a distance of 28.93 feet; thence North 0° 17′ 12" East, a distance of 113.05 feet; thence North 89° 42′ 48" West, a distance of 52.77 feet to a point of non-tangent curve; thence on the arc of a 30.00 foot radius curve to the left, thru a central angle of 62° 11′ 21" with a chord that bears North 19° 17′ 40" West, 30.99 feet, an arc distance of 32.56 feet to a point of non-tangency; thence North 89° 42′ 48" West, a distance of 12.35 feet; thence North 0° 17′ 12" East, a distance of 2.00 feet; thence North 89° 42′ 48" West, a distance of 15.16 feet; thence North 0° 17′ 12" East, a distance of 1.67 feet; thence North 89° 42′ 48" West, a distance of 1.17 feet; thence South 0° 17′ 12" West, a distance of 32.86 feet; thence North 89° 42′ 48" West, a distance of 116.93 feet; thence South 51° 31′ 42" West, a distance of 242.80 feet; thence North 52° 43′ 15" West, a distance of 50.42 feet; thence North 48° 58′ 25" West, a distance of 2.35 feet; thence North 51° 31′ 42" East, a distance of 188.34 feet to the point of beginning.

Excepting from said Parcel 3 the following described exception Parcels 3A and 3B:

Exception Parcel 3A:
Any portion of the following described "Plaza Parcel" which also lies above the waterproof membrane located at various elevations which are shown on those certain construction drawings identified as:
(1) Document No. aa S231, Level 1 three Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit A).
(2) Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit B).
(3) Document No. S223, Arena Level Two N.W. Quadrant EL 90-0, dated March 1, 1993, prepared by EB Architects (attached as Exhibit C)
(4) Document No. SDL303, Partial Site Plan, grading and drainage dated June 8, 1993 prepared by EB Architects. (ATTACHED AS EXHIBIT D)

"PLAZA PARCEL"

A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East along the center line of said Larabee Avenue, 1031.95 feet to the point of beginning for the following described tract; thence South 0° 19' 37" West, a distance of 5.13 feet; thence North 58° 43' 52" West, a distance of 36.29 feet to a point of curve; thence on the arc of a 63.50 foot radius curve to the right, thru a central angle of 3° 05' 06", with a chord that bears North 57° 11' 19" West, 3.42 feet, an arc distance of 3.42 feet to a point of tangency; thence North 55° 38' 46" West, a distance of 11.57 feet to a point of curve; thence on the arc of a 2.50 foot radius curve to the right, thru a central angle of 30° 00' 00", with a chord that bears North 40° 38' 46" West, 1.29 feet, an arc distance of 1.31 feet to a point of tangency; thence North 25° 38' 46" West, a distance of 15.96 feet to a point of curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 30° 00' 00", with a chord that bears North 40° 38' 46" West, 14.24 feet, an arc distance of 14.40 feet to a point of tangency; thence North 55° 38' 46" West, a distance of 123.49 feet; thence North 89° 54' 03" East, a distance of 50.94 feet; thence South 29° 50' 06" East, a distance of 22.02 feet; thence North 60° 09' 44" East, a distance of 38.75 feet; thence South 89° 44' 46" East, a distance of 31.17 feet; thence North 0° 17' 12" East, a distance of 353.59 feet; thence North 38° 25' 14" West, a distance of 162.87 feet; thence North 51° 31' 42" East, a distance of 21.88 feet; thence North 38° 28' 18" West, a distance of 150.65 feet; thence South 51° 31' 42" West, a distance of 58.91 feet; thence North 38° 28' 18" West, a distance of 120.06 feet; thence North 51° 31' 42" East, a distance of 58.91 feet; thence North 38° 28' 18" West, a distance of 141.32 feet; thence South 89° 42' 48" East, a distance of 514.68 feet to a point of curve; thence on the arc of a 124.50 foot radius curve to the left, thru a central angle of 49° 08' 45", with a chord that bears South 65° 08' 26" East, 103.55 feet, an arc distance of 106.79 feet to a point of tangency; thence South 40° 34' 03" East, a distance of 85.70 feet; thence North 50° 16' 19" West, a distance of 18.73 feet; thence South 32° 40' 20" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 6° 07' 59", with a chord that bears North 54° 14' 01" West, 42.32 feet, an arc distance of 42.34 feet to a point of non-tangency; thence North 33° 25' 10" East, a distance of 5.08 feet; thence North 57° 26' 18" West, a distance of 14.02 feet; thence South 31° 44' 15" West, a distance of 5.00 feet to a point of non-tangent curve;

thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 5° 34' 33", with a chord that bears North 61° 14' 10" West, a distance of 38.48 feet, an arc distance of 38.50 feet to a point of non-tangency; thence North 25° 50' 30" East, a distance of 5.00 feet; thence North 65° 02' 03" West, a distance of 14.02 feet; thence South 24° 02' 50" West, a distance of 5.00 feet to a point of non-tangent curve; thence on the arc of a 395.57 foot radius curve to the left, thru a central angle of 23° 51' 54", with a chord that bears North 77° 57' 30" West, 163.57 feet, an arc distance of 164.76 feet to a point of non-tangency; thence South 0° 17' 12" West, a distance of 203.92 feet; thence South 47° 04' 40" East, a distance of 107.05 feet; thence South 61° 31' 46" West, a distance of 15.92 feet; thence South 46° 31' 22" West, a distance of 47.83 feet; thence South 31° 31' 22" West, a distance of 47.83 feet; thence South 16° 31' 23" West, a distance of 47.83 feet; thence South 1° 31' 22" West, a distance of 16.02 feet; thence South 7° 59' 45" East, a distance of 33.26 feet; thence South 11° 13' 22" East, a distance of 38.33 feet; thence South 14° 23' 06" East, a distance of 28.21 feet; thence South 76° 32' 37" West, a distance of 12.16 feet to a point of non-tangent curve; thence on the arc of a 19.38 foot radius curve to the left, thru a central angle of 141° 04' 09", with a chord that bears South 15° 40' 48" West, a distance of 36.55 feet, an arc distance of 47.73 feet to a point of non-tangent reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 113° 42' 44", with a chord that bears South 10° 59' 03" East, 7.54 feet, an arc distance of 8.93 feet to a point of non-tangent reverse curve; thence on the arc of a 19.98 foot radius curve to the left, thru a central angle of 121° 08' 11", with a chord that bears South 5° 56' 04" East, 34.81 feet, an arc distance of 42.25 feet to a point of reverse curve; thence on the arc of a 4.50 foot radius curve to the right, thru a central angle of 128° 53' 54", with a chord that bears South 2° 03' 13" East, 8.12 feet, an arc distance of 10.12 feet to a point of non-tangency; thence South 53° 57' 31" West, a distance of 3.65 feet to a point of non-tangent curve; thence on the arc of a 27.50 foot radius curve to the left, thru a central angle of 176° 45' 02", with a chord that bears South 36° 54' 00" East, 54.98 feet, an arc distance of 84.84 feet to a point of tangency; thence North 54° 43' 30" East, a distance of 15.95 feet; thence on the arc of a 183.14 foot radius curve to the left, thru a central angle of 6° 08' 08", with a chord that bears South 25° 33' 18" East, 19.60 feet, an arc distance of 19.61 feet to a point of non-tangent curve; thence on the arc of a 23.92 foot radius curve to the left, thru a central angle of 166° 52' 15", with a chord that bears South 36° 04' 38" East, 47.52 feet, an arc distance of 69.66 feet to a point of non-tangent curve; thence on the arc of a 183.14 foot radius curve to the left, thru a central angle of 7° 19' 59", with a chord that bears South 47° 11' 53" East, a distance of 23.42 feet, an arc distance of 23.44 feet to a point of non-tangency; thence South 43° 28' 40" East, a distance of 0.23 feet; thence South 58° 28' 41" East, a distance of 47.83 feet; thence South 73° 28' 34" East, a distance of 47.83 feet; thence South 88° 28' 38" East, a distance of 0.38 feet; thence South 0° 14' 28" West, a distance of 22.86 feet; thence South 89° 51' 42" East, a distance of 135.35 feet to a point of non-tangent curve; thence on the arc of a 216.50 foot radius curve to the left, thru a central angle of 12° 40' 36", with a chord that bears South 49° 06' 10" West, 47.80 feet, an arc distance of 47.90 feet to a point of reverse curve; thence on the arc of an 87.50 foot radius curve to the right, thru a central angle of 28° 11' 20", with a chord that bears South 56° 51' 32" West, 42.62 feet, an arc distance of 43.05 feet to a point of reverse curve; thence on the arc of a 112.50 foot radius curve to the left, thru a central angle of 19° 35' 00", with a chord that bears South 61° 09' 42" West, 38.26 feet, an arc distance of 38.45 feet to a point of compound curve; thence on the arc of a 205.50 foot radius curve to the left, thru a central angle of 30° 45' 59", with a chord that bears South 35° 56' 20" West, 109.03 feet, an arc distance of 110.35

feet to a point of reverse curve; thence on the arc of a 137.50 foot radius curve to the right, thru a central angle of 17° 02' 20", with a chord that bears South 29° 04' 30" West, 40.74 feet, an arc distance of 40.89 feet to a point of reverse curve; thence on the arc of a 300.50 foot radius curve to the left, thru a central angle of 4° 37' 29", with a chord that bears South 35° 16' 56" West, 24.25 feet, an arc distance of 24.26 feet to a point of non-tangency; thence North 0° 19' 37" East, a distance of 170.91 feet; thence North 89° 42' 20" West, a distance of 128.00 feet; thence South 0° 19' 37" West, a distance of 100.77 feet to the point of beginning.

Exception Parcel 3B:
Any portion of the following described "Annex Phase 1 Parcel" which also lies above the bottom of the finish slab located at various elevations as shown on that certain construction drawing identified as:

(1) Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993 prepared by EB Architects (attached as Exhibit B).

"ANNEX PHASE 1 PARCEL"

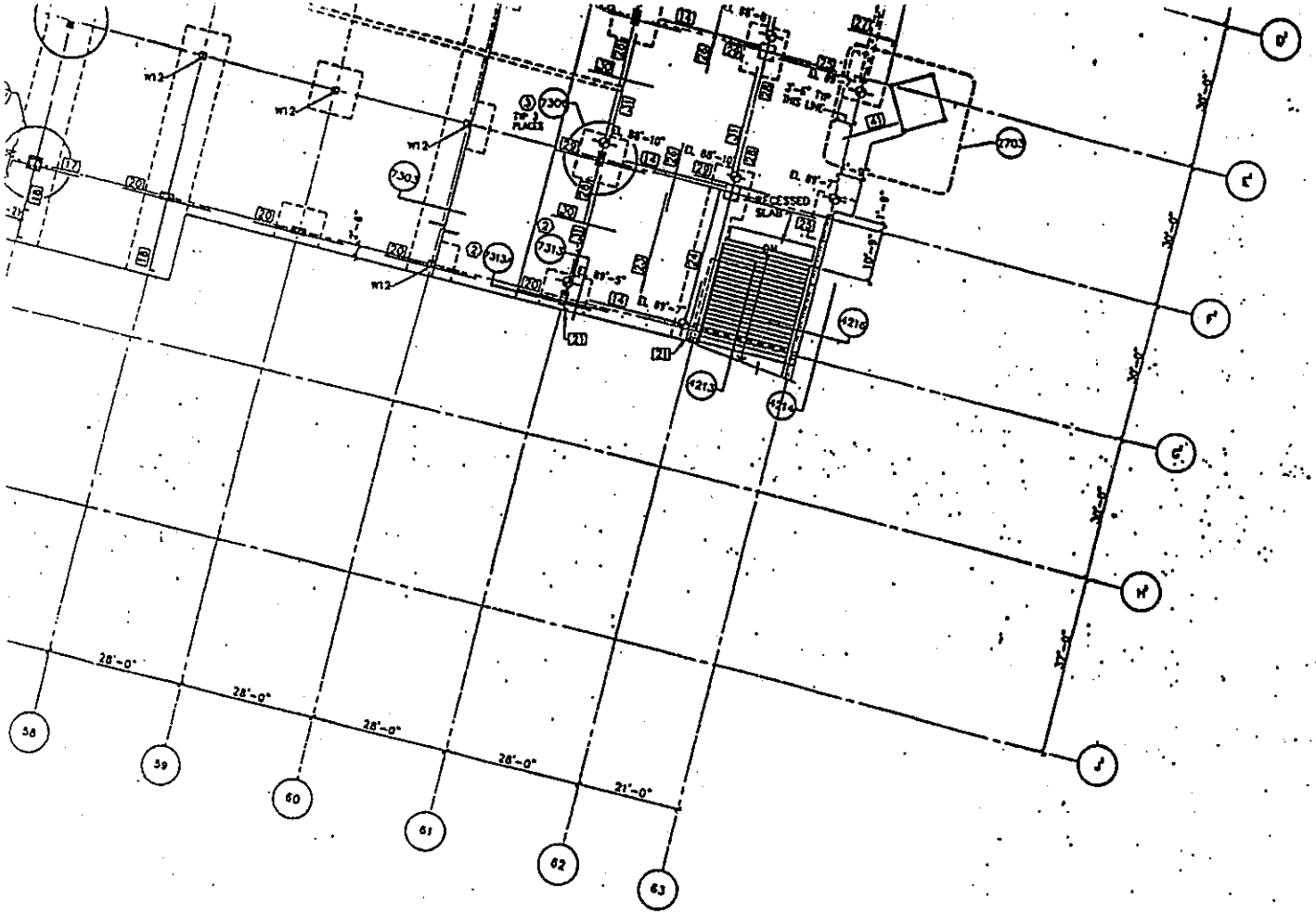
A tract of land situated in the Northeast quarter of Section 34, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and more particularly described as follows:

Commencing at a monument at the intersection of the center line of vacated N. Cherry Street and the center line of vacated N. Larabee Avenue; thence proceeding South 38° 28' 52" East, along the center line of said Larabee Avenue, a distance of 549.57 feet to the point of beginning for the following described tract; thence North 51° 31' 42" East, a distance of 67.29 feet; thence South 89° 42' 48" East, a distance of 84.60 feet; thence North 0° 17' 12" East, a distance of 133.49 feet; thence North 89° 42' 48" West, a distance of 2.00 feet; thence North 0° 17' 12" East, a distance of 23.74 feet; thence North 51° 31' 42" East, a distance of 36.91 feet; thence South 38° 25' 14" East, a distance of 162.87 feet; thence South 0° 17' 12" West, a distance of 353.59 feet; thence North 89° 44' 46" West, a distance of 31.17 feet; thence South 60° 09' 44" West, a distance of 38.75 feet; thence North 29° 50' 16" West, a distance of 22.02 feet; thence South 89° 54' 03" West, a distance of 135.38 feet to a point of non-tangent curve; thence on the arc of a 2329.20 foot radius curve to the right, thru a central angle 2° 24' 24", with a chord that bears North 55° 09' 45" West, 97.83 feet, an arc distance of 97.84 feet to a point of compound curve; thence on the arc of a 335.50 foot radius curve to the right, thru a central angle of 5° 19' 20", with a chord that bears North 51° 17' 53" West, 31.15 feet, an arc distance of 31.16 feet to a point of tangency; thence North 48° 38' 13" West, a distance of 108.71 feet; thence North 52° 43' 15" West, a distance of 5.66 feet; thence North 51° 31' 42" East, a distance of 175.51 feet to the point of beginning.

EXHIBIT A

(4 pages following)

Document No. aa S231, Level 1 three Annex Building First Floor Plan, dated April 26, 1993, prepared by EB Architects.



REE – ANNEX BUILDING FIRST FLOOR PLAN

OREGON
ARENA PROJECT
PORTLAND, OREGON

ARENA ANNEX BUILDING
AND GARAGE
CONSTRUCTION DOCUMEN

CONSTRUCTION ISSUE

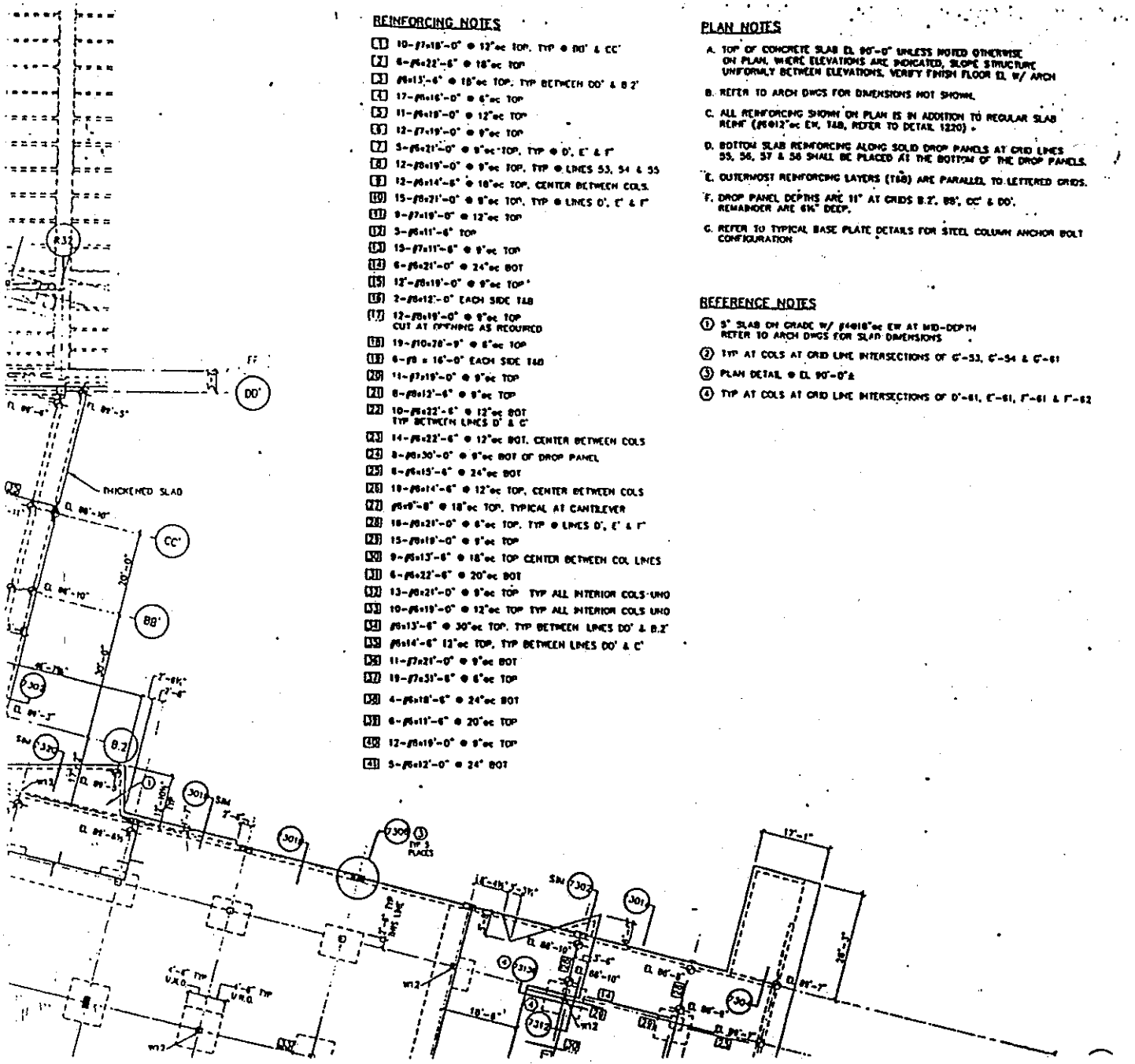
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APR 7

3 0014

LEVEL THREE
ANNEX BUILDING
FIRST FLOOR PLAN

aa. S231



REINFORCING NOTES

1. 10-#7x18'-0" @ 12"oc TOP, TYP @ BD' & CC'
2. 6-#6x22'-6" @ 18"oc TOP
3. #6x13'-6" @ 18"oc TOP, TYP BETWEEN DD' & B.2'
4. 17-#6x16'-0" @ 6"oc TOP
5. 11-#6x18'-0" @ 12"oc TOP
6. 12-#7x19'-0" @ 9"oc TOP
7. 5-#6x21'-0" @ 9"oc TOP, TYP @ D', E' & F'
8. 12-#6x19'-0" @ 9"oc TOP, TYP @ LINES 53, 54 & 55
9. 12-#6x14'-6" @ 18"oc TOP, CENTER BETWEEN COLS.
10. 15-#6x21'-0" @ 9"oc TOP, TYP @ LINES D', E' & F'
11. 9-#7x19'-0" @ 12"oc TOP
12. 3-#6x11'-6" TOP
13. 15-#7x11'-6" @ 9"oc TOP
14. 6-#6x21'-0" @ 24"oc BOT
15. 12'-#6x19'-0" @ 9"oc TOP
16. 2-#6x12'-0" EACH SIDE T&B
17. 12-#6x19'-0" @ 9"oc TOP CUT AT OPENING AS REQUIRED
18. 19-#10x26'-9" @ 6"oc TOP
19. 6-#8 x 16'-0" EACH SIDE T&B
20. 11-#7x19'-0" @ 9"oc TOP
21. 8-#6x12'-6" @ 9"oc TOP
22. 10-#6x22'-6" @ 12"oc BOT TYP BETWEEN LINES D' & C'
23. 14-#6x22'-6" @ 12"oc BOT, CENTER BETWEEN COLS
24. 8-#6x30'-0" @ 9"oc BOT OF DROP PANEL
25. 6-#6x15'-6" @ 24"oc BOT
26. 18-#6x14'-6" @ 12"oc TOP, CENTER BETWEEN COLS
27. #6x9'-8" @ 18"oc TOP, TYPICAL AT CANTILEVER
28. 18-#6x21'-0" @ 6"oc TOP, TYP @ LINES D', E' & F'
29. 15-#6x19'-0" @ 9"oc TOP
30. 9-#6x13'-6" @ 18"oc TOP CENTER BETWEEN COL LINES
31. 6-#6x22'-6" @ 20"oc BOT
32. 13-#6x21'-0" @ 9"oc TOP TYP ALL INTERIOR COLS UNO
33. 10-#6x19'-0" @ 12"oc TOP TYP ALL INTERIOR COLS UNO
34. #6x13'-6" @ 30"oc TOP, TYP BETWEEN LINES DD' & B.2'
35. #6x14'-6" 12"oc TOP, TYP BETWEEN LINES DD' & C'
36. 11-#7x21'-0" @ 9"oc BOT
37. 18-#7x31'-6" @ 6"oc TOP
38. 4-#6x18'-6" @ 24"oc BOT
39. 6-#6x11'-6" @ 20"oc TOP
40. 12-#6x19'-0" @ 9"oc TOP
41. 5-#6x12'-0" @ 24" BOT

PLAN NOTES

A. TOP OF CONCRETE SLAB EL 90'-0" UNLESS NOTED OTHERWISE ON PLAN, WHERE ELEVATIONS ARE INDICATED, SLOPE STRUCTURE UNIFORMLY BETWEEN ELEVATIONS, VERIFY FINISH FLOOR EL W/ ARCH

B. REFER TO ARCH DWGS FOR DIMENSIONS NOT SHOWN.

C. ALL REINFORCING SHOWN ON PLAN IS IN ADDITION TO REGULAR SLAB REINF (#6@12"oc EW, T&B, REFER TO DETAIL 1220) .

D. BOTTOM SLAB REINFORCING ALONG SOLID DROP PANELS AT GRID LINES 55, 56, 57 & 58 SHALL BE PLACED AT THE BOTTOM OF THE DROP PANELS.

E. OUTERMOST REINFORCING LAYERS (T&B) ARE PARALLEL TO LETTERED GRIDS.

F. DROP PANEL DEPTHS ARE 11" AT GRIDS B.2', BB', CC' & DD', REMAINDER ARE 6¼" DEEP.

G. REFER TO TYPICAL BASE PLATE DETAILS FOR STEEL COLUMN ANCHOR BOLT CONFIGURATION

REFERENCE NOTES

1. 5" SLAB ON GRADE W/ #4@18"oc EW AT MID-DEPTH REFER TO ARCH DWGS FOR SLAB DIMENSIONS
2. TYP AT COLS AT GRID LINE INTERSECTIONS OF C'-53, C'-54 & C'-61
3. PLAN DETAIL @ EL 90'-0"±
4. TYP AT COLS AT GRID LINE INTERSECTIONS OF D'-61, E'-61, F'-61 & F'-62

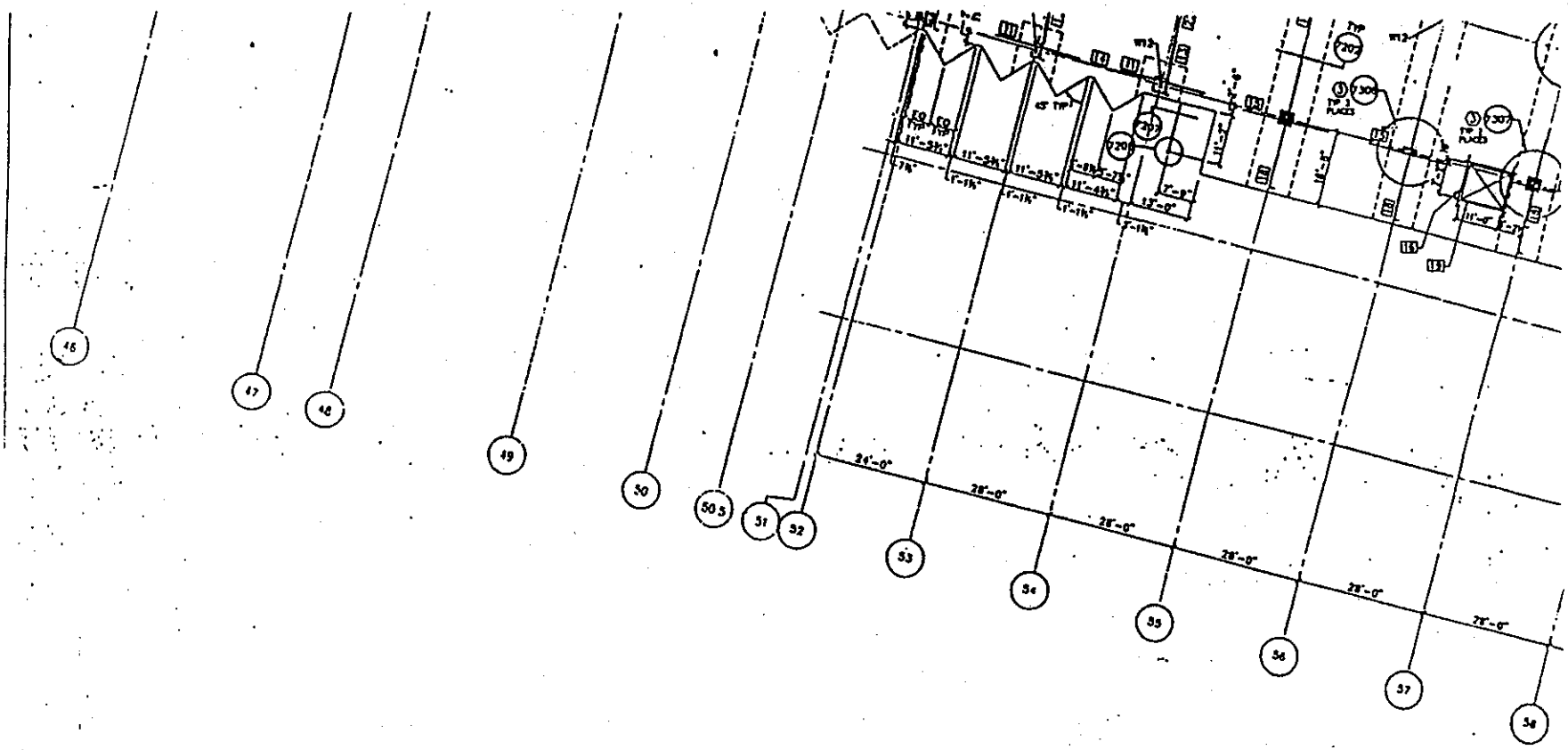
DEVELOPER
OREGON ARENA CORPORATION
825 NE MULTNOMAH
SUITE 270
PORTLAND, OREGON 97232

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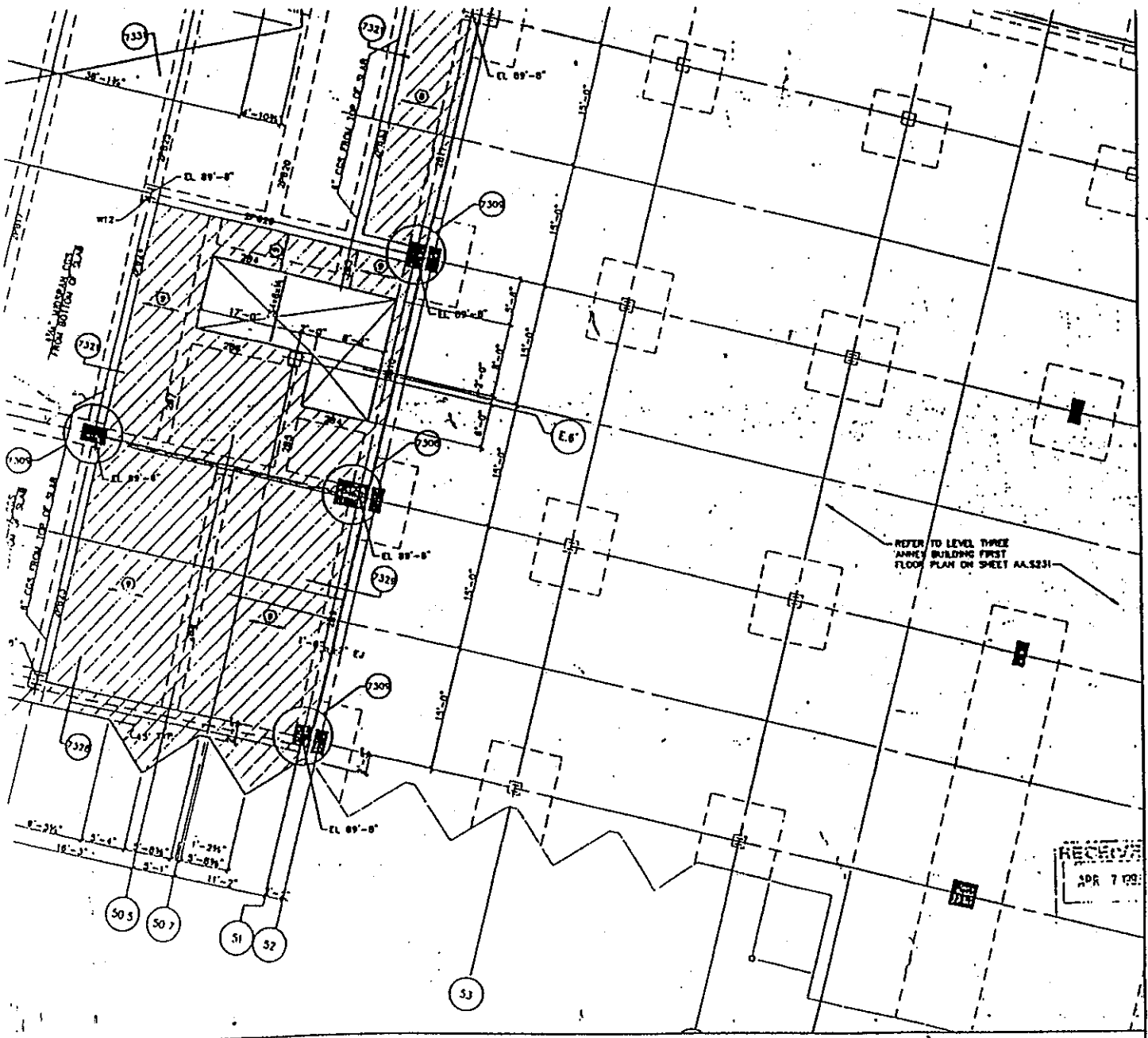


LEVEL THREE

EXHIBIT B

(4 pages following)

Document No. aa S232, Level 3 Truck Dock Roof and Annex Building First Floor Plan, dated April 26, 1993, prepared by EB Architects.



IREE – TRUCK DOCK ROOF AND ANNEX BUILDING FIRST FLOOR PLAN

OREGON
ARENA PROJECT
PORTLAND, OREGON

ARENA ANNEX BUILDING AND GARAGE
CONSTRUCTION DOCUMENTS

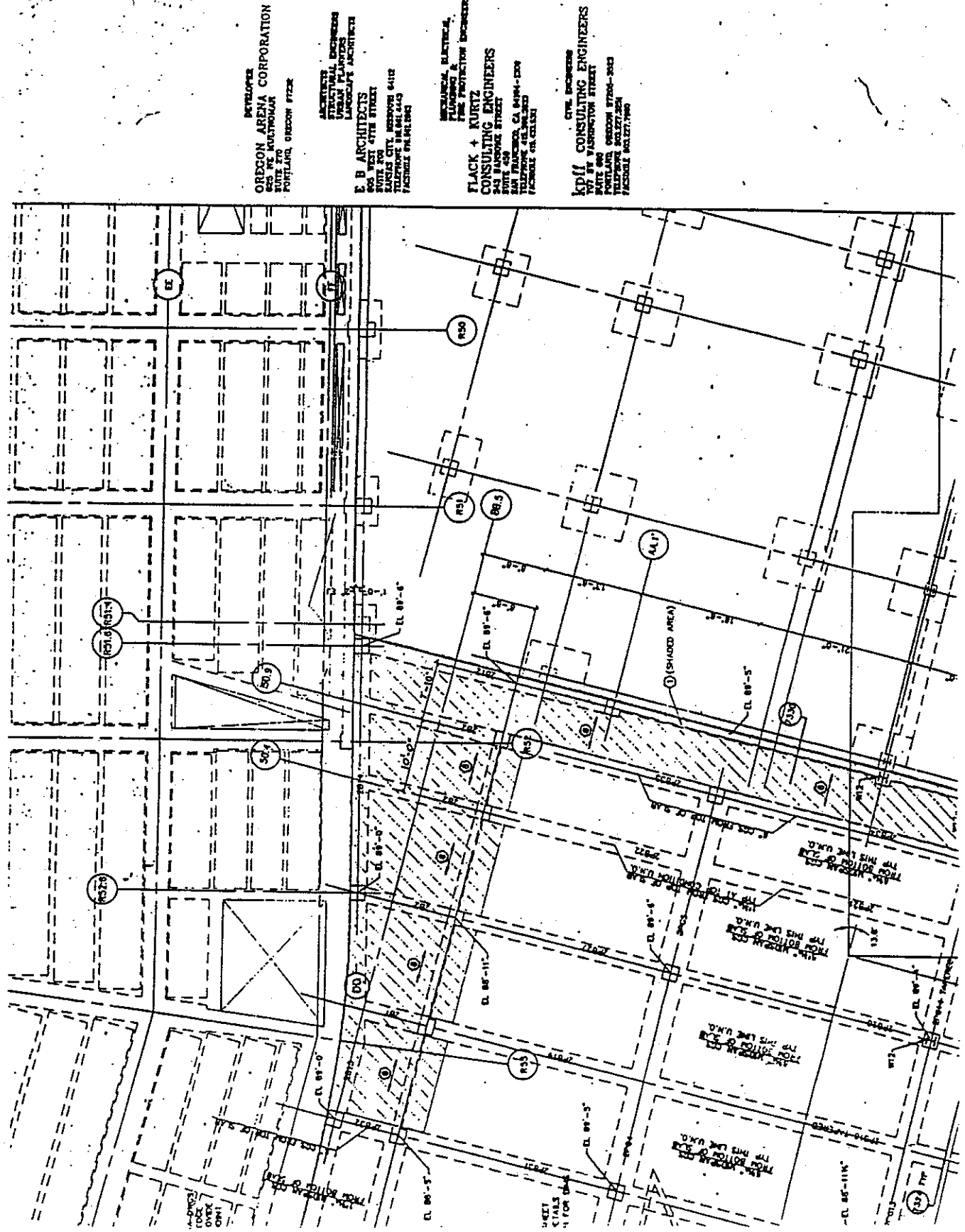
CONSTRUCTION ISSUE

REVISIONS
ISSUE DATE 4.30.93
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LEVEL THREE
TRUCK DOCK ROOF AND
ANNEX BUILDING FIRST
FLOOR PLAN

S070


DEVELOPER
OREGON ARENA CORPORATION
ARCHITECTS
E. B ARCHITECTS
MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ENGINEERS
FLACK + KURTZ
CONSULTING ENGINEERS
CIVIL ENGINEERS
kpff CONSULTING ENGINEERS

A. TOP OF CONCRETE SLAB ELEVATIONS ARE IDENTIFIED AT CENTER LINE INTERSECTIONS. SLOPE STRUCTURE UNIFORMLY BETWEEN INDICATED ELEVATIONS. VERIFY FINISH FLOOR ELEVATION WITH ARCHITECT.
B. REFER TO ARCHITECTURAL DWGS FOR DIMENSIONS NOT SHOWN.
C. "P" DENOTES FINAL EFFECTIVE PRESTRESS REQUIRED.
D. FOR ALL SLABS, PLACE BOTTOM TEMP REINF BARS ON TOP OF BOTTOM MAT OF PRIMARY REINF BARS. PLACE TOP MAT OF PRIMARY REINF BARS ON TOP OF TOP MAT OF TEMP REINF BARS. PRIMARY REINF BARS ARE IN SAME DIRECTION AS INDICATED SPAN.
E. REFER TO TYPICAL BASE PLATE DETAILS FOR STEEL COLUMN ANCHOR BOLT CONFIGURATION.

REFERENCE NOTES

① CLOSURE SLAB (SHADED AREA) & BEAM CONSTRUCTION IS TO BE PLACED A MINIMUM OF 60 DAYS FOLLOWING ALL STRESSING OPERATIONS.

② 12" POST-TENSIONED SLAB W/ #5@12"oc CONT T&B W/ TEMPERATURE REINF PER SLAB SCHEDULE. EFFECTIVE PRESTRESS REQUIRED FOR SLAB IS 18K PER LF OF SLAB WIDTH.

③ VARY MIDSPAN CGS FROM 1"⅛" (FROM BOTTOM OF SLAB) AT CENTER POINT TO 6" AT ENDS

④ VARY MIDSPAN CGS FROM 6⅛" (FROM BOTTOM OF SLAB) AT EAST END OF LINE TO 4"⅛" AT WEST END

⑤ VARY MIDSPAN CGS FROM 4"⅛" (FROM BOTTOM OF SLAB) AT EAST END OF LINE TO 6" AT WEST END

⑥ VARY MIDSPAN CGS FROM 6"⅛" (FROM BOTTOM OF SLAB) AT EAST END TO 8" AT WEST END

⑦ VARY MIDSPAN CGS FROM 3"⅛" (FROM BOTTOM OF SLAB) AT EAST END TO 1"⅛" AT WEST END

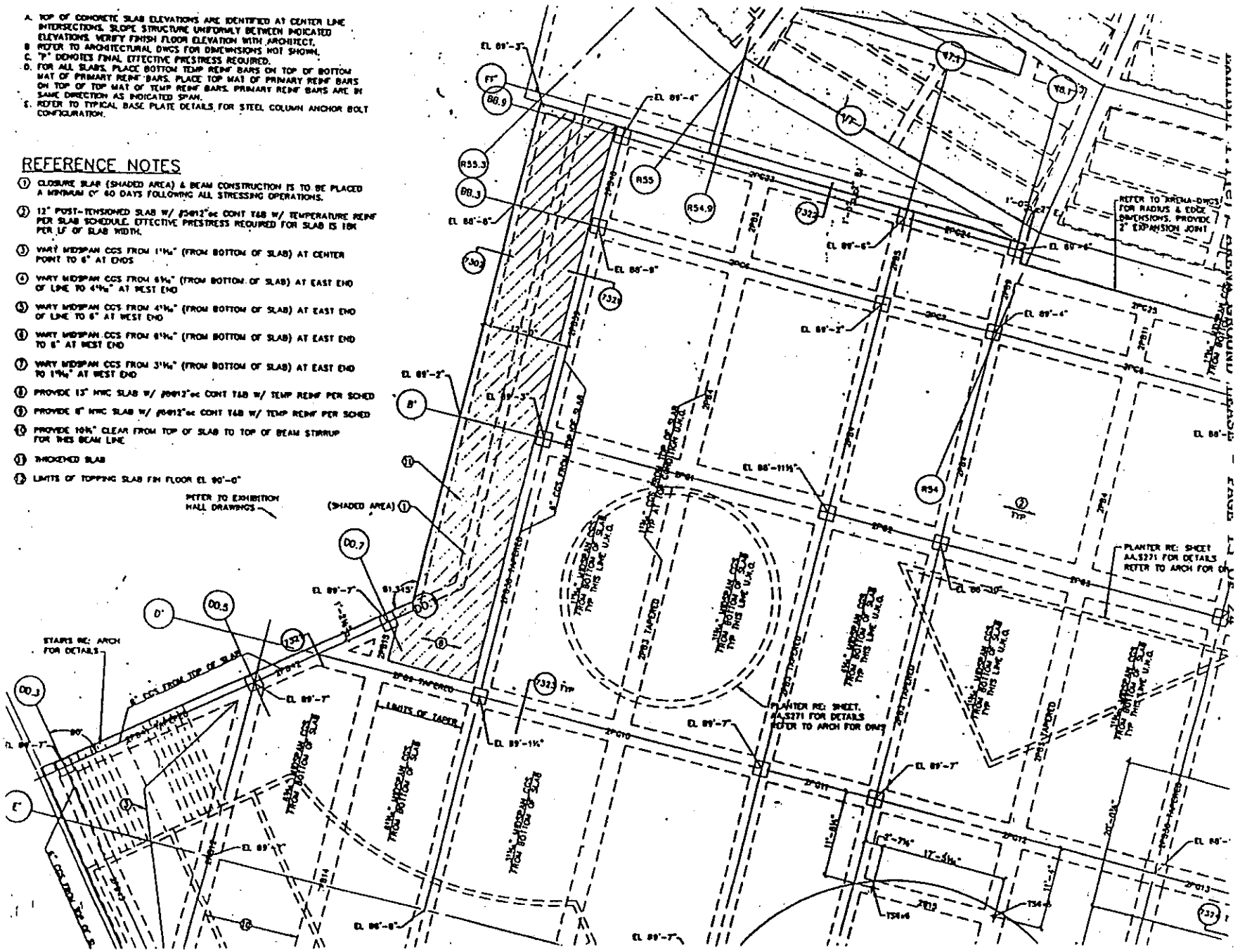
⑧ PROVIDE 13" NWC SLAB W/ #5@12"oc CONT T&B W/ TEMP REINF PER SCHED

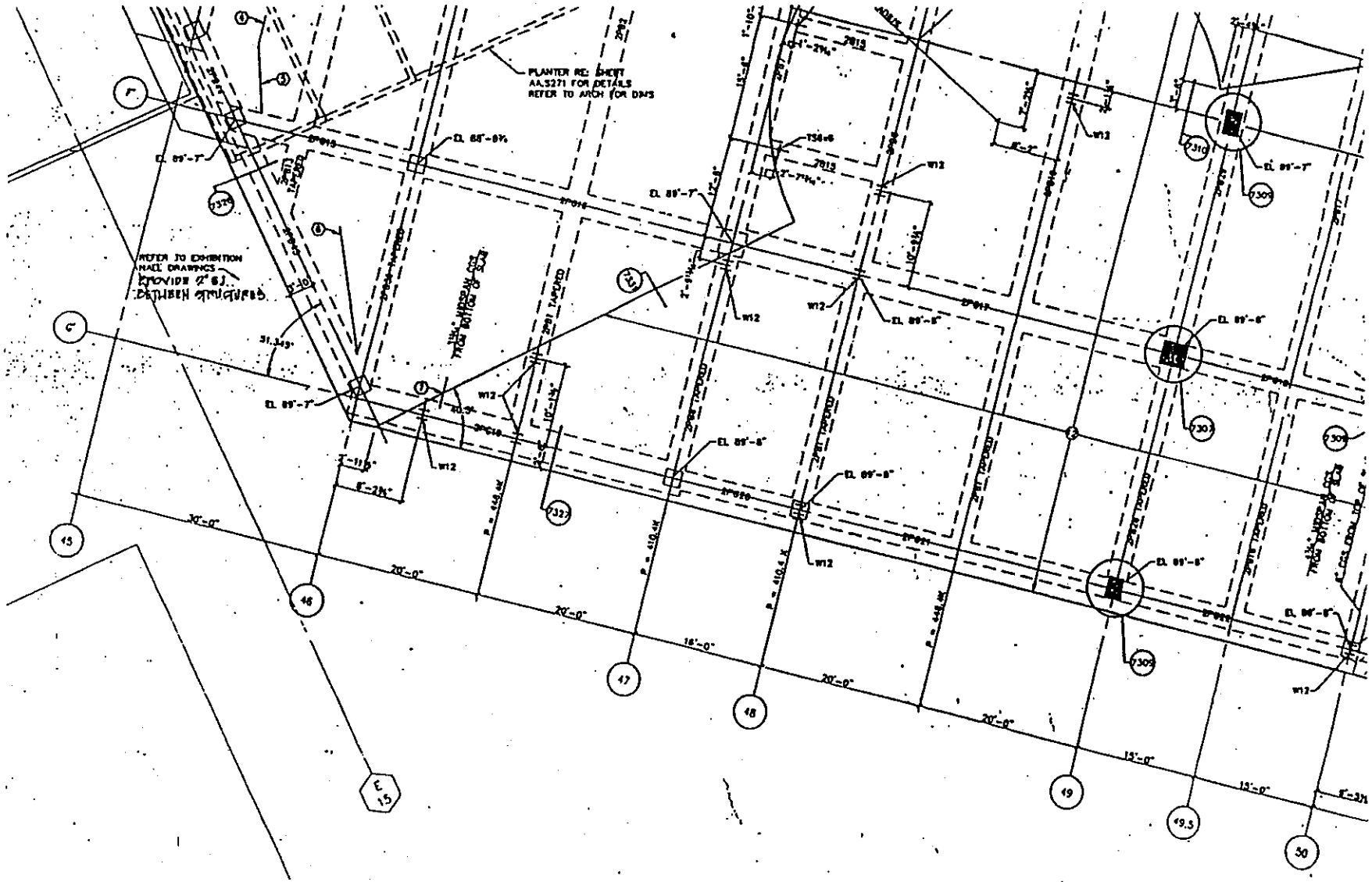
⑨ PROVIDE 8" NWC SLAB W/ #5@12"oc CONT T&B W/ TEMP REINF PER SCHED

⑩ PROVIDE 10⅝" CLEAR FROM TOP OF SLAB TO TOP OF BEAM STIRRUP FOR THIS BEAM LINE

⑪ THICKENED SLAB

⑫ LIMITS OF TOPPING SLAB F/N FLOOR EL 90'-0"



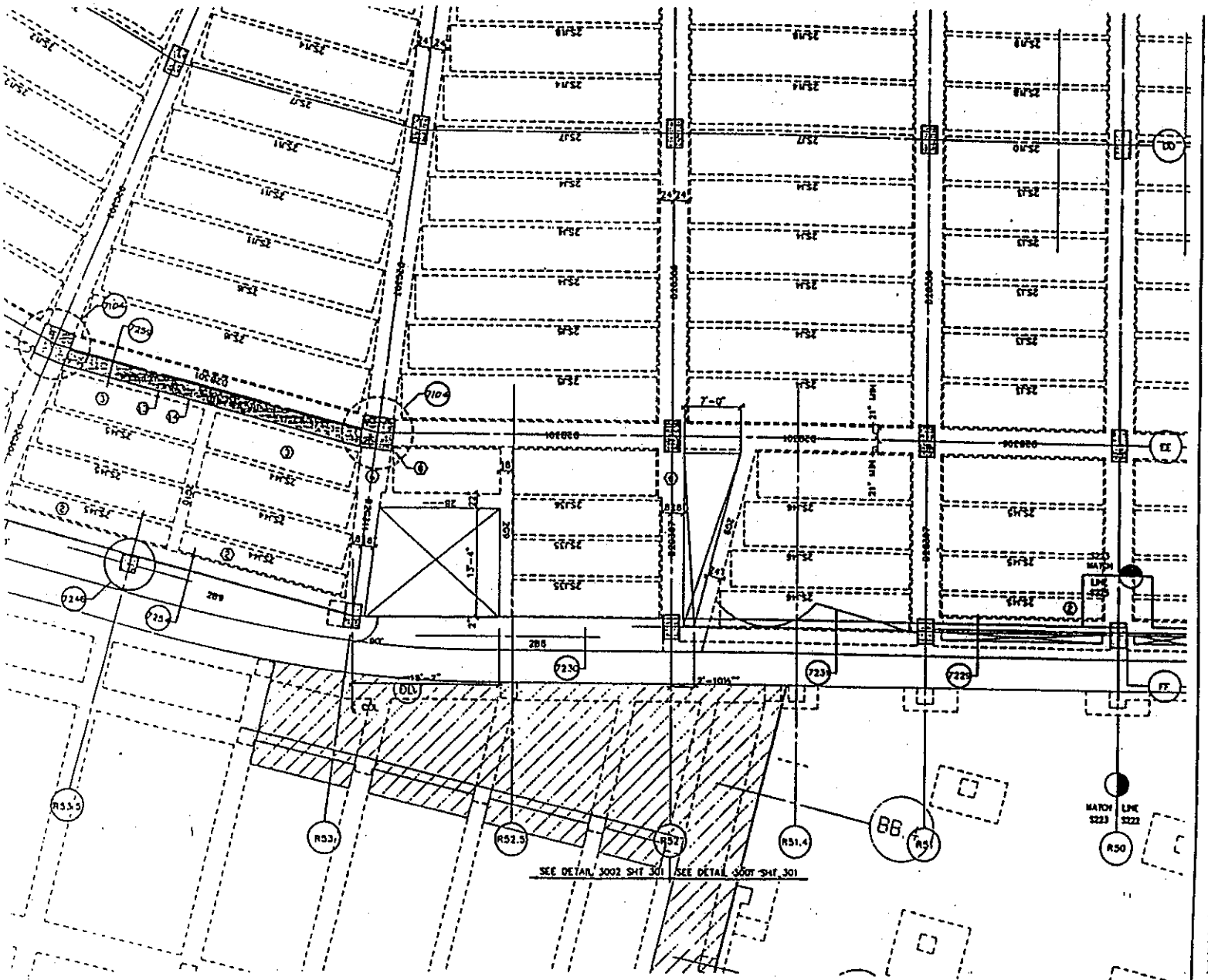

PLANTER RE: SHEET AA.5271 FOR DETAILS REFER TO ARCH FOR DIMS
REFER TO EXHIBITION HALL DRAWINGS PROVIDE 2" B.J. BETWEEN STRUCTURES
EL. 89'-7"
EL. 89'-8"
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20'-0"
16'-0"
20'-0"
20'-0"
15'-0"
15'-0"
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LEVEL THREE

EXHIBIT C

(4 pages following)

Document No. S223, Arena Level Two N.W. Quadrant EL 90-0, dated March 1, 1993, prepared by EB Architects.



LEVEL TWO NW QUADRANT FRAMING PLAN (MAIN CONCOURSE)

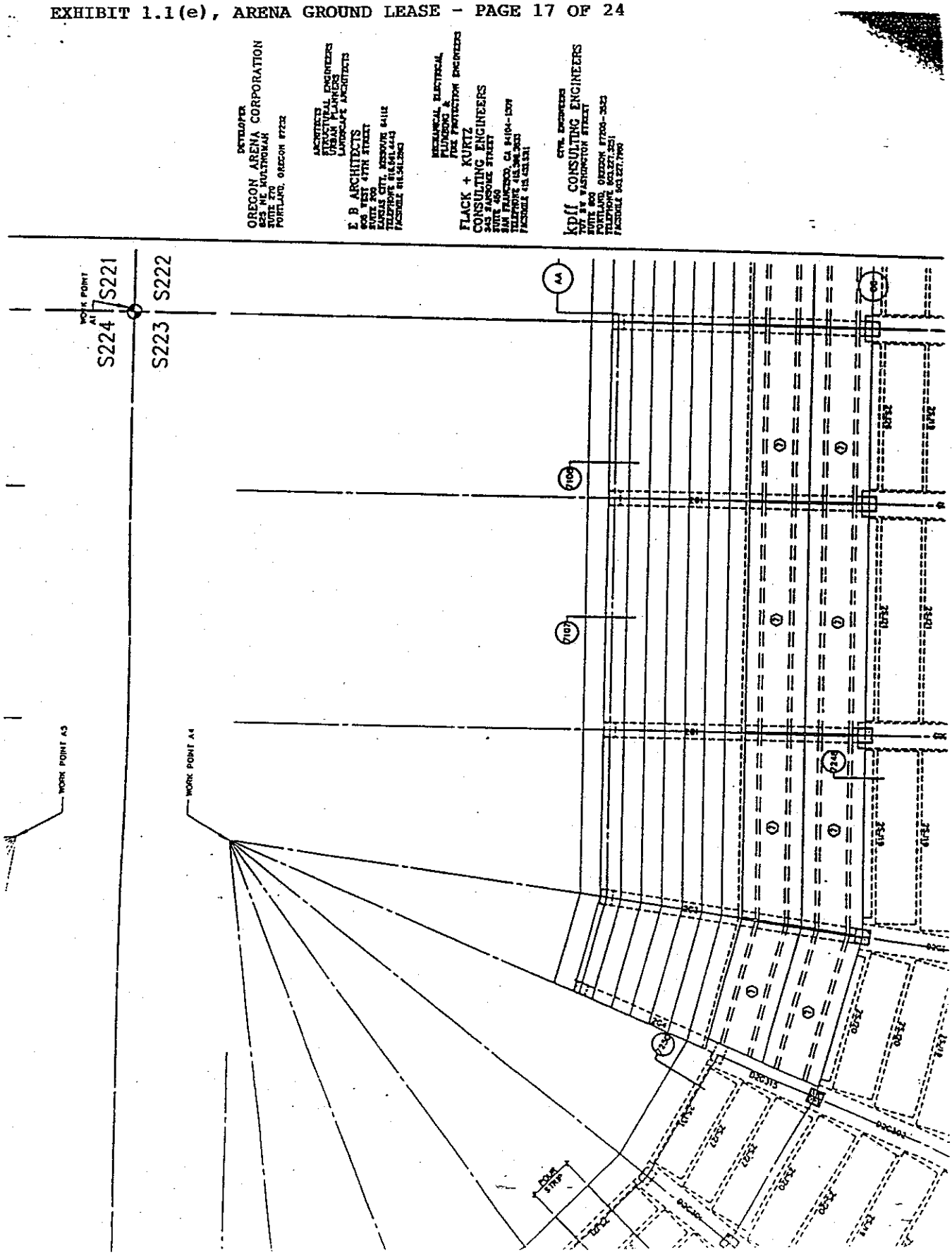
OREGON
ARENA PRO
PORTLAND, OR

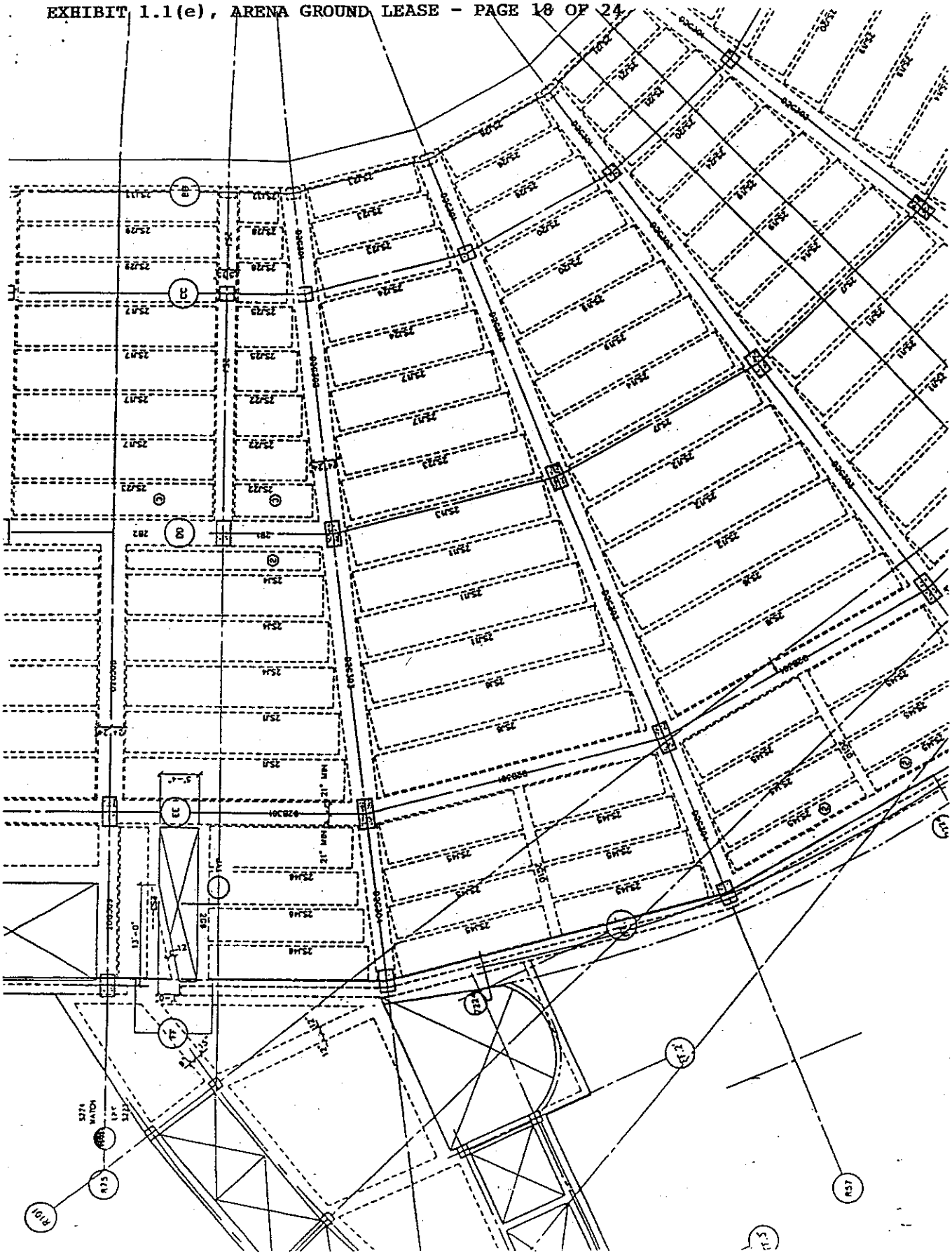
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ARENA LEVEL T
NW QUADRANT
EL. 90'-0"

S223


DEVELOPER
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PLUMBING &
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PLAN NOTES

A. FINISH FLOOR ELEVATION = 90'-0" U.N.O. ON PLAN

B. REFER TO ARCHITECTURAL DRAWING A200.1 FOR GRID LINE GEOMETRY. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN

C. UNLESS NOTED OTHERWISE, ALL SIZES AND LOCATIONS OF JOIST PAN LAYOUTS AND BEAM SIZES SHALL BE AS SHOWN ON SHEET S301.

D. ALL CONCRETE JOISTS, BEAMS AND GIRDERS SHALL BE 25" DEEP UNLESS NOTED OTHERWISE ON FRAMING PLANS OR BUILDING SECTIONS SHOWN ON SHEET S301.

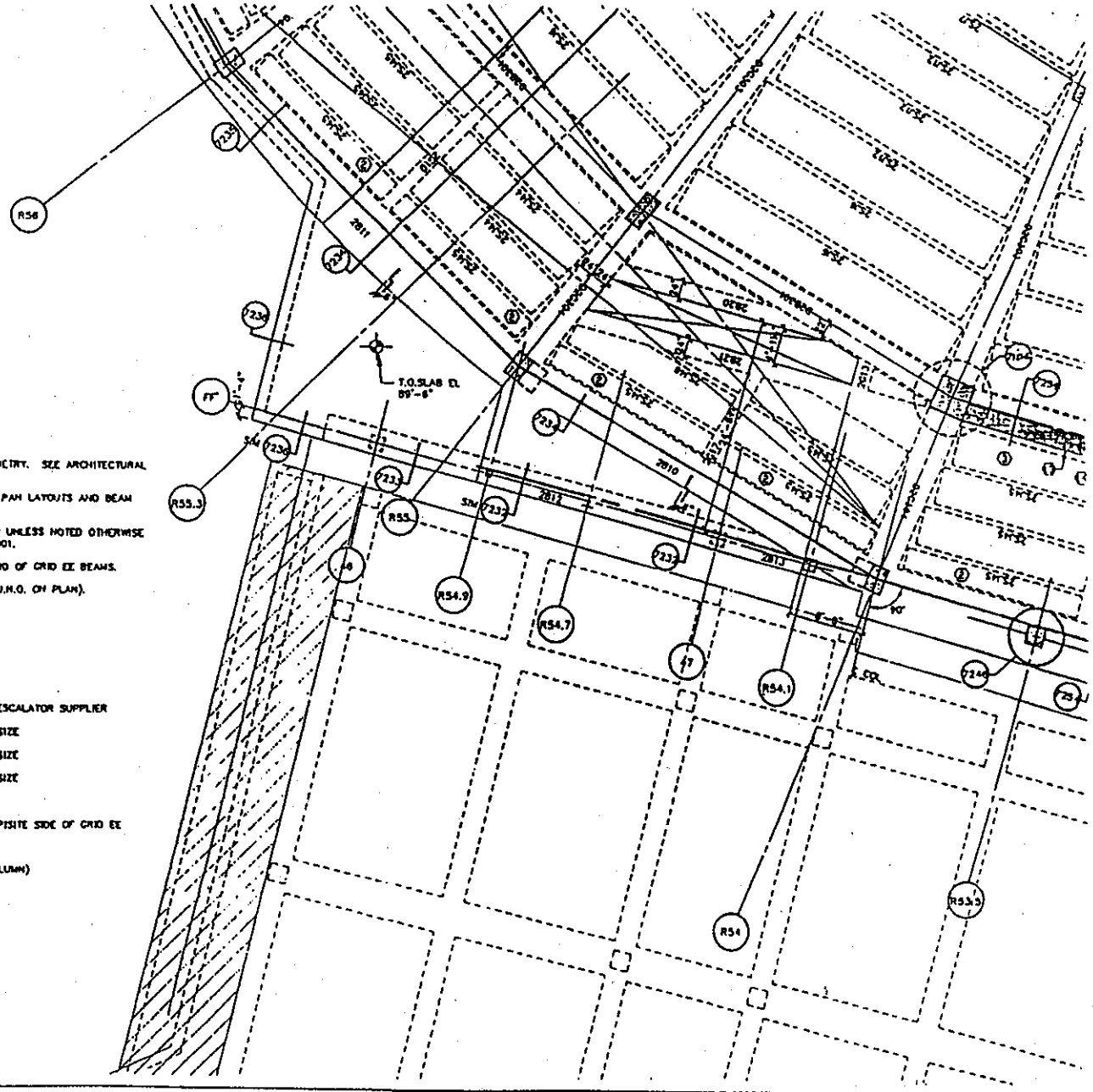
E. ADD 11-#4 @ 6"oc TRANSVERSE SLAB REINF BAR TYPE G INBOARD OF GRID EE BEAMS.

F. ADD 9-#8 BAR TYPE G MIDDEPTH OF ALL BEAMS GRID EE (TYP U.N.O. ON PLAN).

G. SEE DETAIL 8403 FOR EXTRA BEAM REINF AT MIDDEPTH.

REFERENCE NOTES

1. COORDINATE ESCALATOR PIT DIMENSIONS AND LOCATIONS WITH ESCALATOR SUPPLIER
2. PROVIDE 30" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
3. PROVIDE 53" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
4. PROVIDE 66" JOIST PAN. SEE SCHEDULE FOR ADJACENT JOIST SIZE
5. NOT USED
6. HOLD JOIST PAN BACK AS INDICATED TO MATCH LAYOUT ON OPPISITE SIDE OF GRID EE
7. PRECAST CONCRETE DOUBLE TEES
8. HOLD PAN BACK TO CLEAR SHEARWALL BOUNDARY ELEMENT (COLUMN)
9. PROVIDE 36"x8" FLOOR OPENING
10. PROVIDE 24"x8" FLOOR OPENING
11. NOT USED
12. ADD 9-#8 BAR TYPE P MIDDEPTH OF BEAM.
13. ADD #3 AT 12"oc DOWELS 9'-0" CENTERED AT WALL
14. 3 CURTAINS #6 AT 9"oc EACH WAY WALL REINF.

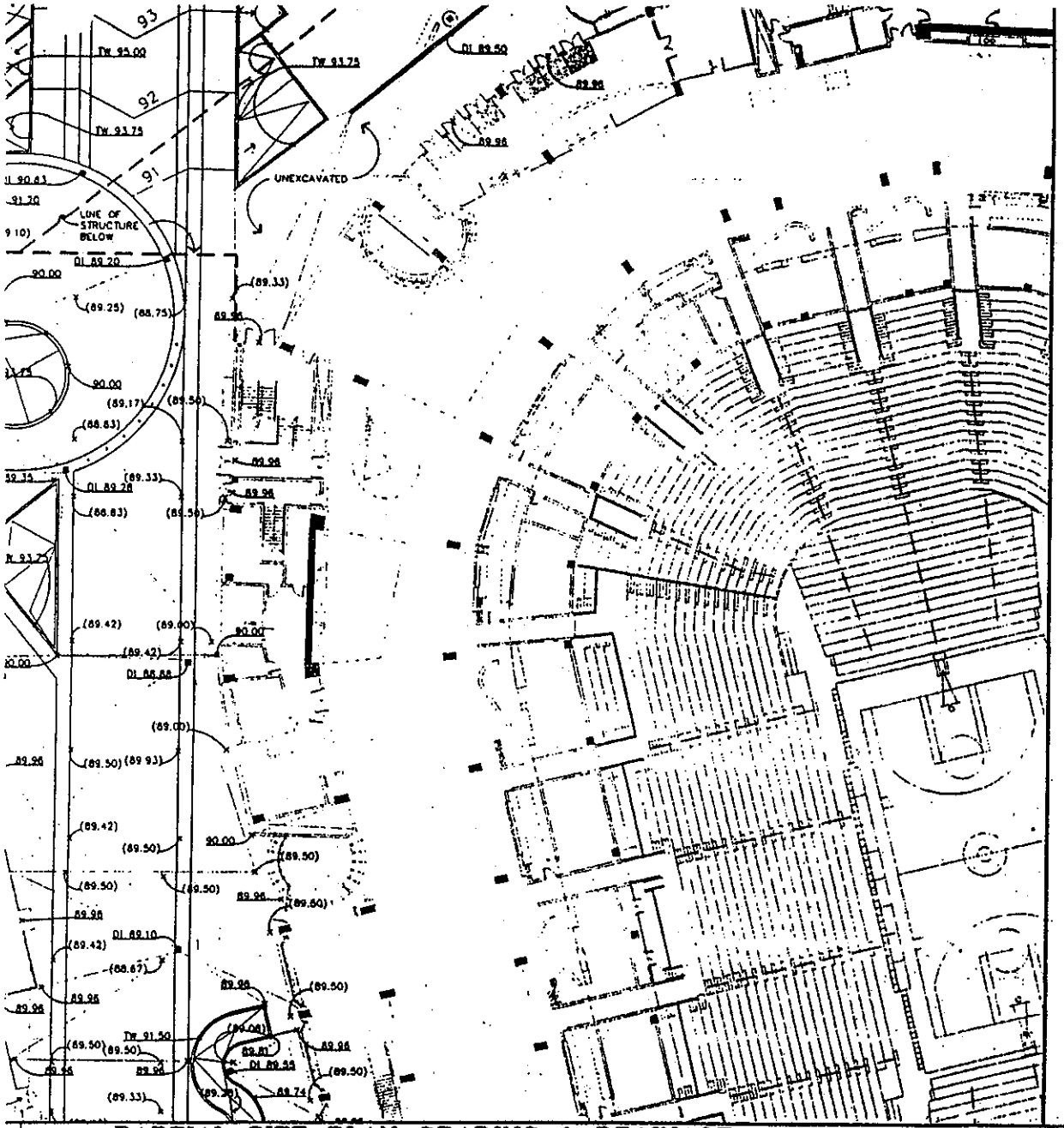


ARENA LEVEL TWO NW

EXHIBIT D

(4 pages following)

Document No. SD L303, Partial Site Plan, grading and drainage dated June 8, 1993, prepared by EB Architects.



PARTIAL SITE PLAN GRADING & DRAINAGE

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EXHIBIT 1.1(e), ARENA GROUND LEASE - PAGE 21 OF 24

KEY PLAN N.T.S

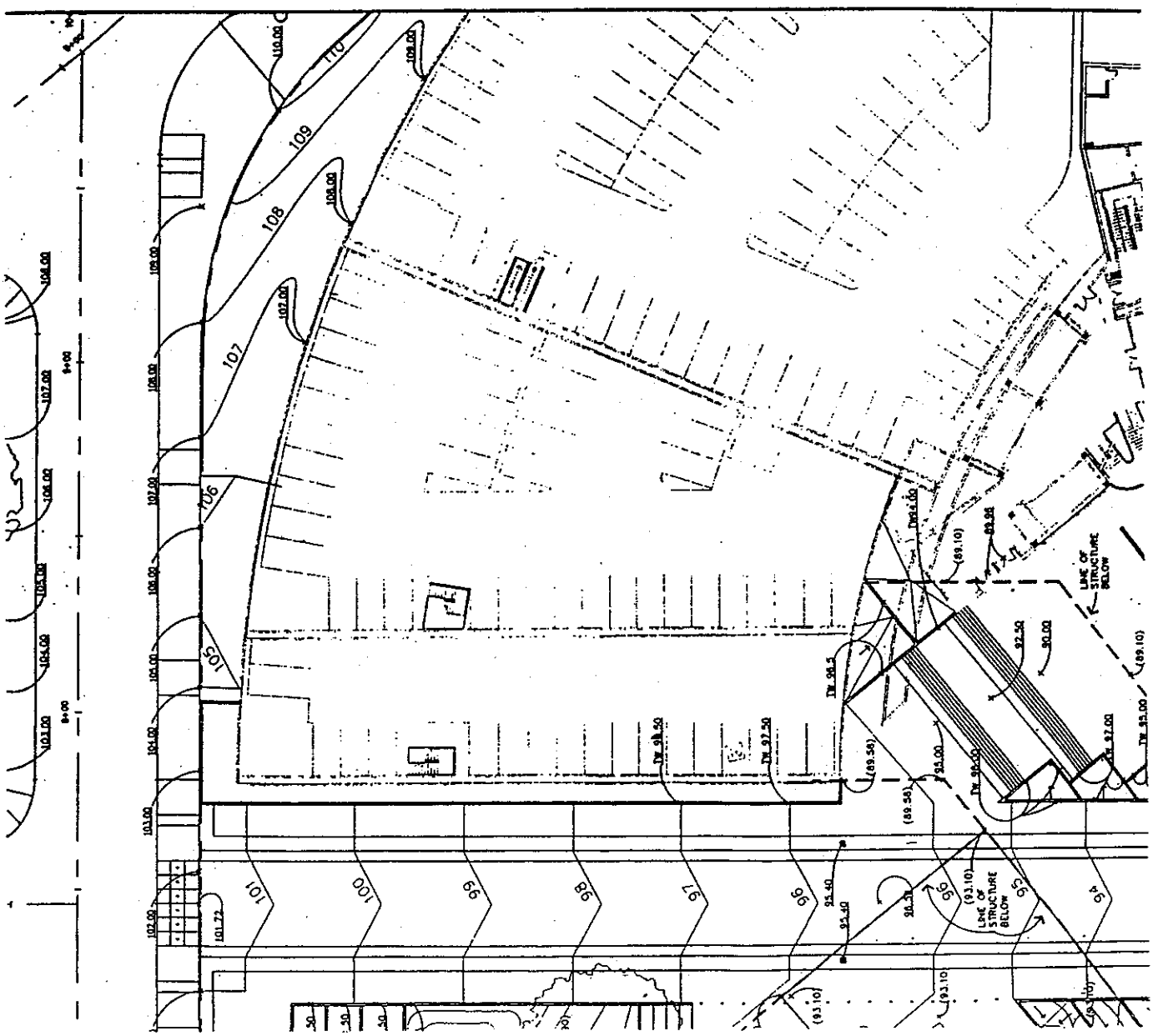
OREGON ARENA PROJECT
PORTLAND, OREGON

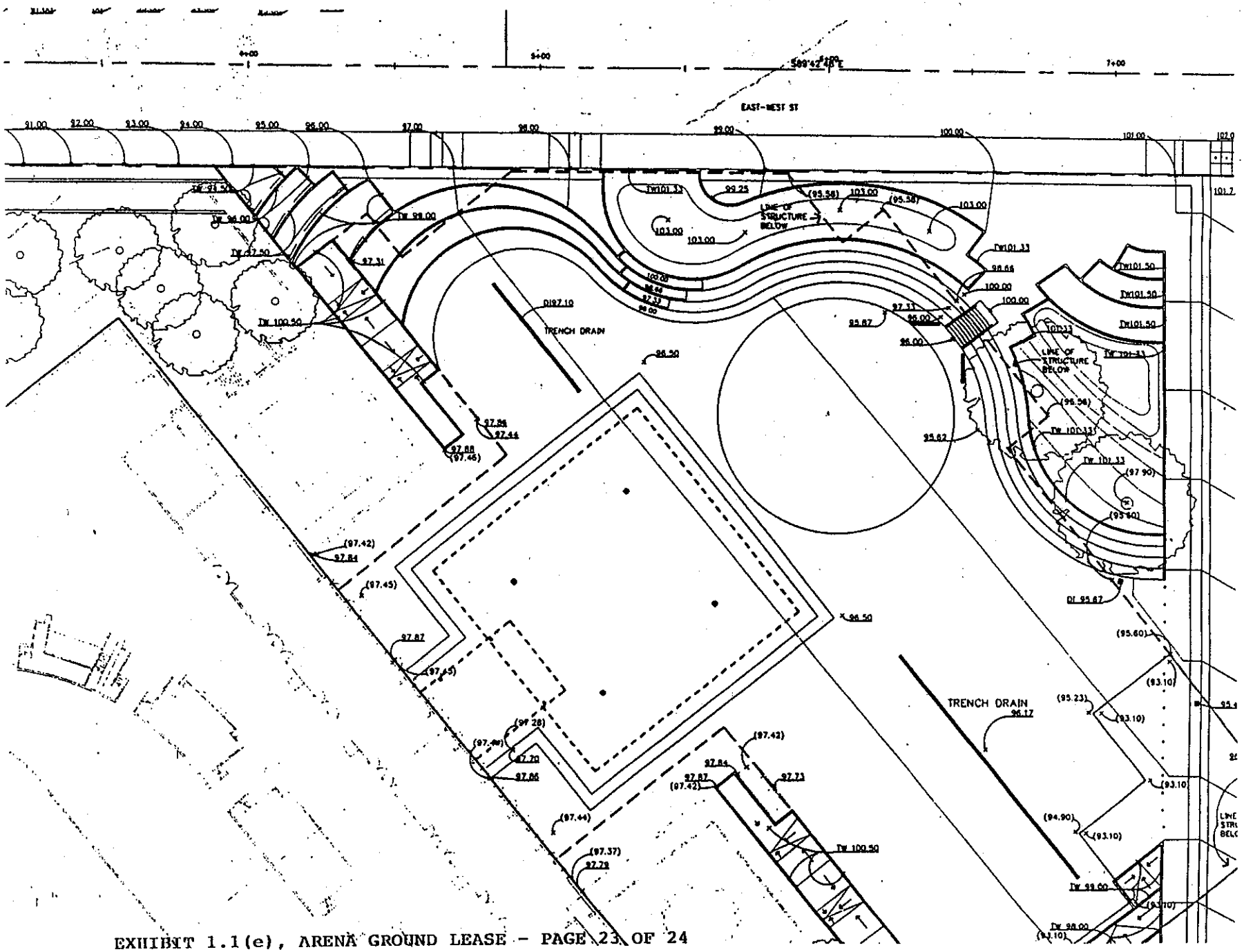
LANDSCAPE & HARDSC
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REVISIONS
ISSUE DATE 6-5-95
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PARTIAL SITE PLAN
GRADING &
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PRIVATE WORK

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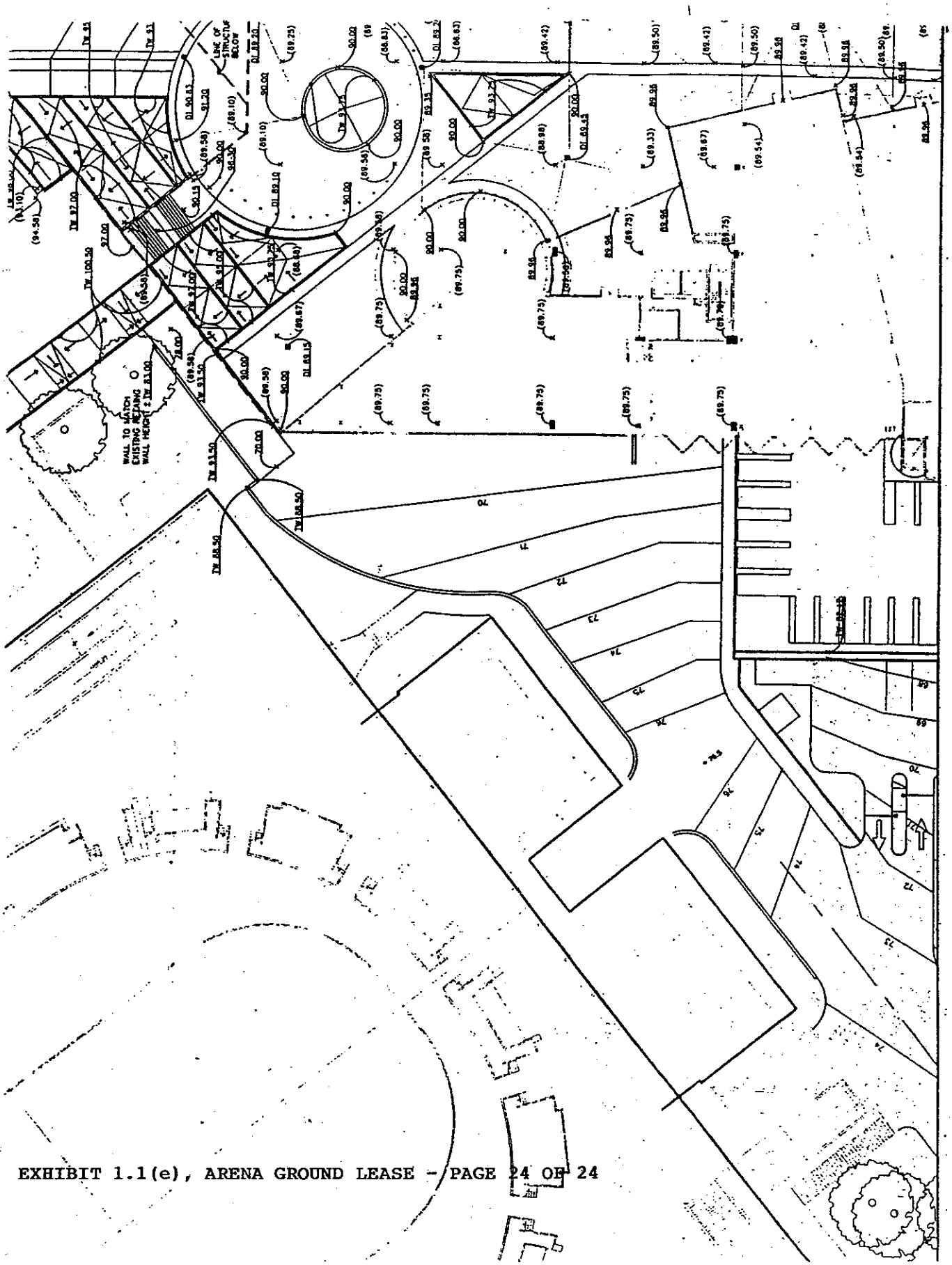


EXHIBIT 2.5 TO ARENA GROUND LEASE

ARENA GUIDELINES

The Base Scope for the Private Improvements includes the Arena and Arena Garage and Entertainment Complex and related hardscape and landscape as identified in the following documents: (i) "Notification of Design Commission Action on March 5, 1992"; (ii) Tentative Decision by the Design Commission on May 7, 1992, May 22, 1992, and May 28, 1992; and (iii) the Staff Reports of the Bureau of Planning and other documents referred to in items (i) and (ii).

The Base Scope also includes the following Arena Guidelines:

1. Seating capacity for basketball shall exceed 19,000.

2. The Arena shall be designed to meet present National Hockey League specifications and shall include ice-making capabilities.

3. The design of the Arena shall provide excellent sight lines and improved leg room and seat widths in relation to the current Memorial Coliseum conditions, and will generally equal or exceed those incorporated in recently constructed, comparable NBA arenas.

4. Acoustics, lighting, restrooms, concession areas, lobbies and other general building characteristics will be high quality and will generally equal or exceed those incorporated in recently constructed, comparable NBA arenas.

5. The Arena design and characteristics will incorporate an arts program for its "public" spaces.

6. The Arena and associated facilities shall incorporate a barrier-free design. OAC shall work with organizations involved with access to ensure that the site and facilities are well planned for disabled patrons.

7. The design of the Arena shall be consistent with City plans, policies and code requirements, including but not limited to the Central City Plan, the Fundamental Design guidelines, the Oregon Convention Center Area Policies and Procedures Guide, and the Lloyd District Design Guidelines.

8. The Arena and associated facilities shall be designed to operate as a programmable civic campus which integrates the arena with the Convention Center, Coliseum and other public facilities in the district.

NOTE: Associated facilities include the Entertainment Complex, Attached Garage and Complex Garage

EXHIBIT 10.4 TO ARENA GROUND LEASE

Operating Trade Fixtures

Basketball Floor
Basketball Goals
Hockey Dashers & Glass
Hockey Goals
Electronic Scoreboards
Main Stage Staging
Spotlights & Specialty Lighting
Sound System & Controllers
Moveable Seating Risers & Railings
Sub Flooring
Portable Chairs & Racks
Crowd Control Material
General Lighting System & Controllers
Vehicles & Powered Equipment
Concessions & Catering Equipment

EXHIBIT 11.1 TO ARENA GROUND LEASE

PERMITTED ARENA PROPERTY ENCUMBRANCES

All references to recording information are to the records of Multnomah County, Oregon, unless otherwise stated.

1. Access Restrictions, included in terms and provisions thereof contained in Deed:

   From: Fred Graap, aka Frederick Graap, a widower
   To: State of Oregon by and through its State Highway Commission
   Dated: September 29, 1959
   Recorded: October 5, 1959
   Book: 1977, page 549

2. Non-Access Restriction as contained in Final Judgment and Decree, Case No. 264772

   Filed: March 19, 1962 in the State Circuit Court for the County of Multnomah

3. Non-Access Restriction as reserved in Deed

   From: The State of Oregon
   To: The City of Portland
   Recorded: November 23, 1965
   Book: 427, page 243

4. Ordinance No. 155340, including the terms and provisions thereof

   Recorded: November 30, 1983
   Book: 1709, page 698

5. Design Review No. DZ128-86, including the terms and provisions thereof

   Recorded: April 7, 1987
   Book: 1993, page 1317

6. Design Review No. D-Z24-89, including the terms and provisions thereof

   Recorded: July 10, 1989
   Book: 2218, page 1082

7. Ordinance No. 161925, including the terms and provisions hereof, establishing the Oregon Convention Center urban Renewal Plan

   Recorded: June 16, 1989
   Book: 2212, page 517, as amended by First Amendment Ordinance No. 164088, recorded May 10, 1991 in Book 2412, page 1226, as further amended by Second Amendment Ordinance No. 164089, recorded May 10, 1991 in Book 2412, page 1276, as amended by Resolution No. 4139, recorded October 3, 1991 in Book 2462, page 2791

8. Statutory liens for labor and/or materials

9. Land Use Review No. 92-00845 D2 AD including the terms and provisions thereof

   Recorded: April 10, 1992
   Book: 2528, page 1853

10. Conditions and Restrictions contained in City of Portland Vacating Ordinance No. 165683.

11. Terms and Provisions of unrecorded Development Agreement, including but not limited to any reference to exhibits or agreements for the relocation of existing utility facilities

12. Declaration of Covenants, Conditions and Restrictions, executed by the City of Portland and Oregon Arena Corporation

13. Discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other facts which a correct survey would disclose.

14. Rights of Northwest Natural Gas to service existing Memorial Coliseum service line

15. Rights of the public in that portion of unvacated North Halsey Street, North Clackamas Street, and North Larabee Street, and Terms of Revocable Permit to Use Dedicated Street Areas, No. 19127, respecting above unvacated streets

EXHIBIT 16.4(i) TO ARENA GROUND LEASE

KOSEI ENCUMBRANCES

All references to recording information are to the records of Multnomah County, Oregon unless otherwise stated.

1. Taxes not paid but not yet due and payable

2. Design Review No. D-224-89, including the terms and provisions thereof

   Recorded: July 10, 1989
   Book: 2218, page 1082

3. Ordinance No. 161925, including the terms and provisions thereof, establishing the Oregon Convention Center Urban Renewal Plan

   Recorded: June 16, 1989
   Book: 2212, page 517, as amended by First Amendment Ordinance No. 164088, recorded May 10, 1991 in Book 2412, page 1226, as further amended by Second Amendment Ordinance No. 164089, recorded May 10, 1991 in Book 2412, page 1276, as amended by Resolution No. 4136, recorded October 3, 1991 in Book 2462, page 2791

4. Land Use Review No. 92-00845 D2 AD including the terms and provisions thereof

   Recorded: April 10, 1992
   Book: 2528, page 1853

5. Additional Land Use Approvals in connection with the Arena Project, if and to the extent approved by the City

6. Right of Way Easement for new Williams Avenue, if and to the extent approved by the City

7. Additional easements, covenants and restrictions in connection with the Arena Project, if and to the extent approved by the City

8. Rights of the public in the unvacated portion of NE Hassalo Street

9. Conditions and Restrictions contained in City of Portland Vacating Ordinance No. 165683

10. Terms and Provisions of unrecorded Development Agreement, including but not limited to any reference to exhibits or agreements for the relocation of existing utility facilities

11. Declaration of Covenants, Conditions and Restrictions, executed by the City of Portland and Oregon Arena Corporation

12. Discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other facts which a correct survey would disclose

13. Rights of Northwest Natural Gas to service existing Memorial Coliseum service line

14. Easement, including the terms and provisions thereof

    From: City of Portland and Oregon Arena Corporation
    To: US West
    Dated: [~~to be completed~~] June 23, 1993

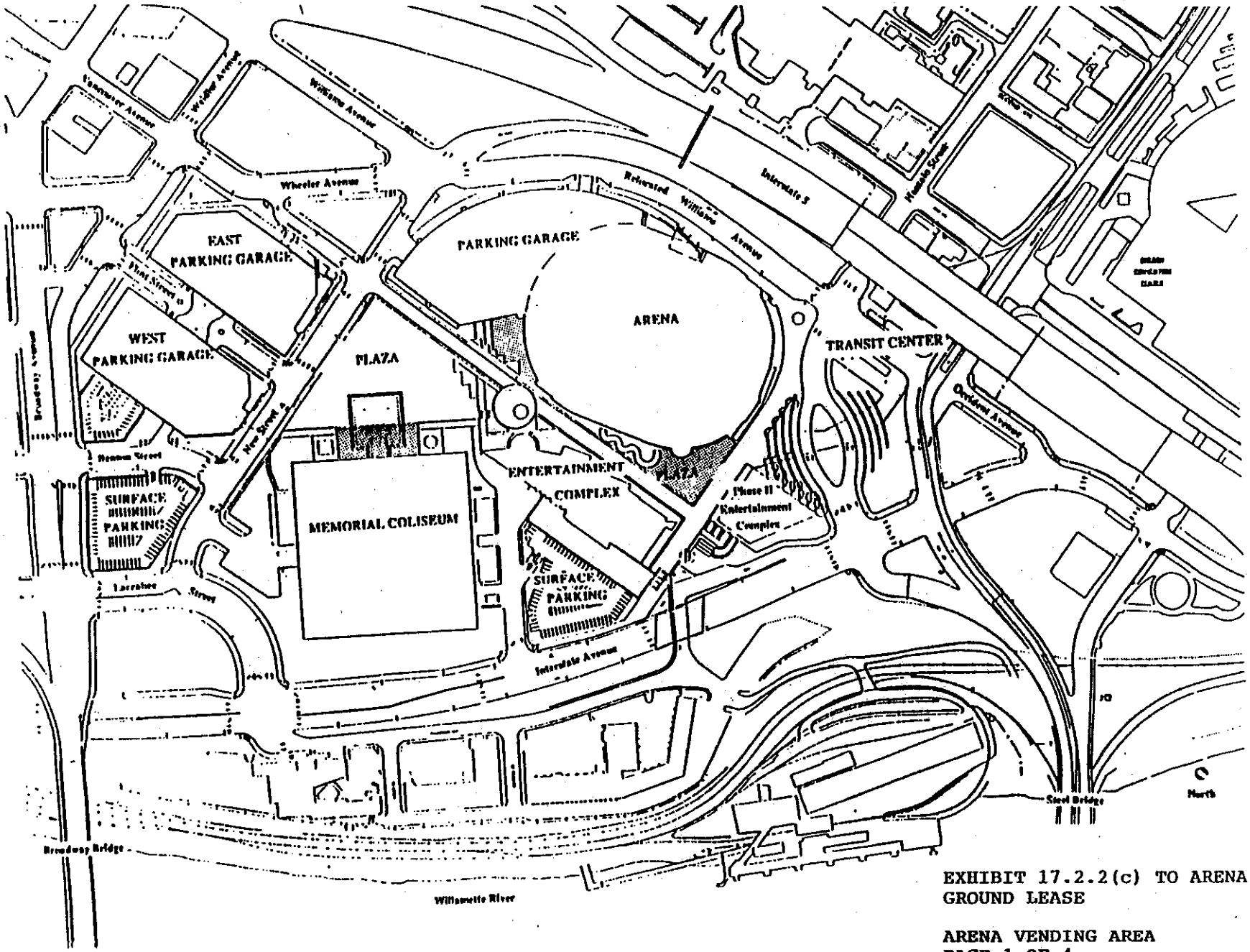


EXHIBIT 17.2.2(c) TO ARENA GROUND LEASE

ARENA VENDING AREA
PAGE 1 OF 4

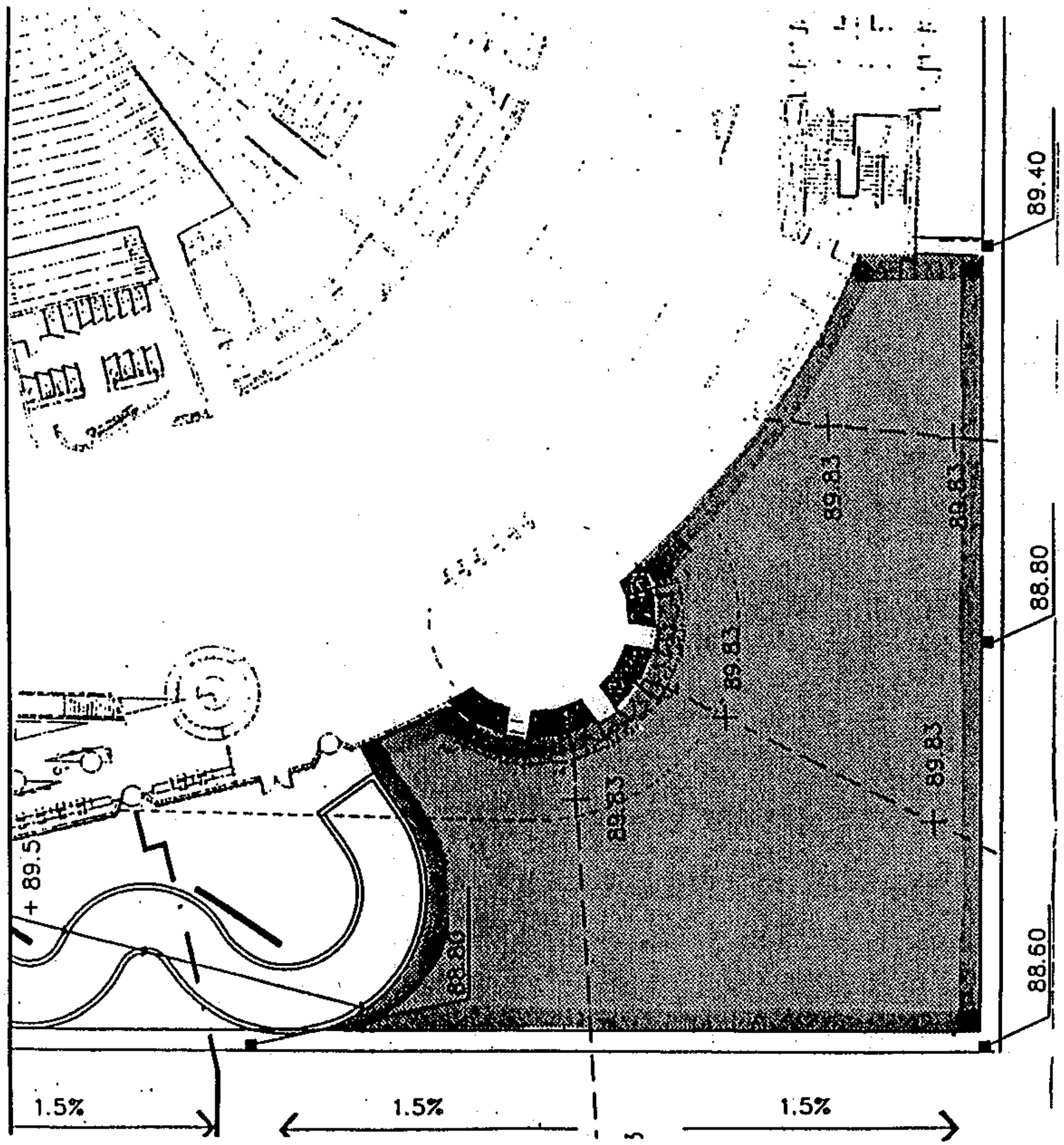


EXHIBIT 17.2.2(c) TO ARENA GROUND LEASE

ARENA VENDING AREA (DETAILS)
PAGE 2 OF 4

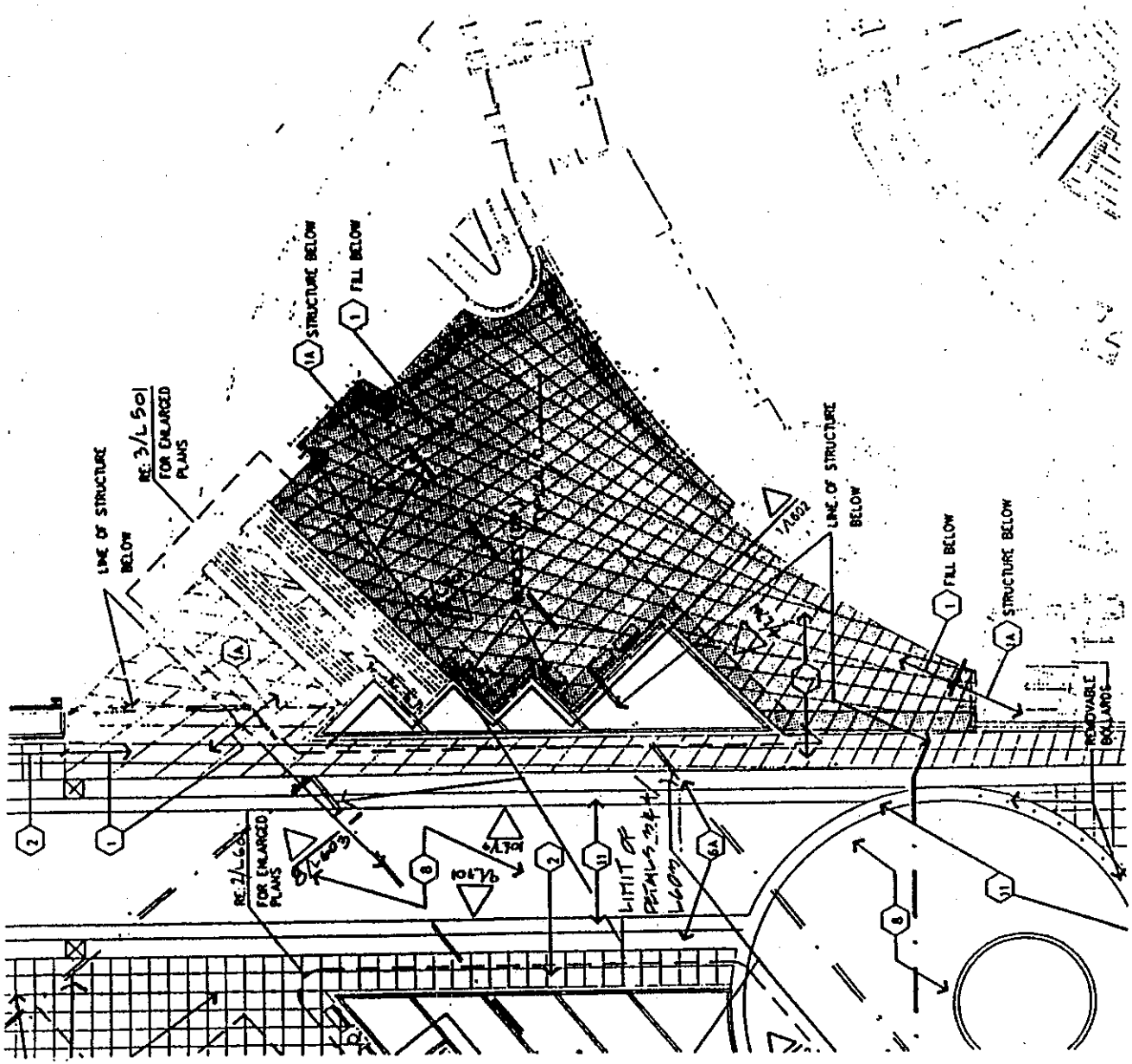


EXHIBIT 17.2.2(c) TO
ARENA GROUND LEASE

ARENA VENDING AREA
(DETAILS)
PAGE 3 OF 4

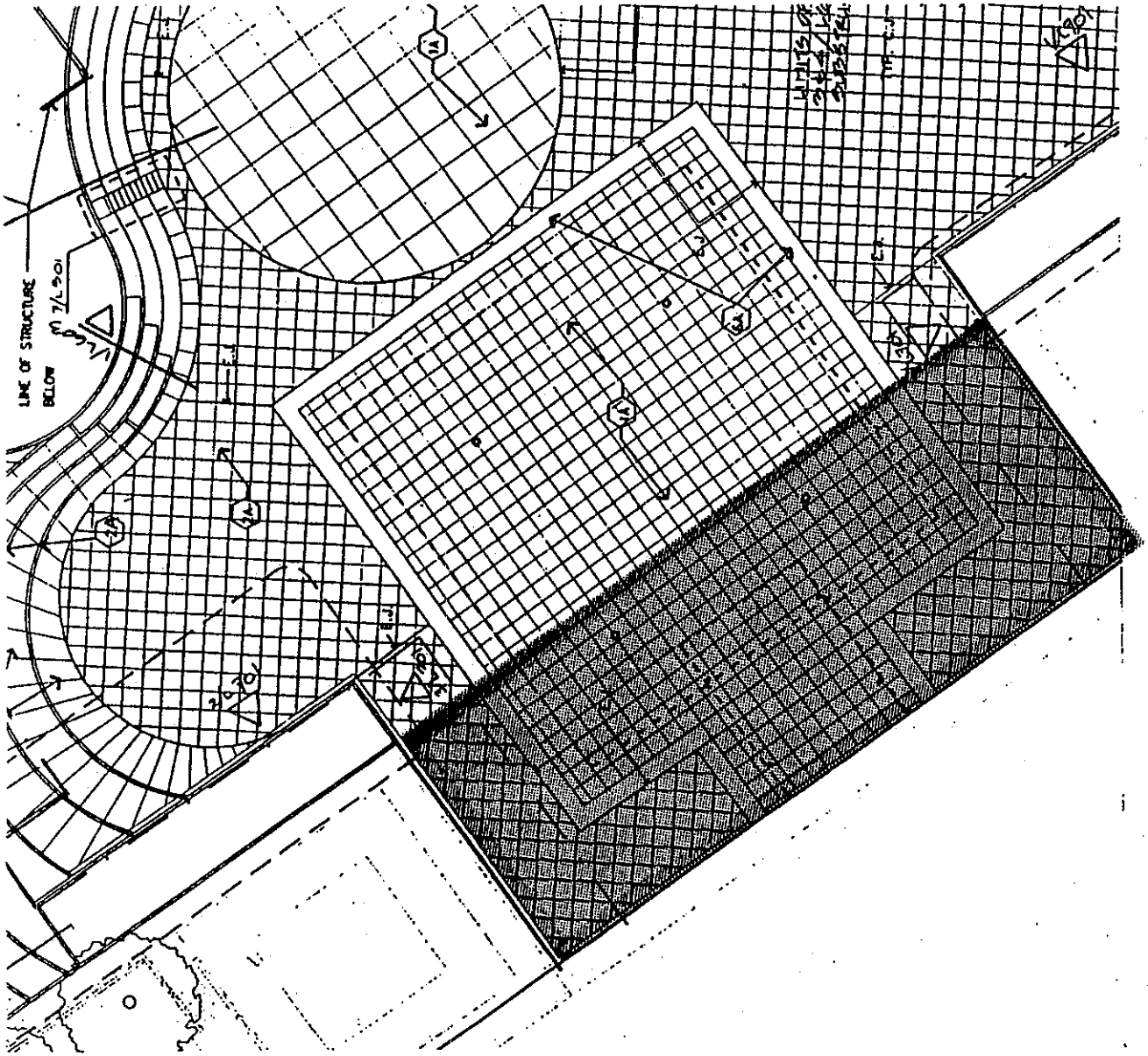


EXHIBIT 17.2.2(c) TO ARENA GROUND LEASE

ARENA VENDING AREA (DETAILS)
PAGE 4 OF 4

AFTER RECORDING RETURN TO:

Bonnie P. Serkin, Esq.
Foster Pepper & Shefelman
One Main Place, 15th Floor
101 S.W. Main Street
Portland, Oregon 97204-3223

SPACE ABOVE LINE FOR
RECORDER'S USE

MEMORANDUM OF LEASE;
MEMORANDUM OF OPTION TO PURCHASE OR DEMOLISH

PARTIES: **CITY OF PORTLAND, OREGON,** a municipal corporation of the State of Oregon **("Landlord")**

OREGON ARENA CORPORATION, an Oregon corporation **("Tenant")**

EFFECTIVE DATE: _____, 1993

1. Leased Premises. Landlord has leased to Tenant upon the terms and conditions of the Arena Ground Lease between the parties dated _____, (the "Arena Lease"), which terms and conditions are incorporated by this reference, real property situated in the City of Portland, Multnomah County, Oregon described in Exhibit A attached hereto and by this reference incorporated herein (the "Arena Property").

2. Term. Arena Lease shall be for an initial term commencing _____, 1993 and ending on the earlier of: a) 30 years after the Arena Completion Date as defined in the Development Agreement between Landlord and Tenant dated November 4, 1992 or b) January 31, 2026. The term may be extended for three periods of

10 years each, plus one completion term of up to 12 months, in accordance with the terms and conditions of the Arena Lease.

3. Option Premises. Tenant has granted Landlord, and Landlord has accepted, the right and obligation to elect either to purchase the land only described in Exhibit B attached hereto and by this reference incorporated herein ("Kosei Property"), or to demolish the improvements on the Kosei Property ("Option") in accordance with the terms and conditions of the Arena Lease.

4. Purpose of the Memorandum. This memorandum is prepared for the purpose of recordation and in no way modifies the Arena Lease or the Option.

LANDLORD: CITY OF PORTLAND, a municipal corporation of the State of Oregon

By: _____
Its: _____

TENANT: OREGON ARENA CORPORATION, an Oregon corporation

By: _____
Its: _____

APPROVED AS TO FORM:

_____
City Attorney for City of Portland

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on the ____ day of _____, 1993, by _____ as _____ of the CITY OF PORTLAND.

_____
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on the ____ day of _____, 1993, by _____ as _____ of OREGON ARENA CORPORATION.

_____
Notary Public for Oregon
My Commission Expires: _____