

**EXHIBIT "A"**

153065  
Amended  
15 3/4/09

A parcel of land containing approximately 26,740 square feet located in Block 208 "City of Portland" as situated in the Northwest one-quarter (N.W. 1/4) of Section 3, Township One South, Range One East of the Willamette Meridian, in the City of Portland, Multnomah County, Oregon. Said parcel of land being all of said Block 208, excepting therefrom the following Parcels I and II as further described herein:

**PARCEL I**

Beginning at the Northwest corner of said Block 208, said point being the intersection of the Easterly right of way line of Southwest Park Avenue and the Southerly right of way line of Southwest Salmon Street; thence Easterly along said Southerly right of way line of Southwest Salmon Street a distance of 114.62 feet; thence Southerly, parallel with and 114.62 feet Easterly of the Easterly right of way line of said Southwest Park Avenue a distance of 19.99 feet; thence Westerly, parallel with and 19.99 feet Southerly of the Southerly right of way line of said Southwest Salmon Street a distance of 114.62 feet to a point on the Easterly right of way line of said Southwest Park Avenue; thence Northerly along said Easterly right of way line a distance of 19.99 feet to the point of beginning of the herein described Parcel I; containing approximately 2291 square feet.

**PARCEL II**

Beginning at the Northwest corner of said Block 208; said point being the intersection of the Easterly right of way line of Southwest Park Avenue with the Southerly right of way line of Southwest Salmon Street; thence Easterly along said Southerly right of way line a distance of 129.57 feet to the true point of beginning of the herein described Parcel II.

Thence continuing Easterly along said Southerly right of way line a distance of 70.43 feet to the intersection of said Southerly right of way line with the Westerly right of way line of Southwest Broadway; thence Southerly along said Westerly right of way line a distance of 159.91 feet; thence Westerly, parallel with and 159.91 feet Southerly of the Southerly right of way line of said Southwest Salmon Street a distance of 51.50 feet; thence Northerly parallel with and 51.50 feet Westerly of the Westerly right of way line of said Southwest Broadway a distance of 15.52 feet to a point that is 144.39 feet Southerly of when measured at right angles to the Southerly right of way line of said Southwest Salmon Street; thence Westerly, parallel with and 144.39 feet Southerly of said Southerly right of way line a distance of 18.93 feet to a point that is 70.43 feet Westerly of when measured at right angles to the Westerly right of way line of said Southwest Broadway; thence Northerly, parallel with and 70.43 feet Westerly of said Westerly right of way line a distance of 144.39 feet to the true point of beginning of the herein described Parcel II; containing approximately 10,969 square feet.

Together with an easement to maintain and preserve on Parcels I and II the existing foundations and footings which now support and are a part of the Paramount Theatre so long as the Paramount Theatre shall exist; and

Together with an easement to enter, use and maintain the existing Paramount Theatre basement on Parcel I so long as the Paramount Theatre shall exist; and

Together with all improvements thereon including all lights and lighting fixtures, theatrical lighting and rigging, statuary, murals and art work, immovable furniture, drapes, curtains, stair and wall railings and posts, carpets and marquees;

Excepting therefrom, and reserving to Parcel I an easement appurtenant to allow the continuation of the existence of, maintenance to and support for the Studio Building and for the skybridge portion of the Studio Building above the northerly portion of the alley adjacent to the existing Heathman Hotel Building, located on Parcel II, so long as the existing Studio Building shall exist, but not thereafter.

And further excepting therefrom, and reserving Parcel II the existing rights appurtenant to that building, to use exclusively, and to maintain, the presently existing subsurface sidewalk elevator access tunnel so long as the existing Heathman Hotel Building shall continue to exist but not thereafter.

And further excepting therefrom and reserving to Parcel II all of the rights reserved to the Seller under paragraph 14 of the Sale of Assets Agreement recorded in Book 1151, page 899, Multnomah County Deed Records except the subsurface rights provided for therein, so long as the existing Heathman Hotel Building shall continue to exist but not thereafter.

And further excepting therefrom, and reserving to Parcel I and Parcel II an easement for support and continuation of the existence of all footings, foundations and walls necessary for the continuation of the structural integrity of the Heathman Hotel Building and the Studio Building so long as each shall continue to exist but not thereafter.

# ORDINANCE No. 153065

153065

## AN ORDINANCE AUTHORIZING SPECIAL LEGAL COUNSEL TO OBTAIN EARLY POSSESSION OF THE PARAMOUNT THEATRE PROPERTY IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, AND DECLARING AN EMERGENCY

The City of Portland ordains:

### Section 1. The Council finds:

1. By Ordinance 152805 passed by the Council February 3, 1982, the Council authorized condemnation of the Paramount Theatre property on Lot 208, City of Portland, in the City of Portland, County of Multnomah, State of Oregon.
2. By Ordinance 151131 passed by the Council May 13, 1981, the Council has authorized Williams, Stark, Hiefield & Norville, P.C. to act as special legal counsel to the City for the purpose of acquisition of the Paramount Theatre property for a performing arts facility.
3. It is necessary that the City have the right to possession of the Paramount Theatre property (more particularly described in Exhibit "A" attached hereto and made a part hereof) by September 1, 1982, in order that the renovation and construction of said property may proceed on schedule and within budgetary limitations.

NOW, THEREFORE, the Council directs:


- a. In the event that possession is not obtained by agreement with the owners, special legal counsel is authorized and directed to take all appropriate steps to acquire possession of the real property described in Exhibit "A" by September 1, 1982, in accordance with all applicable laws and regulations.

Section 2. The Council declares that an emergency exists because it is necessary that no undue delay be encountered in preparation for legal proceedings to acquire possession of the property described in Exhibit "A" by September 1, 1982, so that the construction and renovation of said property may stay on schedule and within its budgetary limitations; therefore, this Ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, APR 7 1982

Commissioner Mildred Schwab  
Patrick C. Harrington:lh  
4/1/82

Attest:

  
Auditor of the City of Portland

Calendar No. 914

ORDINANCE No. 153065

Title

An Ordinance authorizing special legal counsel to obtain early possession of the Paramount Theatre property in the City of Portland, County of Multnomah, State of Oregon, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	1	
LINDBERG	1	
SCHWAB	1	
STRACHAN	1	
IVANCIE	1	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

INTRODUCED BY
Commissioner Mildred Schwab

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Civic Auditorium
Prepared By: Patrick C. Harrington      Date: 4/1/82
Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: Patrick C. Harrington

CALENDAR	
Consent	Regular <input checked="" type="checkbox"/>

NOTED BY
City Attorney <i>D. Williams</i>
City Auditor
City Engineer

Filed APR 1 1982

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By *George Yerkovich*  
Deputy