

Exhibit A

Description of Premises

Exhibit "A"

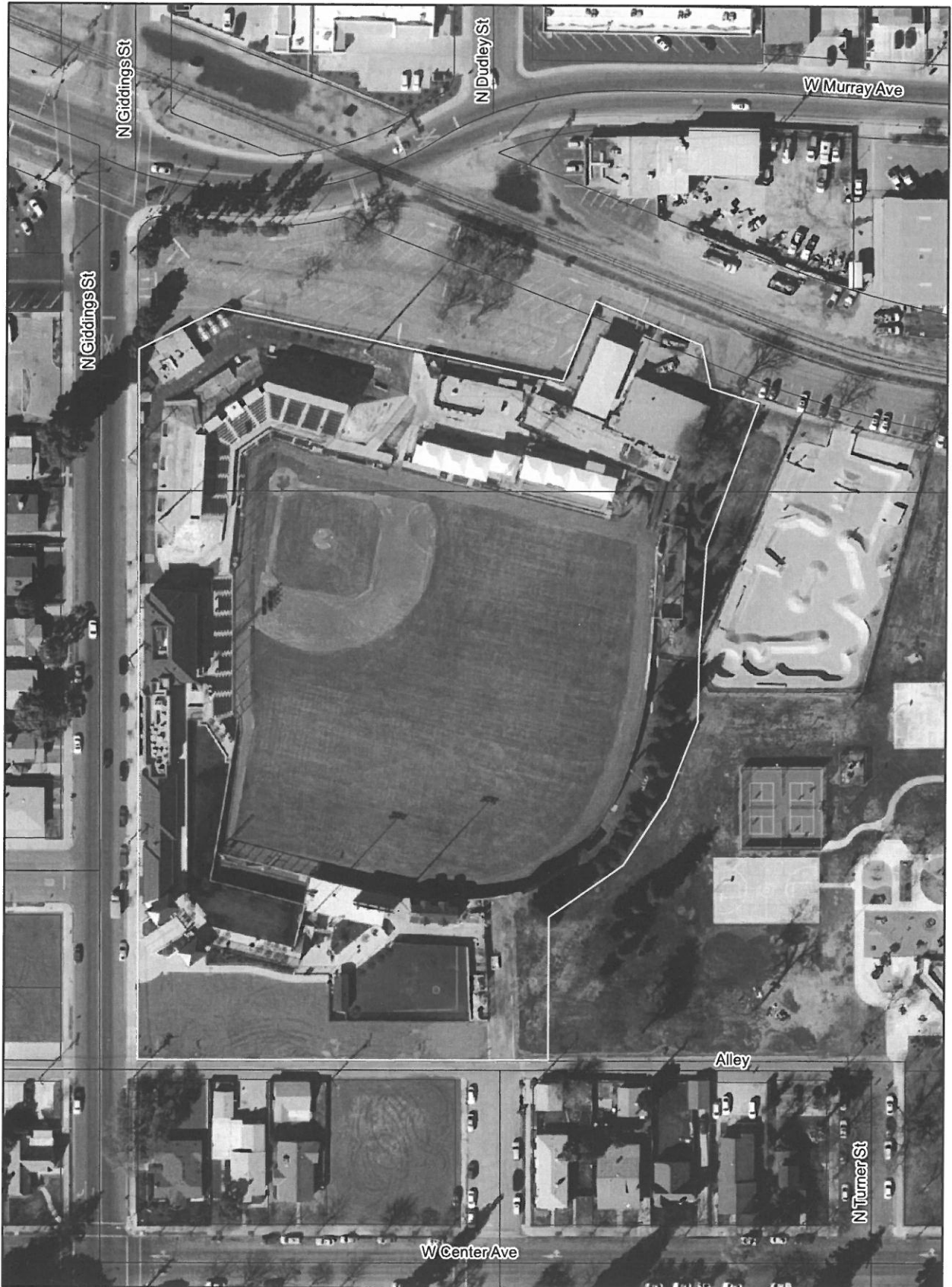


Exhibit B

Professional Baseball Agreement (PBA) Facility Standards and MLB Rule 58

**MAJOR LEAGUE RULES
MLR Attachment 58**

ATTACHMENT 58

**MINOR LEAGUE FACILITY STANDARDS AND
COMPLIANCE INSPECTION PROCEDURES**

Standards

Unless expressed as recommendations, these facility standards are minimum requirements for all new Minor League facilities. The standards outlined in Sections 11, 12 and 13 are applicable to both new and existing facilities.

New Facilities

Any facility that is scheduled for a construction starting date of January 1, 1991 or later shall be considered a "new facility." All plans for new facilities, including construction time schedules, must be submitted to field inspection personnel designated by the Commissioner's Office and the President of the Minor League Association, for review and approval by the field inspection personnel prior to the start of construction. Such review must be completed within 30 days after submission or the plans shall be deemed approved. If such plans meet the standards they shall be approved. Notwithstanding its facility's designation as a "new facility," a Minor League Club that can demonstrate that its new facility construction planning and approval process was at such a stage as of November 17, 1990 that requiring compliance with a minimum new facilities standard (other than those outlined in Sections 11, 12 and 13) will cause it to suffer a material hardship, may apply to the President of the Minor League Association and to the Commissioner or the Commissioner's designee for a variance from such standard.

Existing Facilities

Any facility other than a "new facility" as defined above shall be considered an "existing facility." All existing facilities must meet the standards outlined in Sections 11, 12 and 13 (playing field and other team facilities) by no later than April 1, 1995. All plans for additions, alterations or renovations of such facilities, including new turf installations, must be submitted to field inspection personnel designated by the Commissioner's Office and to the President of the Minor League Association, for review and approval by the field inspection personnel (including construction time schedules) prior to the start of construction. Such review must be completed within 30 days after submission or the plans shall be deemed approved. If such plans meet the standards they shall be approved.

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SECTION 1.0 SEATING

This section establishes standards for the number, type and arrangement of seating in all facilities.

1.1 SEATING CAPACITY

Seating capacities shall be established to be appropriate for the size of the Minor League Club's market. Recommended minimum capacities are as listed below. All facilities shall conform with the seating grade, seating distribution and spacing requirements described in sections 1.2, 1.3 and 1.4.

1.1.1	Class AAA Capacity	10,000 seats
1.1.2	Class AA Capacity	6,000 seats
1.1.3	Class A Capacity	4,000 seats
1.1.4	Short-Season Class A/Rookie	2,500 seats

1.2 GRADES OF SEATING

In order to enhance the professional atmosphere of the facility, each facility shall provide a minimum of two separate and distinct grades of seating (three separate and distinct grades are recommended). This provision is intended to designate and define general types of seating and not to define pricing or ticketing structures.

1.2.1 TYPES OF SEATING

Seating types shall be defined as in sections 1.2.2, 1.2.3, and 1.2.4.

1.2.2 BOX SEATING

Defined as Arm Chair Seats with Backs. Additional seat width and leg room is recommended, with an additional three inches of tread width to be provided as compared to the tread width in the other seating areas. Following the traditional definition of box seating, it is recommended that additional access to smaller groupings of box seats be provided.

1.2.3 RESERVED SEATING

Defined as a bench with back as a minimum requirement.

1.2.4 GENERAL ADMISSION SEATING

Defined as a bench as a minimum requirement.

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1.3 SEATING DISTRIBUTION

In no event shall more than 90% of the total seating capacity be General Admission seating. Recommended seating distributions are as follows.

For two grades of seating:

Box or Reserved:	25% of total capacity
General Admission:	75% of total capacity

For three grades of seating:

Box:	25% of total capacity
Reserved:	25% of total capacity
General Admission:	50% of total capacity

1.4 SEAT SPACING

The spacing and layout of all seating, aisles, vomitories, cross-aisles and concourses comprising the established exiting system shall conform to all applicable local, state and federal codes and regulations. (NFPA 101 for Assembly Occupancies shall be considered the minimum requirement if the facility does not fall under jurisdiction of other regulations.)

1.5 HANDICAPPED ACCESSIBILITY

All facilities shall comply with all applicable local, state and federal codes and regulations regarding access of Handicapped patrons and employees. (ANSI.A117-1 shall be considered the minimum requirements.)

SECTION 2.0 PUBLIC COMFORT STATIONS

This section determines and defines the number of plumbing fixtures and their arrangement at the facilities.

2.1 COMFORT STATION DISTRIBUTION

The distribution of the fixtures should be in accordance with the distribution of the seating locations and exiting system to allow minimal walking distances from all parts of the facility to public toilet facilities.

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2.2 PLUMBING FIXTURES

The minimum plumbing fixture ratios shall be as follows:

Water closets	1:125 Women 1:450 Men
Lavatories (sinks)	1:150 Women 1:150 Men
Urinals	1:125 men

2.2.1 COMFORT STATION ACCESSORIES

All public restroom facilities shall provide mirrors, purse shelves (in women's), hand drying facilities and trash cans. It is recommended that a table/platform for diaper changing be located in each restroom.

2.3 HANDICAPPED ACCESSIBILITIES

All facilities shall comply with all applicable local, state and federal codes and regulations (ANSI. A117-1). It is recommended that all facilities provide a minimum of one, unisex h.c. toilet facility per level. This facility shall be similar to a residential bathroom, and allow a h.c. patron to use the facility with the assistance of his/her companion of the opposite sex.

2.4 DRINKING FOUNTAINS

All facilities shall provide drinking fountains per local, state and federal codes and regulations.

2.5 PUBLIC TELEPHONES

All facilities shall provide telephones per local, state and federal codes and regulations.

SECTION 3.0 CONCESSION AND VENDING

The following standards for Concessions and Vending are recommended for all facilities. Many of the conditions may be affected by an existing operational agreement between the facility and concessionaire. It is recommended that these standards be incorporated into any new operational agreement negotiated after the effective date of this PBA.

3.1 CONCESSION AREAS

It is recommended all facilities provide 5 lineal feet of counter space (with corresponding support space) per 350 seats in the total facility

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capacity. The distribution of the concession areas shall be commensurate with the distribution of the patrons to minimize walking distances. [Example: $12,000 \text{ seats} / 350 = 34.28 \times 5' = 171$ lineal feet of counter. Each stand averages 25' per stand. Therefore, a minimum of 7 stands, distributed throughout the facility are recommended.]

3.2 CONCESSION VENDORS

If concession vendors are provided at the facility, the following ratios are recommended: one vendor per 350 seats, with 15 sq. ft. of vending commissary space for each vendor separate from the concession areas.

3.3 CONCESSION COMPLIANCE/CODES AND REGULATIONS

Concessionaires are responsible for compliance with all local, state and federal regulations in regard to Health Standards, Fire Department regulations, power, exhaust and ventilation requirements. The agreement between the facility and concessionaire shall define which party is responsible for required modifications.

3.4 CONCESSION STORAGE AND NOVELTY STANDS

The following standards shall be minimum requirements.

3.4.1 CONCESSION STORAGE

All facilities shall provide adequate storage for concession inventory. It is recommended that the storage area be of such size to store the inventory necessary to stage the number of games in an average home stand. In the Agreement between the facility and the concessionaire, the concessionaire shall provide empirical data to determine the required amount of storage space.

3.4.2 NOVELTY STANDS

Any provided novelty stand(s) acting as a sales point for retail sales shall present products in a professional manner commensurate with standard retail sales areas.

SECTION 4.0 MISCELLANEOUS PUBLIC AREAS

4.1 STADIUM CLUB/RESTAURANT/BANQUET FACILITY

This type of facility shall be optional.

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4.2 PICNIC/BEER GARDEN FACILITY

This type of facility shall be optional.

4.3 FAMILY RECREATION AREA

This type of facility shall be optional.

SECTION 5.0 TICKET WINDOWS AND ENTRY TURNSTILES

The following Sections 5.1, 5.2, and 5.3 shall be minimum requirements.

5.1 TICKET WINDOWS

All facilities shall provide one ticket window for each 1500 seats of total capacity.

5.2 TURNSTILES/ENTRY POSITIONS

All facilities shall provide one turnstile or equivalent entry position (minimum of 30” wide) for each 1500 seats of total capacity.

5.3 HANDICAPPED ACCESSIBILITY

All facilities shall provide access per all applicable local, state and federal codes and regulations to all public and private areas of the facility. (ANSI A117.1)

SECTION 6.0 SECURITY AND FIRST AID

6.1 SECURITY COMMAND POST

All facilities shall provide a “command post” for event security forces, centrally located with provisions for removing unruly patrons from the facility.

6.2 FIRST AID STATION

All facilities shall provide a first aid station during all events. It is recommended that certified medical personnel staff the station at all events.

SECTION 7.0 PARKING AND FACILITY ACCESS

The following Sections 7.1, 7.2 and 7.3 shall be applicable to all facilities.

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7.1 PARKING SPACES

It is recommended all facilities shall provide public parking spaces at a ratio of 1 space per 3 seats of total capacity. Such parking spaces shall be on-site or within a 10 minute (1/2 mile) walking distance of the stadium.

7.2 ACCESS AND CONTROL

All facilities shall coordinate with local law enforcement officials to provide controlled on-site traffic access, so as to promote a safe and trouble-free access environment.

7.3 HANDICAPPED PARKING

All facilities shall conform with all applicable local, state and federal regulations.

SECTION 8.0 SOUND SYSTEM AND SCOREBOARD

8.1 SOUND SYSTEM

All facilities shall provide an acoustically balanced sound system integrated with the capacity to deliver clear audio messages to the press box, concourses and all public areas within the facility.

8.2 SCOREBOARD

All facilities shall provide a scoreboard that provides the following as minimum requirements. All scoreboard characters are to be large enough to be seen throughout the facility.

Line Score
Ball-Strike-Out
Player at Bat

8.3 SCOREBOARD LOCATION

No part of any scoreboard and/or associated lighted advertising panels may be located within 50' of the center line of the playing field.

8.4 CLOCK

All facilities shall provide a time-of-day clock that is in full view of all field personnel from the beginning of batting practice through the close of each game.

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SECTION 9.0 MEDIA FACILITIES

9.1 PRESS PARKING AND ACCESS

It is recommended that all facilities provide a parking area for all members of the media with direct access to the facility. It is also recommended that parking be provided for television vans and broadcast trucks.

9.2 PUBLIC ADDRESS/SCOREBOARD PERSONNEL

All facilities shall provide space in the press box for the public address announcer and scoreboard operator(s). It is recommended that the PA/scoreboard area have a minimum of 50 sq. ft. of floor space in addition to the floor space required for the scoreboard equipment.

9.3 RADIO BROADCAST BOOTHS

It is recommended that all facilities provide two radio broadcast booths (home and visitor) that provide a direct view of the entire field and facilitate the broadcast of the game. Each shall provide counters, chairs, power, lighting and telephone jack.

9.4 TELEVISION BROADCAST AND CAMERA BOOTH

It is recommended that all facilities provide a spare broadcast/camera booth available for local television broadcasts and local television media. The booth should have a direct view of the entire field with operable windows or closures.

9.5 PRINT MEDIA AREA

It is recommended that all facilities provide a separate area for 6 to 10 members of the print media with a direct view of the entire field. Counter, chairs, power, lighting and telephone jack shall be provided.

9.6 MEDIA TOILET FACILITIES

It is recommended that all facilities provide media restroom facilities separate from public restrooms, located with direct access to the press box.

9.7 MEDIA WORKROOM/LOUNGE

This type of facility shall be optional.

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9.8 HANDICAPPED ACCESSIBILITY TO PRESS BOX

Facilities shall conform to all applicable local, state and federal codes and regulations for accessibility to the press box. (ANSI-A117.1)

SECTION 10.0 ADMINISTRATION AREA

10.1 FACILITY ADMINISTRATION AREA

It is recommended that all facilities provide administrative space of 250-300 sq. ft. per person for facility and maintenance operations with separate toilet facilities directly adjacent.

10.2 STADIUM PERSONNEL DRESSING/LOCKER FACILITIES

It is recommended that all facilities provide separate dressing/locker facilities (separate for each sex) for all maintenance and event employees (including concession personnel) separate from the public.

10.2.1 STADIUM PERSONNEL TOILET FACILITIES

It is recommended that all facilities provide toilet facilities for stadium personnel separate from the public. Direct access to personnel locker rooms is desirable.

10.3 TEAM ADMINISTRATION AREA

If the tenant team has a permanent administration area away from the facility, an on-site game day team administration area must be provided. If the team's permanent administration area is at the facility, it is recommended that the area provide 250-300 sq. ft. per person for team operations with adjacent toilet facilities.

SECTION 11.0 TEAM FACILITIES

The following shall be minimum requirements.

11.1 HOME CLUBHOUSE/DRESSING AREA

The number of lockers provided shall be at least five more than the Club's active player limit for its classification of play. The minimum size of each locker shall be 24" w x 72" h (36" w x 72" h is recommended). A lockable storage compartment is recommended for each locker.

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Minimum floorspace requirements for the team dressing area shall be as follows:

New facility:	1,000 sq. ft.
Existing facility:	800 sq. ft. (1,000 sq. ft. is recommended)

11.2 SHOWER AND TOILET FACILITIES

All facilities shall provide separate shower, drying and toilet areas with the following minimum fixture counts:

New facility:	shower heads:	8 (10 recommended)
	water closets:	2
	urinals:	2
	lavatories:	4 (8 recommended)
Existing facilities:	shower heads:	6 (10 recommended)
	water closets:	2
	urinals:	2
	lavatories:	2 (8 recommended)

11.3 TRAINING ROOM

All new facilities shall provide a separate training room of not less than 300 sq. ft. divided into three areas: treatment, whirlpool and rehabilitation. The training room shall have space for 1 or 2 treatment tables, a minimum of 2 whirlpools, hydroculator (4-pack minimum), scale, stationary bicycle, ice machine and an area for 2 or 3 pieces of rehabilitation/weight equipment. The training room shall contain a lockable storage area for training supplies. It is recommended that additional space be provided for a separate office/dressing area for the trainer and team physician. It is also recommended that a valuable storage box be installed in the training room.

All existing facilities shall comply with the above paragraph, with the exception that the minimum square footage requirement shall be 175 sq. ft. (300 sq. ft. is recommended).

11.4 TEAM LAUNDRY FACILITY

All facilities shall provide commercial quality laundry facilities (washer and dryer) for the home team to provide daily washing capability. This room may be combined with the Team Equipment Room.

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11.5 TEAM EQUIPMENT ROOM

All facilities shall provide adequate lockable equipment storage space (minimum of 300 sq. ft. in a new facility) contiguous with the clubhouse.

11.6 COACHES' LOCKERS

All new facilities shall provide a minimum of 4 coaches lockers (6 are recommended) in addition to the players lockers. It is recommended these lockers shall be in a separate area from the players lockers. Locker size and floor space requirements (per capita) shall be the same as in the players dressing area.

Existing facilities shall comply with the above paragraph, with the exception that a minimum of 3 coaches lockers are to be provided.

11.7 FIELD MANAGER'S OFFICE

All facilities shall provide a field manager's office with direct access to the home clubhouse. It shall include a separate toilet, shower and dressing area, along with a desk and adequate meeting space for 6-8 persons. At existing facilities the separate toilet, shower and dressing area is recommended and not required.

11.8 VISITORS CLUBHOUSE/DRESSING AREA

The number of lockers provided shall be at least three more than the Club's active player limit for its classification of play. Minimum floor space requirements shall be as follows:

New facility:	750 sq. ft.
Existing facility:	500 sq. ft (750 sq. ft. is recommended)

11.9 VISITORS SHOWER AND TOILET FACILITIES

All facilities shall provide separate shower, drying and toilet facilities with minimum fixture counts as follows:

New facility:	shower heads:	6 (8 recommended)
	water closets:	2
	urinals:	2
	lavatories:	4
Existing facility:	shower heads:	4 (8 recommended)
	water closets:	2
	urinals:	2
	lavatories:	2 (4 recommended)

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11.10 VISITORS TRAINING ROOM

All new facilities shall provide a separate training room (minimum of 150 sq. ft.), with space for one training table, one whirlpool, and a hydroculator (4-pack minimum). In existing facilities, this area may be integrated into the players' dressing area, provided that the dressing area is at least 650 sq. ft.

11.11 VISITING FIELD MANAGER'S OFFICE

All facilities shall provide a separate office for the visiting field manager. It shall include a separate toilet, shower and dressing area, along with a desk and adequate meeting space for 2-4 people. At existing facilities, the separate toilet, shower and dressing area is recommended and not required.

11.12 TEAM STORAGE (MAJOR LEAGUE PARENT TEAM)

It is recommended that all facilities provide a minimum of 300 sq. ft. of lockable team storage, separate from other team storage, with year round access only to the major league team.

11.13 UMPIRE FACILITIES

All facilities shall provide a private dressing, shower, and toilet facility for umpires. This area shall provide enough lockers (each a minimum of 36" w x 72" h) to accommodate the number of umpires typically assigned to work in the applicable classification of play. In new facilities, this area shall be a minimum of 200 sq. ft.

11.14 FIELD/DUGOUT ACCESS

It is required that all new facilities and recommended that all existing facilities provide a direct access route to the dugout/playing field. Similar access is to be provided for the umpires.

11.15 PLAYER PARKING

It is recommended that all facilities designate a parking area with clubhouse access for players and other uniformed team personnel.

11.16 HITTING/PITCHING TUNNELS

It is recommended that each facility provide two covered tunnels for players to practice hitting and pitching in an enclosed environment. If provided, these tunnels should be reasonably close to the home clubhouse with minimal public access.

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11.17 PRE- AND POST-GAME WAITING AREA

It is recommended that all facilities provide a pre-game and post-game waiting area for families of players and other uniformed personnel.

SECTION 12.0 PLAYING FIELD

12.1 FIELD DIMENSIONS

Layouts of all new fields (and modifications to existing fields) shall be submitted for approval by the parent Major League Club and the Minor League Club. All field dimensions shall comply with the minimum dimensions specified in Section 2.01 of the Official Baseball Rules.

12.2 PLAYING SURFACE

All facilities shall provide a field surface (natural or synthetic) without defects and/or “trip-hazards” that could affect the normal play of the game or jeopardize player safety. Warning track material shall identify all zones within 15’ of all walls and fences. This warning track must be of a material to provide visual and tactile notice of a significant change in surface type.

12.3 FIELD GRADE

The maximum allowable grade from the base of the pitcher’s mound to the warning track in foul territory shall be 6”. The maximum allowable grade from second base to the outfield warning track shall be 20”.

12.4 FIELD WALL

The permanent outfield wall or fence in all new facilities shall be a minimum of 8’ high.

12.5 BULLPENS

All facilities must provide a bullpen area for each team. These areas may be located in foul territory down the baselines or just immediately outside the field wall. Each must be visible to both dugouts and to the press box. Each shall have two regulation pitching mounds and home plates, adequate distance and clearance for each pitcher and catcher, and a bench for 10 players. If the bullpens are in foul ball areas, care shall be taken to integrate the slope of the pitcher’s mound into the field so as not to create a trip hazard for fielders as they approach the bullpen. It is recommended that all facilities have phones connecting the bullpens to the dugouts.

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12.6 DUGOUTS

All facilities must provide two enclosed dugouts (home and visitor). Each dugout in a new facility must accommodate 25-30 uniformed personnel on a bench with seatback. Each dugout in an existing facility shall accommodate 20-25 uniformed personnel. Each dugout must have a helmet rack for a minimum of 15 helmets and a bat rack for a minimum of 30 bats. It is recommended that a bat swing/storage area be directly accessible to each dugout. It is recommended that each dugout include a refrigerated water cooler (drinking fountain) and provide direct access to a restroom. It is recommended that all facilities have telephones connecting the dugouts to the bullpens and to the press box. All dugouts shall provide as feasible an anti-skid surface as possible on steps and walkways.

12.7 FIELD EQUIPMENT

All facilities shall provide the following field equipment. Examples given shall serve as guidelines for equipment quality, and the equipment provided shall meet or exceed the examples specified.

12.7.1 BATTING CAGE

All facilities shall provide a full cover batting cage. New batting cages shall have minimum dimensions of 18' wide, 14' deep and 9' high. It is recommended that the cage be portable and made of an aluminum frame to provide maximum maintainability. Existing batting cages not meeting the above standards may be approved by the parent Major League Club.

12.7.2 FIELD SCREENS

All facilities shall provide a pitching screen, first base screen, 2nd base/double play screen, and a shag protector screen. New screens shall have the following minimum dimensions:

Pitching screen:	7' h x 8' w with 4' x 4' notch in upper corner.
Double play screen:	7' h x 14' w with hinged wings.
First base and shag protector screens:	7' h x 8' w.

All existing screens not meeting the above standards may be approved by the parent Major League Club.

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Periodic checks of the batting cage and all screens shall be performed to verify frame and net integrity.

12.7.3 BATTER'S EYE

All facilities shall provide a solid monochromatic batter's eye painted in a flat, dark color with minimum dimensions of 16' high and 40' wide centered in the outfield. If a centerfield camera is integrated into the batter's eye, the camera must be the same color as the batter's eye. It is recommended that all new facilities provide a batter's eye with minimum dimensions of 40' high and 80' wide. Any advertising sign abutting the batter's eye shall not include white lettering, a white background, any neon or other lighting or motion effects.

12.7.4 FOUL POLES

All facilities shall provide two foul poles of a bright color that are a minimum of 30' high (45' is recommended) with a screen to the fair side of the pole. No white signs shall be allowed on or immediately adjacent to each side of the foul pole.

12.7.5 FLAG POLE

All facilities shall provide a flag pole for the United States Flag or Canadian Flag, as applicable, in clear view of the entire seating bowl.

12.7.6 SCOREBOARDS, VIDEO MONITORS AND MOTION SIGNS

In addition to other provisions of these Minor League Facility Standards (including, but not limited to, Section 8.3 (Scoreboard Location)), the President of the Minor League Association, in consultation with the Commissioner or the Commissioner's designee, shall develop and distribute guidelines regarding the use and location of scoreboards, video monitors, LED boards and LED/matrix boards so as not to interfere with play.

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that does not experience sufficient rainfall to justify the expense of tarps. The tarps shall be oversized to prevent water from running under the edge to a dirt area. The tarps shall be stored in an easily accessible location but in a way not to create a safety hazard on the playing field. Each facility is required to provide adequate manpower to operate the placement and/or removal of the tarps.

SECTION 13.0 MAINTENANCE

This section outlines requirements and recommendations for overall maintenance of the facility and playing field in a professional manner.

13.1 FACILITY MAINTENANCE AND CLEANLINESS

Each facility shall develop a maintenance program (both short-term and long-term) for use by its maintenance personnel. All public areas shall be completely free of trash and rubbish at the opening of each event, and stadium personnel shall be responsible for cleanliness during the event.

Each facility shall follow its maintenance program for interior repairs and touch-ups to maintain the professional atmosphere of the facility. Long-term maintenance shall be ongoing in order to deter major facility problems and to minimize potential disruptions to the public.

13.2 FIELD MAINTENANCE

The playing field shall be maintained at the highest possible professional level. Every reasonable effort shall be made to insure the safety of the players and the smooth play of the game. The facility shall follow professional grounds-keeping practices and shall utilize proper maintenance equipment. Nail-drags, screens, tampers and rakes are recommended to maintain all dirt areas. Proper turf care equipment (mowers, tractors, etc.) shall be used, and an appropriate maintenance plan shall be developed and followed to care for the playing field.

13.2.1 PLAYING FIELD RECONDITIONING

The pitcher's mound and base pit areas shall be reconditioned prior to each game through the use of clay materials and tampers.

13.2.2 FIELD MAINTENANCE MATERIALS

All facilities are required to have a sufficient amount of drying material on hand at all times for reconditioning the infield. A chemical drying agent and/or calsonite clay may be used in combination with sand to stabilize areas affected by excessive moisture. Sand may not be the sole drying agent.

MAJOR LEAGUE RULES
MLR Attachment 58

13.2.3 LAYOUT OF PLAYING FIELD

The entire playing field shall be laid out to coincide with the provisions of Sections 2.01 through 2.05 of the Official Baseball Rules.

13.2.4 IRRIGATION SYSTEM

All new facilities shall provide a full field irrigation system as well as water lines 1½” or larger behind both home plate and second base for watering the infield grass and base pit areas. It is recommended that a series of water outlets 1” or larger be distributed around the playing field in order to water the field if the irrigation system should become inoperable. It is recommended that a full-field irrigation system be provided at all existing facilities.

13.2.5 FIELD DRAINAGE SYSTEM

All new facilities shall provide an underfield drainage system integrated into the subbase of the turf (natural or synthetic) surface. This system shall be a system of a drain tile fields in a porous collection bed (or similar system) below the turf base.

It is recommended an optimal slope of .5% be maintained from the base of the pitcher’s mound to the baselines and from second base to the outfield warning track.

Exhibit C

2018 Facility Report prepared by Gould Evans Associates, LC

**Minor League Facility Survey
Visalia Rawhide
Rawhide Ballpark
Visalia, CA**

2018 Facility Report

**Prepared for
Major League Baseball
Commissioners' Office**

**By
Gould Evans Associates, LC**

gouldevans

ASSOCIATES, LLC

July 6, 2018

Mr. Fred Seymour
Minor League Operations
Office of the Commissioner
Major League Baseball
245 Park Avenue - 34th Floor
New York, NY 10176

Re: Visalia Rawhide
Visalia, CA

Dear Fred:

Attached is our summary of our 2018 visit to Rawhide Ballpark.

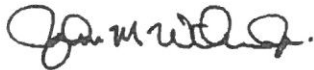
This facility was not in compliance with the PBA Standard as shown on page 2 of the attached report.

Our survey is solely a summary comparison of this facility to the PBA Standards. Certain potential hazards may be noted, but there is no expressed or implied warranty that all potential hazards are identified herein.

Likewise, compliance with ANSI, NFPA, applicable local, state, or federal codes or regulations is based on a summary evaluation, not detailed compliance. Nothing in this report should be construed to imply that the facility is in complete compliance.

If you have any questions, please feel free to let me know.

Cordially yours,



John M. Wilkins, Jr., AIA
Principal

Cc: Tim Brunswick, Vice President, Baseball & Business Operations, MiLB
Andy Shultz, Assistant Director, Baseball & Business Operations, MiLB
Jennifer Reynolds, General Manager, Visalia Rawhide
Jeannie Greenwood, Facility Contact, City of Visalia
Charlie Blaney, President, California League
Mike Bell, Director of Minor Leagues, Arizona Diamondbacks

700 MARSHFIELD BOULEVARD, SUITE 100
LAWRENCE, KS 66044
785.842.9800

KANSAS CITY LAWRENCE PHOENIX TAMPA SAN FRANCISCO

WWW.GOULDEVANS.COM

Team Data

Minor League Facility Survey

Facility Name: Rawhide Ballpark

Year Facility Was Built: 1946

Facility Location/Address: 300 N. Giddings Street
Visalia, CA 93291

Facility Ownership: City of Visalia

Facility Contact: Jeannie Greenwood
345 N. Jacob Street
Visalia, CA 93291
Phone: (559) 730-6889
Fax: (559) 713-4800
E-mail: Jeannie.Greenwood@visalia.city

Minor League Team Name: Visalia Rawhide

Team Contact: Jennifer Reynolds, General Manager
300 N. Giddings Street
Visalia, CA 93291
Phone: (559) 732-4433
Fax: (559) 739-7732
E-mail: jennifer@rawhidebaseball.com

Tom Seidler, President
Email: tseidler@padres.com

Major League Affiliation: Arizona Diamondbacks

Team Classification: A

League Affiliation: California League

League Contact: Charlie Blaney, President

Team Ownership: Top of the Third, Inc.

Report Date: July 5, 2018

Site Visit Date: April 6, 2018

Site Survey By: Lynn Harrod

Requirements Not In Compliance

Minor League Facility Survey

The following is a summary of items that are not in compliance with the requirements for existing facilities.

AREA	PBA STANDARD	PROVIDED	COMMENTS
------	--------------	----------	----------

12.0 PLAYING FIELD			
12.1.0 Field Dimensions	Layout/dimensions correct Mound regulation	No Req No	Re: Appendix I & II
12.8.1 Field Lighting	Class A & Rookie Infield Ratio Infield	60 fc 1.2	44 fc 1.5
			RE: Appendix III At the end of 2012 season fixtures on 2 poles behind grandstands were replaced by Musco. At the end of 2014 season 4 outfield poles fixtures were replaced by Musco. Fixtures on the 2 remaining baseline poles were to be replaced by Musco at the end of 2016 season, but work was deferred to a future date.

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
------	--------------	----------	----------

1.0 SEATING				
1.1.0 Seating Capacity	Recommended Minimum Class A	4,000	2,612	
1.2.0 Grades of Seating	2 grades required 3 recommended	Yes		
1.3.0 Seating Distribution	GA not more than Recommended	90%	106 25%	
	Reserved	25%	1,266 75%	
	GA	50%	1,240 25%	
1.4.0 Seat Spacing	Meets NFPA: recommended	N/A		
1.5.0 Handicapped Accessibility	Accessible seating provided	Yes		
	Employee accessibility	Yes		
2.0 PUBLIC COMFORT STATIONS				
2.1.0 Comfort Station Distribution	Distributed	Yes		
2.2.0 Plumbing Fixtures	Women	Minimum	Count based on: 50% Women 50% Men	
	WC 1/125	10		16
	LV 1/150	8		8
	Men	Minimum		
	WC 1/450	3		5
	LV 1/150	8		7
	UR 1/125	10	10	
2.2.1 Accessories	Mirrors	Women	Men	Hooks
	Purse shelves	Yes	Yes	
	Hand Drying	Yes	N/A	
	Trash cans	Yes	Yes	
	Diaper changing recommended	Yes	Yes	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
2.3.0 Handicapped Accessibility	Entry accessible Water closet accessible Lavatory accessible One unisex recommended per level	Yes Yes Yes No	
2.4.0 Drinking Fountains	Provided	Yes	
2.5.0 Public Phones	Provided	Yes	Provided at guest services
3.0 CONCESSIONS & VENDING			
3.1.0 Concession Areas	Recommended: 5/350 seats Even distribution	35 lf 83'-4" lf Yes	
3.2.0 Concession Vendors	Recommended: 1/350 seats Recommended: 15 sf/vendor	7 105 sf 2 30 sf	
3.3.0 Code Regulation	Health Certificate	Yes	
3.4.1 Concession Storage	Adequate	Yes	
3.4.2 Novelty Stand	Provided - optional Professional presentation	Yes Yes	"General Store"
4.0 MISCELLANEOUS PUBLIC AREAS			
4.1.0 Stadium Club	Optional	Yes	"Hall of Fame Club"
4.2.0 Picnic Garden	Optional	Yes	
4.3.0 Family Recreation Area	Optional	Yes	Re-done in 2017
5.0 TICKET & ENTRY TURNSTILES			
5.1.0 Ticket Windows	1/1,500 seats	2	5
5.2.0 Turnstiles/Entry	Turnstiles +		0 turnstiles +

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
------	--------------	----------	----------

	Entries (30" minimum) = 1/1,500 seats	2	<table border="1"><tr><td data-bbox="1141 434 1135 464">14 entries =</td></tr><tr><td data-bbox="1141 464 1135 491">14 Total</td></tr></table>	14 entries =	14 Total
14 entries =					
14 Total					

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
5.3.0 Handicapped Accessibility	Provided	Yes	
6.0 SECURITY & FIRST AID			
6.1.0 Security Command Post	Provided	Yes	considered part of info booth
6.2.0 First Aid Station	Provided Staffed recommended	Yes Yes	
7.0 PARKING & FACILITY ACCESS			
7.1.0 Parking Spaces	Recommended: 1/3 seats On site Within 1/2 mile Lighting	823 Yes Yes Yes	650 spaces Team bought lots around stadium to improve #'s of parking spaces in the Fall of 2016
7.2.0 Access & Control	Coordinate with local law enforcement	Yes	
7.3.0 Handicapped Parking Accessibility	Signage Width Accessible Path	Yes Yes Yes	
8.0 SOUND SYSTEM & SCOREBOARD			
8.1.0 Sound System	Provided	Yes	
8.2.0 Scoreboard	Provided Line Score Ball- Strike-Out Player at bat	Yes Yes Yes Yes	
8.3.0 Scoreboard Location	No part of scoreboard and/or associated lighted panel located within 50' of center line	Yes	
8.4.0 Clock	Provided	No	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
------	--------------	----------	----------

9.0 MEDIA FACILITIES			
9.1.0 Press Parking & Access	Media personnel parking recommended Media van parking recommended	Yes Yes	
9.2.0 Public Address/ Scoreboard Personnel	Space provided 50 sf recommended	Yes 65 sf	Combined with scoreboard and home radio
9.3.0 Radio Broadcast Booths	2 recommended Direct view of field Equipped	Yes Yes	2 booths
9.4.0 TV Broadcast & Camera Booth	Spare booth recommended	No	
9.5.0 Print Media Area	Space for 6-10 people recommended Equipped	0 No	
9.6.0 Media Toilet Facilities	Separate from Public recommended	No	
9.7.0 Media Workroom/ Lounge	Optional	No	
9.8.0 Handicapped Accessibility to Press Box	Provided	No	
10.0 ADMINISTRATION AREA			
10.1.0 Facility Administration Area	Office space recommended for facility & maintenance/operations Total # of Administrative Personnel 2 Area recommended: (250 sf/person) 500 sf Separate toilet facilities recommended	Yes 1 2,442 sf Yes	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
10.2.0 Stadium Personnel Dressing/Locker Facilities	Separate dressing/locker for maintenance recommended Separate dressing/locker for concessions recommended	Women No No Men No No	
10.2.1 Stadium Personnel Toilet Facilities	Separate toilet for maintenance recommended Separate toilet for concessions recommended	Women No No Men No No	
10.3.0 Team Administration	Admin area off - site Admin area on - site required No. of Administrative personnel on site 3 Space recommended on site (250 sf/person) 750 Separate toilet facilities from public recommended	N/A Yes 10 2,442 sf Yes	
11.0 TEAM FACILITIES			
Active player limits (APL) Class A 25			
11.1.0 Home Clubhouse/ Dressing Area	Lockers (APL+5) 30 Size: 24"x72" Lockable Storage recommended 800 sf	30 lockers 36"x71" Yes 1,140	
11.2.0 Shower & Toilet Facilities	Shower heads 6 Water closets 2 Urinals 2 Lavatories 2	9 2 3 6	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
11.3.0 Training Room	175 sf Treatment table 1 or 2 Install or make readily available: 1 Whirlpool 1 Hydrocollator (4-pack min.) 1 Scale Space for: 2nd whirlpool Stationary bike Ice machine 2 - 3 pieces of weight equipment Lockable storage Separate area for trainer recommended Storage box for player valuables recommended	280 sf 2 Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	
11.4.0 Team Laundry Facility	Commercial quality facilities	Yes	
11.5.0 Team Equipment Room	Lockable storage	Yes	
11.6.0 Coaches Lockers	3 lockers required Size 24"x72" Separate area recommended Area Per capita area = 800/APL+5	4 36"x71" Yes 140 sf 33 sf 70 sf	
11.7.0 Field Manager's Office	Office required Direct access to clubhouse Desk, meeting space for 6-8 Separate dressing/shower area recommended Working phone required	Yes Yes No Yes Yes	variance 2009
11.8.0 Visitor's Clubhouse/ Dressing Area	Lockers (APL+3) 28 500 sf	28 517 sf	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
11.9.0 Visitor's Shower & Toilet Facilities	Shower heads 4 Water closets 2 Urinals 2 Lavatories 2	8 2 2 2	
11.10.0 Visitor's Training Room	Separate area recommended 150 sf (may be part of clubhouse if it is 650 sf) Install or make readily available: 1 Hydrocollator (4-pack min.) Space for: 1 Training table 1 Whirlpool	Yes 220 sf Yes Yes Yes	2 Provided
11.11.0 Visiting Field Manager's Office	Required Desk, meeting space for 2-4 Separate dressing/shower area recommended Working phone required	Yes Yes No Yes	
11.12.0 Major League Team Storage	Separate lockable space recommended - 300sf Major league access only	No No	
11.13.0 Umpire Facilities	Private dressing/shower # of umpires Class A 2 Lockers (1/umpire) 2 Size 36"x72"	Yes 2 2 36"x72"	
11.14.0 Field/Dugout Access	Direct access for team recommended Similar access for umpires recommended	Yes Yes	
11.15.0 Player Parking	Designated parking area recommended Clubhouse access recommended	Yes Yes	

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
11.16.0 Hitting/Pitching Tunnels	2 recommended, covered & enclosed environment Close to clubhouse Minimal public access	Yes Yes Yes	
11.17.0 Pre/Post Game Waiting Area	Recommended	Yes	
12.0 PLAYING FIELD			
12.1.0 Field Dimensions	Layout/dimensions correct Mound regulation	No Req Yes	Re: Appendix I & II Recom Yes
12.2.0 Playing Surface	Without defects or trip hazards that could jeopardize player safety 15' warning track Track provides visual/tactile change of surface	Yes No Yes	13'-Variance 2012
12.3.0 Field Grade	6" maximum from mound to left/right warning track 20" maximum from 2nd to outfield warning track	Yes Yes	Field re-graded in 2017. removed incline in field from 2nd base to the outfield.
12.4.0 Field Wall	Minimum 8' high recommended	12' typ	
12.5.0 Bullpens	Two (2) required Visible to dugouts Visible to press box Two (2) regulation mounds Two (2) home plates Bench for 10 players Mound not a trip hazard Phones connecting bullpens to dugouts recommended	Yes Yes Yes Yes Yes Yes Yes No	chairs

Detailed Compliance - Existing

Minor League Facility Survey

AREA	PBA STANDARD	PROVIDED	COMMENTS
12.6.0 Dugouts	2 enclosed Bench for 20-25 30' to 37' Bench with seat back Helmet rack for 15, minimum Bat rack for 30, minimum Water cooler-recommended Direct access to restroom recommended Phones connecting dugouts to bullpens recommended Phones connecting dugouts to press box recommended Anti-skid surface on steps & walkways Depth from field	Yes 53' Yes Yes Yes Yes Yes No No Yes 42"	
12.7.1 Batting Cage	Full cover batting cage (18'w x 14'd x 9'h recommended)	Yes	
12.7.2 Field Screens	Pitching (7'h x 8'w with 4'x 4' notch) First base (7'h x 8'w) Double play (7'h x 14'w with hinged wings) Shag (7'h x 8'w) Net integrity	Yes Yes Yes Yes Yes	
12.7.3 Batter's Eye	16'h x 40'w (req'd) 40'h x 80'w (recom) Centered & monochromatic-painted in a flat, dark color. Advertising shall not include white lettering, white background, neon or other motion effects.	28'x45' Yes	
12.7.4 Foul Poles	2 poles 30' high Bright color No white signs on or adjacent Screens to fair side	Yes Yes Yes Yes	
12.7.5 Flag Pole	Required	Yes	

Detailed Compliance - Existing

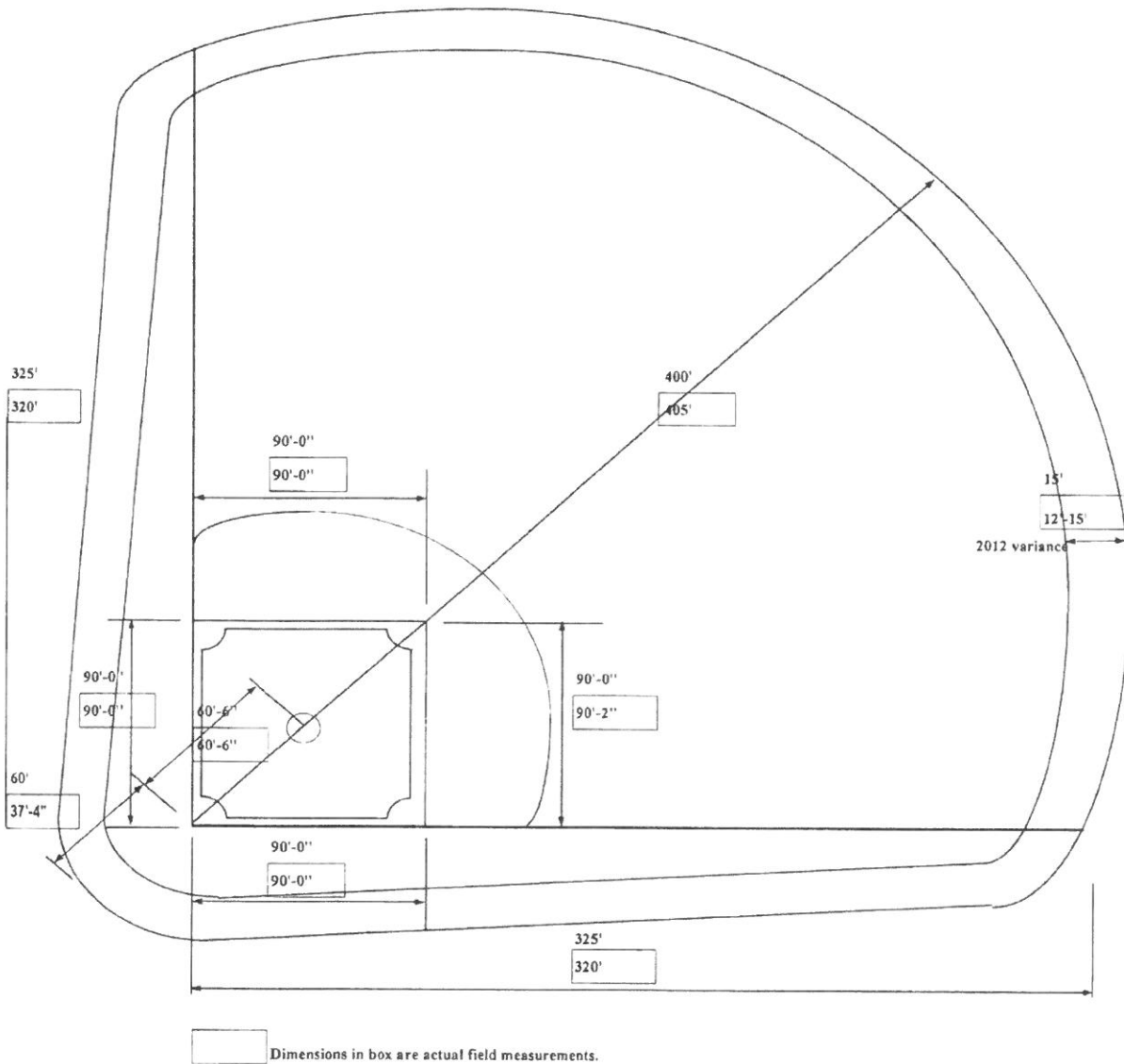
Minor League Facility Survey

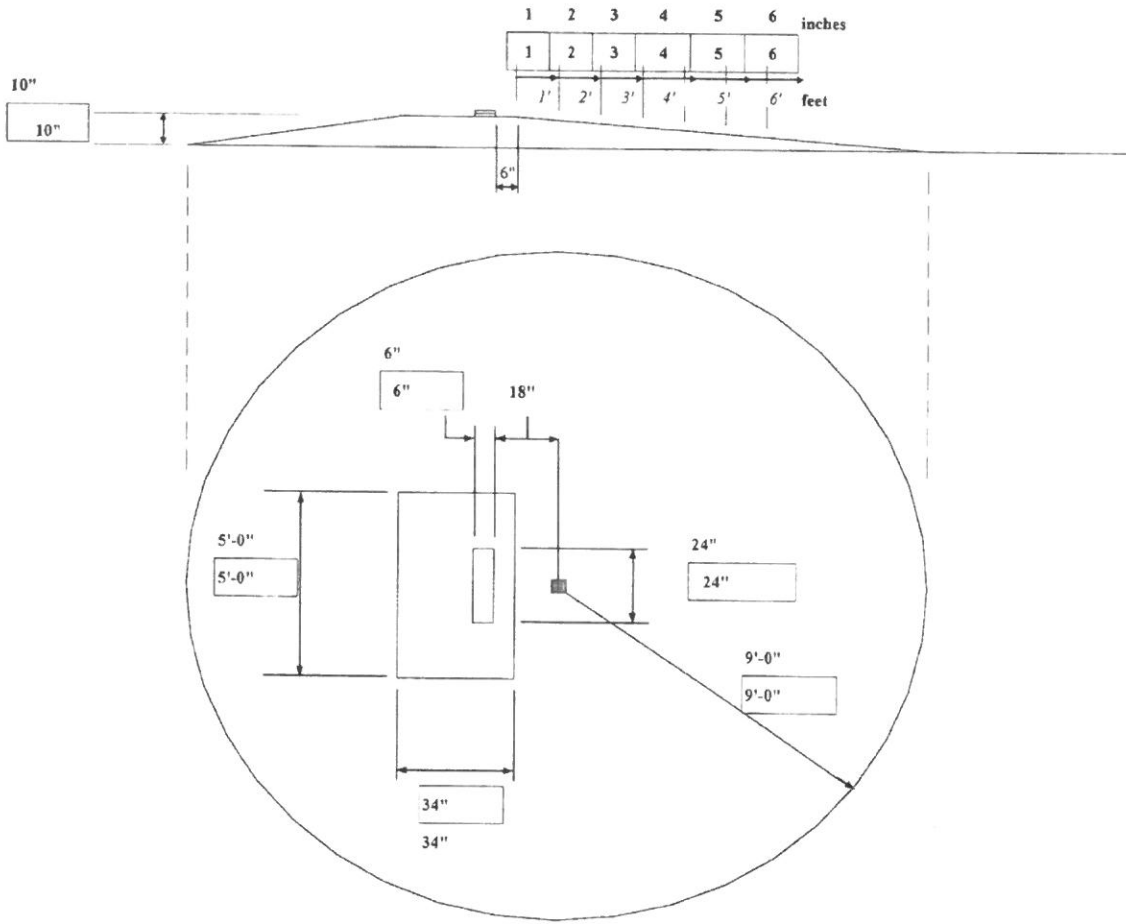
AREA	PBA STANDARD	PROVIDED	COMMENTS															
12.7.6 Scoreboards, Video Monitors & Motion Signs	No part of scoreboard and/or associated lighted panel located within 50' of center line	Yes																
12.8.1 Field Lighting	<p>Class A & Rookie</p> <table border="0"> <tr> <td>Infield</td> <td>60 fc</td> <td>44 fc</td> </tr> <tr> <td>Outfield</td> <td>40 fc</td> <td>43 fc</td> </tr> <tr> <td>Ratio</td> <td></td> <td></td> </tr> <tr> <td>Infield</td> <td>1.2</td> <td>1.5</td> </tr> <tr> <td>Outfield</td> <td>2.0</td> <td>1.7</td> </tr> </table>	Infield	60 fc	44 fc	Outfield	40 fc	43 fc	Ratio			Infield	1.2	1.5	Outfield	2.0	1.7		<p>RE: Appendix III</p> <p>At the end of 2012 season fixtures on 2 poles behind grandstands were replaced by Musco. At the end of 2014 season 4 outfield poles fixtures were replaced by Musco. Fixtures on the 2 remaining baseline poles were to be replaced by Musco at the end of 2016 season, but work was deferred to a future date.</p>
Infield	60 fc	44 fc																
Outfield	40 fc	43 fc																
Ratio																		
Infield	1.2	1.5																
Outfield	2.0	1.7																
12.9.0 Batting Cage Gate	Free movement of batting cage to field recommended	Yes																
12.10.0 Backstop	Required behind home plate Screen integrity provided	Yes Yes																
12.11.0 Playing Field Tarp	Required (Recommended Short A/Rookie) Accessible Stored in safe manner	No N/A N/A	variance 2009															
13.0 MAINTENANCE																		
13.1.0 Facility Maintenance and Cleanliness	Maintenance program Public areas clean	Yes Yes																
13.2.0 Field Maintenance	Professionally maintained Proper equipment utilized	Yes Yes																

Detailed Compliance - Existing**Minor League Facility Survey**

AREA	PBA STANDARD	PROVIDED	COMMENTS
------	--------------	----------	----------

13.2.2 Field Maintenance Materials	Drying material storage recommended	Yes	
13.2.4 Irrigation System	Recommended	Yes	
13.2.5 Field Drainage System	Recommended	Yes	Field reworked prior to 2017

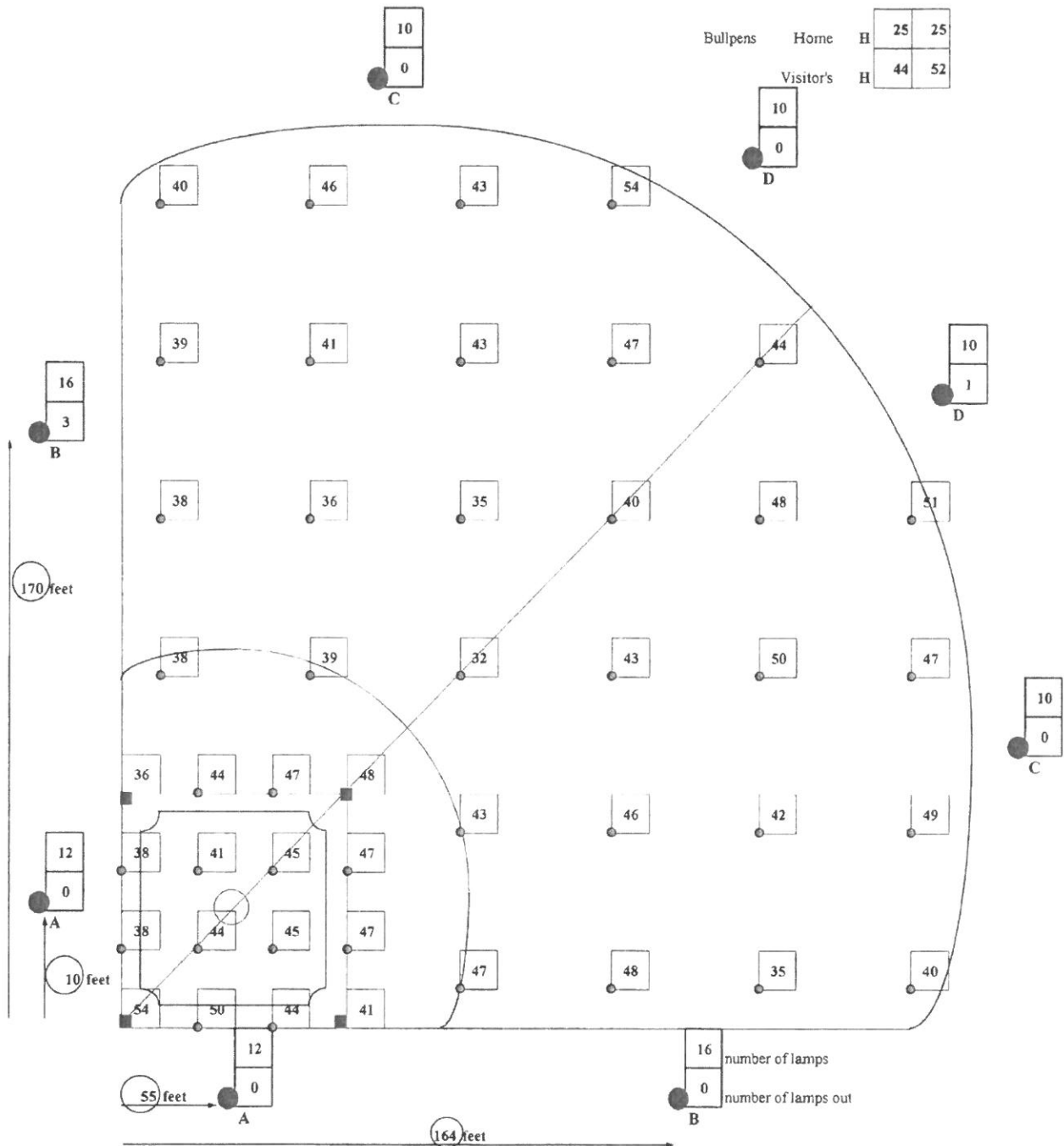




 Dimensions in box are actual field dimensions.
 highlighted measurements are required / non-highlighted measurements are recommended

Appendix III Field Lighting

Minor League Facility Survey



Facility	Rawhide Ballpark	Number of Lamps	96	
Date of Readings	4/6/18	Lamps Out	4	
Date Installed	1989	Height of Poles	A: 100' B: 60' C: 90' D: 90'	
Manufacturer	Musco A, C & D poles/B poles unknown	Requirements	Actual	PBA
Lamp Type	MH	Infield	Average	44
Lamp Watts	1500		Ratio	54 / 36 1.5
Lamp No.	Sylvania M1500/BU-HOR	Outfield	Average	43
Light Meter	Minolta T-10 Calibrated April 2018		Ratio	54 / 32 1.7

Field Lighting Evaluation

Minor League Facility Survey

City and Club Visalia Rawhide

League/Class California - A

Foot-candle Light Survey Data:

	Actual	PBA Criteria
Infield Average	44	60
Infield Ratio	1.5	1.2
Outfield Average	43	40
Outfield Ratio	1.7	2.0

Summary:

The infield lighting measures on this ballpark continue to underperform and are less than that required by PBA. The lighting system on this ballpark was installed more than a quarter century ago and maybe approaching its end of useful life? The lighting in its current state is not acceptable.

Recommendations:

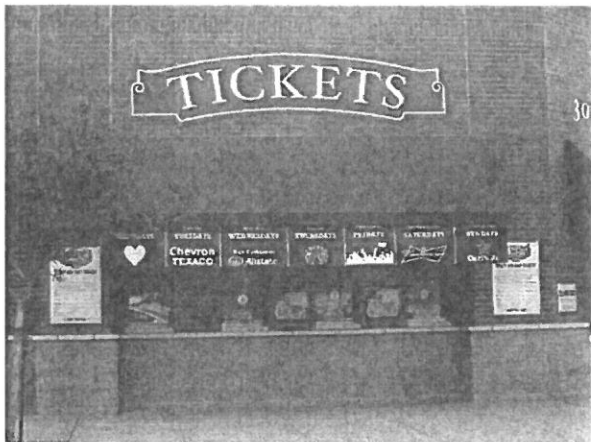
It would appear that additional luminaires are required, at least for the infield, to meet PBA requirements. Retain a qualified lighting designer to assess the problems with this system and develop corrective measures. As an alternative, contact a lighting system supplier and see what they would propose?



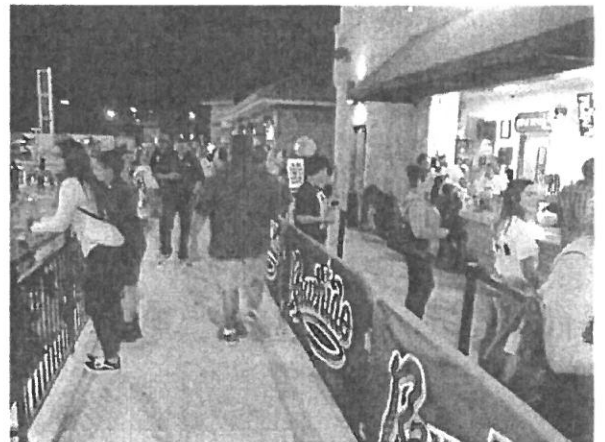
entrance



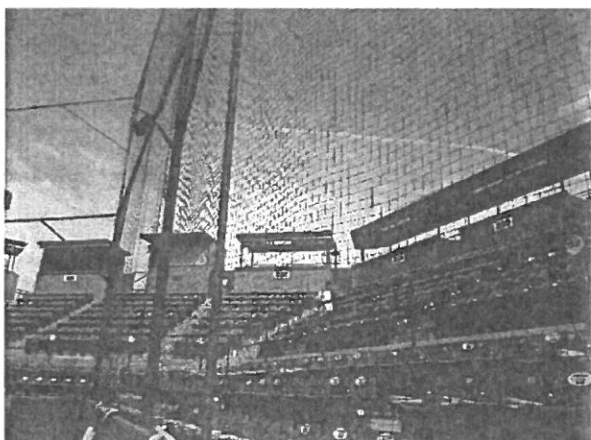
entrance gates



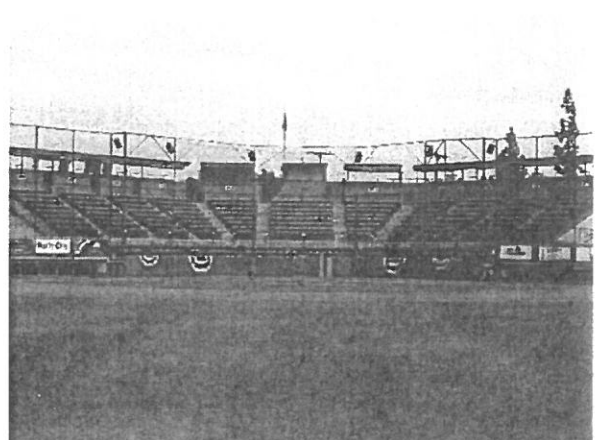
ticket windows



concourse



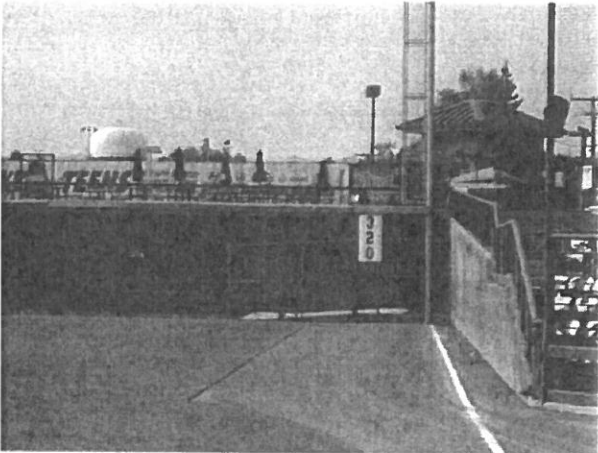
seating



seating bowl



right field from home



right field foul line from home



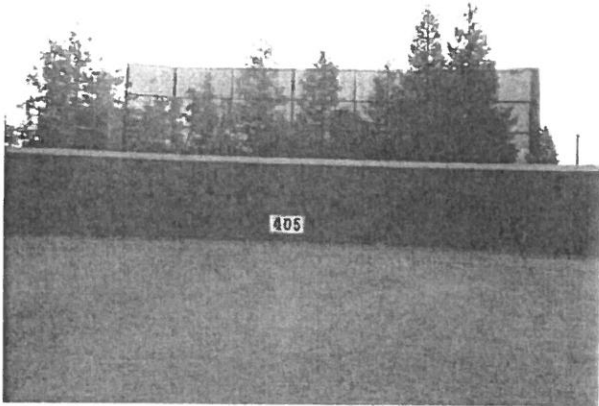
Left field foul line from home



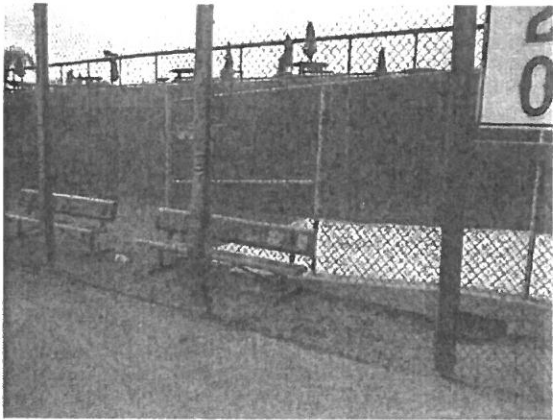
left field from home



Center field from home



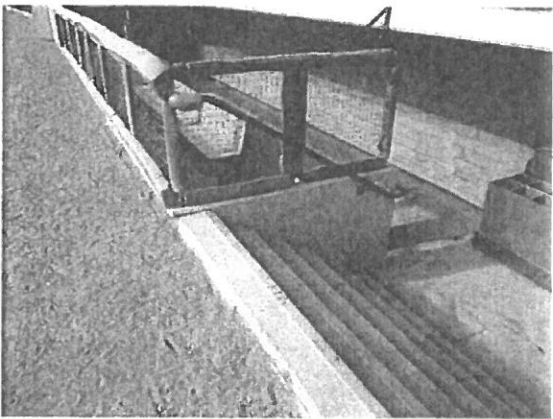
Batter's eye/close up & straight on



right field bullpen



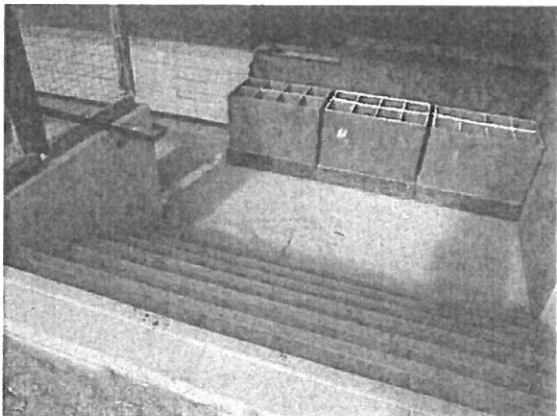
left field bullpen



right field dugout / outside



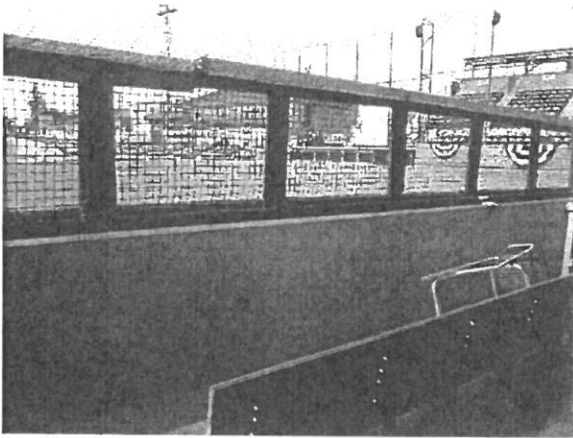
right field dugout / inside



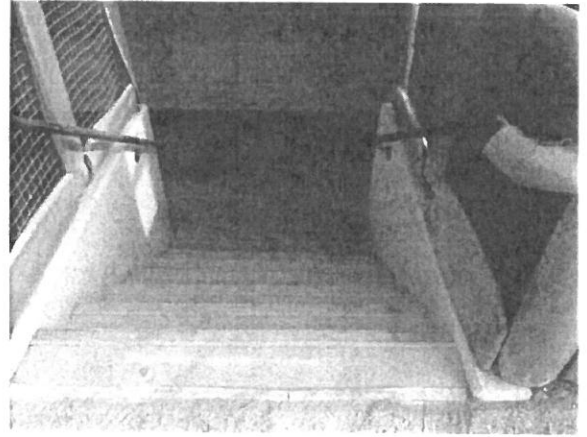
right field dugout / steps



left field dugout/outside



left field dugout/inside



left field dugout/steps



media



umpires



umpires



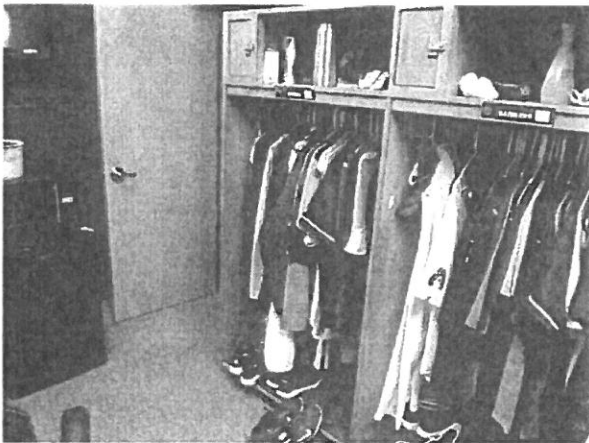
home clubhouse / manager



home clubhouse / lockers



home clubhouse / training room



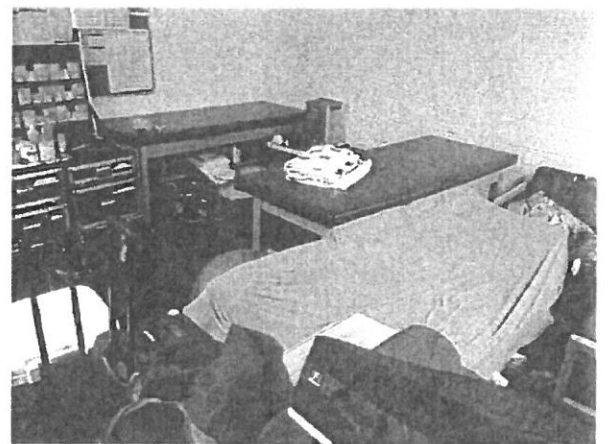
Visitor clubhouse / coaches



Visitor clubhouse / lockers



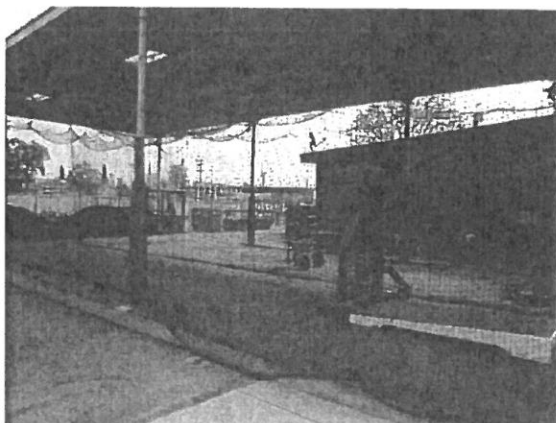
visitor clubhouse / lockers



visitor clubhouse / training room



scoreboard



Hitting tunnel

Exhibit D

Major Maintenance Responsibilities

“Major Maintenance” of the Premises shall be defined as, but shall not be limited to, maintenance, repair, and replacement of main systems on the Premises; which shall include, but not be limited to, the HVAC units and all HVAC ducting located on the Premises; the elevator located on the Premises, the roof of each building located on the Premises; repairs, including resurfacing of the paved parking areas contained on the Premises if necessary, significant maintenance, repairs or improvements to the electrical, plumbing or other systems, consisting of work valued at over \$2,500.00; and all other items determined by the Parties to be “Major Maintenance” of the Premises.

Routine or regular maintenance of the Premises or for any baseball game or stadium rental related maintenance shall be the responsibility of the Lessee. This specifically includes all maintenance required for the infield and outfield playing surfaces.

Exhibit E

Condition of Premises

All instances in which the Premises are not in compliance with the Facility Standards as set forth in the 2018 Facility Report prepared by Gould Evans Associates, LC.

Exhibit F

Insurance

1. Workers' compensation insurance as required by law.
2. Commercial general liability insurance with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence. Such insurance shall include coverage for Premises and Operations, Contractual Liability, Personal Injury Liability, Products and Completed Operations Liability, Broad Form Property Damage (if applicable), Independent Contractor's Liability (if applicable).
3. Comprehensive Automobile Liability coverage with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence. Such insurance shall include coverage for owned, hired, and non-owned automobiles and shall be provided by a business automobile policy.
4. Liquor liability insurance in such amounts as industry standards dictate for Minor League Baseball facilities.

Each insurance policy required by this Lease Agreement shall contain the following clauses:

“This insurance shall not be cancelled, limited in scope or coverage, or non-renewed until after thirty (30) days prior written notice has been given to the City Clerk, City of Visalia, 425 E Oaks Avenue, Visalia, CA 93291.”

“It is agreed that any insurance maintained by the City of Visalia shall apply in excess of and not contribute with insurance provided by this policy.”

Each insurance policy required by this Lease Agreement, excepting policies for workers' compensation, shall contain the following clause:

“The City of Visalia, its elected officials, officers, agents, employees, representatives and volunteers are added as additional insured as respects operations and activities of, or on behalf of the named insured, performed under contract with the City of Visalia.”

