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BOON CROFTS
WEBER COUNTY RECORDER

SECOND AMENDMENT TO CONSTRUCTION, OPERATION
AND RECIPROCAL EASEMENT AGREEMENT

FEB 13 3 34 PM '89

FILED AND REFERRED FOR

01-033-009

BOOK 1554 PAGE 2543

THIS SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT (the "Second Amendment") is made and entered into this 31 day of January, 1989, by and between OGDEN CITY MALL COMPANY, a limited partnership, in which ERNEST W. HAHN, INC., a California corporation, is a sole general partner ("Developer"); DOWNTOWN PROPERTIES, INC., a Utah corporation ("Woodbury"); J. C. PENNEY COMPANY, INC., a Delaware corporation ("Penney"); CARTER HAWLEY HALE STORES, INC., a Delaware corporation ("Weinstocks"); THE BON, INC., a Delaware corporation ("Bon Marche") which is the successor in interest to ALLIED STORES CORPORATION, a Delaware corporation; ALLIED STORES GENERAL REAL ESTATE COMPANY ("Alstores") which is the successor in interest to ALSTORES REALTY CORPORATION, a Delaware corporation; NORDSTROM, INC., a Washington corporation ("Nordstrom"); THE OGDEN NEIGHBORHOOD DEVELOPMENT AGENCY, a public body, corporate and politic, formed, organized and existing under provisions of Chapter 2 of the Utah Neighborhood Development Act (Utah Code Annotated 1953, Chapter 19) ("Agency"); and LAMONTS APPAREL, INC., a Washington corporation ("Lamonts").

WITNESSETH:

WHEREAS, on or about September 23, 1980, Developer, Woodbury, Penney, Weinstocks, Allied Stores Corporation, Alstores Realty Corporation, Nordstrom and Agency, entered into a Construction, Operation and Reciprocal Easement Agreement

01-022-0005, 01-028-0001, 0002, 0066, 0068, 0069
 01-032-0001
 01-033-0001, 0005, 0049, 0050

recorded under Weber County, Utah Recording No. 823085,
Book 1369, page 964, which Agreement was amended by a First
Amendment, dated January 15, 1982 and recorded on January 26,
1982 in Book 1396 at Page 1258 (collectively the "COREA"); and

WHEREAS, Bon Marche's interest in the Shopping Center, which
is the subject of the COREA, is to be terminated and Lamonts is
to replace Bon Marche as a tenant of Alstores on the Bon Marche
Tract, as defined in the COREA; and

WHEREAS, the parties to the COREA have agreed to accept
Lamonts as the successor in interest to Bon Marche and reaffirm,
together with Lamonts, to continue to operate the Shopping Center
in accordance with the COREA as modified herein.

NOW, THEREFORE, for and in consideration of the recitals
which are incorporated herein and deemed a part hereof, and the
covenants and agreements hereinafter set forth, it is agreed as
follows:

1. The term "Bon Marche" is replaced with "Lamonts" each
and every time said term appears in the COREA, and the term "Bon
Marche Landlord" is replaced with "Lamonts Landlord" each and
every time said term appears in the COREA.

2. The term "Major" shall include Lamonts and not include
the Bon Marche. The term "Bon Marche Store" is replaced with
"Lamonts Store" each and every time said term appears in the
COREA.

3. The term "Bon Marche Tract" as used in the COREA shall
be replaced with and referred to as the "Alstores Tract," and the

"Bon Marche Lease" shall be replaced with and referred to as the "Lamonts Lease."

4. Section XXI A.2. of the COREA is hereby amended by replacing "Bon Marche" with "Lamonts" so as to allow Lamonts to operate on the Alstores Tract as a "Lamonts," or such other name utilized by Lamonts in a majority of its stores in regional shopping centers in the states of Utah and Idaho.

5. Section VIII A of the COREA is hereby amended by deleting the reference to a minimum Floor Area of 100,000 square feet for the Lamonts Store and substituting therefore 60,000 square feet. The Lamonts Store shall be operated on both mall levels of the Alstores Tract, with not less than 20,000 square feet on the upper level. Such change will not affect the amount or percentage of CAM and other charges which Lamonts shall be responsible for under the COREA, as Bon Marche's replacement.

6. Section VIII A of the COREA is further amended by deleting the reference to a minimum Floor Area of 100,000 square feet for the Penney Store and substituting therefore 80,000 square feet. Such change will not affect the amount or percentage of CAM and other charges which Penney shall be responsible for under the COREA.

7. Section I-EE is amended at page 34, lines 2 and 5 to delete the references to "Bon Marche" and "Allied Stores Corporation" and replace them with "Lamonts" and "Lamonts Apparel, Inc." respectively.

8. All parties hereby consent to the deletion of the Bon Marche from the COREA and the replacement of the Bon Marche with

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Lamonts, and acknowledge and accept Lamonts as a "Major" and a Party to the COREA, entitled to all the benefits provided therein and bound by all the obligations contained therein.

9. For purposes of all notices, demands, statements and requests required or permitted under the COREA, the following addresses shall be used for Lamonts:

Lamonts Apparel, Inc.
3150 Richards Road
Bellevue, Washington 98005
Attn: Mr. Peter Aaron

Copy to:

Ryan, Swanson & Cleveland
1201 Third Avenue, Suite 3400
Seattle, Washington 98101-3034
Attn: Mr. Michael C. Tronquet

In addition, Alstores' name and address are as follows:

Allied Stores General Real Estate Company
7 West Seventh Street
Cincinnati, Ohio 45202
Attn: Legal Department

10. This Second Amendment shall be effective on execution by all parties and recording with the Recorder in Weber County, Utah.

11. The legal description of the Alstores Tract is hereby amended to read as follows:

Part of Lots 1, 9, and 10, Block 39, Plat A, Ogden City Survey, in Ogden City, Weber County, Utah, described as follows: Beginning at a point on the West line of Washington Blvd. 84.14 feet South 0°58' West along said West line from the Northeast corner of said Lot 9, said point of beginning also being 398.63 feet South 0°58' West (398.40 feet South 0°58' West per Ogden City Survey Plat "A"), and 56.00 feet North 89°02' West of the Ogden City Monument located 10 feet West of the intersection of 22nd Street and Washington Blvd. in Ogden City; running thence South 0°58' West 234.64 feet along said West line; thence North 89°09'56" West

113.10 feet; thence South 0°46'57" West, 31.34 feet;
thence North 89°09'56" West 0.07 feet; thence North
0°46'57" East 0.22 feet; thence North 89°08'19" West
80.53 feet; thence North 0°49'58" East 101.61 feet;
thence North 89°10'2" West 1.00 feet; thence North
0°49'58" East 110.00 feet; thence South 89°10'02" East
1.00 feet; thence North 0°49'58" East 45.24 feet;
thence North 89°10'02" West 6.15 feet; thence North
0°49'58" East 8.87 feet; thence South 89°09'56" East
200.37 feet to the point of beginning.

The legal descriptions of the separate tracts of real property
subject to the terms of COREA are attached hereto as Exhibit A.

12. Except as amended herein, the COREA remains in full
force and effect. To the extent that there is an inconsistency
between this Second Amendment and the COREA, this Second
Amendment shall control.

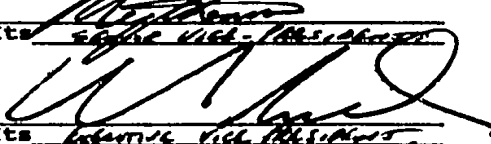
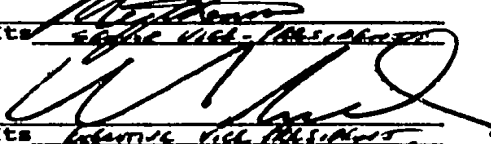
13. This Agreement can be executed in counterpart
originals, all of which taken together shall constitute one
Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this
Agreement to be executed effective as of the day and year first
above written.

"DEVELOPER"

OGDEN CITY HALL COMPANY, a
Limited Partnership

By ERNEST W. HAHN, INC., a
California corporation

By 
Its ERNEST W. HAHN, INC.
By 
Its OGDEN CITY HALL COMPANY

"WOODBURY"

DOWNTOWN PROPERTIES, INC., a Utah corporation

By Wallace Woodbury
Its VICE-PRESIDENT

By Quirk R. [Signature]
Its SECRETARY-TREASURER

"PENNEY"

J. C. PENNEY COMPANY, INC., a Delaware corporation

By _____
Its _____

By _____
Its _____

"WEINSTOCKS"

CARTER HAWLEY HALE STORES, INC., Delaware corporation

By _____
Its _____

By _____
Its _____

"BON MARCHE"

THE BON, INC., a Delaware corporation

By _____
Its _____

By _____
Its _____

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"WOODBURY"

DOWNTOWN PROPERTIES, INC., a Utah corporation

By _____
Its _____

By _____
Its _____

"PENNEY"

J. C. PENNEY COMPANY, INC., a Delaware corporation

By Michael Lowenkron
Its Director of Real Estate Operations



Attest:
By Cornelia Davis
Its Assistant Secretary

"WEINSTOCKS"

CARTER HAWLEY HALE STORES, INC., Delaware corporation

By _____
Its _____

By _____
Its _____

"BON MARCHE"

THE BON, INC., a Delaware corporation

By _____
Its _____

By _____
Its _____

1554 MAR 25 49

"WOODBURY"

DOWNTOWN PROPERTIES, INC., a Utah corporation

By _____
Its _____

By _____
Its _____

"PENNEY"

J. C. PENNEY COMPANY, INC., a Delaware corporation

By _____
Its _____

By _____
Its _____

"WEINSTOCKS"

CARTER HAWLEY HALE STORES, INC., Delaware corporation

By Robert J. Selman
Its _____ VICE PRESIDENT

By James VanDeBrey
Its _____ SECRETARY

"BON MARCHE"

THE BON, INC., a Delaware corporation

By [Signature]
Its _____

By Stephen Stockell
Its _____

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"ALSTORES"

ALLIED STORES GENERAL REAL ESTATE COMPANY, a Delaware corporation

By *[Signature]*
Its *Chief President*

By *[Signature]*
Its *Chief President*

"NORDSTROM"

NORDSTROM, INC., a Washington corporation

By _____
Its _____

By _____
Its _____

"AGENCY"

THE OGDEN NEIGHBORHOOD DEVELOPMENT AGENCY

By _____
Its _____

By _____
Its _____

"LAMONTS"

LAMONTS APPAREL, INC. a Washington corporation

By *[Signature]*
Its *E. W. P.*

By _____
Its _____

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"ALSTORES"

ALLIED STORES GENERAL REAL ESTATE
COMPANY, a Delaware corporation

By _____
Its _____

By _____
Its _____

"NORDSTROM"

NORDSTROM, INC., a Washington
corporation

By [Signature]
Its Co-Chairman

By [Signature]
Its Secretary

"AGENCY"

THE OGDEN NEIGHBORHOOD
DEVELOPMENT AGENCY

By _____
Its _____

By _____
Its _____

"LAMONTS"

LAMONTS APPAREL, INC. a
Washington corporation

By _____
Its _____

By _____
Its _____

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"ALSTORES"

ALLIED STORES GENERAL REAL ESTATE COMPANY, a Delaware corporation

By _____
Its _____

By _____
Its _____

"NORDSTROM"

NORDSTROM, INC., a Washington corporation

By _____
Its _____

By _____
Its _____

"AGENCY"

THE OGDEN NEIGHBORHOOD DEVELOPMENT AGENCY

By *K. O. Miller*
Its EXECUTIVE DIRECTOR

By *Paul O. Lott*
Its SECRETARY

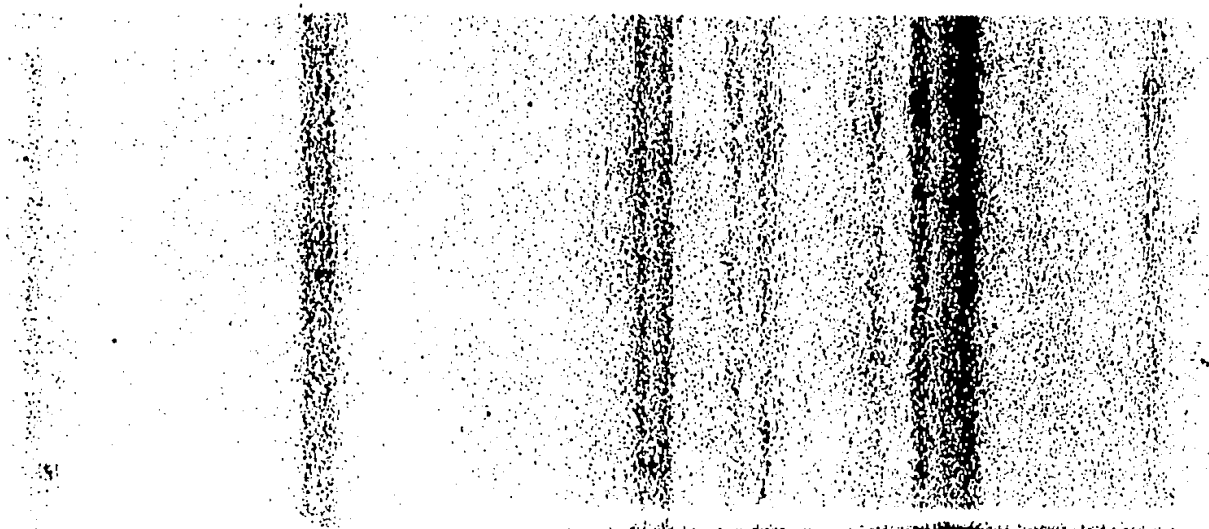
"LAMONTS"

LAMONTS APPAREL, INC. a Washington corporation

By _____
Its _____

By _____
Its _____

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STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On JAN 24 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared TOM STEPHENSON and VERNON SCHWARTZ known to me to be the SR VICE PRESIDENT and EXE VICE PRESIDENT of ERNEST W. HAHN, INC., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Ellen S. Sheldon
Notary Public in and for the
State of CALIFORNIA residing
at SAN DIEGO COUNTY.

My appointment expires:

FEB. 7, 1989

STATE OF UTAH)
COUNTY OF _____) ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the _____ and _____ of DOWNTOWN PROPERTIES, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within

BOOK 1554 PAGE 2554

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____,

known to me to be the _____ and _____ of ERNEST W. HAHN, INC., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for the
State of _____ residing
at _____.

My appointment expires:

STATE OF UTAH)
) SS.
COUNTY OF Salt Lake)

On January 25, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Wallace R. Woodbury and Olin R. Woodbury, known to me to be the Vice President and Secretary of DOWNTOWN PROPERTIES, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within

BOOK 1554 PAGE 2555

instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for the State of _____, residing at _____.

My commission expires: _____

STATE OF _____)
COUNTY OF _____) ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the _____ and _____ of J. C. PENNEY COMPANY, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for the State of _____, residing at _____.

My commission expires: _____

BOOK 1554 PAGE 2558

STATE OF California)
COUNTY OF Los Angeles) ss.

On Jan. 24, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert J. Linnerton and Jane Vandenberg.

STATE OF _____)
COUNTY OF _____) ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the _____ and _____ of ALLIED STORES GENERAL REAL ESTATE COMPANY, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for the State of _____, residing at _____.

My commission expires: _____

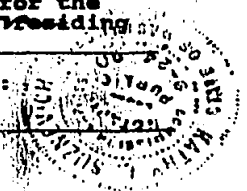
STATE OF WASHINGTON)
COUNTY OF King) ss.

On JAN 25 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Bruce A. Nordstrom and Karen E. Purdy, known to me to be the co-chairman and secretary of NORDSTROM, INC., the corporation that executed the within instrument, known to me to be the person(s) who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Nathyl Suznwick
Notary Public in and for the State of Washington residing at Seattle

My commission expires: 9-24-90



BOOK 1554 PAGE 2561

STATE OF UTAH)
COUNTY OF WEBER) ss.

On January 27, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared K.D. Miller and Robert O. Scott known to me to be the Executive Director and Secretary of THE OGDEN NEIGHBORHOOD DEVELOPMENT AGENCY, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Marcy C. Hall

Notary Public in and for the State of Utah, residing at 2853 VanBuren Avenue

My commission expires:

1-18-92



STATE OF WASHINGTON)
COUNTY OF _____) ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ known to me to be the _____ and _____ of LAMONTS APPAREL, INC., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and

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STATE OF UTAH)
) SS.
COUNTY OF _____)

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the _____ and _____ of THE OGDEN NEIGHBORHOOD DEVELOPMENT AGENCY, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for the
State of _____, residing
at _____.

My commission expires:

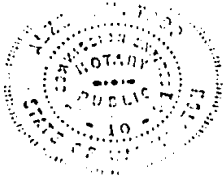
STATE OF WASHINGTON)
) SS.
COUNTY OF King)

On January 30, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Peter Oason and _____, known to me to be the Exec. V.P. and _____ of LAMONTS APPAREL, INC., the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and

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acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Alana M. Todd
Notary Public in and for the
State of Washington residing
at Kirkland

My commission expires:

August 10, 1991

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CNC12085/884543-12A/AO.dm
1/23/89

EXHIBIT A
PART 1
SHOPPING CENTER SITE

A part of Block 32, all of Block 39, and the vacated portions of 23rd Street, Kiesel and Grant Avenues, abutting said Blocks, all in PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at the Northeast corner of Lot 7 of said Block 39, said point being 56.00 feet North 89°02' West along the Centerline of 22nd Street, and 49.50 feet South 0°58' West from the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 1425.18 feet (South 0°58' West 1424.53 feet per Ogden City Survey PLAT "A"), along the West line of Washington Blvd. to the Southeast corner of Lot 1 of said Block 32; thence North 89°09' West 569.27 feet along the North line of 24th Street; thence North 0°58' East 132.97 feet to a point on the North line of Lot 2 in said Block 32; thence North 55°07'36 West 110.70 feet along said North line to a point on the East line of Grant Avenue as vacated 11/9/78, said point also being 16.67 feet North 89°07'36" West of the Northwest corner of Lot 2 of said Block 32; thence North 0°58' East 1293.55 feet (North 0°58' East 1292.94 feet) per Ogden City Survey PLAT "A"), along said East line to a point 16.67 feet North 89°02' West of the Northwest corner of Lot 6 of said Block 39; thence South 89°02' East 679.97 feet along the South line of 22nd Street to the point of beginning.

Contains 21.920 Acres

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01-033-0001, 0005, 0049, 0050

EXHIBIT A
PART 1
SHOPPING CENTER SITE (Con't.)

ALSO:

A part of Lots 9 and 10, Block 38, PLAT "A", OGDEN CITY SURVEY in Ogden City, Weber County, Utah, described as follows:

Beginning at the Northeast corner of Lot 10, said point of beginning also being North 89°02' West 818.30 feet along the Centerline of 22nd Street and South 0°58' West 49.50 feet from the Ogden City Monument, located 10 feet West of the Intersection of the Centerlines of 22nd Street and Washington Blvd.; and running thence South 0°58' West 298.00 feet along the West line of Grant Avenue; thence North 89°02' West 33.00 feet; thence North 44°02' West 26.87 feet; thence North 89°02' West 140.00 feet; thence North 0°58' East 279.00 feet to the South line of 22nd Street; thence South 89°02' East 192.00 feet along said South line to the point of beginning.

Contains 1.249 Acres

Total Acreage = 23.169 Acres

01-032-0001

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THIS DOCUMENT IS
PROPERTY OF THE BUREAU OF LAND MANAGEMENT
IT IS TO BE KEPT IN THE ORIGINAL FILE
UNLESS OTHERWISE DIRECTED BY THE BUREAU
WHEN THE ORIGINAL FILE IS DESTROYED

EXHIBIT A
PART 2
DEVELOPER TRACT

A part of Blocks 32 and 39, and a part of the vacated portion of 23rd Street and Kiesel Avenue abutting said blocks, all in PLAT "A", OGDEN CITY SURVEY in Ogden City, Weber County, Utah, described as follows:

Beginning at the Northeast corner of Lot 7 of said Block 39, said point being 56.00 feet North $89^{\circ}02'$ West along the Centerline of 22nd Street, and South $0^{\circ}58'$ West 49.50 feet of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South $0^{\circ}58'$ West 349.13 feet along the West line of Washington Blvd; thence North $89^{\circ}09'56''$ West 200.37 feet; thence South $0^{\circ}49'58''$ West 8.87 feet; thence South $89^{\circ}10'02''$ East 6.15 feet; thence South $0^{\circ}49'58''$ West 45.24 feet; thence North $89^{\circ}10'02''$ West 1.00 foot; thence South $0^{\circ}49'58''$ West 110.00 feet; thence South $89^{\circ}10'02''$ East 1.00 foot; thence South $0^{\circ}49'58''$ West 101.61 feet; thence South $89^{\circ}08'19''$ East 80.53 feet; thence South $0^{\circ}46'57''$ West 51.98 feet; thence South $89^{\circ}09'56''$ East 112.90 feet to a point on the West line of Washington Blvd.; thence South $0^{\circ}58'$ West 321.94 feet along said West line to a point that is 38.15 feet North $0^{\circ}58'$ East of the Southeast corner of Lot 8 of said Block 32; thence North $89^{\circ}02'$ West 140.00 feet; thence North $0^{\circ}58'$ East 30.00 feet; thence North $89^{\circ}02'$ West 41.50 feet; thence South $0^{\circ}58'$ West 120.00 feet; thence North $89^{\circ}02'$ West 42.00 feet; thence South $0^{\circ}58'$ West 103.00 feet; thence South $89^{\circ}02'$ East 42.00 feet; thence South $0^{\circ}58'$ West 58.50 feet; thence South $89^{\circ}02'$ East 181.50 feet to a point

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on the West line of Washington Blvd.; thence South 0°58' West 28.09 feet along said West line to a point that is 24.04 feet North 0°58' East of the Southeast corner of Lot 10 of said Block 32; thence North 89°02' West 201.69 feet; thence South 0°58' West 6.52 feet; thence North 89°02' West 37.48 feet; thence South 0°58' West 7.25 feet; thence North 89°02' West 61.66 feet; thence North 0°58' East 26.84 feet; thence North 89°02' West 108.67 feet; thence South 0°58' West 170.68 feet to a point on the North line of 24th Street; thence North 89°09' West 46.28 feet along said North line; thence North 0°58' East 455.85 feet; thence North 89°02' West 93.45 feet; thence North 0°58' East 706.08 feet; thence South 89°02' East 513.51 feet; thence North 0°58' East 264.18 feet to a point on the South line of 22nd Street; thence South 89°02' East 35.72 feet to the point of beginning.

EXCLUDING THEREFROM an irregular parcel to be identified as the Penney Tract and described as follows:

A part of Lots 6 and 7, and a part of the vacated portions of Kiesel Avenue and 23rd Street abutting said Lots in Block 32, and a part of Lots 1, 2, 3, 4 and 10, and a part of the vacated portions of Kiesel Avenue and 23rd Street in Block 39, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 35.31 feet North 0°58' East along the West line of said Lot 3 of Block 39, and 139.40 feet South 89°02' East from the Southwest corner of said Lot 3, said point of beginning also being 768.80 feet North 89°02' West along the Centerline of 22nd Street to the intersection of 22nd Street and Grant Avenue and 544.16 feet South 0°58' West along the centerline of Grant Avenue; and South 89°02' East 188.90 feet from the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City;

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RECORDING FEE
Equipment & Supplies
of all kinds
used in the
when first

EXHIBIT A
PART 2
DEVELOPER TRACT (Con't.)

thence South 89°02' East 80.57 feet; thence North 45°56'36" East 23.87 feet;
thence North 44°00'08" West 74.94 feet; thence North 45°56'36" East 54.04 feet;
thence South 44°00'08" East 198.56 feet; thence South 0°58' West 329.11 feet;
thence North 89°02' West 72.00 feet; thence South 0°58' West 20.01 feet; thence
North 89°02' West 151.00 feet; thence North 0°58' East 381.47 feet to the point
of beginning.

Total Acreage = 9.902 Acres less
Penney's 2.070 = 7.832 Acres in
Developer Tract

01-028-0066

BULK 1554 PAGE 2569

REGISTRATION MEMO
Register of Deeds
of the State of Michigan
Lansing, Michigan

EXHIBIT A
PART 4
PENNEY STORE SITE

A part of Lots 6 and 7 and a part of the vacated portions of Kiesel Avenue and 23rd Street abutting said Lots in Block 32, and a part of Lots 1, 2, 3, 4, and 10, and a part of the vacated portions of Kiesel Avenue and 23rd Street in Block 39, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah described as follows:

Beginning at a point 35.31 feet North 0°58' East along the West line of said Lot 3 of Block 39, and 139.40 feet South 89°02' East from the Southwest corner of said Lot 3, said point of beginning also being 768.80 feet North 89°02' West along the centerline of 22nd Street to the intersection of 22nd Street and Grant Avenue and 544.16 feet South 0°58' West along the centerline of Grant Avenue, and South 89°02' East 188.90 feet from the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; thence South 89°02' East 80.57 feet; thence North 45°56'36" East 23.87 feet; thence North 44°00'08" West 74.94 feet; thence North 45°56'36" East 54.04 feet; thence South 44°00'08" East 198.56 feet; thence South 0°58' West 329.11 feet; thence North 89°02' West 72.00 feet; thence South 0°58' West 20.01 feet; thence North 89°02' West 151.00 feet; thence North 0°58' East 381.47 feet to the point of beginning.

Containing 2.070 Acres

BOOK 1554 PAGE 2571

01-033-0049

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EXHIBIT A
PART 4
PENNEY TBA TRACT

A part of Lots 9 and 10, Block 38, PLAT "A", OGDEN CITY SURVEY in Ogden City, Weber County, Utah, described as follows:

Beginning at the Northeast corner of Lot 10, said point of beginning also being North 89°02' West 818.30 feet along the centerline of 22nd Street and South 0°58' West 49.50 feet from the Ogden City Monument, located 10 feet West of the intersection of the centerlines of 22nd Street and Washington Blvd., and running thence South 0°58' West 298.00 feet along the West line of Grant Avenue; thence North 89°02' West 33.00 feet; thence North 44°02' West 26.87 feet; thence North 85°02' West 140.00 feet; thence North 0°58' East 279.00 feet to the South line of 22nd Street; thence South 89°02' East 192.00 feet along said South line to the point of beginning.

Contains 1.249 acres

01-032-0001

BOOK 1554 PAGE 2572

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EXHIBIT A
PART 5
WEINSTOCKS TRACT

A part of Lots 8, 9, and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY,
in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd. 38.15 feet
North 0°58' East along said West line from the Southeast corner of said Lot 8,
said point of beginning also being 1038.31 feet South 0°58' West (1037.81 feet
South 0°58' West per Ogden City Survey, PLAT "A") and 56.00 feet
North 89°02' West of the Ogden City Monument, located 10 feet West of the
intersection of 22nd Street and Washington Blvd., in Ogden City; running thence
South 0°50' West 251.50 feet along said West line; thence North 89°02' West
181.50 feet; thence North 0°58' East 58.50 feet; thence North 89°02' West
42.00 feet; thence North 0°58' East 103.00 feet; thence South 89°02' East
42.00 feet; thence North 0°58' East 120.00 feet; thence South 89°02' East 41.50
feet; thence South 0°58' West 30.00 feet; thence South 89°02' East 140.00 feet
to the point of beginning.

Containing 1.176 Acres

01-028-0068

BOOK 1554 PAGE 2573

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EXHIBIT A
PART 6
WOODBURY TRACT

A part of Lots 1 and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd., 24.04 feet North 0°58' East along said West line from the Southeast corner of said Lot 10, said point of beginning also being 1317.90 feet South 0°58' West (1317.31 feet South 0°58' West per Ogden City Survey, PLAT "A"), and 56.00 feet North 09°02' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 156.78 feet along said West line to the Southeast corner of said Lot 1; thence North 89°09' West 201.65 feet along the North line of 24th Street; thence North 0°58' East 157.19 feet; thence South 89°02' East 201.65 feet to the point of beginning.

Containing 0.727 Acre

01-028-0001

ANUP 1554 PAGE 2574

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EXHIBIT A
PART 7
BON MARCHE TRACT

Part of Lots 1, 9, and 10, Block 39, Plat A, Ogden City Survey, in Ogden City, Weber County, Utah, described as follows: Beginning at a point on the West line of Washington Blvd. 84.14 feet South 0°58' West along said West line from the Northeast corner of said Lot 9, said point of beginning also being 398.63 feet South 0°58' West (398.40 feet South 0°58' West per Ogden City Survey Plat "A"), and 56.00 feet North 89°02' West of the Ogden City Monument located 10 feet West of the intersection of 22nd Street and Washington Blvd. in Ogden City; running thence South 0°58' West 234.64 feet along said West line; thence North 89°09'56" West 113.10 feet; thence South 0°46'57" West, 31.34 feet; thence North 89°09'56" West 0.07 feet; thence North 0°46'57" East 0.22 feet; thence North 89°08'19" West 80.53 feet; thence North 0°49'58" East 101.61 feet; thence North 89°10'2" West 1.00 feet; thence North 0°49'58" East 110.00 feet; thence South 89°10'02" East 1.00 feet; thence North 0°49'58" East 45.24 feet; thence North 89°10'02" West 6.15 feet; thence North 0°49'58" East 8.87 feet; thence South 89°09'56" East 200.37 feet to the point of beginning.

01-033-0001

Sheet 1554 of 2575

EXHIBIT A

PART 8

AGENCY TRACT

A part of Blocks 32 and 39, and a part of the vacated portion of 23rd Street, Kiesel and Grant Avenues abutting said blocks, all in PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the South line of 22nd Street, 35.72 feet North 89°02' West of the Northeast corner of Lot 7 of said Block 39, said point also being 91.72 feet North 89°02' West along the centerline of 22nd Street and 49.50 feet South 0°58' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City, running thence South 0°58' West 264.18 feet, thence North 89°02' West 513.51 feet; thence South 0°58' West 706.08 feet; thence South 89°02' East 93.45 feet; thence South 0°58' West 455.65 feet to a point on the North line of 24th Street; thence North 89°09' West 113.49 feet along said North line; thence North 0°58' East 132.57 feet to a point on the North line of Lot 2 in said Block 32; thence North 85°07'36" West 110.70 feet along said North lot line to a point on the East line of Grant Avenue as vacated 11/1/78, said point also being 16.67 feet North 85°07'36" West of the Northwest corner of Lot 3 of said Block 32; thence North 0°58' East 1293.55 feet along said East line to a point 16.67 feet North 89°02' West of the Northwest corner of Lot 6 of said Block 39; thence South 89°02' East 644.35 feet to the point of beginning.

Containing 8.036 Acres

BOOK 1554 PAGE 2576

01-033-0005
01-028-0002

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EXHIBIT A
PART 9
WOODBURY PARKING LOT

A part of Lot 4, Block 26, PLAT "A", OGDEN CITY SURVEY, in Ogden City,
Weber County, Utah, described as follows:

Beginning at a point which is West 512.8 feet, more or less, from the
Southeast corner of Block 26, on the East line of Canal Alley; thence Northerly
along said East line of Canal Alley 288.75 feet; thence East 62.90 feet; thence
South 288.75 feet to the North line of 25th Street; thence West 62.90 feet
along said North line to the point of beginning.

Contains 0.417 Acre.

01-022-0005

BOOK 1554 PAGE 2577

EXHIBIT A
PART 10
PENNEY ACCESS EASEMENT

A part of Blocks 32 and 39, and a part of the vacated portion of 23rd Street abutting said Blocks, all in PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 35.31 feet North 0°58' East along the West line of said Lot 3 of Block 39, and 139.40 feet South 89°02' East from the Southwest corner of said Lot 3, said point of beginning also being 768.80 feet North 89°02' West along the Centerline of 22nd Street to the intersection of 22nd Street and Grant Avenue and 544.16 feet South 0°58' West along the centerline of Grant Avenue; and South 89°02' East 188.90 feet from the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; and running thence South 0°58' West 381.47 feet; thence South 51°40'06" East 124.54 feet; thence South 0°58' West 232.19 feet; thence South 43°40' East 21.95 feet; thence South 0°58' West 226.50 feet to a point on the North line of 24th Street; thence North 89°09' West 46.00 feet along said North line; thence North 0°58' East 459.50 feet; thence North 51°40'06" West 117.52 feet; thence North 0°58' East 459.63 feet; thence South 89°02' East 84.36 feet to a point on the Westerly boundary of an irregular parcel to be identified as the Penney Tract; thence South 44°00'08" East 43.40 feet along said Westerly boundary; thence North 89°02' West 89.33 feet; thence South 0°58' West 25.00 feet to the point of beginning.

Contains 0.802 Acre

BOOK 1554 PAGE 2578

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EXHIBIT A
PART 11
DEVELOPER TWO-FOOT STRUCTURAL EASEMENT

A part of Lot 3 and the vacated portion of Kiesel Avenue of Block 39, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 51.00 feet South 44°00'08" East of the most Northerly point of the Penney Tract, said point also being 768.80 feet North 89°02' West along the Centerline of 22nd Street and 472.11 feet South 0°58' West and 307.42 feet South 89°02' East of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd.; running thence South 0°58' West 104.34 feet; thence South 89°02' East 2.00 feet; thence North 0°58' East 5.58 feet; thence South 89°02' East 96.76 feet; thence North 44°00'08" West 2.83 feet; thence North 89°02' West 94.76 feet; thence North 0°58' East 94.76 feet; thence North 44°00'08" West 2.83 feet to the point of beginning.

The lower limitation of this easement commences at an elevation of 4298.39 feet, United States Coast and Geodetic Survey Datum and the upper limitation of this easement is the elevation of 4343.92 feet, United States Coast and Geodetic Survey Datum.

BOOK 1554 PAGE 2579

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PART 1C
DEVELOPER AIR RIGHTS EASEMENT

A part of Lot 3 and the vacated portion of Kiesel Avenue of Block 39, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 51.00 feet South 44°00'08" East of the most Northerly point of the Penney tract, said point also being 768.80 feet North 89°02' West along the Centerline of 22nd Street and 472.11 feet South 0°58' West and 307.62 feet South 89°02' East of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., running thence South 44°00'08" East 147.56 feet; thence North 89°02' West 104.34 feet; thence North 0°58' East 104.34 feet to the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the lower of which is at elevation 4317.00 feet and the upper of which is at elevation 4347.00 feet, United States Coast and Geodetic Survey Datum.

BOOK 1554 PAGE 2580

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EXHIBIT A
PART 13
NORDSTROM CONSTRUCTION EASEMENT

A part of Lot 10, Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 37.48 feet North 89°02' West and 7.25 feet South 0°58' West of the Northeast corner of the Nordstrom Tract, said point being 239.17 feet North 89°02' West and 10.26 feet North 0°58' East of the Southeast corner of said Lot 10; running thence North 89°02' West 43.75 feet; thence North 45°58' East 11.67 feet; thence South 89°02' East 35.50 feet; thence South 0°58' West 8.25 feet to the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the lower of which is at elevation 4303.59 feet and the upper of which is at elevation 4349.09 feet, United States Coast and Geodetic Survey Datum.

BOOK 1554 PAGE 2581

CONVEYANCE
PART 14
NORDSTROM CONSTRUCTION EASEMENT

A part of Lot 10, Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City
Weber County, Utah, described as follows:

Beginning at a point 108.67 feet South 89°02' East of the Northwest
corner of the Nordstrom Tract; said point being 300.83 feet North 89°02' West
and 37.11 feet North 0°58' East of the Southeast corner of said Lot 10;
running thence South 89°02' East 1.50 feet; thence North 0°58' East 15.67
feet; thence North 45°58' East 9.90 feet; thence South 0°58' West 49.50 feet;
thence North 89°02' West 8.50 feet; thence North 0°58' East 26.84 feet to
the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the
lower of which is at elevation 4303.59 feet and the upper of which is at
elevation 4349.09 feet, United States Coast and Geodetic Survey Datum.

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EXHIBIT A
PART 15
NORDSTROM AIR RIGHTS EASEMENT

A part of Lot 10, Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 108.67 feet South 89°02' East of the Northwest corner of the Nordstrom Tract, said point being 300.83 feet North 89°02' West and 37.11 feet North 0°58' East of the Southeast corner of said Lot 10; running thence South 89°02' East 1.50 feet; thence North 0°58' East 15.67 feet; thence South 44°02' East 48.44 feet; thence South 89°02' East 25.91 feet; thence South 0°58' West 8.25 feet; thence North 89°02' West 61.66 feet; thence North 0°58' East 26.84 feet to the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the lower of which is at elevation 4313.05 feet and the upper of which is at elevation 4349.09 feet, United States Coast and Geodetic Survey Datum.

NOV 1554 PHE 2583

PART 16
CONSTRUCTION EASEMENT NO. 1 FOR WOODBURY
TRACT FIRST LEVEL ENCLOSED MALL EASEMENT

A part of Lots 1 and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd. 24.04 feet North 0°58' East along said West line from the Southeast corner of said Lot 10, said point of beginning also being 1317.90 feet South 0°58' West (1317.31 feet South 0°58' West per Ogden City Survey PLAT "A"), and 56.00 feet North 89°02' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 1.94 feet along said West line; thence North 89°02' West 51.66 feet; thence South 0°58' West 16.56 feet; thence North 89°02' West 1.50 feet; thence South 0°58' West 12.15 feet; thence North 89°02' West 23.13 feet; thence North 0°58' East 28.71 feet; thence North 89°02' West 125.40 feet; thence North 0°58' East 1.94 feet to the Northwest corner of the Woodbury Tract; thence South 89°02' East 201.69 feet to the point of beginning.

The limitations of this easement are two horizontal and parallel planes, the lower of which is at elevation 4269.50 feet and the upper of which is at elevation 4324.09 feet, United States Coast and Geodetic Survey Datum.

BOOK 1554 PAGE 2584

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EXHIBIT A
PART 17
CONSTRUCTION EASEMENT NO. 2 FOR WOODBURY
TRACT SECOND LEVEL ENCLOSED MALL EASEMENT

A part of Lots 1 and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd., 24.04 feet North 0°58' East along said West line from the Southeast corner of said Lot 10, said point of beginning also being 1317.90 feet South 0°58' West (1317.31 feet South 0°58' West per Ogden City Survey PLAT "A"), and 56.00 feet North 89°02' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 4.92 feet along said West line; thence North 89°02' West 53.16 feet; thence South 0°58' West 25.73 feet; thence North 89°02' West 16.58 feet; thence North 0°58' East 25.73 feet; thence North 89°02' West 131.95 feet; thence North 0°58' East 4.92 feet; thence South 89°02' East 201.69 feet to the point of beginning.

The limitations of this easement are two horizontal and parallel planes, the lower of which is at elevation 4324.09 feet and the upper of which is at elevation 4344.50 feet, United States Coast and Geodetic Survey Datum.

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PART 14
NORDSTROM CONSTRUCTION EASEMENT

A part of Lot 10, Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City
Weber County, Utah, described as follows:

Beginning at a point 108.67 feet South 89°02' East of the Northwest
corner of the Nordstrom Tract; said point being 300.83 feet North 89°02' West
and 37.11 feet North 0°58' East of the Southeast corner of said Lot 10;
running thence South 89°02' East 1.50 feet; thence North 0°58' East 15.67
feet; thence North 45°58' East 9.90 feet; thence South 0°58' West 49.50 feet;
thence North 89°02' West 8.50 feet; thence North 0°58' East 26.84 feet to
the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the
lower of which is at elevation 4305.59 feet and the upper of which is at
elevation 4349.09 feet, United States Coast and Geodetic Survey Datum.

BOOK 1554 PAGE 2586

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PART 15
NORDSTROM AIR RIGHTS EASEMENT

A part of Lot 10, Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point 108.67 feet South 89°02' East of the Northwest corner of the Nordstrom Tract, said point being 300.83 feet North 89°02' West and 37.11 feet North 0°58' East of the Southeast corner of said Lot 10; running thence South 89°02' East 1.50 feet; thence North 0°58' East 15.67 feet; thence South 44°02' East 48.44 feet; thence South 89°02' East 25.91 feet; thence South 0°58' West 8.25 feet; thence North 89°02' West 61.66 feet; thence North 0°58' East 26.84 feet to the point of beginning.

The limitation of the easement is two horizontal and parallel planes, the lower of which is at elevation 4313.05 feet and the upper of which is at elevation 4349.09 feet, United States Coast and Geodetic Survey Datum.

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PART 16
CONSTRUCTION EASEMENT NO. 1 FOR WOODBURY
TRACT FIRST LEVEL ENCLOSED MALL EASEMENT

A part of Lots 1 and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd. 24.04 feet North 0°58' East along said West line from the Southeast corner of said Lot 10, said point of beginning also being 1317.90 feet South 0°58' West (1317.31 feet South 0°58' West per Ogden City Survey PLAT "A"), and 56.00 feet North 89°02' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 1.94 feet along said West line; thence North 89°02' West 51.66 feet; thence South 0°58' West 16.56 feet; thence North 89°02' West 1.50 feet; thence South 0°58' West 12.15 feet; thence North 89°02' West 23.13 feet; thence North 0°58' East 28.71 feet; thence North 89°02' West 123.40 feet; thence North 0°58' East 1.94 feet to the Northwest corner of the Woodbury Tract; thence South 89°02' East 201.69 feet to the point of beginning.

The limitations of this easement are two horizontal and parallel planes, the lower of which is at elevation 4269.53 feet and the upper of which is at elevation 4304.09 feet, United States Coast and Geodetic Survey DATA.

BOOK 1554 PAGE 2588

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PART 17
CONSTRUCTION EASEMENT NO. 2 FOR WOODBURY
TRACT SECOND LEVEL ENCLOSED MALL EASEMENT

A part of Lots 1 and 10 of Block 32, PLAT "A", OGDEN CITY SURVEY, in Ogden City, Weber County, Utah, described as follows:

Beginning at a point on the West line of Washington Blvd., 24.04 feet North 0°58' East along said West line from the Southeast corner of said Lot 10, said point of beginning also being 1317.90 feet South 0°58' West (1317.31 feet South 0°58' West per Ogden City Survey PLAT "A"), and 56.00 feet North 89°02' West of the Ogden City Monument, located 10 feet West of the intersection of 22nd Street and Washington Blvd., in Ogden City; running thence South 0°58' West 4.92 feet along said West line; thence North 89°02' West 53.16 feet; thence South 0°58' West 25.73 feet; thence North 89°02' West 16.58 feet; thence North 0°58' East 25.73 feet; thence North 89°02' West 131.95 feet; thence North 0°58' East 4.92 feet; thence South 89°02' East 201.69 feet to the point of beginning.

The limitations of this easement are two horizontal and parallel planes, the lower of which is at elevation 4334.09 feet and the upper of which is at elevation 4344.50 feet, United States Coast and Geodetic Survey Datum.

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