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03/17/98 2:34 PM 76-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: R JORDAN DEPUTY - WI

FIRST AMENDMENT TO MEMORANDUM OF
SHOPPING CENTER GROUND LEASE

THIS FIRST AMENDMENT TO MEMORANDUM OF SHOPPING CENTER GROUND LEASE ("Memorandum Amendment") is made as of the 10th day of March, 1998, between Magna Investment & Development, Ltd., a Utah limited partnership ("Landlord"), and Albertson's, Inc., a Delaware corporation ("Tenant").

RECITALS

A. Landlord, as landlord, and Tenant, as tenant, entered into a Shopping Center Ground Lease dated November 20, 1996 (the "Original Lease"), covering certain leased premises in the City of Sandy, County of Salt Lake, State of Utah, more particularly described in Schedule I attached to the Original Lease (the "Leased Premises"). The Leased Premises are a part of the shopping center more particularly described in said Schedule I (the "Shopping Center"). A Memorandum of Shopping Center Ground Lease dated December 4, 1996 was recorded on December 13, 1996, as Entry No. 6527390, in Book 7556, Pages 1065 - 1106, of the official records of Salt Lake County, Utah (the "Original Memorandum").

B. The Original Lease has previously been amended by that certain letter agreement between Landlord and Tenant dated November 20, 1996, that certain letter agreement between Landlord and Tenant dated February 18, 1997, that certain letter agreement between Landlord and Tenant dated March 18, 1997, that certain Amendment to Shopping Center Ground Lease and to Development Agreement between Landlord and Tenant dated March 31, 1997, and that certain Fifth Amendment to Shopping Center Ground Lease and to Development Agreement between Landlord and Tenant of even date herewith (hereinafter collectively referred to as the "Amendments"). The Original Lease, as amended by the Amendments, is hereinafter referred to as the "Amended Lease".

C. Landlord and Tenant desire to enter into this Memorandum Amendment, which is to be recorded in the official records of Salt Lake County, Utah, to provide third parties with

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notice of the estate of Tenant in the Leased Premises and the Shopping Center and of the Amendments.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Exhibit "A" attached to the Original Memorandum is deleted and the Exhibit "A" attached hereto is substituted therefor. The Exhibit "A" attached hereto is the same as the Exhibit "A" attached to the Amended Lease. Parcel 7 constitutes one parcel, but is shown on Exhibit "A" attached hereto (and more particularly described in Schedule I attached hereto) as Parcels 7a, 7b, 7c and 7d. All references to "Parcel 7" in the Amended Lease, the Original Memorandum or this Memorandum Amendment shall mean and include each of Parcels 7a, 7b, 7c and 7d.

2. Schedule I attached to the Original Memorandum is deleted and the Schedule I attached hereto is substituted therefor. The Schedule I attached hereto is the same as the Schedule I attached to the Amended Lease.

3. Schedule II attached to the Original Memorandum is deleted and the Schedule II attached hereto is substituted therefor. The Schedule II attached hereto is the same as the Schedule II attached to the Amended Lease.

4. Schedule III attached to the Original Memorandum is deleted and the Schedule III attached hereto is substituted therefor. The Schedule III attached hereto is the same as the Schedule III attached to the Amended Lease.

5. Paragraph 5 of the Original Memorandum is hereby amended to reflect that Section 9.1(A) of the Amended Lease provides that:

"(A) All buildings and other structures (except those permitted in Section 9.2(A) below) shall be placed or constructed upon Parcel 2 only in the Building Area, and upon Parcels 1, 3 and 4 only in the Building Envelopes; provided, however, that canopies, eaves and roof overhangs (including columns or posts supporting same), normal foundations, utility cabinets and meters, signs and doors for ingress and egress may project from the Building Area or the Building Envelopes into the Common Area,

and provided further that the aggregate ground floor area of all buildings placed or constructed on any such Building Area or Building Envelope shall never exceed the maximum square footage, if any, reflected on Exhibit "A" as being applicable to such Building Area or such Building Envelope. No more than one (1) building shall be located on Parcel 4."

6. Paragraph 5 of the Original Memorandum is hereby amended to reflect that Section 9.1(B)(4) of the Amended Lease (i.e., a new subsection) provides that:

"(4) In no event shall any building or structure placed or constructed on Pad "B" located on Parcel 3 have primary public entrance doors that face in a northerly direction."

7. Paragraph 5 of the Original Memorandum is hereby amended to reflect that the phrase "provided, however, that all Building Areas", as it appeared in the second sentence of Section 9.1(C) of the Original Lease has been amended, in the Amended Lease, to read "provided, however, that all Building Areas and Building Envelopes".

8. Paragraph 5 of the Original Memorandum is hereby amended to reflect the deletion, from the last sentence of Section 9.2(A) of the Amended Lease, of the reference to "the expansion of Tenant's Building into the Expansion Area shown on Exhibit 'A'".

9. Paragraph 5 of the Original Memorandum is hereby amended to reflect that Section 9.2(B) of the Amended Lease provides that:

"(B) (1) The configuration of the buildings on Shops "A" located on Parcel 1, Pad "A" located on Parcel 4, and Pad "B" and Pad "C" located on Parcel 3 may be altered within the respective Building Envelopes shown on Exhibit "A" for Shops "A" and each such Pad, but in no event shall the aggregate floor area of the Shops "A" building or any such Pad building exceed the maximum building square footage assigned on Exhibit "A" to the Shops "A" building or any such Pad building, respectively, nor shall any such building be placed or constructed outside the Building Envelope shown on Exhibit "A" for Shops "A" and each such Pad, respectively.

(2) The configuration of the building(s) on Major "A" located on Parcel 3 may be altered within the Building Envelope shown on Parcel 3 for Major "A" and, provided that the total number of parking

spaces in Phase 1 shall always be sufficient to maintain a ratio of not less than five (5) parking spaces for each one thousand (1,000) square feet of Building Area in Phase 1 (the "Phase 1 Parking Ratio"), the aggregate floor area of the building(s) located on said Major "A" may, notwithstanding anything to the contrary in this Ground Lease, exceed the 40,000 square foot maximum assigned on Exhibit "A" to Major "A". To the extent a building (or buildings) is constructed on Major "A" which exceeds 40,000 square feet of floor area, the size of the buildings permitted on Parcel 1, Parcel 4 and Pads "B" and "C" on Parcel 3 shall be reduced to the point necessary to satisfy the Phase 1 Parking Ratio. In no event shall any building be placed or constructed outside the Building Envelope shown on Parcel 3 for Major "A".

(3) In the event that any Common Area improvements must be altered from those shown on Exhibit "A" in order to accommodate a change in the configuration of a building as permitted above in this Section 9.2(B), such alterations shall only be done in accordance with a site plan approved in writing by Tenant prior to the construction or alteration of the pertinent Common Area improvements."

10. Paragraph 5 of the Original Memorandum is hereby amended to reflect that the second sentence of Section 9.3(D) of the Amended Lease provides that:

"No building on Pad "B" or Pad "C" located on Parcel 3 shall exceed one (1) story and twenty-five (25) feet in height (including mechanical fixtures and equipment and screening for same)."

11. Paragraph 7 of the Original Memorandum is hereby amended to reflect that new subsections (C) and (D) have been added to Section 11.3 of the Amended Lease and that existing subsection (C) of Section 11.3 has been redesignated as subsection (E). New subsections (C) and (D) provide that:

"(C) In addition to the pylon signage described in subsections (A) and (B) above (collectively, the "Pylon Signage"), a free-standing monument sign shall be erected by Landlord at the location designated "Shopping Center Designation Sign" on Exhibit "A" ("Designation Sign"), subject to governmental approval, and provided the signage described in this subsection (C) does not interfere with or impair the installation and use of the Albertson's Pylon Signs or otherwise adversely affect the amount of

signage otherwise permitted by governmental authority in connection with the Albertson's Pylon Signs. No portion of the Designation Sign (or any design feature thereof) shall exceed an elevation of four (4) feet above the level of the sidewalk at the southwest corner of the intersection of 9400 South Street and 2000 East Street. Anything in this Ground Lease or the Development Agreement to the contrary notwithstanding, Tenant shall not be required to bear any portion of the cost of designing, constructing or installing the Designation Sign or the electrical hookup of same to the Common Area meter. The cost of lighting, maintaining, repairing and replacing the Designation Sign shall be paid by Landlord and Tenant in accordance with Section 12.1(I). The design of the Designation Sign shall be subject to the approval of Landlord and Tenant, which approval shall not be unreasonably withheld.

(D) In addition to the Pylon Signage and the Designation Sign, subject to governmental approval, and provided the signage described in this subsection (D) does not interfere with or impair the installation and use of the Albertson's Pylon Signs or otherwise adversely affect the amount of signage otherwise permitted by governmental authority in connection with the Albertson's Pylon Signs, Landlord may erect free-standing monument signs on Parcels 1, 3, 4, 5, 6 and 7a at the locations therefor shown on Exhibit "A". No portion of any such monument sign (or any design feature thereof) shall exceed an elevation of five and one-half (5½) feet above the street level of the nearest adjacent street (i.e., 2000 East Street or 9400 South Street). In no event shall the sign area of any monument sign exceed twenty-four (24) square feet [with a maximum of four (4) feet in height and six (6) feet in width]; provided, however, that each such sign may have a horizontal brick design feature at its base not exceeding one (1) foot in height and a vertical brick design feature along one of its sides which shall not exceed two (2) feet three (3) inches in width (which feature shall also be subject to the 5½ foot elevation limitation set forth above). Each such sign shall display the designation of an occupant of the Parcel on which the sign is located. The cost of designing, constructing, installing, lighting, maintaining, repairing and replacing said monument sign structures shall be paid by Landlord (or the business that is designated on the sign). The design of each monument sign structure, and the size, design and location of the sign fascia used, shall be subject to the approval of Landlord and Tenant, which approval shall not be unreasonably withheld."

12. Paragraph 8 of the Original Memorandum is hereby amended to reflect that the second sentence of Section 15.2(D)(1) of the Amended Lease provides that:

"To the extent the size of the theater would otherwise be restricted by the Theater Parking Standard, the maximum building square footage assigned on Exhibit "A" to Pad "B", Pad "C" and Major "A" may be reduced [by an amendment to this Ground Lease (hereinafter called the "Theater Size Amendment"), which amendment shall be fully executed by Landlord and Tenant prior to the commencement of the construction of the theater building and shall include a revised Exhibit "A" site plan] to the extent necessary to then (by utilizing for theater parking that portion of Pad "B", Pad "C" and Major "A" upon which a building could have been located prior to the Theater Size Amendment) satisfy the Theater Parking Standard."

13. Paragraph 8 of the Original Memorandum is hereby amended to reflect that the fifth sentence of Section 15.3(A) of the Amended Lease provides that:

"Not more than fifty percent (50%) of the area within the building(s) located on Parcel 1 shall be served by public entrance doors located on the east side of such building(s)."

14. Paragraph 8 of the Original Memorandum is hereby amended to reflect that Section 15.3(D)(i)(d) of the Amended Lease provides that: "(d) the eastern one-third of Parcel 7a shown on Exhibit "A,".

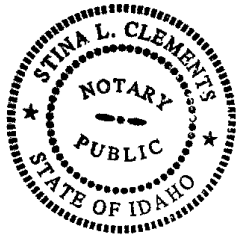
15. Except as amended herein, the Original Memorandum shall remain in full force and effect.

16. All of the terms, conditions and covenants of the Amended Lease are incorporated herein by this reference. This instrument is merely a memorandum entered into and recorded for the purpose of providing notice to third parties of the estates of Tenant in the Leased Premises and the Shopping Center, and is subject to all of the terms, conditions and provisions of the Amended Lease. In the event of any inconsistency between the terms of this instrument and the Amended Lease, the terms of the Amended Lease shall prevail.

STATE OF IDAHO)
) ss.
County of Ada)

On this 19th day of March, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared William H. Arnold, know or identified to me to be the Vice President, Real Estate Law of Albertson's, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Stina L. Clements
Notary Public for Idaho
Residing at Boise
My Commission expires: 4-28-2000



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Revised November 5, 1996
Revised March 10, 1997
Revised October 1, 1997
Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 1

JD

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet
South 0°08'12" West along the East line of said Quarter Section; 114.15 feet
South 89°48'32" West; 390.63 feet North 86°22'29" West to said South line of
9400 South Street and 497.16 feet South 89°48'32" West along said South line of Street from
the Northeast corner of said Quarter Section; running thence South 0°00'22" West 292.79 feet;
thence North 89°59'38" West 170.66 feet; thence North 0°00'22" East 10.00 feet; thence
North 89°59'38" West 66.67 feet; thence North 0°00'22" East 281.97 feet to said South line of
9400 South Street; thence North 89°48'32" East 237.33 feet along said South line of Street to
the point of beginning.

Contains 1.578 Acres

SCHEDULE I

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	November 5, 1996
Revised	March 10, 1997
Revised	September 15, 1997
Revised	October 6, 1997
Revised	January 21, 1998

LITTLE COTTONWOOD CENTER
PARCEL NO. 2

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet South 0°08'12" West along the East line of said Quarter Section; 114.15 feet South 89°48'32" West; 390.63 feet North 86°22'29" West to said South line of 9400 South Street and 485.16 feet South 89°48'32" West along said South line of Street from the Northeast Corner of said Quarter Section; running thence South 0°00'22" West 190.00 feet; thence North 89°48'32" East 350.78 feet; thence South 313.67 feet; thence North 89°59'38" West 139.00 feet; thence South 0°00'22" West 54.90 feet; thence North 89°59'38" West 226.83 feet; thence South 0°00'22" West 24.79 feet; thence North 89°59'38" West 187.32 feet; thence South 0°00'22" West 10.00 feet; thence North 89°59'38" West 75.04 feet; thence Northwesterly along the arc of a 62.50 foot radius curve to the right a distance of 15.69 feet (Central Angle equals 14°22'49" and Long Chord bears North 7°11'03" West 15.65 feet) to a point of tangency; thence North 0°00'22" East 369.29 feet to a point of curvature; thence Northeasterly along the arc of a 13.00 foot radius curve to the right a distance of 7.31 feet (Central Angle equals 32°13'39" and Long Chord bears North 16°07'11" East 7.22 feet) to a point of tangency; thence North 32°14'01" East 14.98 feet to a point of curvature; thence Northeasterly along the arc of a 52.00 foot radius curve to the left a distance of 29.25 feet (Central Angle equals 32°13'39" and Long Chord bears North 16°07'11" East 28.87 feet) to a point of tangency; thence North 0°00'22" East 159.10 feet to said South line of 9400 South Street; thence North 89°48'32" East 12.00 feet along said South line of Street; thence South 0°00'22" West 281.97 feet; thence South 89°59'38" East 66.67 feet; thence South 0°00'22" West 10.00 feet; thence South 89°59'38" East 170.66 feet; thence North 0°00'22" East 292.79 feet to said South line of 9400 South Street; thence North 89°48'32" East 12.00 feet along said South line of Street to the point of beginning.

Contains 4.872 Acres

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November 5, 1996
Revised March 10, 1997
Revised October 6, 1997
Revised January 21, 1998
Revised March 6, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 3

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet South 0°08'12" West along the East line of said Quarter Section; 114.15 feet South 89°48'32" West; 390.63 feet North 86°22'29" West to the South line of 9400 South Street and 746.49 feet South 89°48'32" West along said South line of Street from the Northeast Corner of said Quarter Section; running thence South 0°00'22" West 159.10 feet to a point of curvature; thence Southwesterly along the arc of a 52.00 foot radius curve to the right a distance of 29.25 feet (Central Angle equals 32°13'39" and Long Chord bears South 16°07'11" West 28.87 feet) to a point of tangency; thence South 32°14'01" West 14.98 feet to a point of curvature; thence Southwesterly along the arc of a 13.00 foot radius curve to the left a distance of 7.31 feet (Central Angle equals 32°13'39" and Long Chord bears South 16°07'11" West 7.22 feet) to a point of tangency; thence South 0°00'22" West 369.29 feet to a point of curvature; thence Southeasterly along the arc of a 62.50 foot radius curve to the left a distance of 15.69 feet (Central Angle equals 14°22'49" and Long Chord bears South 7°11'03" East 15.65 feet); thence South 89°59'38" East 75.04 feet; thence; North 0°00'22" East 10.00 feet; thence South 89°59'38" East 187.32 feet; thence North 0°00'22" East 24.79 feet; thence South 89°59'38" East 226.83 feet; thence North 0°00'22" East 54.90 feet; thence South 89°59'38" East 139.00 feet; thence South 343.36 feet; thence North 89°59'38" West 642.68 feet; thence North 0°00'22" East 139.76 feet to the South Property line of White City Water Company, Inc. Property; thence North 89°58'18" East 20.00 feet and North 0°00'22" East 70.00 feet along the South and East property line of said White City Water Company, Inc.; thence Northwesterly along the arc of a 17.50 foot radius curve to the left a distance of 9.17 feet (Central Angle equals 30°00'22" and Long Chord bears North 14°59'49" West 9.06 feet) to a point of tangency; thence North 30°00'00" West 15.20 feet to a point of curvature; thence Northwesterly along the arc of a 75.00 foot radius curve to the right a distance of 39.28 feet (Central Angle equals 30°00'22" and Long Chord bears North 14°59'49" West 38.83 feet) to a point of tangency; thence North 0°00'22" East 575.62 feet to the South line of said 9400 South Street; thence North 89°48'32" East 30.50 feet along said South line to the point of beginning.

Contains 4.457 Acres

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November 5, 1996

Revised March 10, 1997

Revised October 1, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 4

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section; 114.15 feet
South $89^{\circ}48'32''$ West; 390.63 feet North $86^{\circ}22'29''$ West to said South line of
9400 South Street and 134.40 feet South $89^{\circ}48'32''$ West along said South line of Street from
the Northeast Corner of said Quarter Section; running thence South 190.00 feet; thence
South $89^{\circ}48'32''$ West 350.78 feet; thence North $00^{\circ}00'22''$ East 190.00 feet to said South line
of 9400 South Street; thence North $89^{\circ}48'32''$ East 350.76 feet along said South line of Street
to the point of beginning.

Contains 1.530 Acres



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November 5, 1996

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 5

MB

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street which is 87.31 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 3.78 feet
South $89^{\circ}48'32''$ West from the Northeast Corner of said Quarter Section; thence four (4)
courses along said West line as follows: South $0^{\circ}00'22''$ West 15.62 feet; North $89^{\circ}48'32''$ East
0.83 feet; South $0^{\circ}21'56''$ West 150.92 feet to a point of curvature and Southwesterly along the
arc of a 761.78 foot radius curve to the right a distance of 392.34 feet (Central Angle equals
 $29^{\circ}30'31''$ and Long Chord bears South $15^{\circ}07'12''$ West 388.01 feet); thence
North $59^{\circ}43'53''$ West 121.59 feet; thence North $89^{\circ}59'38''$ West 428.27 feet; thence
North 503.67 feet to said South line of 9400 South Street; thence North $89^{\circ}48'32''$ East
134.40 feet along said South line of Street; thence South $86^{\circ}22'29''$ East 390.63 feet; thence
North $89^{\circ}48'32''$ East 110.37 feet to the point of beginning.

Contains 7.103 Acres

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November 5, 1996

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 6

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 1050.90 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 433.71 feet West from
the Northeast Corner of said Quarter Section; running thence North $50^{\circ}52'22''$ West
260.90 feet; thence North 319.16 feet; thence South $89^{\circ}59'38''$ East 428.27 feet; thence
South $59^{\circ}43'53''$ East 121.59 feet to said West line of 2000 East Street; thence Southwesterly
along the arc of a 761.78 foot radius curve to the right a distance of 123.02 feet (Central Angle
equals $9^{\circ}15'11''$ and Long Chord bears South $34^{\circ}30'03''$ West 122.89 feet) to a point of
tangency and South $39^{\circ}07'38''$ West 414.04 feet along said West line of Street to the point of
beginning.

Contains 3.913 Acres



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March 10, 1997

Revised October 1, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 7a

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 1050.90 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 433.71 feet West from
the Northeast Corner of said Quarter Section; running thence two (2) courses along said West
line of 2000 East Street as follows: South $39^{\circ}07'38''$ West 418.14 feet to a point of curvature
and Southwesterly along the arc of a 901.83 foot radius curve to the left a distance of
46.62 feet (Central Angle equals $2^{\circ}57'43''$ and Long Chord bears South $37^{\circ}38'47''$ West
46.61 feet); thence Northwesterly along the arc of a 40.00 foot radius curve to the left a
distance of 32.61 feet (Central Angle equals $46^{\circ}42'29''$ and Long Chord bears
North $31^{\circ}35'17''$ West 31.71 feet) to a point of tangency; thence North $54^{\circ}56'31''$ West
116.53 feet to a point of curvature; thence Northwesterly along the arc of a 100.21 foot radius
curve to the left a distance of 52.36 feet (Central Angle equals $29^{\circ}56'13''$ and Long Chord
bears North $69^{\circ}54'37''$ West 51.77 feet) to a point of tangency; thence North $84^{\circ}52'44''$ West
393.73 feet; thence North $0^{\circ}00'22''$ East 354.91 feet; thence South $89^{\circ}59'38''$ East 642.68 feet;
thence North 24.20 feet; thence South $50^{\circ}52'22''$ East 260.90 feet to the point of beginning.

Contains 6.825 Acres

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March 10, 1997
Revised October 1, 1997
Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 7b

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 1426.35 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 735.30 feet West from
the Northeast Corner of said Quarter Section; running thence North $54^{\circ}56'31''$ West
164.25 feet; thence North $84^{\circ}52'44''$ West 460.02 feet to the East line of Ski Haven Estates
No. 4, a subdivision in Sandy City, Salt Lake County, Utah; thence North $0^{\circ}00'22''$ East
30.12 feet along said East line; thence South $84^{\circ}52'44''$ East 443.93 feet to a point of
curvature; thence Southeasterly along the arc of a 100.21 foot radius curve to the right a
distance of 52.36 feet (Central Angle equals $29^{\circ}56'13''$ and Long Chord bears
South $69^{\circ}54'37''$ East 51.77 feet) to a point of tangency; thence South $54^{\circ}56'31''$ East
116.53 feet to a point of curvature; thence Southeasterly along the arc of a 40.00 foot
radius curve to the right a distance of 32.61 feet (Central Angle equals $46^{\circ}42'29''$ and Long
Chord bears South $31^{\circ}35'17''$ West 31.71 feet) to said West line of 2000 East Street; thence
Southwesterly along the arc of a 901.83 foot radius curve to the left a distance of 17.43 feet
(Central Angle equals $1^{\circ}06'27''$ and Long Chord bears South $35^{\circ}36'42''$ West 17.43 feet to the
point of beginning.

Contains 18,838 Square Feet



CONSULTING ENGINEERS
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March 10, 1997

Revised October 6, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 7c

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at the intersection of the East line of Ski Haven Estates No. 4, a subdivision
in Sandy City, Salt Lake County, Utah and the South line of the White City Water Company,
Inc., Property which is 87.31 feet South 0°08'12" West along the East line of said Quarter
Section; 114.15 feet South 89°48'32" West; 390.63 feet North 86°22'29" West to the South
line of 9400 South Street; 826.99 feet South 89°48'32" West along the South line of
9400 South Street to said East line of the Ski Haven Estates No. 2 and No. 4, and 704.91 feet
South 0°00'22" West along said East line from the Northeast corner of said Quarter Section;
running thence North 89°58'18" East 50.00 feet along the South line of said White City Water
Company, Inc., Property; thence South 0°00'22" West 494.67 feet; thence
North 84°52'44" West 50.20 feet to said East line of Ski Haven Estates No. 4; thence
North 0°00'22" East 490.16 feet along said East line to the point of beginning.

Contains 24,621 Square Feet



CONSULTING ENGINEERS
AND LAND SURVEYORS

GREAT BASIN ENGINEERING – NORTH

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March 10, 1997

Revised October 6, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

PARCEL NO. 7d

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet
South 0°08'12" West along the East line of said Quarter Section; 114.15 feet
South 89°48'32" West; 390.63 feet North 86°22'29" West to said South line of
9400 South Street and 776.99 feet South 89°48'32" West along said South line of Street from
the Northeast Corner of said Quarter Section; running thence South 0°00'22" West 575.62 feet
to a point of curvature; thence Southeasterly along the arc of a 75.00 foot radius curve to the
left a distance of 39.28 feet (Central Angle equals 30°00'22" and Long Chord bears
South 14°59'49" East 38.83 feet) to a point of tangency; thence South 30°00'00" East
15.20 feet to a point of curvature; thence Southeasterly along the arc of a 17.50 foot radius
curve to the right a distance of 9.17 feet (Central Angle equals 30°00'22" and Long Chord
bears South 14°59'49" East 9.06 feet) to the Northeast corner of White City Water Company
Inc., Property; thence South 89°58'18" West 50.00 feet along the North Property line of said
White City Water Company, Inc., Property; thence North 0°00'22" East 575.00 feet; thence
South 89°58'18" West 20.00 feet to the Northeast Corner of Lot 402 of said Ski Haven Estates
No. 4; thence North 0°00'22" East 59.91 feet along the East line of said Ski Haven Estates
No. 4 to said South line of 9400 South Street; thence North 89°48'32" East 50.00 feet along
said South line to the point of beginning.

Contains 20,722 Square Feet

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BK7912PG0716

November 5, 1996

Revised March 10, 1997

Revised October 1, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER

OVERALL PARCEL

JB

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street which is 87.31 feet
South 0°08'12" West along the East line of said Quarter Section and 3.78 feet
South 89°48'32" West from the Northeast Corner of said Quarter Section; running thence
six (6) courses along said West line as follows: South 0°00'22" West 15.62 feet;
North 89°48'32" East 0.83 feet; South 0°21'56" West 150.92 feet to a point of curvature;
Southwesterly along the arc of a 761.78 foot radius curve to the right a distance of 515.36 feet
(Central Angle equals 38°45'42" and Long Chord bears South 19°44'47" West 505.59 feet) to
a point of tangency; South 39°07'38" West 832.18 feet and Southwesterly along the arc of a
901.83 foot radius curve to the left a distance of 64.05 feet (Central Angle equals 4°04'09" and
Long Chord bears South 37°05'33" West 64.04 feet); thence North 54°56'31" West
164.25 feet; thence North 84°52'44" West 460.02 feet to the East line of Ski Haven Estates
No. 4, a subdivision in Sandy City, Salt Lake County, Utah; thence North 0°00'22" East
520.28 feet along said East line of said Ski Haven Estates No. 4 and No. 2 to the South
Property line of White City Water Company, Inc.; thence three (3) courses along the South,
East and North Property line of said White City Water Company, Inc., as follows:
North 89°58'18" East 70.00 feet; North 0°00'22" East 70.00 feet and South 89°58'18" West
50.00 feet; thence North 0°00'22" East 575.00 feet; thence South 89°58'18" West 20.00 feet to
the Northeast Corner of Lot 402 of said Ski Haven Estates No 4; thence North 0°00'22" East
59.91 feet along the East line of said Ski Haven Estates No. 4 to the South line of
9400 South Street; thence North 89°48'32" East 826.99 feet; thence South 86°22'29" East
390.63 feet; thence North 89°48'32" East 110.37 feet to the point of beginning.

Contains 31.751 Acres

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BK 7912PG0717



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March 10, 1997

Revised October 6, 1997

Revised January 21, 1998

LITTLE COTTONWOOD CENTER
NORTH 24.5 FOOT SERVICE DRIVE

JB

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 9400 South Street which is 87.31 feet South 0°08'12" West along the East line of said Quarter Section; 114.15 feet South 89°48'32" West; 390.63 feet North 86°22'29" West to said South line of 9400 South Street; 734.49 feet South 89°48'32" West along said South line of Street from the Northeast Corner of said Quarter Section; running thence South 00°00'22" West 159.14 feet; thence Southwesterly along the arc of a 64.00 foot radius curve to the right a distance of 36.00 feet (Central Angle equals 32°13'39" and Long Chord bears South 16°07'11" West 35.53 feet) to a point of tangency; thence South 32°14'01" West 14.98 feet to a point of curvature; thence Southwesterly along the arc of a 1.00 foot radius curve to the left a distance of 0.56 feet (Central Angle equals 32°13'39" and Long Chord bears South 16°07'11" West 0.56 feet) to a point of tangency; thence South 0°00'22" West 369.29 feet to a point of curvature; thence Southeasterly along the arc of a 50.50 foot radius curve to the left a distance of 26.45 feet (Central Angle equals 30°00'22" and Long Chord bears South 14°59'49" East 26.15 feet) to a point of tangency; thence South 30°00'00" East 15.20 feet to a point of curvature; thence Southeasterly along the arc of a 42.00 foot radius curve to the right a distance of 22.00 feet (Central Angle equals 30°00'22" and Long Chord bears South 14°59'49" East 21.75 feet) to a point of tangency; thence South 0°00'22" West 209.77 feet; thence North 89°59'38" West 24.50 feet; thence North 0°00'22" East 209.77 feet to the Northeast corner of White City Water Company, Inc., Property; thence Northwesterly along the arc of a 17.50 foot radius curve to the left a distance of 9.17 feet (Central Angle equals 30°00'22" and Long Chord bears North 14°59'49" West 9.06 feet) to a point of tangency; thence North 30°00'00" West 15.20 feet to a point of curvature; thence Northwesterly along the arc of a 75.00 foot radius curve to the right a distance of 39.28 feet (Central Angle equals 30°00'22" and Long Chord bears North 14°59'49" West 38.83 feet) to a point of tangency; thence North 0°00'22" East 369.29 feet to a point of curvature; thence Northeasterly along the arc of a 25.50 foot radius curve to the right a distance of 14.34 feet (Central Angle equals 32°13'39" and Long Chord bears North 16°07'11" East 14.16 feet) to a point of tangency; thence North 32°14'01" East 14.98 feet to a point of curvature; thence Northeasterly along the arc of a 39.50 foot radius curve to the left a distance of 22.22 feet (Central Angle equals 32°13'39" and Long Chord bears North 16°07'11" East 21.93 feet) to a point of tangency; thence North 0°00'22" East 159.06 feet to the South line of 9400 South Street; thence North 89°48'32" East 24.50 feet along said South line to the point of beginning.

Contains 20,907 Square Feet

SCHEDULE II

Page 1 of 2

BK7912PG0718



CONSULTING ENGINEERS
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LITTLE COTTONWOOD CENTER

March 10, 1997
Revised October 6, 1997
Revised January 21, 1998

SOUTH 24.5 FOOT SERVICE DRIVE

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 1374.69 feet South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 696.33 feet West from the Northeast Corner of said Quarter Section; running thence South $39^{\circ}07'38''$ West 0.75 feet and Southwesterly along the arc of a 901.83 foot radius curve to the left a distance of 46.62 feet (Central Angle equals $2^{\circ}57'43''$ and Long Chord bears South $37^{\circ}38'47''$ West 46.61 feet) along said West line of 2000 East Street; thence Northwesterly along the arc of a 40.00 foot radius curve to the left a distance of 32.61 feet (Central Angle equals $46^{\circ}42'29''$ and Long Chord bears North $31^{\circ}35'17''$ West 31.71 feet) to a point of tangency; thence North $54^{\circ}56'31''$ West 116.53 feet to a point of curvature; thence Northwesterly along the arc of a 100.21 foot radius curve to the left a distance of 52.36 feet (Central Angle equals $29^{\circ}56'13''$ and Long Chord bears North $69^{\circ}54'37''$ West 51.77 feet) to a point of tangency; thence North $84^{\circ}52'44''$ West 373.65 feet; thence North $0^{\circ}00'22''$ East 356.70 feet; thence South $89^{\circ}59'38''$ East 24.50 feet; thence South $0^{\circ}00'22''$ West 299.55 feet to a point of curvature; thence Southeasterly along the arc of a 38.00 foot radius curve to the left a distance of 56.30 feet (Central Angle equals $84^{\circ}53'06''$ and Long Chord bears South $42^{\circ}26'11''$ East 51.29 feet) to a point of tangency; thence South $84^{\circ}52'44''$ East 316.49 feet to a point of curvature; thence Southeasterly along the arc of a 124.71 foot radius curve to the right a distance of 65.16 feet (Central Angle equals $29^{\circ}56'13''$ and Long Chord bears South $69^{\circ}54'37''$ East 64.42 feet) to a point of tangency; thence South $54^{\circ}56'31''$ East 120.89 feet to a point of curvature; thence Southeasterly along the arc of a 40.50 foot radius curve to the left a distance of 29.45 feet (Central Angle equals $41^{\circ}39'36''$ and Long Chord bears South $75^{\circ}46'19''$ East 28.80 feet) to the point of beginning.

Contains 22,823 Square Feet



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November 5, 1996

Revised January 21, 1998

LITTLE COTTONWOOD CENTER
31 FOOT ACCESS DRIVE - PARCELS 5/6

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 599.81 feet South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 88.26 feet West from the Northeast corner of said Quarter Section; running thence Southwesterly along the arc of a 761.78 foot radius curve to the right a distance of 83.44 feet (Central angle equals $6^{\circ}16'34''$ and Long Chord bears South $30^{\circ}33'31''$ West 83.40 feet) along said West line; thence Northwesterly along the arc of a 35.00 foot radius curve to the left a distance of 27.55 feet (Central Angle equals $45^{\circ}05'57''$ and Long Chord bears North $37^{\circ}10'54''$ West 26.84 feet) to a point of tangency; thence North $59^{\circ}43'53''$ West 118.02 feet to a point of curvature; thence Northwesterly along the arc of a 59.50 foot radius curve to the left a distance of 31.43 feet (Central Angle equals $30^{\circ}15'45''$ and Long Chord bears North $74^{\circ}51'45''$ West 31.06 feet) to a point of tangency; thence North $89^{\circ}59'38''$ West 358.38 feet; thence North 31.00 feet; thence South $89^{\circ}59'38''$ East 411.15 feet to a point of curvature; thence Southeasterly along the arc of a 115.50 foot radius curve to the right a distance of 61.01 feet (Central Angle equals $30^{\circ}15'45''$ and Long Chord bears South $74^{\circ}51'45''$ East 60.30 feet) to a point of tangency; thence South $59^{\circ}43'53''$ East 58.58 feet to a point of curvature; thence Southeasterly along the arc of a 35.00 foot radius curve to the left a distance of 30.02 feet (Central Angle equals $49^{\circ}08'56''$ and Long Chord bears South $84^{\circ}18'21''$ East 29.11 feet) to the point of beginning.

SCHEDULE III

Page 1 of 2

BK 7912 PG 0720



GREAT BASIN ENGINEERING - NORTH

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Revised November 5, 1996
Revised October 1, 1997
Revised January 21, 1998

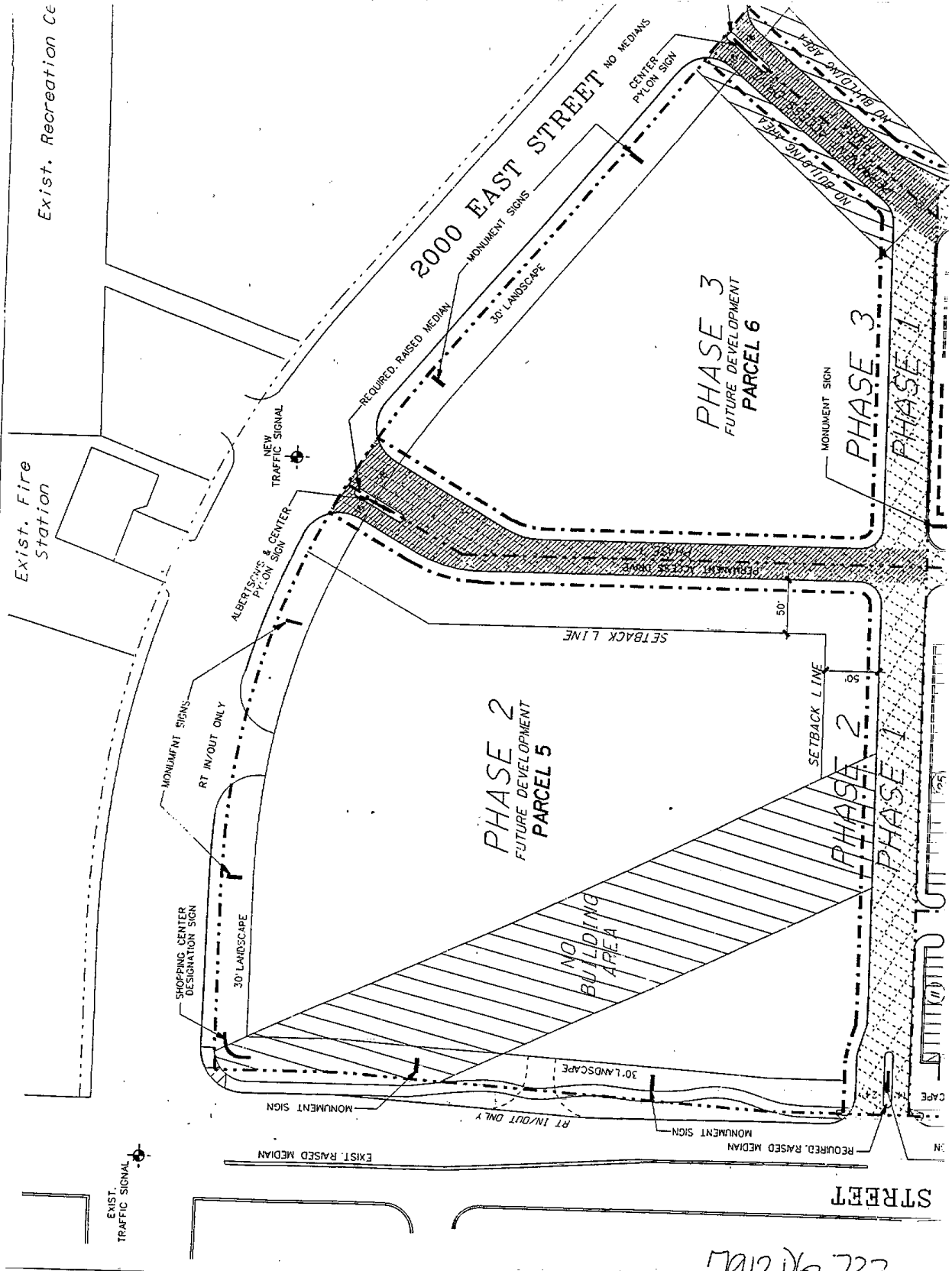
LITTLE COTTONWOOD CENTER
41 FOOT ACCESS DRIVE - PARCELS 6/7a

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 1027.61 feet
South $0^{\circ}08'12''$ West along the East line of said Quarter Section and 414.82 feet West from
the Northeast corner of said Quarter Section; running thence South $39^{\circ}07'38''$ West 60.05 feet
along said West line; thence Northwesterly along the arc of a 35.00 foot radius curve to the left
a distance of 26.45 feet (Central angle equals $43^{\circ}17'31''$ and Long Chord bears
North $29^{\circ}13'37''$ West 25.82 feet) to a point of tangency; thence North $50^{\circ}52'22''$ West
223.76 feet; thence South $89^{\circ}59'38''$ East 2.74 feet; thence North 50.63 feet; thence
South $50^{\circ}52'22''$ East 253.58 feet to a point of curvature; thence Southeasterly along the arc of
a 35.00 foot radius curve to the left a distance of 26.45 feet (Central Angle equals $43^{\circ}17'31''$
and Long Chord bears South $72^{\circ}31'07''$ East 25.82 feet) to the point of beginning.

Exist. Recreation Ce

Exist. Fire Station



7/9/12 P6. 722

1/er

BK7912 PG0723

GENERAL NOTES

NO TRUCK WELLS, NATURAL DOCK ONLY
PARKING REQUIREMENTS:
USED 1/200 S.F. OF G.B.A.

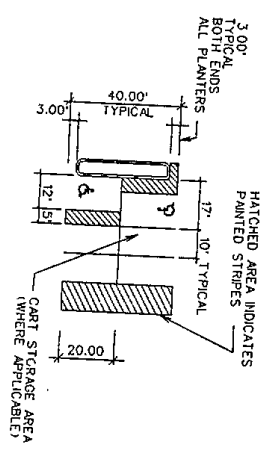
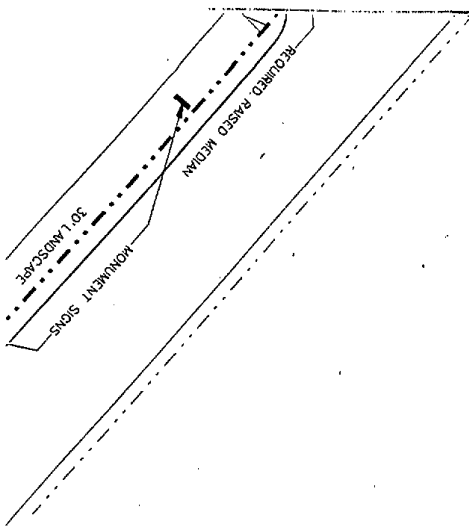
BUILDING SETBACK REQUIREMENTS:
9400 SOUTH - 30'
2000 EAST - 30'
REAR - 50'

LANDSCAPE REQUIREMENTS:
PER CITY REVIEW

ZONING REQUIREMENTS:
EXISTING- COMMERCIAL
REQUIRED- COMMERCIAL

LEGEND

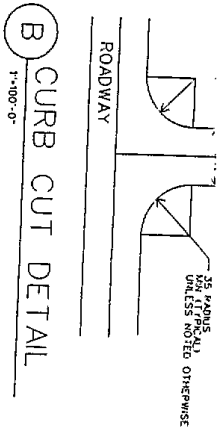
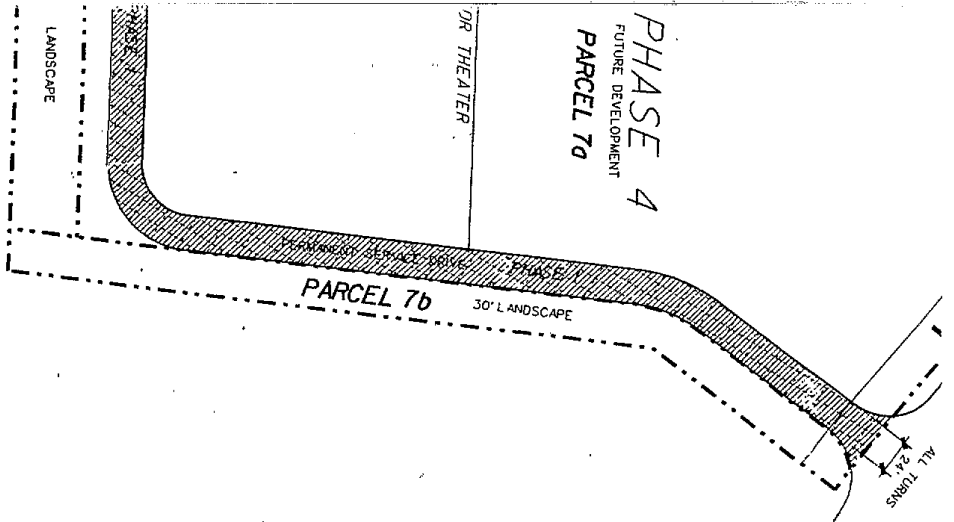
- PROPERTY/PARCEL LINE
- BUILDING AREA
- HEAVY DUTY PAVING
- PHASE LINE
- BUILDING ENVELOPE LINE
- PERMANENT ACCESS/SERVICE DRIVE



A PARKING DETAIL
1"=50'-0"

REVISIONS	
7-12-98	RTD
CHANGED TO EXHIBIT "A"	
8-9-98	RTD
REV. EXPANSION LIMIT	
11-2-98	RTD
REV. G.B.A. PERM SERVICE DRIVE PARCEL DESIGNATION ADDED	
11-15-98	RTD
REV. EXPANSION LIMIT SIGNAGE	
11-15-98	RTD
REV. PROTO. PARKING, G.B.A. & PHDS.	
1-10-98	RD
REV. G.B.A. BOUNDARY, PERM. C. CUTS, SIGNAGE	

M.R.
D.R.W.
M.R.
D.R.W.
M.R.
D.R.W.
M.R.



NOTE: REQUIRED PARKING RATIOS ARE SET FORTH IN SECTION 9201 AND SECTION 152 (D) OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN LANDLORD AND TENANT.

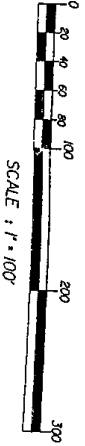
NOTE: BOTH LANDLORD AND TENANT ACKNOWLEDGE ENTIRE CENTER WHEN COMPLETE COULD CONTAIN APPROXIMATELY 320000 S.F. OF BUILDING AREA SUBJECT TO THE REQUIRED PARKING RATIOS.

NOTE: LANDLORD MAY BE REQUIRED TO IMPROVE ALL PERIMETER LANDSCAPING AS A PART OF DEVELOPMENT OF PHASE 1.

EXHIBIT "A" SITE PLAN

TOTAL GROSS BUILDING AREA	X 143,532 S.F.
TOTAL CARPARKS REQUIRED	X 718
TOTAL CARPARKS PROVIDED	X 733 (+15)
TOTAL SITE AREA	*/- 1,383,030 S.F. (31.75 AC.)

* PHASE 1 ONLY. (USING MAX. BLDG. AREAS AS SHOWN.)
 PARCEL 2 PARKS AT 1/200 S.F. OF G.B.A.



APPROVED BY:	DATE:
CHAIRMAN	SIGNED 7-12-96
PRESIDENT	SIGNED 7-12-96
EXEC. V.P./SD	SIGNED 7-12-96
SR. V.P./REG.	SIGNED 7-12-96

BK

7912
P9725

<p>Albertsons DESIGN & CONSTRUCTION 250 PARKCENTER BLVD BOISE, IDAHO 83726 (208)385-6200</p>	<p>PROJECT</p> <p>S.W.C.</p> <p>2000 EAST & 9400 SOUTH</p>
	<p>OWNER</p> <p>SANDY, UTAH</p> <p>STORE NO.</p> <p>391</p>
<p>DATE</p> <p>5-17-98</p>	<p>DESIGNED BY</p> <p>RTD</p>
<p>SHEET TITLE</p> <p>EXHIBIT "A" SITE PLAN</p>	<p>SHEET</p> <p>1</p>