

PROJECT SUMMARY

BUILDING S.F. 78,015 S.F.  
 SITE S.F. 265,560 S.F.  
 SITE ACREAGE 6.1 ACRES

PARKING SUMMARY

STANDARD 272  
 COMPACT 109  
 HANDICAPPED 8  
 TOTAL 389

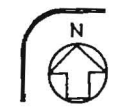


EXHIBIT "A"

Legal Description of Demised Premises

Landlord and Tenant agree that a legal description of the proposed Demised Premises (as shown on Exhibit "C" of this Lease and marked "ABC Market") will be prepared by Landlord and approved by Tenant prior to the commencement of construction anticipated by this Lease and further that following the completion of construction and prior to the Commencement Date the legal description of the Demised Premises will be confirmed as accurate by a Civil Engineer licensed to do business in the State of California. If such legal description cannot be confirmed as accurate this Exhibit "A" will be modified so as to provide a legal description of the constructed Demised Premises free and clear of any encroachments except for roof overhangs and/or awnings.

EXHIBIT "B"

Legal Description for Shopping Center

A legal description of the Shopping Center as shown on Exhibit "C" of this Lease will be prepared by landlord and approved by Tenant prior to the commencement of the construction anticipated by this Lease.