

BOOK 378 PAGE 1986

GRANT OF RECIPROCAL EASEMENTS

This Reciprocal Grant of Easement is entered into this ___ day of April, 1993, by and between Inland Properties, Inc., a Montana corporation, whose principal business address is P.O. Box 8182, Missoula, MT 59807, hereinafter referred to as "Inland", and Dayton Hudson Corporation, a Minnesota corporation, whose principal business address is 777 Nicollet Mall, Minneapolis, MN 55402-2035, hereinafter referred to as "Dayton Hudson";

RECITALS:

Inland is the owner of the following described real property:

Lots 5, 6, 7, and 8, Parcel 2 of GATEWAY PLACE - PHASE 1, a platted subdivision of the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Dayton Hudson is the owner of the following described real property:

Lot 4, Parcel 2 of GATEWAY PLACE - PHASE I, a platted subdivision of the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof;

The parties intend hereby to grant reciprocal rights to access, subject to the terms and conditions of their Operating and Easement Agreement of even date herewith.

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, each party agrees as follows:

1. Dayton Hudson hereby grants, bargains, sells, and conveys unto Inland, its successors, assigns, and permittees, in common with Dayton Hudson, its successors, assigns and permittees, a non-exclusive easement for the construction and maintenance of roadways, for ingress and egress; and for public and private utility services; and for the passage and accommodation of

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pedestrians, more particularly described on Easement Exhibit "A" attached hereto (consisting of sheets 1 and 2) as EASEMENT NO. 3 and EASEMENT NO. 4.

2. Inland hereby grants, bargains, sells, and conveys unto Dayton Hudson, its successors, assigns, and permittees, in common with Inland, its successors, assigns and permittees, a non-exclusive easement for the construction and maintenance of roadways, for ingress and egress; and for public and private utility services; and for the passage and accommodation of pedestrians, more particularly described on Easement Exhibit "A" attached hereto (consisting of sheets 1 and 2) as EASEMENT NO. 1 and EASEMENT NO. 2.

3. In addition to the Reciprocal Easements referenced in paragraphs 1 and 2 above, Inland hereby grants, bargains, sells and conveys unto Dayton Hudson, its successors, assigns and permittees, in common with Inland, its successors, assigns, and permittees, a non-exclusive easement for the construction and maintenance of roadways, for ingress and egress; and for public and private utility service; and for the passage and accommodation of pedestrians, the easements described as EASEMENT NO. 5 and EASEMENT NO. 6 on Easement Exhibit "A", over and across Lot 5 and Lot 6 of Gateway Place, Phase I, all as more particularly described on Exhibit "A" attached hereto. Inland reserves the right to grant such Easements to any other party, in its sole discretion.

4. All of the Easements described herein are intended to be for the benefit of Inland and Dayton Hudson, and for their

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successors, assigns and permittees, including (but not limited to) any owner of Lots 4, 5, 6, 7, and 8, Parcel 2 of GATEWAY PLACE - PHASE I, City of Missoula, Montana, and for use by the public, subject to terms and conditions more specifically set forth in the Operating and Easement Agreement between the parties of even date herewith. No dedication of any Easement to any governmental or quasi-governmental authority or to public or private utilities is intended hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first hereinabove written.

INLAND PROPERTIES, INC.
By John H. Crowley
John H. Crowley,
Vice President

DAYTON HUDSON CORPORATION
By Edward J. Bierman
Name Edward J. Bierman
Title Vice President
Target Stores

ATTEST:
By _____
Name _____
Title _____

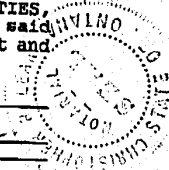
ATTEST:
By _____
Name _____
Title _____

STATE OF MONTANA
COUNTY OF MISSOULA

On this 27 day of April, 1993, before me, a Notary Public within and for said County, personally appeared John H. Crowley and _____, to me personally known, being each by me duly sworn, did say that they are respectively the Vice President and _____ of INLAND PROPERTIES, INC., and that said instrument was signed on behalf of said corporation and acknowledged said instrument to be the free act and deed of said corporation.

(SEAL)

Christopher R. Young
Notary Public for the State of Montana
Residing at Missoula
My commission expires: 9-5-94



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STATE OF MINNESOTA }
COUNTY OF HENNEPIN } SS

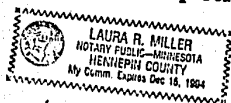
On this 13rd day of April, 1993, before me, a Notary Public within and for said County, personally appeared Edward J. Bierman, and me personally known, being each by me duly sworn, did say that they are respectively the Vice President Target Stores and DAYTON HUDSON CORPORATION, and that said instrument was signed in behalf of said corporation and acknowledged said instrument to be the free act and deed of said corporation.

Laura R. Miller

Notary Public for the State of Minnesota
Residing at _____

My commission expires: _____

(SEAL)



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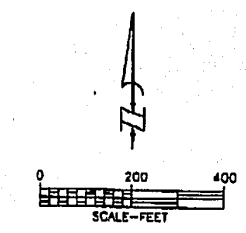
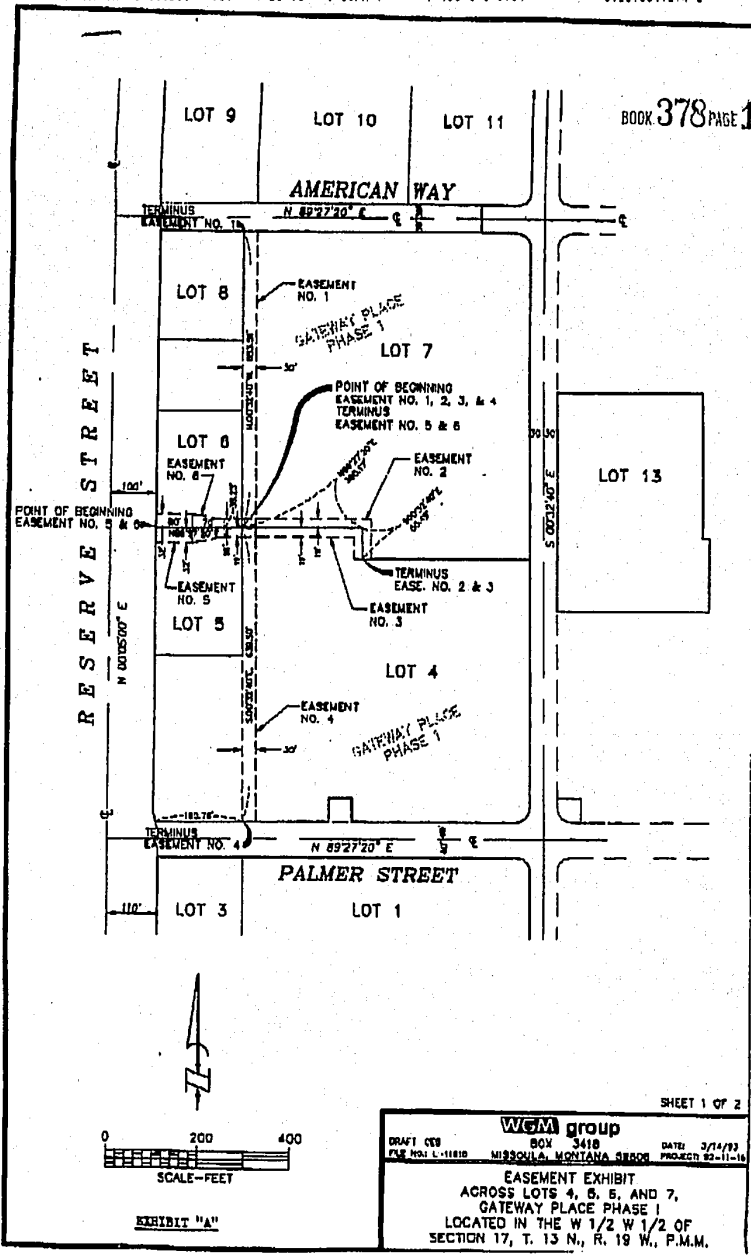


EXHIBIT "A"

SHEET 1 OF 2

WGA group
 DRAFT CVD BOX 3418 DATE: 3/14/73
 PLS MAIL L-11810 MISSOULA, MONTANA 59801 PROJECT 82-11-16

EASEMENT EXHIBIT
 ACROSS LOTS 4, 5, 6, AND 7,
 GATEWAY PLACE PHASE I
 LOCATED IN THE W 1/2 W 1/2 OF
 SECTION 17, T. 13 N., R. 19 W., P.M.M.

SUB-STANDARD QUALITY WHEN FILMED

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LEGAL DESCRIPTION: EASEMENT NO. 1

AN EASEMENT 30 FEET IN WIDTH ACROSS LOT 7, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP BEING EASTERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE COMMON MOST WESTERLY CORNER OF SAID LOTS 4 AND 7; THENCE N 00°32'40" W, 853.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF AMERICAN WAY AND THE TERMINUS OF THIS EASEMENT.

LEGAL DESCRIPTION: EASEMENT NO. 2

AN EASEMENT 19 FEET IN WIDTH ACROSS LOT 7, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP BEING NORTHERLY AND EASTERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE COMMON MOST WESTERLY CORNER OF SAID LOTS 4 AND 7; THENCE N 89°27'20" E, 280.17 FEET; THENCE S 00°32'40" E, 65.49 FEET TO THE TERMINUS OF THIS EASEMENT.

LEGAL DESCRIPTION: EASEMENT NO. 3

AN EASEMENT 19 FEET IN WIDTH ACROSS LOT 4, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP BEING SOUTHERLY AND WESTERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE COMMON MOST WESTERLY CORNER OF SAID LOTS 4 AND 7; THENCE N 89°27'20" E, 280.17 FEET; THENCE S 00°32'40" E, 65.49 FEET TO THE TERMINUS OF THIS EASEMENT.

LEGAL DESCRIPTION: EASEMENT NO. 4

AN EASEMENT 30 FEET IN WIDTH ACROSS LOT 4, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP BEING EASTERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE COMMON MOST WESTERLY CORNER OF SAID LOTS 4 AND 7; THENCE S 00°32'40" E, 639.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LIMIT OF PALMER STREET AND THE TERMINUS OF THIS EASEMENT.

LEGAL DESCRIPTION: EASEMENT NO. 5

AN EASEMENT OF VARIED WIDTHS ACROSS LOT 5, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP 32 FEET IN WIDTH SOUTHERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE N 89°27'20" E, 80.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5; ALSO A STRIP SOUTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE LAST SAID POINT; THENCE N 89°27'20" E, 70.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5; SAID STRIP DECREASING IN WIDTH FROM 32 FEET AT THE BEGINNING POINT TO 19 FEET AT THE ENDING POINT. ALSO A STRIP 19 FEET IN WIDTH SOUTHERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE LAST SAID POINT; THENCE N 89°27'20" E, 38.23 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE TERMINUS OF THIS EASEMENT. THE SIDE LIMITS OF THIS EASEMENT ARE EITHER LENGTHENED OR SHORTENED TO INTERSECT THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET.

LEGAL DESCRIPTION: EASEMENT NO. 6

AN EASEMENT OF VARIED WIDTHS ACROSS LOT 8, GATEWAY PLACE, PHASE I LOCATED IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP 32 FEET IN WIDTH NORTHERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 89°27'20" E, 80.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8; ALSO A STRIP NORTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE LAST SAID POINT; THENCE N 89°27'20" E, 70.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8; SAID STRIP DECREASING IN WIDTH FROM 32 FEET AT THE BEGINNING POINT TO 19 FEET AT THE ENDING POINT. ALSO A STRIP 19 FEET IN WIDTH NORTHERLY OF PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE LAST SAID POINT; THENCE N 89°27'20" E, 38.23 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8 AND THE TERMINUS OF THIS EASEMENT. THE SIDE LIMITS OF THIS EASEMENT ARE EITHER LENGTHENED OR SHORTENED TO INTERSECT THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET.

93 APR 27 PM 2 29

RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 27th DAY OF APRIL 1993 AT 2:29 O'CLOCK P.M. AND IT IS RECORDED IN VOLUME 378 OF BOOKS OF RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA. REC'D MISSOULA COUNTY RECORDER. *W. J. ...*

9308758

SHEET 2 OF 2

WGM group
DRAFT CEG BOX 3418 DATE: 3/14/93
FILE NO. L-11018 MISSOULA, MONTANA 59808 PROJECT: 89-111-11
EASEMENT EXHIBIT
ACROSS LOTS 4, 5, 6, AND 7,
GATEWAY PLACE PHASE I
LOCATED IN THE W 1/2 W 1/2 OF
SECTION 17, T. 13 N., R. 19 W., P.M.M.

SUB-STANDARD QUALITY WHEN FILMED