

Borders Group, Inc
Exhibit 1

Store List

Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
Stores							
1	BSS	Ann Arbor Downtown	612 East Liberty	Ann Arbor	MI	48104	39,876
14	BSS	The Corners	31150 Southfield Road	Birmingham	MI	48025	14,494
16	BSS	Castleton Corner	5612 Castleton Corner Lane	Indianapolis	IN	46250	26,734
19	BSS	Novi Town Center	43075 Crescent Boulevard	Novi	MI	48375	36,416
20	BSS	Oak Brook Court	1500 16Th Street	Oakbrook	IL	60521	29,725
22	BSS	Jay Scutti Plaza	Hyland Drive	Henrietta	NY	14623	29,772
28	BSS	La Place Fashion Centre	2101 Richmond Road	Beachwood	OH	44122	19,883
30	BSS	Rosemont Shopping Center	1149 Lancaster Avenue	Bryn Mawr	PA	19010	24,610
39	BSS	Garden City Shopping Center	81 Hillside Road	Cranston	RI	02920	27,000
40	BSS	Sunrise Highway	5151 Sunrise Highway	Bohemia	NY	11716	19,809
41	BSS	Park City Center	940 Plaza Boulevard	Lancaster	PA	17601	17,000
43	BSS	Lutherville Station Shopping Center	170 W. Ridgely Road	Timonium	MD	21093	21,491
44	BSS	Airport Plaza Shopping Center	231 Airport Plaza	Farmingdale	NY	11735	25,000
45	BSS	Crossroads Center	5871 Leesburg Pike	Bailey's Crossroads	VA	22041	33,000
46	BSS	Springfield Square	1011 Baltimore Pike	Springfield	PA	19064	22,986
47	BSS	South Dixie Highway	9205 South Dixie Highway	Miami	FL	33156	17,850
55	BSS	West Farms Shopping Center	1600 South East Road	Farmington	CT	06032	34,180
61	BSS	Woodfield Village Green	1540 Golf Road	Schaumburg	IL	60173	30,000
62	BSS	Promenade Of Crocker Park	30121 Detroit Road	Westlake	OH	44145	25,000
64	BSS	ABQ Uptown	2240 Q Street Ne	Albuquerque	NM	87110	22,750
66	BSS	Century Square Building	1501 Fourth Avenue	Seattle	WA	98101	25,355
72	BSS	Mission Viejo Freeway Center	25222 El Paseo	Mission Viejo	CA	92691	30,000
73	BSS	Westridge Court Shopping Center	336 South Route 59	Naperville	IL	60540	25,650
74	BSS	Northway Mall	1051 Northway Mall	Pittsburgh	PA	15237	30,036
76	BSS	Meyerland Plaza	570 Meyerland Plaza	Houston	TX	77096	28,508
78	BSS	Old Town Shopping Center	5500 Greenville Ave.	Dallas	TX	75206	40,061
79	BSS	Nesconset Highway	2130 Nesconset Highway	Stony Brook	NY	11790	24,955
80	BSS	Geoffrey Drive	101 Geoffrey Drive	Wilmington	DE	19713	38,729
85	BSS	Pentagon City	1201 Hayes Street	Pentagon City	VA	22202	25,038
86	BSS	Torrance Boulevard	3700 Torrance Blvd.	Torrance	CA	90503	35,978
89	BSS	Columbia Crossing	6151 Columbia Crossing Circle	Columbia	MD	21045	28,000
94	BSS	Commons Way	290 Commons Way	Bridgewater	NJ	08807	23,430
96	BSS	Ward Center	200 Ala Moana Blvd.	Honolulu	HI	96814	30,226
98	BSS	Varsity Theatre	456 University Avenue	Palo Alto	CA	94301	22,908
100	BSS	Cheektowaga, NY	2015 Walden Ave.	Buffalo	NY	14225	26,500
107	BSS	Boise Towne Square	350 N Milwaukee Street, Suite 1406	Boise	ID	83704	22,450
108	BSS	Norman Center Court	300 Norman Center Court	Norman	OK	73072	25,000
110	BSS	The Plaza At Sunset Hills	10990 Sunset Hills Plaza	St. Louis	MO	63127	30,109
112	BSS	Kamp Washington S/C	11054 Lee Highway	Fairfax	VA	22030	30,000
113	BSS	Olive Boulevard	11745 Olive Blvd.	Creve Coeur	MO	63141	27,500
114	BSS	Kirby Woods Shopping Center	6685 Poplar Ave.	Germantown	TN	38138	30,000
119	BSS	Brea Plaza	429 South Associated Road	Brea	CA	92821	27,450
120	BSS	School Street (Downtown Crossing)	10-24 School Street	Boston	MA	02108	40,218
123	BSS	Birch Street	13105 Birch Street	Omaha	NE	68164	30,000
125	BSS	Bangor Mall	116 Bangor Mall Blvd.	Bangor	ME	04401	25,881
126	BSS	Westfield Southcenter	633 Southcenter	Seattle	WA	98188	25,374
130	BSS	Rocky Ridge Town Center	2030 Douglas Blvd.	Roseville	CA	95661	28,300
133	BSS	Maine Mall	430 Gorham Rd.	South Portland	ME	04106	30,000
136	BSS	The Strip	6751 Strip Ave., NW	N. Canton	OH	44720	30,000
137	BSS	Concord Square	4221 Concord Pike	Wilmington	DE	19803	28,800

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138	BSS	Oak Point Plaza	4030 Commonwealth Avenue	Eau Claire	WI	54701	23,960
145	BSS	Huebner Oaks Center	11745 I H-10 West	San Antonio	TX	78230	27,596
147	BSS	Crossroads At Sunset	1445 W. Sunset Road	Henderson	NV	89014	25,750
152	BSS	Beaverton Mall North	2605 S. W. Cedar Hills Blvd.	Beaverton	OR	97005	29,716
155	BSS	Westfield Meriden	470 Lewis Avenue	Meriden	CT	06451	20,617
162	BSS	Quaker Crossing	3480 Amelia Drive	Orchard Park	NY	14127	22,411
163	BSS	Park Meadows Mall	8401 Park Meadows Center Drive	Littleton	CO	80124	29,982
164	BSS	Two Ledgewood Square	17200 Royalton Road	Strongsville	OH	44136	27,300
166	BSS	Dodge Street	7201 Dodge Street	Omaha	NE	68114	25,000
167	BSS	Bridgeport Village Shopping Center	SE Bridgeport Rd & SW 72Nd Avenue	Tualatin	OR	97224	25,436
168	BSS	Grand Traverse Crossing	2612 Crossings Circle	Traverse City	MI	49684	20,000
169	BSS	Ravinia Plaza	15260 S. La Grange Road	Orland Park	IL	60462	27,370
170	BSS	Arrowhead Shopping Center	7320 West Bell	Glendale	AZ	85308	25,200
173	BSS	Rice Lake Square	101 Rice Lake Square	Wheaton	IL	60187	27,383
176	BSS	Highland Grove Shopping Center	10135 Indianapolis Blvd.	Highland	IN	46322	24,000
177	BSS	Meadowbrook Village	3000 Whiteford Road	York	PA	17402	25,000
178	BSS	Miller Road	4135 Miller Rd.	Flint	MI	48532	20,048
180	BSS	Woodward Avenue	34300 Woodward	Birmingham	MI	48009	32,487
182	BSS	Town Center Shopping Center	802 West Town Center Blvd.	Champaign	IL	61821	24,641
183	BSS	Best In The West	2190 N. Rainbow Blvd.	Las Vegas	NV	89108	25,000
184	BSS	Fair Oaks Boulevard	2339 Fair Oaks Boulevard	Sacramento	CA	95825	27,500
185	BSS	Edgewater Shopping Center	2080 California Avenue	Sand City	CA	93955	25,000
186	BSS	Alamo Quarry Market	255 E. Basse Rd., Suite 350	San Antonio	TX	78209	30,000
188	BSS	Village East Center	2235 Lancaster Dr. N.E.	Salem	OR	97305	25,125
190	BSS	Laguna Crossroads	7415 Laguna Blvd.	Elk Grove	CA	95758	22,000
191	BSS	Redmond Town Center	16549 N.E. 74Th Street	Redmond	WA	98052	25,535
193	BSS	Wrangleboro Road	2200 Wrangleboro Rd	Mays Landing	NJ	08330	20,000
194	BSS	Winchester Center	1122 S. Rochester Road	Rochester Hills	MI	48307	25,508
197	BSS	Randall Road	1660 S. Randall Road	Geneva	IL	60134	24,000
199	BSS	The Center At Deane Hill	202 Morrell Rd., Suite 100	Knoxville	TN	37919	25,000
201	BSS	Carl D. Silver Parkway	1220 Carl D. Silver Parkway	Fredericksburg	VA	22401	27,500
202	BSS	South Washington Street	1212 S. Washington Street	North Attleboro	MA	02760	24,297
208	BSS	Presidential Market Center	1929 Scenic Hwy.	Snellville	GA	30078	22,296
210	BSS	East Town Plaza Shopping Center	2173 Zeier Road	Madison	WI	53704	27,685
211	BSS	Davis Commons	500 First Street #1	Davis	CA	95616	20,000
212	BSS	The Shops At River Park	110 El Camino	Fresno	CA	93720	25,000
215	BSS	Chapel Hills Mall	1710 Briargate Blvd. #209	Colorado Springs	CO	80920	25,317
217	BSS	Brentwood Square	1519 S. Brentwood Blvd.	Brentwood	MO	63144	32,266
218	BSS	Crain Highway	3304-A Crain Highway	Waldorf	MD	20602	25,000
219	BSS	Main Street	162 E. Main St.	Mt. Kisco	NY	10549	22,586
220	BSS	Airport Square	801 Bethlehem Pike	N. Wales	PA	19454	27,500
225	BSS	Mission Valley West Mall	1072 Camino Del Rio North	San Diego	CA	92180	25,000
226	BSS	Howe Avenue	335 Howe Ave.	Cuyahoga Falls	OH	44221	22,000
229	BSS	Springfield Commons	6701 Frontier Drive	Springfield	VA	22150	27,500
230	BSS	Windward Mall	45-056 Kamehameha Highway	Kaneohe	HI	96744	22,000
231	BSS	Village Of Merrick Park	Village Of Merrick Park	Coral Gables	FL	33146	24,667
232	BSS	Grand Central Mall	850 Grand Central Mall	Parkersburg	WV	26105	22,314
236	BSS	Canton Township	43435 Ford Road	Canton	MI	48187	24,011
237	BSS	The Shops At Valley Square	1565 Main St.	Warrington	PA	18976	23,000
246	BSS	Watters Creek	300 Watters Road	Allen	TX	75013	26,576
249	BSS	Arlington Highlands	4000 Arlington Highlands Blvd.	Arlington	TX	76018	23,058
250	BSS	The Shops At Riverwoods	4801 N. University Avenue	Provo	UT	84606	24,000

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Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
252	BSS	Tamarack Bay	8472 Tamarack Bay	Woodbury	MN	55125	24,560
253	BSS	Riverview Plaza	5533 Urbana Pike	Frederick	MD	21704	25,000
257	BSS	North Illinois	6601 N. Illinois	Fairview Heights	IL	62208	24,840
258	BSS	Stonestown Galleria	233 Winston Drive	San Francisco	CA	94132	32,448
262	BSS	Smoketown Stations	2904 Prince William Pkwy.	Woodbridge	VA	22192	24,510
270	BSS	Jericho Turnpike	425 Jericho Turnpike	Syosset	NY	11791	26,650
271	BSS	Deane Drive	199 Deane Drive	Rockford	IL	61108	24,560
276	BSS	Church Street	29 Church Street	Burlington	VT	05401	22,910
277	BSS	Eastgate Mall Crossing	4530/432 Eastgate Blvd.	Cincinnati	OH	45245	24,314
281	BSS	Wynnewood Shopping Center	80 E. Wynnewood Ave.	Wynnewood	PA	19096	27,500
286	BSS	Uptown Solon Shopping Center	6025 Kruse Dr. Suite 159	Solon	OH	44139	25,000
287	BSS	Oakway Center	5 Oakway Center	Eugene	OR	97401	25,000
289	BSS	Parkridge Center	11270 Bulloch Drive	Manassas	VA	20109	25,000
290	BSS	The Avenue East Cobb	4475 Roswell Rd	Marietta	GA	30062	24,882
291	BSS	Tyrone Square	6901 22Nd Avenue, North	St. Petersburg	FL	33710	25,200
292	BSS	Northridge Shopping Center	4000 East 53Rd Street	Davenport	IA	52807	25,000
293	BSS	Six Forks Road	8825 N. Six Forks Rd.	Raleigh	NC	27615	27,000
294	BSS	Northridge Fashion Center	9301 Tampa Avenue	Northridge	CA	91324	25,000
295	BSS	Tampa Avenue	9301 Tampa Avenue	Augusta	GA	30909	20,405
296	BSS	Redfield Promenade Shopping Cent	4995 S. Virginia Street	Reno	NV	89502	25,000
299	BSS	Warner Marketplace	6510 Canoga Avenue	Canoga Park	CA	91303	25,137
300	BSS	Winter Park Center	600 N. Orlando Avenue	Winter Park	FL	32789	25,000
327	BSS	Merrymeeting Plaza	147 Old Bath Road	Brunswick	ME	04011	22,204
334	BSS	Edwardsville Crossing	6601 Edwardsville Crossing Drive	Edwardsville	IL	62025	21,996
335	BSS	Sequoia Mall	3405 South Mooney Blvd.	Visalia	CA	93291	22,464
337	BSS	Great Lakes Crossing	3924 Baldwin Road	Auburn Hills	MI	48326	25,000
338	BSS	Thruway Shopping Center	252 S Stratford Rd.	Winston-Salem	NC	27103	25,146
340	BSS	Fort Eddy Plaza	76 Fort Eddy Road	Concord	NH	03301	31,889
344	BSS	Appalachee Parkway	1302 Appalachee Parkway	Tallahassee	FL	32301	25,065
346	BSS	Santa Rosa Town Center	2825 Santa Rosa Avenue	Santa Rosa	CA	95407	25,000
348	BSS	Oakland Mall	460 W. 14 Mile Road	Troy	MI	48083	20,539
349	BSS	Borders Plaza	21031 Triple Seven Road	Sterling	VA	20165	25,475
356	BSS	Roosevelt Ave.	525 F.D. Roosevelt Ave.	Hato Rey	PR	00918	34,101
361	BSS	Marketplace At Northglenn	241 W. 104Th Street	Northglenn	CO	80234	25,091
364	BSS	Square Drive	30 Square Drive	Victor	NY	14564	22,910
368	BSS	Howland Commons	3102 Niles-Courtland Rd. Se	Niles	OH	44484	24,286
369	BSS	Haines Avenue	2130 N. Haines Ave.	Rapid City	SD	57701	20,000
370	BSS	Huntington Mall	120 Mall Road	Barboursville	WV	25504	19,782
371	BSS	Southport Plaza	7565 US 31 S, Suite A07	Greenwood	IN	46227	24,965
372	BSS	Center At Hagerstown Shopping Cen	17636 Garland Groh Blvd.	Hagerstown	MD	21740	23,000
373	BSS	Northridge Plaza	15350 W. 119Th Street	Olathe	KS	66062	24,555
376	BSS	Arbor Place Mall	6594 Douglas Blvd.	Douglasville	GA	30135	25,814
380	BSS	Paxton Town Centre	5125 Jamestown Road	Harrisburg	PA	17109	24,538
381	BSS	The Centre At River Oaks	3025 Kirby	Houston	TX	77098	31,447
382	BSS	Providence Place Mall	142 Providence Place	Providence	RI	02903	26,585
383	BSS	Midtown Place	650 Ponce De Leon	Atlanta	GA	30308	23,043
384	BSS	Milestone Commercial Center	20926 Frederick Road	Germantown	MD	20874	25,000
388	BSS	South Coast Plaza	3333 Bear Street	Costa Mesa	CA	92626	26,065
390	BSS	Lake Street	1144 Lake Street	Oak Park	IL	60301	25,142
391	BSS	Brentwood Place	330 Franklin Road	Brentwood	TN	37027	24,287
392	BSS	Park Place	5870 E. Broadway Blvd.	Tucson	AZ	85711	26,878
394	BSS	Valley Square Center	396 Plainfield Road	West Lebanon	NH	03784	22,015

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397	BSS	Gurnee Town Center	6971 West Grand Avenue	Gurnee	IL	60031	24,878
401	BSS	Broadstone Plaza	2765 E. Bidwell Street	Folsom	CA	95630	24,977
405	BSS	North State Street Block 36	150 North State Street	Chicago	IL	60601	29,175
414	BSS	Chapel Hill	4601 West Freeway	Fort Worth	TX	76107	25,000
415	BSS	Flatiron Crossing Mall	1 West Flatiron Circle Village	Broomfield	CO	80021	25,772
417	BSS	Willows Shopping Center	3829 South Meridian	Puyallup	WA	98374	25,716
421	BSS	Waters Place	Water's Place Shopping Center	Pittsfield Township	MI	48108	28,500
434	BSS	Sandusky Mall	4314 Milan Road	Sandusky	OH	44870	22,013
436	BSS	Gresham Station	687 NW 12Th Street	Gresham	OR	97030	25,000
439	BSS	Cambridge Galleria	100 Cambridgeside Place	Cambridge	MA	02141	23,083
440	BSS	Marketplace At Hilltop	1744 Laskin Road	Virginia Beach	VA	23451	25,453
441	BSS	St. Vrain Retail Centre	1101 South Hover Street	Longmont	CO	80501	24,906
442	BSS	Viewmont Mall	100 Viewmont Mall	Scranton	PA	18508	22,960
444	BSS	Southland Mall	23000 Eureka Road	Taylor	MI	48180	22,574
445	BSS	Independence Mall	101 Independence Mall Way	Kingston	MA	02364	22,625
446	BSS	The Shoppes At Brinton Lake	965 Baltimore Pike	Concord Twp	PA	19342	24,038
448	BSS	The Loop	90 Pleasant Valley Street	Methuen	MA	01844	25,750
449	BSS	Galleria Mall	5061 Westheimer Road	Houston	TX	77056	26,334
451	BSS	Westfield Shoppingtown Annapolis	1115 Annapolis Mall	Annapolis	MD	21401	30,487
452	BSS	Downtown Silver Spring	8518 Fenton Street	Silver Spring	MD	20910	25,072
453	BSS	Cannery Mall	777 NW 9Th	Corvallis	OR	97330	22,077
454	BSS	Colonial Promenade Beechwood	196 Alps Rd	Athens	GA	30606	20,908
461	BSS	The Village At Cambridge Crossing	4010 Dearborn Circle	Mount Laurel	NJ	08054	25,316
463	BSS	The River At Rancho Mirage	71800 Highway 111	Rancho Mirage	CA	92270	25,000
464	BSS	Summit Woods Crossing	1664 N.W. Chipman Road	Lee's Summit	MO	64081	25,623
466	BSS	Riverdale Crossing Shopping Center	Riverdale Crossing	Riverdale	NJ	07457	22,000
471	BSS	Crossgates Mall	1 Crossgates Mall Road	Albany	NY	12203	24,000
472	BSS	Dogwood Festival Market	100 Dogwood Blvd.	Flowood	MS	39232	23,116
473	BSS	El Camino Real	316 W. El Camino Real	Sunnyvale	CA	94087	26,022
476	BSS	Forum At Olympia Parkway	8340 Agora Pkwy	San Antonio	TX	78154	22,000
479	BSS	Interstate Shopping Center	235 Interstate Shopping Center	Ramsey	NJ	07446	24,300
484	BSS	Dolphin Mall	11401 N.W. 12Th Street	Miami	FL	33172	20,790
486	BSS	New Market Square	2441 North Maize Road, Suite 401	West Wichita	KS	67205	23,127
489	BSS	Monmouth Plaza	135 Highway 35	Eatontown	NJ	07724	24,455
495	BSS	Lagrange Crossing	1 North La Grange Road	Lagrange	IL	60525	21,000
496	BSS	The Mall At Stonecrest	8000 Mall Parkway, Suite 2460	Lithonia	GA	30038	19,921
500	BSS	Broadmoor Towne Center	2120 Southgate Road	Colorado Springs	CO	80906	24,990
513	BSS	Valley Mall Plaza	1700 East Washington Avenue	Union Gap	WA	98903	19,500
514	BSS	Champlain Centre North	60 Smithfield Blvd.	Plattsburgh	NY	12901	17,000
515	BSS	Salmon Run	21182 Salmon Run Loop West	Watertown	NY	13601	16,835
521	BSS	Plaza El Paseo	22372 El Paseo	Rancho Santa Margari	CA	92688	15,000
522	BSS	Colorado Mills	14500 West Colfax Avenue	Lakewood	CO	80401	21,163
524	BSS	Waterford Commons	915 Hartford Road Turnpike	Waterford	CT	06385	22,824
531	BSS	Riverdale Village	3577 River Rapids Drive NW	Coon Rapids	MN	55448	21,641
532	BSS	Northpointe Plaza	9980 Newport Road	Spokane	WA	99218	22,631
534	BSS	Canyon Pointe At Summerlin Centre	10950 W. Charleston Blvd.	Las Vegas	NV	89135	22,095
537	BSS	Madonna Plaza	243 Madonna Road	San Luis Obispo	CA	93405	17,660
539	BSS	Governor's Square Mall	2801 Wilma Rudolph Blvd	Clarksville	TN	37040	19,978
544	BSS	Plaza Santa Fe	3513 Zafarano Drive	Santa Fe	NM	87507	15,407
547	BSS	Shoppes At Grand Prairie	5201 West War Memorial Drive, Suite 100	Peoria	IL	61615	21,000
551	BSS	Monte Vista Crossings	2831 Countryside Drive	Turlock	CA	95380	15,000
555	BSS	Coeur D'Alene	450 West Wilbur Avenue	Coeur D'Alene	ID	83815	15,086

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Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
557	BSS	Brighton Towne Square	8101 Movie Drive	Brighton	MI	48116	23,106
558	BSS	Stonecrest At Piper Glen	7836 Rea Road	Charlotte	NC	28277	20,960
560	BSS	Market Place West	2833 King Avenue West	Billings	MT	59102	20,000
567	BSS	Bayshore Mall	3300 Broadway	Eureka	CA	95501	21,322
568	BSS	Rockaway Townsquare Outparcel	Block 11001, Lot 7	Rockaway Township	NJ	07866	27,459
570	BSS	Mountain View Plaza	2395 North Highway 93	Kalispell	MT	59901	20,100
572	BSS	Cedarwood	1200 South Duff Avenue	Ames	IA	50010	20,000
573	BSS	Flemington Mall	325 Highway 202	Flemington	NJ	08822	23,384
580	BSS	Market Street	9595 Six Pines Drive	The Woodlands	TX	77380	25,853
581	BSS	Carson Valley Plaza	911 Topsy Lane	Carson City	NV	89705	17,016
582	BSS	Two Penn Plaza (Penn Station)	Two Penn Plaza	New York	NY	10019	23,761
583	BSS	Southside Plaza	3 Southside Drive	Clifton Park	NY	12065	15,127
585	BSS	North Towne Plaza	5901 Wyoming Blvd. NE	Albuquerque	NM	87109	22,514
586	BSS	Westfield Shoppingtown Santa Anita	400 S. Baldwin Avenue	Arcadia	CA	91007	24,000
589	BSS	El Paseo Simi	2910 Tapo Canyon Road	Simi Valley	CA	93063	20,027
590	BSS	Shops At The Pond	739 Donald J. Lynch Blvd.	Marlborough	MA	01752	21,063
591	BSS	Monadnock Marketplace	30 Ash Brook Road	Keene	NH	03431	17,400
592	BSS	Columbus Circle	10 Columbus Circle	New York	NY	10019	26,000
594	BSS	Riverhead Centre	1500 Old Country Road	Riverhead	NY	11901	21,498
597	BSS	The Shoppes At Atlas Park	80-16 Cooper Avenue, Suite 3-101	Glendale	NY	11385	23,406
598	BSS	The Pinnacle At Turkey Creek	11235 Parkside Drive	Knoxville	TN	37934	21,950
599	BSS	Plaza El Segundo	710 South Sepulveda Blvd	El Segundo	CA	90245	22,000
603	BSS	Town Square	6521 Las Vegas Blvd South	Las Vegas	NV	89119	22,130
606	BSS	Rosedale Center	866 Rosedale Center	Roseville	MN	55113	31,004
615	BSS	Louisville	3050 Bardstown Road	Louisville	KY	40205	10,000
616	BSS	Shelbyville Road Plaza	4600 Shelbyville Road	St. Matthews	KY	40207	26,302
620	BSS	South County - St. Louis	25 S. County Centerway	St. Louis	MO	63129	17,250
622	BSR	Plymouth Meeting Mall	1256 Plymouth Meeting Mall	Plymouth Meeting	PA	19462	4,614
623	BSR	Del Monte Shopping Center	222 Del Monte Center	Monterey	CA	93940	8,615
625	BSS	Kennedy Mall	555 John F. Kennedy Road	Dubuque	IA	52002	19,299
629	BSS	Mill Plain Plaza	811 S.E. 160th Avenue	Vancouver	WA	98683	18,240
631	BSS	Algonquin Commons	Randall Road & North County Line Road	Algonquin	IL	60102	19,200
640	BSR	Montgomery Mall	7107 Democracy Blvd	Bethesda	MD	20817	3,718
645	BSS	Victoria Gardens	12370 South Mainstreet	Rancho Cucamonga	CA	91739	21,097
647	BSS	Galleria At Crystal Run	1 North Galleria Drive	Middletown	NY	10941	19,121
649	BSR	Beaver Valley Mall	233 Beaver Valley Mall	Monaca	PA	15061	4,600
653	BSS	Shoppingtown At Franklin Park	5001 Monroe Street	Toledo	OH	43623	21,883
654	BSS	Galleria At Pittsburgh Mills	133 Pittsburgh Mills Circle	Frazier Township	PA	15084	21,909
656	BSS	Riverside Plaza	3615 Riverside Plaza	Riverside	CA	92506	20,023
657	BSS	Crestview Hills Town Center	Dixie Hwy & I-275	Crestview Hills	KY	41017	20,000
661	BSS	Pearlridge Center	98-1025 Moanalua Road	Oahu	HI	96701	22,603
662	BSS	Warrenton Center	251 West Lee Highway	Warrenton	VA	20186	19,750
667	BSS	Northlake Mall	6801 Northlake Mall Drive	Charlotte	NC	28216	20,001
676	BSS	Superstition Springs Center	6555 East Southern Avenue	Mesa	AZ	85206	20,000
683	BSS	Everett Mall	Everett Mall Way	Everett	WA	98208	22,200
686	BSS	Baybrook Passage	19419 Gulf Freeway	Webster	TX	77598	22,103
688	BSR	Stonewood Mall	354 Stonewood Street	Downey	CA	90241	3,624
689	BSR	Chautauqua Mall S/C	360 Chautauqua Mall S/C	Lakewood	NY	14750	2,200
692	BSS	Nut Tree Village	1641 East Monte Vista Avenue	Vacaville	CA	95688	20,000
694	BSS	Lycoming Mall	300 Lycoming Mall Circle	Pennsdale	PA	17756	22,800
695	BSS	The Promenade At Westfield Capita	2415 4th Ave. West	Olympia	WA	98502	21,210
698	BSR	Woodbridge Center	298 Woodbridge Center	Woodbridge	NJ	07095	3,600

**Borders Group, Inc
Exhibit 1**

Store List

Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
699	BSR	Memorial Mall	3347 Kohler Memorial Dr.	Sheboygan	WI	53081	2,720
719	BSR	The Empire	4001 W 41St Street	Sioux Falls	SD	57106	3,375
720	BSR	Swansea Mall	262 Swansea Mall Drive	Swansea	MA	02777	4,340
721	BSR	Lima Mall	2400 Elida Rd	Lima	OH	45805	3,000
723	BSR	Northlake Mall	1000 Northlake Mall	Atlanta	GA	30345	7,434
724	BSR	Cross County Mall	700 East Broadway	Mattoon	IL	61938	2,670
725	BSR	Trumbull Shopping Park	Main Street	Trumbull	CT	06611	5,433
726	BSR	Westwood Mall	1796 W. Michigan Ave	Jackson	MI	49202	3,366
728	BSR	Forest Mall	835 W. Johnson Street	Fond Du Lac	WI	54935	3,500
729	BSR	Oxford Valley Mall	253 Oxford Valley Mall	Langhorne	PA	19047	4,843
730	BSR	Staten Island Mall	130 Staten Island Mall	Staten Island	NY	10314	6,122
731	BSR	Janesville S/C	2500 Milton Avenue	Janesville	WI	53545	2,837
732	BSR	South Park Mall	John Deere Expressway & 16Th St	Moline	IL	61265	4,798
733	BSR	Lakewood Center Mall	5221 Hazelbrook Avenue	Lakewood	CA	90712	3,750
734	BSR	Shenango Valley Mall	North Hermitage Rd	Hermitage	PA	16148	4,000
735	BSR	Peru Mall	3940 Route 251	Peru	IL	61354	3,388
737	BSR	Lebanon Valley Mall	22Nd & Cumberland Street	Lebanon	PA	17042	2,000
738	BSR	Westmoreland Mall	5256 Route 30	Greensburg	PA	15601	6,295
739	BSR	Royal Hawaiian Shopping Center	Royal Hawaiian Shopping Center	Honolulu	HI	96815	4,276
740	BSR	Lakeside Mall	14600 Lakeside Mall	Sterling Heights	MI	48078	5,420
741	BSR	Jefferson Mall	4801 Outerloop Road	Louisville	KY	40219	4,589
742	BSR	Ohio Valley Mall	Unit #310	St. Clairsville	OH	43950	3,341
743	BSR	Temple Mall	3129 South 31St St.	Temple	TX	76502	3,174
750	Airport	Washington National Airport	Terminal B, Room 50A	Washington	DC	20001	2,516
751	Airport	Dulles Airport (Concourse B)	Midfield Terminal	Chantilly	VA	20151	2,270
752	Airport	Dulles Airport (Concourse C/D)	Commissary Building	Chantilly	VA	20151	1,187
753	Airport	Orlando International Airport	9331-D Airport Boulevard	Orlando	FL	32827	3,461
755	Airport	Houston International Airport - Term	3950 South Terminal Road	Houston	TX	77032	2,506
756	Airport	Sea-Tac International Airport	SeaTac Airport, Main Terminal	Seattle	WA	98158	3,417
757	Airport	Indianapolis International Airport	7800 Col. H. Weir Cook Memorial Drive	Indianapolis	IN	46241	818
758	Airport	Logan Int'l Airport - Term E	Logan International Airport	Boston	MA	02128	1,404
759	Airport	Philadelphia Int'l Airport B/C Connec	B/C Connector	Philadelphia	PA	19153	1,044
760	Airport	Cincinnati International Airport	Concourse B Lod #B-014	Covington	KY	41048	1,423
761	Airport	Dulles Airport (Concourse C)	Commissary Building	Chantilly	VA	20151	625
762	Airport	Boston-Logan International Airport	Boston Logan Int'l Airport	East Boston	MA	02128	1,149
763	Airport	Baltimore/Washington Int'l Airport A/E	808 Barkwood Ct. Suites Q-W	Baltimore	MD	21090	1,050
764	Airport	Baltimore/Washington Int'l Airport A/E	808 Barkwood Ct. Suites Q-W	Baltimore	MD	21090	1,042
765	Airport	Miami International Airport	Central Terminal	Miami	FL	33166	1,689
766	Airport	Phoenix Sky Harbor International Air	3800 Sky Harbor Blvd.	Phoenix	AZ	85034	1,429
767	Airport	Philadelphia Int'l Airport D/E Connec	D/E Connector	Philadelphia	PA	19153	909
768	Airport	LaGuardia Airport	Central Terminal Building	New York	NY	11371	2,864
770	Airport	Detroit International Airport	Detroit Metropolitan Airport	Romulus	MI	48242	767
771	Airport	Detroit International Airport	Detroit Metropolitan Airport	Romulus	MI	48242	710
772	Airport	T.F. Green State Airport	2000 Post Rd	Providence	RI	02886	890
773	Airport	Dallas Fort Worth Int'l A/P	Terminal A	Dallas	TX	75261	911
774	Airport	Detroit Metro Airport	North Terminal	Romulus	MI	48197	710
775	Airport	Detroit Metro Airport	North Terminal	Romulus	MI	48197	1,431
776	Airport	JFK International A/P	Terminal 5	New York	NY	11430	1,815
777	Airport	Raleigh - Durham A/P	Terminal 2	Raleigh	NC	27623	1,225
790	BSR	Hickory Point Mall	U.S. Route 51 North	Decatur	IL	62526	7,770
791	BSR	Quincy Mall	3382 Quincy Mall	Quincy	IL	62301	2,440
792	BSR	Central Mall	3Rd Street & C Avenue	Lawton	OK	73501	2,352

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Store List

Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
793	BSR	The Shops At Mission Viejo	680 The Shops At Mission Viejo	Mission Viejo	CA	92691	4,450
794	BSR	Roseburg Valley Mall	1414 N.W. Garden Valley Blvd.	Roseburg	OR	97470	2,187
797	BSR	Country Club Mall	1262 Vocke Road	La Valle	MD	21502	3,524
798	BSR	Settler's Crossing	1500 White Mountain Highway	North Conway	NH	03860	3,925
801	BSS	Shoppes At Stroud	Stroud Mall	Stroud Township	PA	18360	22,314
802	BSS	Mansfield Crossing	280 School Street	Mansfield	MA	02048	22,129
804	BSS	Shadow Lake Towne Center	7775 Olson Drive	Papillion	NE	68046	21,830
806	BSR	North Hanover Mall	1155 Carlisle Street	Hanover	PA	17331	3,365
826	BSR	Dulles Town Center	21100 Dulles Town Ctr. Circle	Dulles	VA	20166	5,000
828	BSR	Pine Ridge Mall	4155 Yellowstone Hwy	Chubbuck	ID	83202	2,809
830	BSS	The Mall Of Louisiana	6401 Bluebonnet Boulevard	Baton Rouge	LA	70836	24,908
831	BSS	Westfield Plaza Bonita	303 Plaza West Bonita Road	National City	CA	91950	23,300
832	BSS	Pier Park	Us 98 & Powell Adams Road	Panama City Beach	FL	32413	23,276
834	BSS	Legacy Place	430 Legacy Place	Dedham	MA	02026	24,479
835	BSS	Hamilton Town Center	13901 Town Center Road	Noblesville	IN	46060	23,200
841	BSR	White Marsh Mall	8200 Perry Hall Blvd	Baltimore	MD	21236	3,791
842	BSR	Susquehanna Valley Mall	A-12 Susquehana Valley Mall	Selinsgrove	PA	17870	4,528
843	BSR	Colony Square Mall	3575 North Maple	Zanesville	OH	43701	2,396
844	BSR	Clearview Mall	101 Clearview Circle	Butler	PA	16001	2,760
845	BSR	Du Bois Mall	Rt 255 & Shaffer Rd	Du Bois	PA	15801	3,000
846	BSR	Durango Mall	800 South Camino Del Rio	Durango	CO	81301	2,000
847	BSR	The Mall At Columbia	10300 Little Patuxent Pkwy	Columbia	MD	21044	2,974
849	BSR	Eastridge Mall	601 Wyoming Blvd.	Casper	WY	82609	3,274
858	BSR	Dover Mall	1365 North Dupont Highway	Dover	DE	19901	3,317
870	BSR	Rio West	1300 West I-40 Frontage	Gallup	NM	87301	6,770
888	BSR	Valle Vista Mall	2000 South Expressway 83	Harlingen	TX	78550	2,355
889	BSR	Southside Mall	Rd #2/Rt 23 Nys	Oneonta	NY	13820	2,625
891	BSR	Blue Ridge Mall	1800 Four Seasons Blvd.	Hendersonville	NC	28739	2,366
892	BSR	Green Acres Mall	1117 Green Acres Mall	Valley Stream	NY	11580	6,487
894	BSR	Green Tree Mall	717 East State Road	Clarksville	IN	47129	3,000
897	BSR	Charleston Town Center	2107 Charleston Town Center	Charleston	WV	25389	5,483
898	BSR	Oxmoor Center	7900 Shelbyville Road	Louisville	KY	40222	5,565
904	BSR	Washington Park Mall	3900 Price Road	Bartlesville	OK	74003	3,090
906	BSR	Crystal Mall	850 Hartford Turnpike	Waterford	CT	06385	6,213
907	BSR	Westland Shopping Center	3500 West Warren	Westland	MI	48185	2,907
908	BSR	Wasilla Shopping Center	595 E Parks Hwy	Wasilla	AK	99654	3,202
911	BSR	Coddington Center	538 Coddington Reg. Ctr.	Santa Rosa	CA	95401	4,030
912	BSR	Auburn Mall	550 Center Street	Auburn	ME	04210	5,851
913	BSR	Gratiot Avenue	31946 Gratiot Avenue	Roseville	MI	48066	4,000
914	BSR	Town Center At Cobb	400 Ernest Barrett Pkwy-Ste263	Kennesaw	GA	30144	6,636
915	BSR	Western Village Shopping Center	6139 Glenway Avenue	Cincinnati	OH	45211	4,950
917	BSR	Ka'ahumanu Center	275 Ka'ahumanu Center	Kahului, Maui	HI	96732	9,390
918	BSR	Jefferson Square	3870 S. 6Th Street	Klamath Falls	OR	97603	4,200
919	BSR	Town Mall Of Westminster	400 North Center Street	Westminster	MD	21157	3,185
921	BSR	Central Mall	2259 South 9Th Street	Salina	KS	67402	3,387
922	BSR	Three Rivers Mall	1205 Three Rivers Drive	Kelso	WA	98626	2,800
923	BSR	1316 Washington St.- Hanover Com	1316 Washington Street	Hanover	MA	02339	4,000
924	BSR	Sunrise Mall	2370 N. Expressway	Brownsville	TX	78526	3,180
925	BSR	River Valley Mall	1635 River Valley Circle South	Lancaster	OH	43130	2,483
926	BSR	Manhattan Town Center	100 Manhattan Town Center	Manhattan	KS	66502	5,066
927	BSR	Pinecrest Plaza	US 15-501 Hwy Dr & Morganton Rd	Southern Pines	NC	28387	2,600
928	BSR	Southgate Center	13667 Eureka Road	Southgate	MI	48192	8,000

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Store #	Location Type	Name	Address	City	State	Zip	Selling Sq Ft
931	BSR	The Mall of Monroe fka Frenchtown	2121 N. Monroe Street	Monroe	MI	48161	2,291
932	BSR	Town Center Of Milliani	1249 Meheula Parkway	Milalani	HI	96789	2,752
933	BSR	Chicago Ridge Mall	Ridgeland & 95Th Street	Chicago	IL	60415	3,274
934	BSR	University Mall	155 Dorset Street	South Burlington	VT	05403	5,995
935	BSR	Westbrooke Village (Wb & More)	7311 Quivera Road	Shawnee	KS	66216	8,000
937	BSR	Fountain Square S/C (Wb& More)	302 E Bell Rd	Phoenix	AZ	85022	7,400
938	BSR	Shawnee Mall	4901 N. Kickapoo St.	Shawnee	OK	74801	3,003
939	BSR	Exton Square	208 Exton Square	Exton	PA	19341	4,800
944	BSR	Cascade Mall	345 Cascade Mall Drive	Burlington	WA	98233	2,808
945	BSR	Roosevelt Boulevard	2212 N. Roosevelt Blvd.	Key West	FL	33040	7,200
947	BSR	Fair Oaks Mall	2306 25Th Street	Columbus	IN	47201	2,813
949	BSR	Tuttle Crossing Mall	5043 Tuttle Crossing Blvd #270	Columbus	OH	43017	5,769
954	BSR	Charleston Place	120 Market Street	Charleston	SC	29401	3,135
955	BSR	Twelve Oaks Mall	27500 Novi Road	Novi	MI	48377	5,114
956	BSR	Citrus Park Town Center	8021 Citrus Park Town Center	Tampa	FL	33625	5,417
957	BSR	Great Lakes Crossing	4230 Baldwin Road	Auburn Hills	MI	48326	5,051
958	BSR	Westfarms Mall	433 Westfarms Mall	West Hartford	CT	06032	4,583
959	BSR	Citicorp Center	500 West Madison	Chicago	IL	60661	3,704
960	BSR	Capitola Mall	1855 41St Avenue	Capitola	CA	95010	3,678
961	BSR	Honey Creek Square	3401 So. Us Hwy 41	Terre Haute	IN	47802	8,082
962	BSR	Silver City Galleria	2 Galleria Mall Drive	Taunton	MA	02780	4,316
963	BSR	Eastbrook Mall	Route 195	Willimantic	CT	06226	2,425
964	BSR	The Mall At Rockingham Park	99 Rockingham Park	Salem	NH	03079	4,144
966	BSR	St. Lawrence Center	St. Lawrence Centre	Massena	NY	13662	3,630
968	BSR	Tower City Center	230 W. Huron Road	Cleveland	OH	44113	3,224
970	BSR	Swampscott Mall	970 Paradise Road	Swampscott	MA	01907	4,400
971	BSR	The Mall At Wellington Green	Mall At Wellington Green	Wellington	FL	33414	3,200
972	BSR	Hanford Mall	1675 West Lacey Boulevard	Hanford	CA	93230	2,500
973	BSR	Laurel Park Place/Coopersmiths	37560 West Six Mile Road	Livonia	MI	48152	4,337
974	BSR	Fair Oaks Mall	11713 Fair Oaks Mall	Fairfax	VA	22030	7,096
975	BSR	Salem Centre	480 Center St.	Salem	OR	97301	3,373
977	BSR	Springfield Mall	1200 Baltimore Pike @Sproul Rd	Springfield	PA	19064	6,684
981	BSR	Meadowood Mall	5178 Meadowood Mall Circle	Reno	NV	89502	7,885
983	BSR	Gulfview Square Mall	9409 Us Highway 19	Port Richey	FL	33568	3,207
984	BSR	New Towne Mall	400 Mill Ave., Se / Sp 723	New Philadelphia	OH	44663	2,585
986	BSR	Ashland Town Center	500 Winchester Ave.	Ashland	KY	41101	2,809
987	BSR	Rye Ridge S/C	106 South Ridge Street	Portchester	NY	10573	3,100

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Average Sq Ft 17,110