D.   Installation of storm drainage and sanitary
     sewer systems.

E.   Installation of street curbing and gutters.

F.   Paving.

G.   Sidewalks.

H.   Extension of (including any necessary reloca-
     tion electric, telephone, water, storm drainage
     and sanitary sewer lines.

I.   Water pressure booster, if necessary.

J.   Traffic control equipment.

K.   Landscaping.

L.   Reasonable architectural, engineering and
     contractors' fee.

M.   Environmental study fees and costs.

N.   Environmental impact study fees and costs.

ON-SITE IMPROVEMENTS

2.   The term "On-Site Improvements" shall mean the installa-
     tion of all improvements on the Entire Premises reason-
     ably related to the preparation of the Entire Premises
     for use as an enclosed mall regional shopping center,
     excluding all buildings, building retaining walls,
     backfill of building retaining walls, sidewalks adjacent
     to major department stores and any installations within,
     or appurtenances to, such buildings made by the parties.
     On-Site Improvements shall at least include, without
     limitation, the underground extension of the necessary
     facilities referred to in (ii)(A), (B), (C) and (D)
     under Off-Site Improvements, to within five (5) feet of the
     building lines as required by the parties and the
     principal tap fees for connection of the water and
     sewer lines from the Entire Premises to the existing
     systems.

     On-Site Improvements and the cost thereof shall also
     include without limitation, the following:

     A.   Surveys and test borings.

     B.   Clearing, grubbing, grading and mucking.

     C.   Demolition of existing structures and debris
          removal.

     D.   Mass earth excavation, grading, filling,
          backfilling and compacting (including the
          cost of borrow materials and the cost of
          disposing of excess materials from the Entire
          Premises, but not to include backfill of
          building retaining walls, borrow materials
          for same, or cost of disposing of excess
          materials from building construction or
          compaction of any fill material made necessary
          by building construction).