

**Borders Group, Inc
Exhibit 1**

Store List

Store #	Name	Address	City	State	Zip	Selling Sq Ft
2	Columbus	4545 Kenny Road	Columbus	OH	43220	21,736
3	Madison	3750 University Ave	Madison	WI	53705	27,000
9	Pittsburgh	1775 North Highland Road	Pittsburgh	PA	15241	24,419
10	Kensington	11301 Rockville Pike	Kensington	MD	20895	40,352
18	Tucson	4235 N Oracle Rd	Tucson	AZ	85705	26,000
29	Vienna	8027 Leesburg Pike, Ste 100	Vienna	VA	22182	29,892
31	Minnetonka	1501 Plymouth Road	Minnetonka	MN	55305	20,392
32	Dallas	10720 Preston Road, Suite 1018	Dallas	TX	75230	29,750
33	Deerfield	49 S Waukegan Road	Deerfield	IL	60015	25,000
34	Paramus	Garden State Plaza Suite 2200	Paramus	NJ	07652	23,701
50	Washington	1801 K Street NW	Washington	DC	20006	37,733
52	Westbury	1260 Old Country Road	Westbury	NY	11590	30,950
53	Utica	45290 Utica Park Boulevard	Utica	MI	48315	30,000
54	Phoenix	2402 E Camelback Road, Suite 200	Phoenix	AZ	85016	33,416
57	San Francisco	400 Post Street	San Francisco	CA	94102	41,841
59	Peabody	151 Andover Street	Peabody	MA	01960	25,000
60	Manchester	59 Pavilions Drive	Manchester	CT	06040	25,002
69	Mesa	1361 S Alma School Road	Mesa	AZ	85210	30,000
71	Dearborn	5601 Mercury Drive	Dearborn	MI	48126	29,939
81	Las Vegas	2323 S Decatur Boulevard	Las Vegas	NV	89102	15,300
88	Anchorage	1100 E Dimond Blvd	Anchorage	AK	99515	30,900
90	Plano	1601 Preston Road, Suite J	Plano	TX	75093-5101	39,960
92	Glen Allen	9750 W Broad St	Glen Allen	VA	23060	25,000
95	Lihue	4303 Nawiliwili	Lihue	HI	96766	18,739
101	Chicago	2817 North Clark Street	Chicago	IL	60657	42,770
103	Austin	3309 Esperanza Crossing	Austin	TX	78758	25,000
105	Montclair	5055 S Plaza Lane	Montclair	CA	91763	42,000
116	Dayton	2700 Miamisburg Centerville Rd, Ste 870	Dayton	OH	45459	22,000
117	Pleasanton	4575 Rosewood Drive	Pleasanton	CA	94588	22,517
122	Wichita	1715 Rock Rd & 13th Street	Wichita	KS	67206	25,000
124	Ft Lauderdale	2240 E Sunrise Blvd	Ft Lauderdale	FL	33304	30,580
132	Cary	1751 Walnut Street	Cary	NC	27511	27,236
134	Greensboro	3605 High Point Rd	Greensboro	NC	27407	30,213
139	Long Beach	2110 Bellflower Blvd	Long Beach	CA	90815	30,000
141	San Mateo	2925 El Camino Real	San Mateo	CA	94403	24,000
143	Monroeville	200 Mall Blvd	Monroeville	PA	15146	30,000
144	Evanston	1700 Maple Avenue	Evanston	IL	60201	21,979
146	Lewisville	2403 S Stemmons, Suite 100	Lewisville	TX	75067	25,000
148	Tampa	909 Dale Mabry	Tampa	FL	33609	27,500
149	Glendale	100 S Brand Blvd	Glendale	CA	91204	40,000
151	Oklahoma City	3209 Northwest Expressway	Oklahoma City	OK	73112	20,630
154	Los Angeles	10250 Santa Monica Blvd.	Los Angeles	CA	90067	22,000
165	Milford	1201 Boston Post Rd.	Milford	CT	06460	22,004
171	Tampa	12500 N Dale Mabry	Tampa	FL	33618	30,000
172	Columbus	6670 Sawmill Road	Columbus	OH	43235	27,500
174	Bowie	4420 Mitchellville Rd.	Bowie	MD	20716	30,000
175	Reading	1075 Woodland Rd	Reading	PA	19610	25,015
179	Commack	68 Veterans Memorial Highway	Commack	NY	11725	25,022
181	Altamonte Springs	880 W. State Road 436	Altamonte Springs	FL	32714	25,000
189	Richfield	800 W. 78th Street	Richfield	MN	55423	25,449
192	Los Gatos	50 University Avenue, Ste 280	Los Gatos	CA	95030	22,500
195	Mishawaka	4230 Grape Road	Mishawaka	IN	46545	25,000
200	New York	461 Park Ave.	New York	NY	10022	42,600
203	Lawrence	700 New Hampshire Street	Lawrence	KS	66044	20,000
204	Langhorne	2343 E. Lincoln Highway	Langhorne	PA	19047	27,456
206	Kailua-Kona	75-1000 Henry Street	Kailua-Kona	HI	96740	15,648
207	Jacksonville	8801 Southside Blvd., Ste. 10	Jacksonville	FL	32256	25,000
209	Hyannis	990 Iyannough Road	Hyannis	MA	02601	27,500
213	Ballwin	15355-A Manchester Road	Ballwin	MO	63011	28,150
214	Danbury	110 Federal Road	Danbury	CT	06811	26,483
222	Plantation	12171 W. Sunrise Blvd.	Plantation	FL	33323	24,822
224	Cerritos	12741 Towne Center Drive	Cerritos	CA	90703	19,000

Borders Group, Inc
Exhibit 1

Store List

Store #	Name	Address	City	State	Zip	Selling Sq Ft
228	Manhattan	576 Second Avenue	Manhattan	NY	10016	21,338
233	Alameda	Alameda Towne Centre 2245 South Shore Center	Alameda	CA	94501	23,868
234	Gig Harbor	4601 Point Fosdick Dr. NW	Gig Harbor	WA	98335	23,000
235	Holyoke	Holyoke Mall 50 Holyoke St., Space J312	Holyoke	MA	01041	24,533
241	Freehold	Raceway Mall 3710 Route 9, Ste 2318	Freehold	NJ	07728	25,568
243	Mira Loma	12423 Limonite Ave.	Mira Loma	CA	91752	21,938
247	Austin	9500 South IH 35 Service Rd. Southpark Meadows, Suite F	Austin	TX	78748	22,988
251	Burlington	Wayside Commons 6 Wayside Road, Space U	Burlington	MA	01803	24,897
254	Ocoee	9441 W. Colonial Drive	Ocoee	FL	34761	25,000
255	Nashua	281 Daniel Webster Hwy.	Nashua	NH	03060	27,614
256	Atlanta	3101 Cobb Parkway	Atlanta	GA	30339	27,500
259	Oviedo	8285 Red Bug Lake Road	Oviedo	FL	32765	25,000
263	Pasadena	475 S. Lake Avenue	Pasadena	CA	91101	40,000
264	Tulsa	8015 S. Yale	Tulsa	OK	74136	25,000
265	Crystal Lake	6000 Northwestern Highway	Crystal Lake	IL	60014	25,105
266	Orange	20 City Boulevard, W.	Orange	CA	92868	25,000
267	St. Paul	1390 W. University Avenue	St. Paul	MN	55104	25,000
273	Grosse Pointe	17141 Kercheval Avenue	Grosse Pointe	MI	48230	19,400
274	Murray	132 E. Winchester	Murray	UT	84107	26,000
278	Santa Fe	500 Montezuma, Suite 108	Santa Fe	NM	87501	24,500
279	Orlando	1051 W. Sand Lake Road	Orlando	FL	32809	25,000
280	Metarie	3131 Veterans Memorial Blvd.	Metarie	LA	70002-6047	25,231
282	Chandler	870 N. 54th Street	Chandler	AZ	85226	25,000
284	Chicago	2210 W. 95th Street	Chicago	IL	60643	25,000
285	Washington DC	5333 Wisconsin Avenue, NW	Washington DC	DC	20015	23,624
297	Valencia	24445 Town Center Dr.	Valencia	CA	91355	24,731
298	Austell	1605 East-West Connector Road	Austell	GA	30106	25,000
302	Watchung	1515 Route 22 West, Suite 02	Watchung	NJ	07069	30,100
303	Ann Arbor	3527 Washtenaw Ave.	Ann Arbor	MI	48104	22,941
318	ROGERS	2203 South 45th St Ste 12100	ROGERS	AR	72758	22,000
329	Chesterfield	2040 Chesterfield Mall	Chesterfield	MO	63017	26,000
330	Boston	511 Boylston Street	Boston	MA	02116	24,046
333	Apex	1541 Beaver Creek Commons Dr. Ste 220	Apex	NC	27502	23,000
336	Fox Point	8705 N. Port Washington	Fox Point	WI	53217	26,000
342	Phoenix	4555 East Cactus Rd	Phoenix	AZ	85032	30,083
345	Whitehall	1937 Whitehall Mall	Whitehall	PA	18052	25,000
347	Cincinnati	9459 Colerain Avenue	Cincinnati	OH	45251	21,208
355	Gainesville	6837 Newberry Road	Gainesville	FL	32605	22,925
357	Modesto	3900 Sisk Rd	Modesto	CA	95356	24,995
358	Mentor	9565 Mentor Avenue	Mentor	OH	44060	22,996
359	Sherman Oaks	14651 Ventura Blvd.	Sherman Oaks	CA	91403	24,184
360	Buford	1705 Mall of Georgia Blvd - Suite 200	Buford	GA	30519	23,000
362	San Diego	668 6th Avenue	San Diego	CA	92101	33,000
363	Mt. Prospect	909 North Elmhurst Rd	Mt. Prospect	IL	60056	26,734
365	Raleigh	404-101 East Six Forks Rd	Raleigh	NC	27609	25,000
367	Austin	4477 S. Lamar	Austin	TX	78745	25,000
374	Los Angeles	6081 Center Dr, Suite 118	Los Angeles	CA	90045	25,000
375	Littleton	8501 West Bowles Ave	Littleton	CO	80123	25,335
377	Erie	2088A Interchange Rd	Erie	PA	16509	24,998
378	Simsbury	500 Bushy Hill Road	Simsbury	CT	06070	23,917
379	San Ramon	120 Sunset Dr	San Ramon	CA	94583	24,000
387	Santa Cruz	1200 Pacific Ave, Suite 100	Santa Cruz	CA	95060	22,508
389	Saratoga Springs	395 Broadway	Saratoga Springs	NY	12866	25,000
395	Jensen Beach	3066 NW Federal Hwy	Jensen Beach	FL	34957	25,133
402	Yorba Linda	22401 Old Canal Rd	Yorba Linda	CA	92887	25,000
404	Fremont	39210 Fremont Hub, Suite 211	Fremont	CA	94538	25,698
407	Boulder	1750 Twenty Ninth Street Suite 1052	Boulder	CO	80301	22,000
408	St. Charles	3539 E Main	St. Charles	IL	60174	24,893
410	Naples	10600 Tamiami Trail North, Suite 600	Naples	FL	34108	21,520
411	Kennesaw	605 Ernest W Barrett Parkway, Bldg 400	Kennesaw	GA	30144	25,225
413	Greeley	2863 35th Ave	Greeley	CO	80634	23,223
443	Union City	32111 Union Landing Blvd	Union City	CA	94587	25,000

**Borders Group, Inc
Exhibit 1**

Store List

Store #	Name	Address	City	State	Zip	Selling Sq Ft
450	Tustin	2493 Park Ave	Tustin	CA	92782	21,570
455	Camp Hill	3515 Gettysburg Road	Camp Hill	PA	17011	23,000
457	Pittsburgh	5986 Penn Circles South Ste 101	Pittsburgh	PA	15206	24,000
462	Colleyville	5615 Colleyville Blvd, Ste 100	Colleyville	TX	76034	23,000
467	Greendale	5250 S. 76th Street	Greendale	WI	53129	23,500
470	El Cajon	159 Fletcher Parkway	El Cajon	CA	92020	25,016
475	Scarsdale	680 White Plains Road	Scarsdale	NY	10583	23,074
480	Bolingbrook	161 N. Webber	Bolingbrook	IL	60490	25,000
481	Aurora	6606 South Parker Road	Aurora	CO	80016	28,000
482	Carolina	5891 Plaza Escorial	Carolina	PR	00987-5001	17,031
483	Norridge	7100 W. Forest Preserve Drive	Norridge	IL	60706	25,000
485	Oxnard	241 W. Esplanade Drive	Oxnard	CA	93030	22,648
487	King of Prussia	650 Mall Blvd.	King of Prussia	PA	19406	25,172
488	Indianapolis	11 S. Meridian Street, Suite 110	Indianapolis	IN	46204	18,338
490	Chapel Hill	1807 Fordham Blvd.	Chapel Hill	NC	27514	25,266
491	San Jose	356 Santana Row, Suite 1030	San Jose	CA	95128	26,624
492	St. Peters	1320 Mid Rivers Mall	St. Peters	MO	63376	22,771
493	Brandon	2020 Town Center Blvd.	Brandon	FL	33511	21,000
497	Chino	3833 Grand Avenue	Chino	CA	91710	25,000
498	DeKalb	2520 Sycamore Road	DeKalb	IL	60115	22,000
499	Ft. Lee	1642 Schlosser Street	Ft. Lee	NJ	07024	24,865
503	McHenry	2221 Richmond Road	McHenry	IL	60050	23,800
504	Carmel	2381 Pointe Parkway	Carmel	IN	46032	23,196
507	Ithaca	40 Catherwood Road	Ithaca	NY	14850	22,001
508	Evansville	6401 E. Lloyds Expressway, Suite 1	Evansville	IN	47715	23,000
516	Normal	200 A North Greenbriar Drive	Normal	IL	61761	23,000
517	Chicago	6103 N. Lincoln Avenue	Chicago	IL	60659	24,500
518	West Lafayette	348 E. State Street	West Lafayette	IN	47906	20,000
523	Rolling Hills Estates	550 Deep Valley Drive, Suite 261	Rolling Hills Estates	CA	90274	14,286
527	La Habra	1310 S. Beach Blvd.	La Habra	CA	90631	23,992
529	Springfield	3300 S. Glenstone Avenue	Springfield	MO	65804	25,466
530	Wilton	14 Danbury Road (Gateway Center)	Wilton	CT	06897	19,400
536	Franklin	545 Cool Springs Blvd, Suite 190	Franklin	TN	37067	23,035
538	Scottsdale	7000 E. Mayo Blvd. Suite 1050	Scottsdale	AZ	85054	22,000
541	Mesquite	2709 N. Mesquite Drive	Mesquite	TX	75150	23,000
542	Largo	931 Capital Centre Blvd.	Largo	MD	20774	22,915
543	Milwaukee	101 West Wisconsin Avenue	Milwaukee	WI	53203	18,900
545	Dillon	264 Dillion Ridge Way	Dillon	CO	80435	12,500
548	Bozeman	2855 North 19th Avenue, Suite C	Bozeman	MT	59718	20,000
553	Logan	1050 North Main Street	Logan	UT	84321	17,975
554	Chicago	4718 N. Broadway Ave	Chicago	IL	60640	25,000
556	Louisville	400 S. 4th Street	Louisville	KY	40202	23,460
562	Grand Junction	2464 U.S. Highway 6 & 50 , Suite 132	Grand Junction	CO	81505	20,600
564	Chicago	755 W. North Avenue	Chicago	IL	60610	25,000
565	Kansas City	8628 North Boardwalk Avenue	Kansas City	MO	64154	19,000
566	New York	100 Broadway	New York	NY	10005	31,212
569	Maple Grove	12059 Elm Creek Blvd.	Maple Grove	MN	55369	17,100
571	Louisville	2520 S. Hurstborne Gem Lane	Louisville	KY	40220	21,000
575	Matteson	4824 West 211th Street	Matteson	IL	60443	21,000
576	Pico Rivera	8852 Washington Blvd.	Pico Rivera	CA	90660	18,100
584	Burleson	1131 N. Burleson Blvd.	Burleson	TX	76028	15,354
587	San Jose	925 Blossom Hill Road, Suite 1741	San Jose	CA	95123	23,000
588	Mason	5105 Deerfield Blvd	Mason	OH	45040	21,000
593	Clearwater	2683 Gulf to Bay Blvd.	Clearwater	FL	33759	21,960
595	Wappingers Falls	1820 South Road, Suite 110	Wappingers Falls	NY	12590	20,866
596	Avondale	10100 W. McDowell Road	Avondale	AZ	85323	20,000
600	Merrillville	2074 Southlake Mall	Merrillville	IN	46410	23,100
601	Medina	4927 Grande Shops Ave.	Medina	OH	44256	22,989
604	Fort Myers	Gulf Coast Town Center 10037 Gulf Center Drive	Fort Myers	FL	33913	22,169
605	San Francisco	845 Market St.	San Francisco	CA	94103	20,000
612	Dallas	3600 McKinney Avenue	Dallas	TX	75204	22,000
619	Lynnwood	3000 184th St. SW, Suite 910	Lynnwood	WA	98037	24,320

**Borders Group, Inc
Exhibit 1**

Store List

Store #	Name	Address	City	State	Zip	Selling Sq Ft
621	Stockton	10776 Trinity Parkway	Stockton	CA	95219	22,000
626	Sarasota	3800 S. Tamiami Trail	Sarasota	FL	34239	21,239
632	Mayaguez	Avenida Hostos 975, Suite 765	Mayaguez	PR	00680-1277	15,173
636	Stafford	1240 Stafford Market Place	Stafford	VA	22556	18,000
641	Scottsdale	7135 East Camelback Rd, Space 140	Scottsdale	AZ	85251	26,000
658	St. Joseph	5201 North Belt Highway, Suite 127	St. Joseph	MO	64506	17,000
682	Newport News	12300 Jefferson Ave, Suite 100	Newport News	VA	23602	21,017
684	Albuquerque	10420 Coors Bypass NW, Suite B	Albuquerque	NM	87114	22,000
685	Winchester	2420 S. Pleasant Valley Road	Winchester	VA	22601	19,998
690	Long Beach	101 South Pine Avenue	Long Beach	CA	90802	21,061
691	Suwanee	3630 Peachtree Parkway, Suite 100	Suwanee	GA	30024	23,000
803	Wareham	Wareham Crossing 2421 Cranberry Highway, Ste 460	Wareham	MA	02571	25,000
829	New Orleans	3338 St. Charles Ave	New Orleans	LA	70115	23,831
833	Southbury	Southbury Plaza 100 Main Street North, Spc 17	Southbury	CT	06488	21,990
						<u>24,592</u>

200