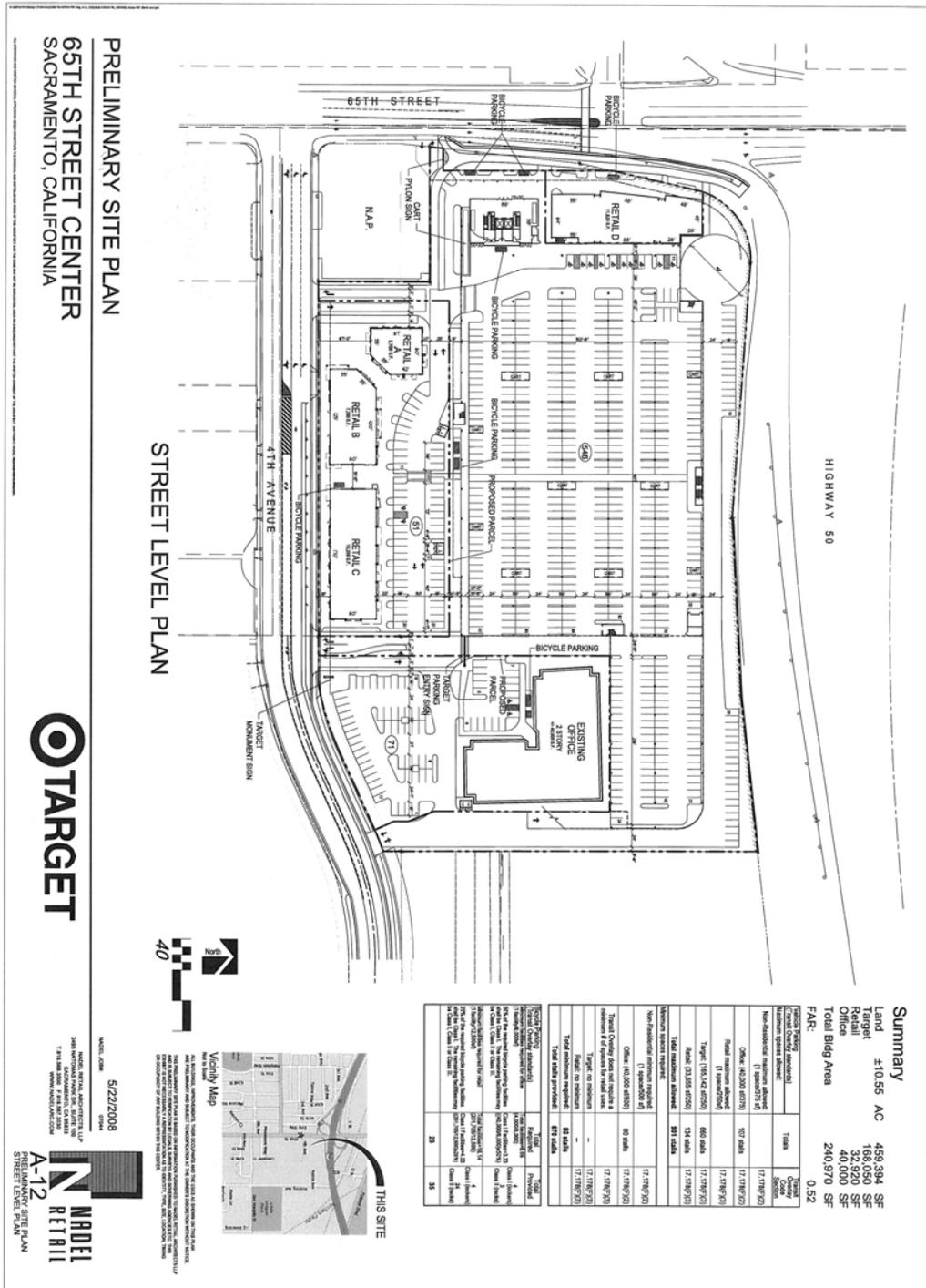


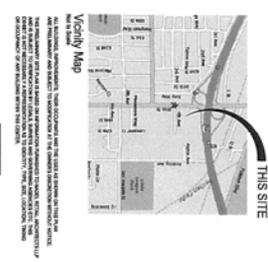
Exhibit C-1 Site Plan-Street Level



PRELIMINARY SITE PLAN
 65TH STREET CENTER
 SACRAMENTO, CALIFORNIA



DATE: 5/22/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 65TH STREET CENTER
 SHEET: A-12
 TITLE: PRELIMINARY SITE PLAN
 SCALE: 1/8" = 1'-0"

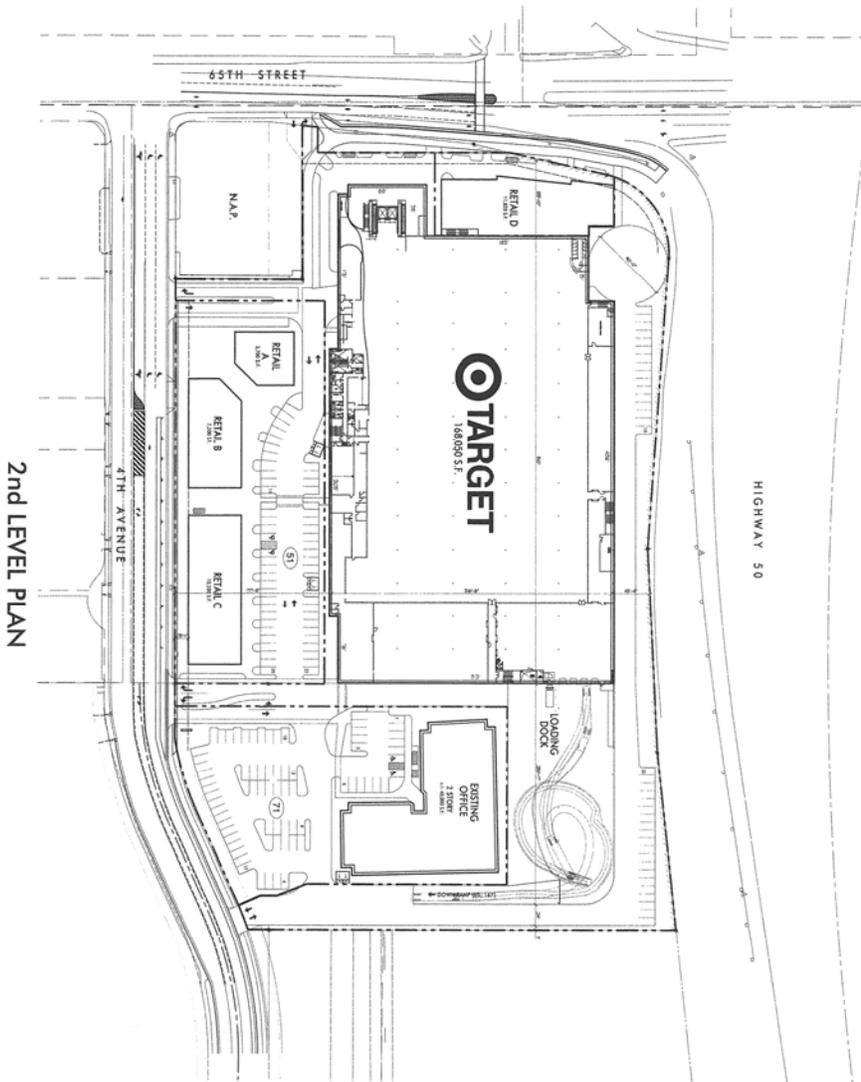


Summary

Land	±10.55 AC	459,394 SF
Target		168,050 SF
Retail		32,920 SF
Office		40,000 SF
Total Bldg Area		240,970 SF
FAR:		0.52

Use	Area (sq ft)	Target (sq ft)	Ratio
Non-residential maximum allowed	(1) 3,000,000 SF	17,178,920	
Office (60,000 sq ft)	60,000	17,178,920	
Retail maximum allowed	(1) 3,000,000 SF	17,178,920	
Target (115,152 sq ft)	115,152	17,178,920	
Office (40,000 sq ft)	40,000	17,178,920	
Retail (75,152 sq ft)	75,152	17,178,920	
Total maximum allowed	155,152	17,178,920	
Minimum square footage	(1) 3,000,000 SF	17,178,920	
Non-residential maximum required	(1) 3,000,000 SF	17,178,920	
Target (115,152 sq ft)	115,152	17,178,920	
Office (40,000 sq ft)	40,000	17,178,920	
Retail (75,152 sq ft)	75,152	17,178,920	
Total maximum required	115,152	17,178,920	
Target to minimum	-	17,178,920	
Total maximum required	115,152	17,178,920	

Exhibit C-2 Site Plan-2nd Level



PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

2nd LEVEL PLAN

Revised plans

P07-063

March 28th, 2008



DATE: 1/29/2008

SCALE: AS SHOWN

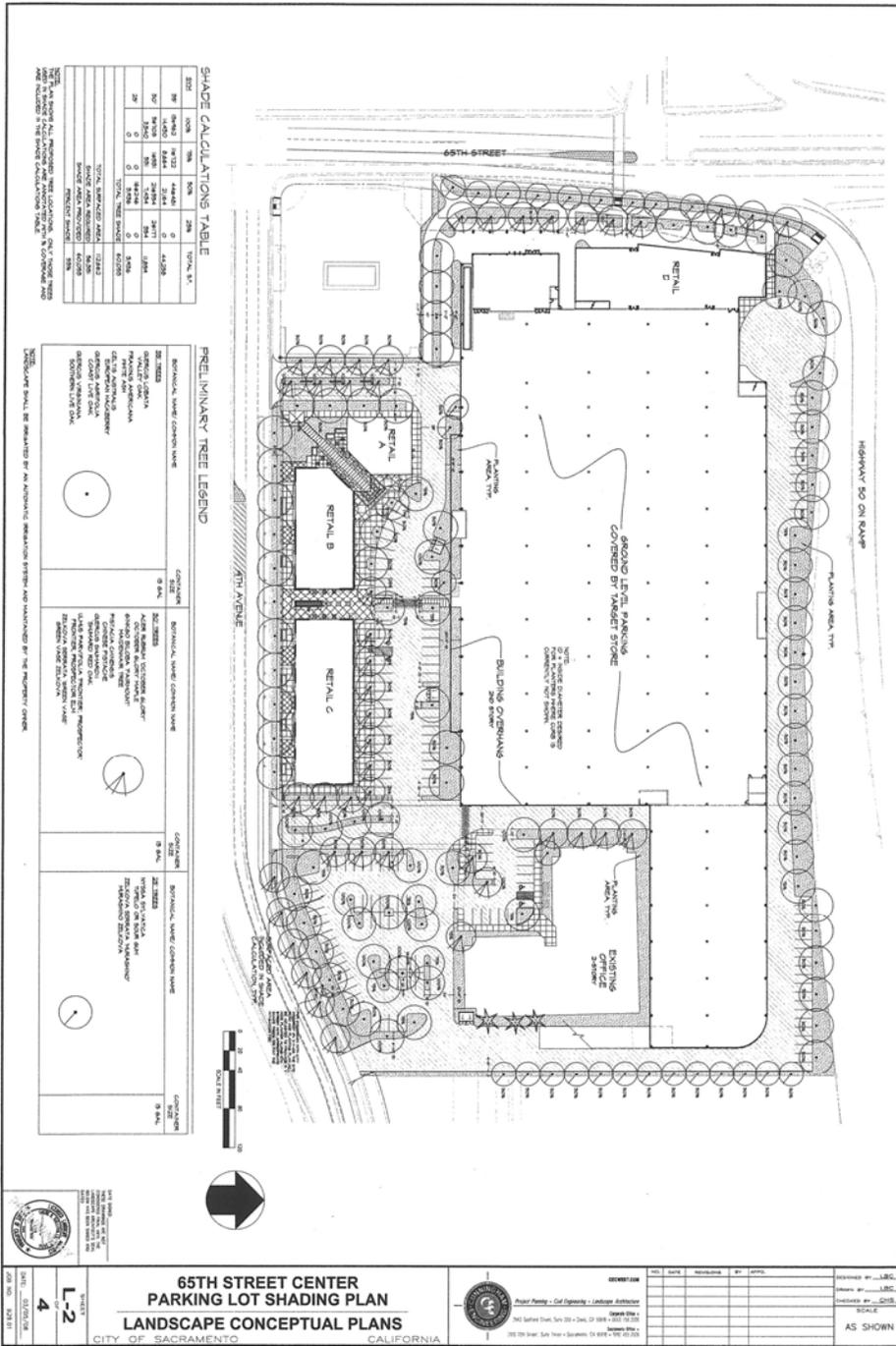
PROJECT: 65TH STREET CENTER
SACRAMENTO, CA 95811
WWW.MHDEL.COM



THIS SITE

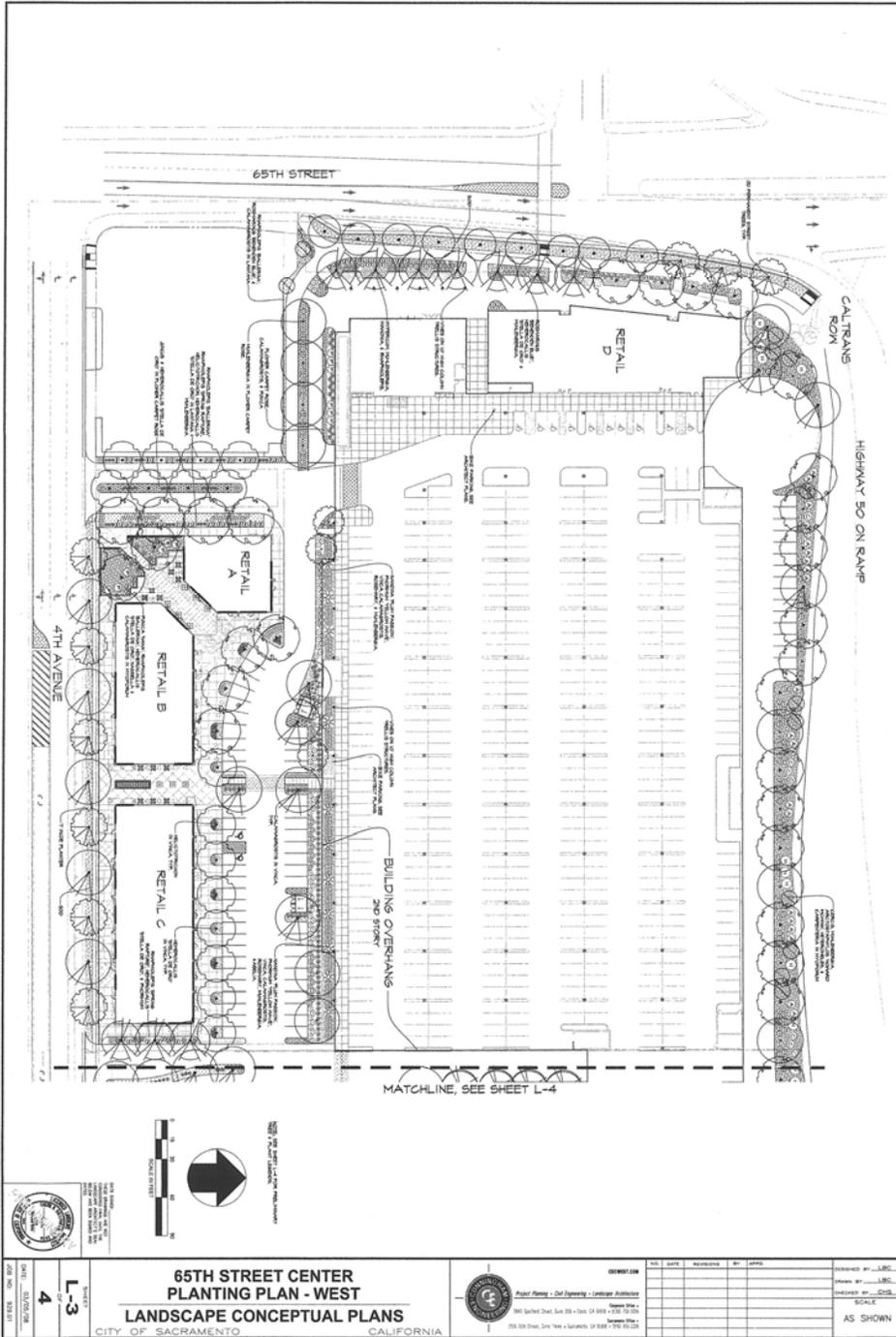
ALL RIGHTS RESERVED. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF M.H. DELANEY & ASSOCIATES, INC. (MHDEL) AND SHALL REMAIN THE PROPERTY OF MHDEL. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MHDEL.

Exhibit C-3 Landscape Shading Plan



Revised plans
 P07-063
 March 28th, 2008

Exhibit C-4 Landscape Plan- West



Revised plans
P07-063
March 28th, 2008

Exhibit C-5 Landscape Plan - East

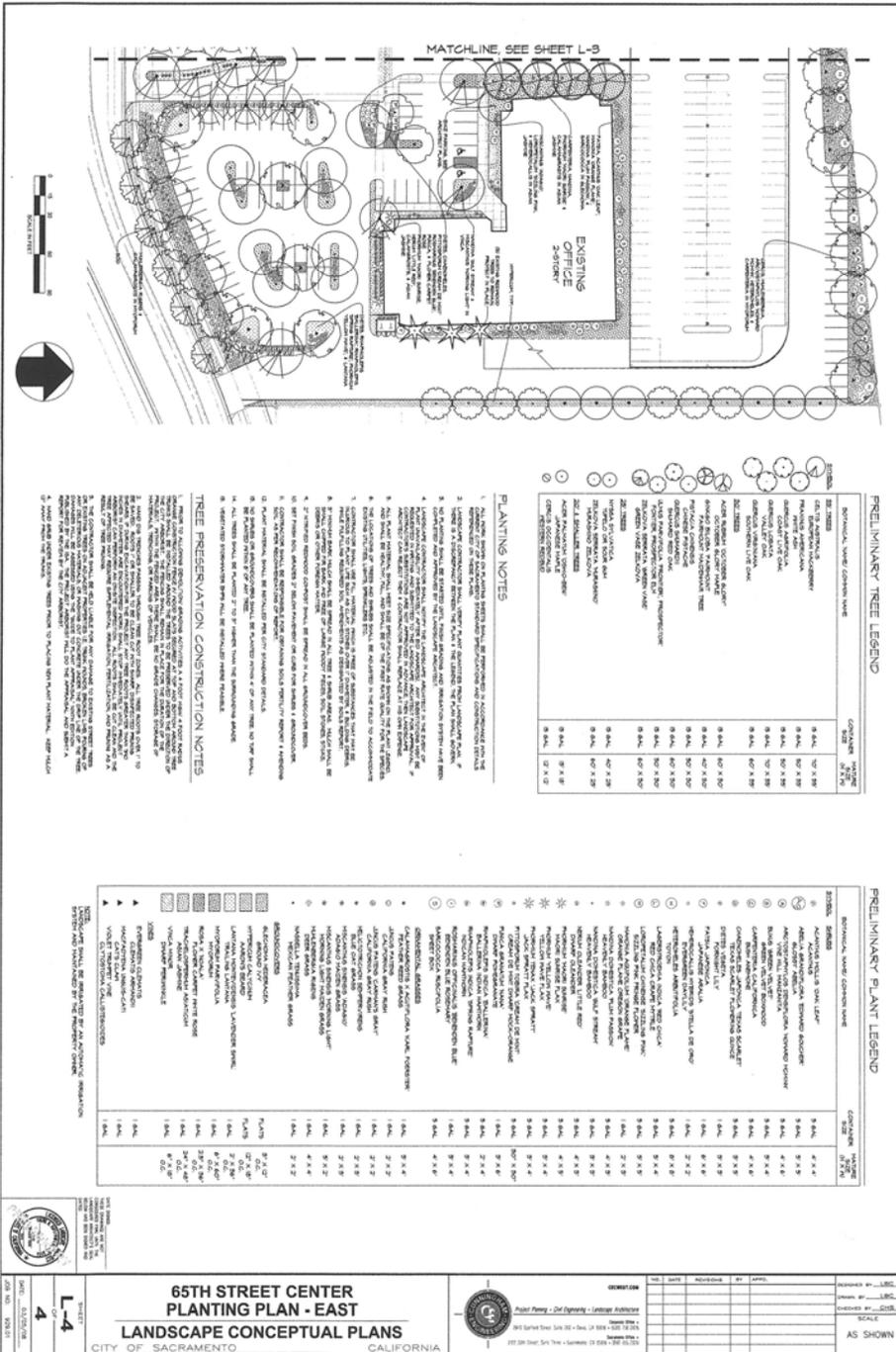


Exhibit C-6 Street Furniture Details

PAINT COLORS

- P1: DE 023 TINE GRAN
- P2: DE 011 WOODRPGC
- P3: DE 5399 CROSSRODS
- P4: DEW 340 WHITE FEVER
- P5: BM 0024 YANUS BREATH
- P6: TARGET RED

RIBBED/CORREGATED METAL WALL PANEL
CENTRIA 9897 PEWTER

STORAGE FRONT PANEL
"CHAMPAGNE FEAR"

PARKING LOT LIGHTING
INVE STRUT

WALL LIGHTING
INVE ENV ENTRI

TRASH RECEPTACLE
LANDSCAPE FORMS PITCH

SITE BENCHES
LANDSCAPE FORMS STAN

TABLES & CHAIRS
LANDSCAPE FORMS TRAMERSE IN SILVER PERFORMED STEELHEAD FINISH

UMBRELLAS
LANDSCAPE FORMS SOLISTOLE-SARUS

PLANTER POTS
QUICK CRETE "CASCADE" IN CHINACOL

CREATIVE PIPE LIGHTING BOLT SERIES
MODEL KLR-P-4-SM-G

PERFORATED METAL CANOPY
BC AMINIS MENTERRANAN SERIES

CREATIVE PIPE MODEL SHED
MODEL CS110

PRELIMINARY COLORS & MATERIALS

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063
March 28th, 2008



1/29/2008
DATE
N MADEL RETAIL
A-11
COLORS & MATERIALS

Exhibit C-7 On-Site Circulation Plan

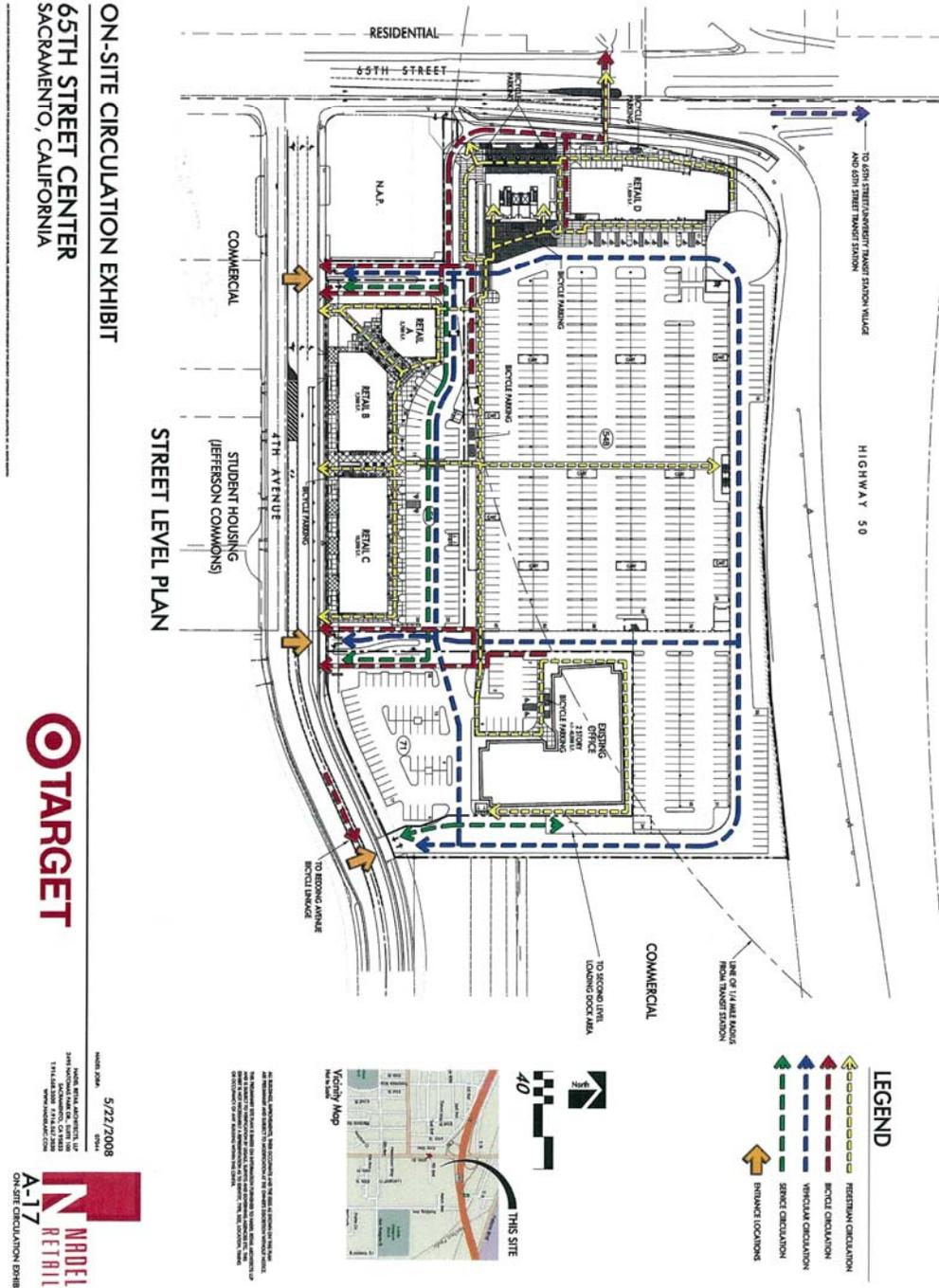
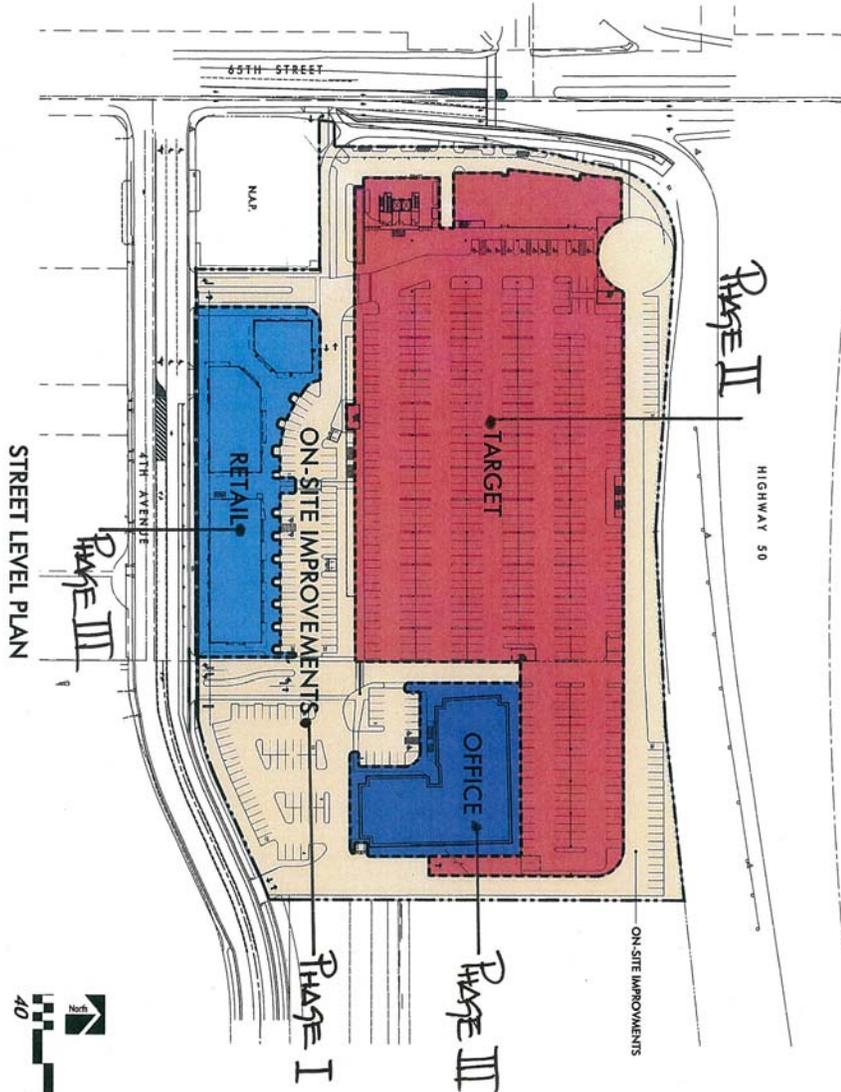


Exhibit C-8 Phasing Plan



LIMIT OF WORK BETWEEN BUILDING & ON-SITE IMPROVEMENT
 65TH STREET CENTER
 SACRAMENTO, CALIFORNIA



2/28/2008
 NADTEL RETAIL

Exhibit C-9 Target Floor Plan

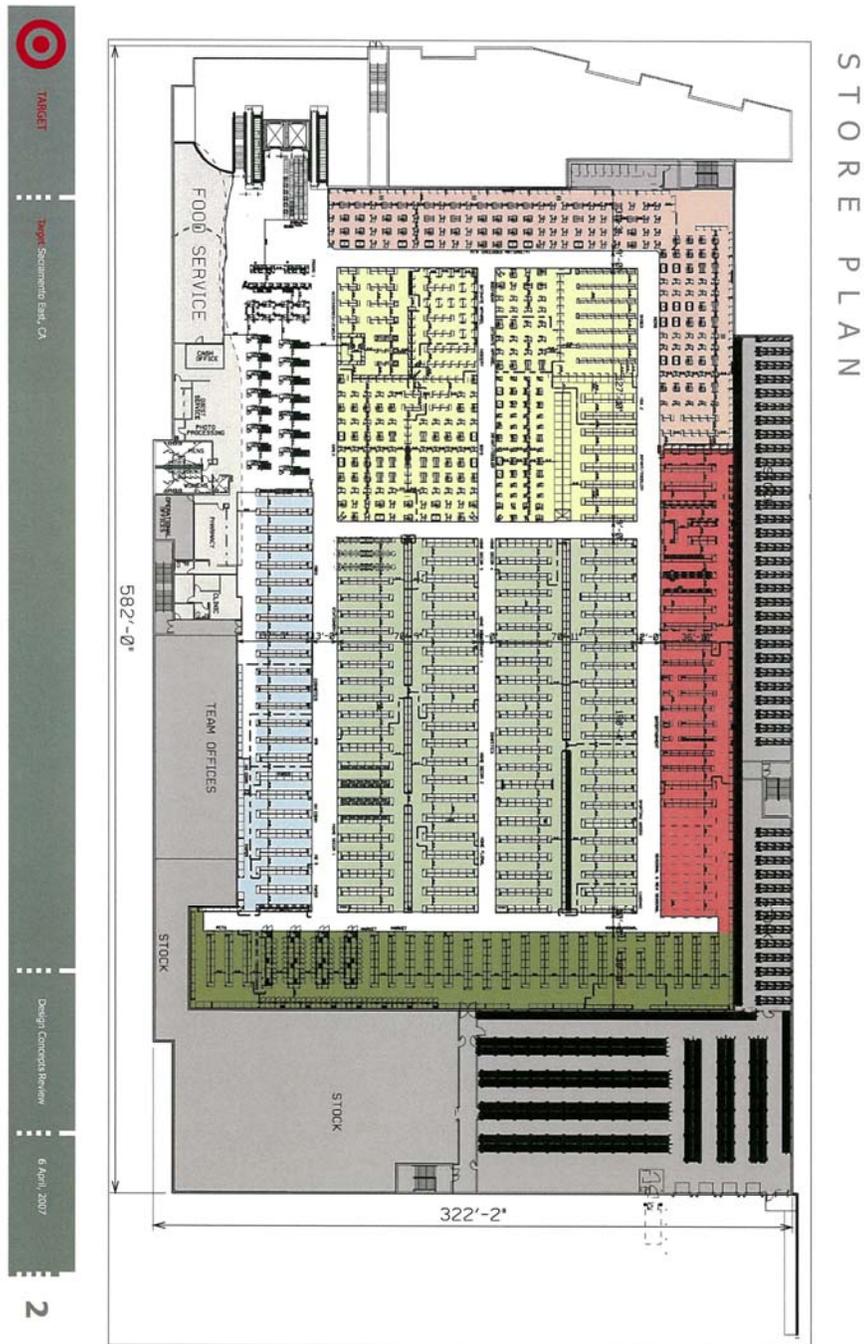
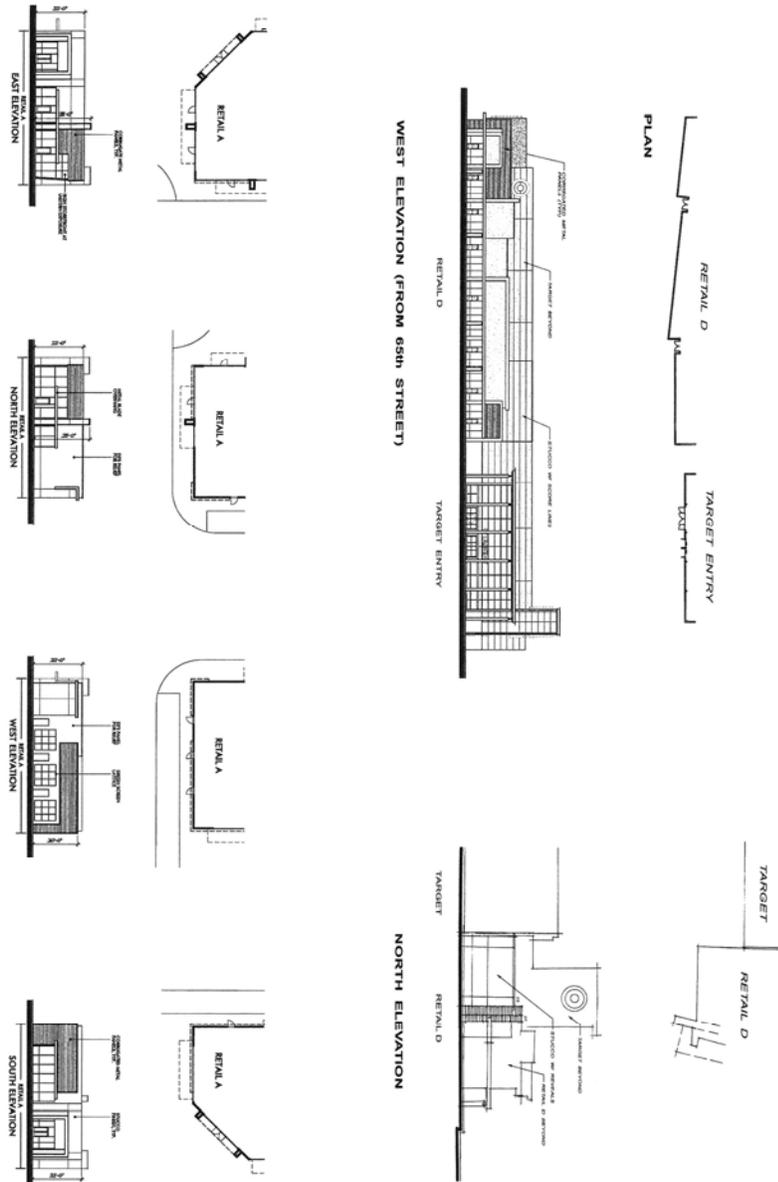


Exhibit C-11 Retail A and D Schematic Elevations



EXTERIOR ELEVATION

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063

March 28th, 2008

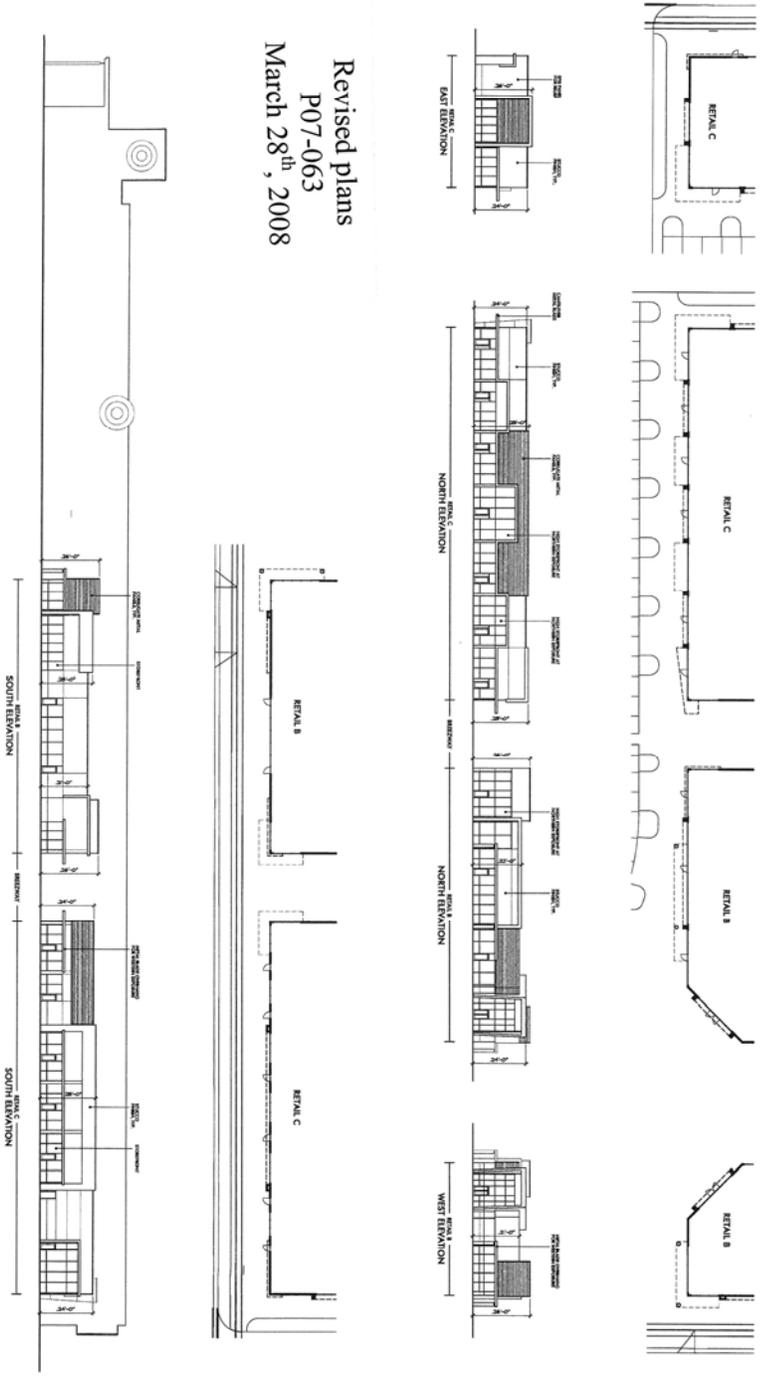


1/29/2008
SCALE
DATE
PROJECT NO.
DRAWING NO.
REVISIONS
DATE
BY
CHECKED
DATE
BY
DATE
BY



Exhibit C-12 Retail B and C Schematic Elevations

Revised plans
P07-063
March 28th, 2008



EXTERIOR ELEVATION

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

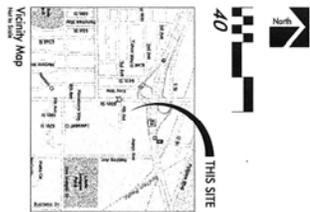
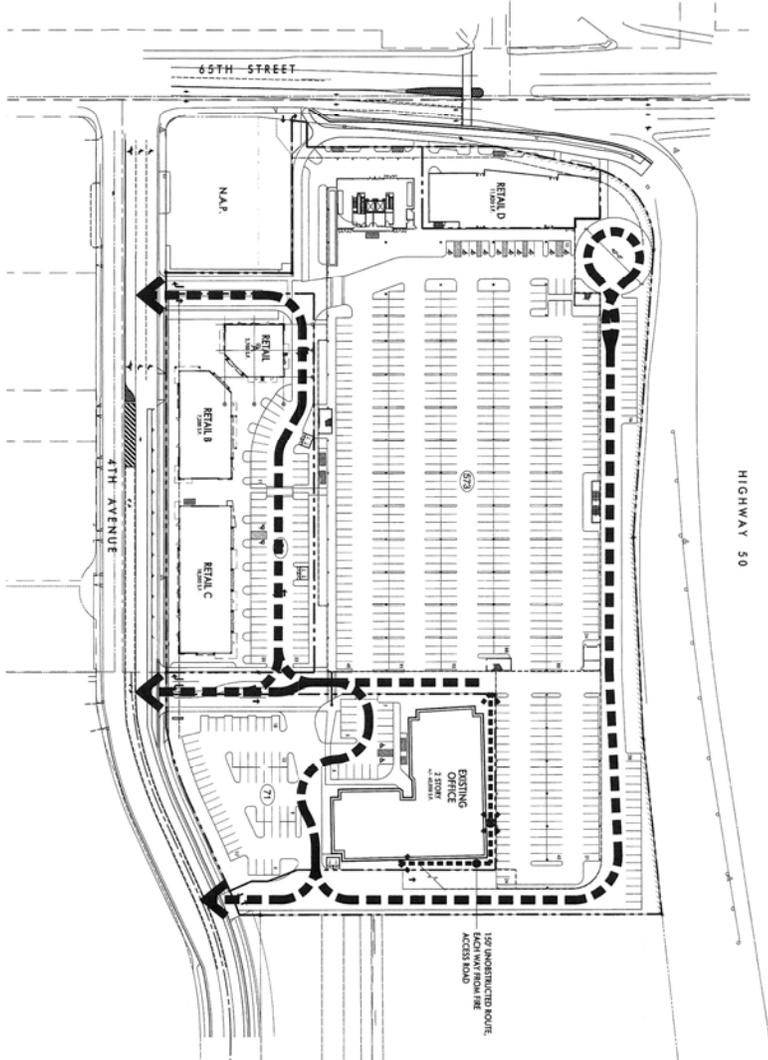


1/29/2008
DATE
1/29/2008
DATE
1/29/2008
DATE

MADELL
RETRILL
A-09
EXTERIOR ELEVATION

Exhibit C-13 Fire Access

Revised plans
P07-063
March 28th, 2008



ALL MATERIALS, DIMENSIONS, TOLERANCES AND CONDITIONS ARE TO BE USED AS APPROVED BY THE CITY OF SACRAMENTO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.

FIRE ACCESS

65TH STREET CENTER
SACRAMENTO, CALIFORNIA



1/29/2008

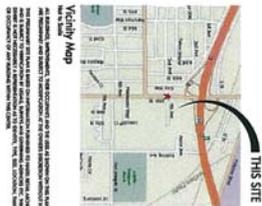


Exhibit C-14 Site Plan-Street Level-Color



PRELIMINARY SITE PLAN
65TH STREET CENTER
SACRAMENTO, CALIFORNIA

STREET LEVEL PLAN



Summary

Land ±10.55 AC 459,394 SF
 Retail 169,500 SF
 Office 40,000 SF
 Total Bldg Area 240,970 SF
 FAR 0.52

Parcel	Area (sq ft)	Area (ac)	Use	Notes
1	10,000	0.23	Office	10,000 sq ft
2	10,000	0.23	Office	10,000 sq ft
3	10,000	0.23	Office	10,000 sq ft
4	10,000	0.23	Office	10,000 sq ft
5	10,000	0.23	Office	10,000 sq ft
6	10,000	0.23	Office	10,000 sq ft
7	10,000	0.23	Office	10,000 sq ft
8	10,000	0.23	Office	10,000 sq ft
9	10,000	0.23	Office	10,000 sq ft
10	10,000	0.23	Office	10,000 sq ft
11	10,000	0.23	Office	10,000 sq ft
12	10,000	0.23	Office	10,000 sq ft
13	10,000	0.23	Office	10,000 sq ft
14	10,000	0.23	Office	10,000 sq ft
15	10,000	0.23	Office	10,000 sq ft
16	10,000	0.23	Office	10,000 sq ft
17	10,000	0.23	Office	10,000 sq ft
18	10,000	0.23	Office	10,000 sq ft
19	10,000	0.23	Office	10,000 sq ft
20	10,000	0.23	Office	10,000 sq ft
21	10,000	0.23	Office	10,000 sq ft
22	10,000	0.23	Office	10,000 sq ft
23	10,000	0.23	Office	10,000 sq ft
24	10,000	0.23	Office	10,000 sq ft
25	10,000	0.23	Office	10,000 sq ft
26	10,000	0.23	Office	10,000 sq ft
27	10,000	0.23	Office	10,000 sq ft
28	10,000	0.23	Office	10,000 sq ft
29	10,000	0.23	Office	10,000 sq ft
30	10,000	0.23	Office	10,000 sq ft
31	10,000	0.23	Office	10,000 sq ft
32	10,000	0.23	Office	10,000 sq ft
33	10,000	0.23	Office	10,000 sq ft
34	10,000	0.23	Office	10,000 sq ft
35	10,000	0.23	Office	10,000 sq ft
36	10,000	0.23	Office	10,000 sq ft
37	10,000	0.23	Office	10,000 sq ft
38	10,000	0.23	Office	10,000 sq ft
39	10,000	0.23	Office	10,000 sq ft
40	10,000	0.23	Office	10,000 sq ft
41	10,000	0.23	Office	10,000 sq ft
42	10,000	0.23	Office	10,000 sq ft
43	10,000	0.23	Office	10,000 sq ft
44	10,000	0.23	Office	10,000 sq ft
45	10,000	0.23	Office	10,000 sq ft
46	10,000	0.23	Office	10,000 sq ft
47	10,000	0.23	Office	10,000 sq ft
48	10,000	0.23	Office	10,000 sq ft
49	10,000	0.23	Office	10,000 sq ft
50	10,000	0.23	Office	10,000 sq ft
51	10,000	0.23	Office	10,000 sq ft
52	10,000	0.23	Office	10,000 sq ft
53	10,000	0.23	Office	10,000 sq ft
54	10,000	0.23	Office	10,000 sq ft
55	10,000	0.23	Office	10,000 sq ft
56	10,000	0.23	Office	10,000 sq ft
57	10,000	0.23	Office	10,000 sq ft
58	10,000	0.23	Office	10,000 sq ft
59	10,000	0.23	Office	10,000 sq ft
60	10,000	0.23	Office	10,000 sq ft
61	10,000	0.23	Office	10,000 sq ft
62	10,000	0.23	Office	10,000 sq ft
63	10,000	0.23	Office	10,000 sq ft
64	10,000	0.23	Office	10,000 sq ft
65	10,000	0.23	Office	10,000 sq ft
66	10,000	0.23	Office	10,000 sq ft
67	10,000	0.23	Office	10,000 sq ft
68	10,000	0.23	Office	10,000 sq ft
69	10,000	0.23	Office	10,000 sq ft
70	10,000	0.23	Office	10,000 sq ft
71	10,000	0.23	Office	10,000 sq ft
72	10,000	0.23	Office	10,000 sq ft
73	10,000	0.23	Office	10,000 sq ft
74	10,000	0.23	Office	10,000 sq ft
75	10,000	0.23	Office	10,000 sq ft
76	10,000	0.23	Office	10,000 sq ft
77	10,000	0.23	Office	10,000 sq ft
78	10,000	0.23	Office	10,000 sq ft
79	10,000	0.23	Office	10,000 sq ft
80	10,000	0.23	Office	10,000 sq ft
81	10,000	0.23	Office	10,000 sq ft
82	10,000	0.23	Office	10,000 sq ft
83	10,000	0.23	Office	10,000 sq ft
84	10,000	0.23	Office	10,000 sq ft
85	10,000	0.23	Office	10,000 sq ft
86	10,000	0.23	Office	10,000 sq ft
87	10,000	0.23	Office	10,000 sq ft
88	10,000	0.23	Office	10,000 sq ft
89	10,000	0.23	Office	10,000 sq ft
90	10,000	0.23	Office	10,000 sq ft
91	10,000	0.23	Office	10,000 sq ft
92	10,000	0.23	Office	10,000 sq ft
93	10,000	0.23	Office	10,000 sq ft
94	10,000	0.23	Office	10,000 sq ft
95	10,000	0.23	Office	10,000 sq ft
96	10,000	0.23	Office	10,000 sq ft
97	10,000	0.23	Office	10,000 sq ft
98	10,000	0.23	Office	10,000 sq ft
99	10,000	0.23	Office	10,000 sq ft
100	10,000	0.23	Office	10,000 sq ft

5/22/2008
 TARGET
 MADEL RETAIL
 A-03
 PRELIMINARY SITE PLAN
 STREET LEVEL PLAN

Exhibit C-15 Site Plan-2nd Level-Color



2nd LEVEL PLAN

PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA



Revised plans
 P07-063
 March 28th, 2008



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: 1/29/2008
 SCALE: AS SHOWN

DESIGNED BY: NBBJ
 1515 K STREET, SUITE 100
 SACRAMENTO, CA 95811
 WWW.NBBJ.COM



Exhibit C-16 Color Rendering-65th Street Elevation



TARGET-AT HOME DESIGN
JUNE 3, 2008

BUILDING PERSPECTIVE
EAST SACRAMENTO, CA - HIGHWAY 50 & 65TH STREET



MULVANNY G2

Exhibit C-17 Color Rendering- 4th Avenue and 65th St. Elevations



TARGET/STONE DESIGN
JUNE 3, 2008

BUILDING PERSPECTIVES
EAST SACRAMENTO, CA, HIGHWAY 50 & 65TH STREET



MULVANNY G2
ARCHITECTS

Exhibit C-18 Color Rendering Southeast View



TARGET-STORE DESIGN
JUNE 9, 2008

BUILDING PERSPECTIVE
EAST SACRAMENTO, CA, HIGHWAY 50 & 65TH STREET



MULVANNY G2

Exhibit C-19 Retail A and D Schematic Elevations-Color



EXTERIOR ELEVATION
65TH STREET
 SACRAMENTO, CALIFORNIA

Revised plans
 P07-063
 March 28th, 2008



DATE: 01/29/2008
 TIME: 09:00 AM
 NAME: 0000



A-10

Exhibit C-20 Retail B and C Schematic Elevations-Color



EXTERIOR ELEVATION

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063
March 28th, 2008



1/29/2008

1400 NATIONAL PARK BL, SUITE 100
SACRAMENTO, CA 95833
TEL: 916.441.2888 FAX: 916.441.2888
WWW.MARLBAC.COM



Exhibit E-1 65th Street Center Master Signage Plan

**65th Street Center
SACRAMENTO, CA**



Revised 6/12/08

Master Signage Plan Proposal

Project Location:

Target Retail Development
"65th Street Center"
NE Corner of 65th Street and 4th AV
Sacramento CA
APNS:015-0031-044-045 and a portion of 001

Project description:

The proposed development is a unique redevelopment of existing retail commercial property located within the City of Sacramento. The project will include the anchor tenant, (Target) being a multi level facility with parking on the ground level and the retail portion located on the second level. The project will also include small retail shops located around the western and southern borders of the site. These shops are intended to be occupied by various commercial shops and will be incorporated into the master site to support a pedestrian friendly environment.

Intent of Signage Plan:

The intent of the sign criteria is to provide guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Sign Exhibit Descriptions:

-Target Sign Exhibit A

- o 2nd Level site plan with sign locations indicated and sign schedule presented

-Target Sign Exhibit B

- o Target building elevations with sign locations indicated

-Target Sign Exhibits C-F

- o Proposed Target Sign Layouts

-Retail Sign Exhibit A

- o Street level site plan with Tenant spaces indicated

-Retail Sign Exhibit B

- o Retail Spaces "A" and "D" elevations

-Retail Sign Exhibit C

- o Retail Spaces "B" and "C" elevations

Sign Approval Requirements:

Except for the major tenant, who shall remain the approving party for design content and administration of the master plan, each tenant shall submit to the approving party three (3) copies of the detailed shop drawings of proposed signs, indicating conformance with the sign criteria herein outlined.

Tenant shall be responsible for the costs of all signs, related materials and installation fees.

Each tenant with the approving parties consent shall be responsible for obtaining all required municipal permits.

The tenant shall be responsible for the fulfillment of all requirements of these criteria.

Should a sign be removed, it is the tenant's responsibility to patch and or repair all holes and paint surfaces to match existing exterior colors or restore surfaces to original conditions.

Prohibited Signs:

No person shall install or maintain any sign which simulates or imitates in size, coloring or lettering or design any traffic control sign in such a manner to interfere with, mislead or confuse traffic.

Signs painted directly on any building surface will not be permitted.

Signs in proximity of utility lines which have less horizontal or vertical clearance from authorized communication, gas or energized utility power lines that are prescribed by the laws of California are prohibited.

Abandonment of Signs:

Any Tenant sign left after thirty (30) days from vacating the premises shall become the property of the approving party.

Inspection of Signage:

The approving party reserves the right to hire an independent electrical engineer at the tenants expense to inspect the installation of all tenant signage and to require the tenant to have any discrepancies and or code violations corrected at the tenants expense.

Maintenance:

It is the Tenant's responsibility to maintain their own signs in proper working and clean conditions at all times. Otherwise, approving authority reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

General Sign Construction Requirements:

1. All signs and their installation shall comply with local building and electrical codes.
2. All electrical signs shall be fabricated by a U.L. approved sign company, according to U.L. specifications and bear a U.L. Label
3. Sign companies installing signs on the project shall be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurances.
4. All penetrations of building exterior surfaces shall be sealed water proof in color and finish to match exterior finish.
5. Internal illumination to be achieved via the use of LED lighting, fluorescent, or 30 millilamp neon, installed and labeled in accordance with National Board or Fire Underwriters Specifications.
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital heights of a letter font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be accepted. The approving party reserves the right to reject any fabrication work deemed to be below standards.
9. All lighting must match the exact specifications of the approved working drawings. No exposed conduits or raceways will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the building.
11. Color coatings shall exactly match the colors specified on approved plans.
12. Joining of materials (e.g., seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws and other fasteners that extend to visible shall be flush, filled and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free of oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs.
14. In no case shall any manufacturer's labels be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into an overall design intent.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All raceways, conduits, etc... installed on rock background, corrugated metal and/or back of parapets are to be painted to match the mounting surface.

Target Sign Criteria:

-Building Signs

Building signs shall be permitted on all exterior elevations to allow for adequate and reasonable identification of the building. Each elevation shall be permitted more than one sign as long as the total of all signs does not exceed the maximum allowable sign area.

Building sign area shall not exceed 3sqft per one lineal foot of building frontage.

No one attached sign shall exceed 200sqft in area.

Signs shall not extend more than 24" from the facade surface.

Signs may extend above a roof or parapet line not to exceed a maximum distance of two feet.

In no case shall total sign area exceed more than 10% of the facade area.

-Freestanding Signs

The 65th St Center may erect one freestanding site pylon sign and one freestanding monument type sign. The pylon is to be located along the 65th St frontage with the monument sign to be located along the 4th Avenue frontage.

The freestanding pylon sign shall be permitted at a maximum sign area of 300sqft of copy area and may not exceed a height of 35ft from the adjacent road crown grade.

The freestanding monument sign shall be permitted at a maximum copy area of 60sqft and maintain a height of 9ft.

All set backs required by the City of Sacramento shall be used as a guide for placement of the signs.

-Incidental Graphics and Parking Signage

Target shall be permitted to erect incidental graphic directional signage related to the identification of the parking garage.

Retail Tenant Space Signage Criteria:

-Building Signs

Building signs shall be permitted on exterior elevations as follows:

For Retail Building "A", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "B", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "C", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "D", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

Building signs for Retail Tenants will be permitted at 2sqft of sign area per lineal foot of tenant storefront space. Signage shall consist of individual channel letter type and may not exceed a height of 2' 6" in a single line of copy or 3' when copy is stacked into more than one line of copy. Logos are permitted not to exceed the limiting sign height and not to exceed 30% of the total sign area permitted.

The total width of any tenant space sign shall not exceed 75% of the tenant space width. Each tenant shall be permitted one sign on each occupied elevation as restricted above.

-Freestanding Signs:

Retail Tenant Spaces shall not have individual freestanding identification but may maintain space on shared sign panels upon the approving parties discretion.



Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business

Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business

Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business

Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business

Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business

Client: Other Business
 Consultant: Other Business
 Project: Other Business
 Address: Other Business



TARGET EXHIBIT "A"

SIGN SCHEDULE

A	10'-0" BULLSEYE	= 100.0 sq.ft.
B	2'-0" PHARMACY LETTER SET	= 35.7 sq.ft.
C	10'-0" BULLSEYE	= 100.0 sq.ft.
D	4'-2" BULLSEYE W/ 3'-6" TARGET LETTERS	= 84.2 sq.ft.
E	12'-0" BULLSEYE W/ 2'-8" TARGET LETTERS	= 181.0 sq.ft.
G	12'-0" BULLSEYE W/ 2'-8" TARGET LETTERS	= 181.0 sq.ft.
H	14'-0" BULLSEYE	= 196.0 sq.ft.
I	14'-0" BULLSEYE	= 196.0 sq.ft.
J	10'-0" BULLSEYE	= 100.0 sq.ft.
K-1	PARKING ENTRY SIGN	
K-2	PARKING ENTRY SIGN	
M	ILLUMINATED DEF. Pylon SIGN	= 300.0 sq.ft.
N	ILLUMINATED DEF. MONUMENT SIGN	= 60.0 sq.ft.



TARGET - SACRAMENTO EAST SIGN EXHIBITS

ALL SIGNAGE, INCLUDING THE LOCATION OF THE SIGN, SHALL BE THE PROPERTY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

Job Number: 23-94337-000
 Date: 4-23-2008
 Sheet Number: 1 OF 10
 Design Number: 23-94337-000R4

The original drawing is in PDF format and is not to be altered or reproduced without the written consent of Federal Heath Sign Company. All other drawings are for informational purposes only.



Other Cities Served:
 Oxnard - LA Vegas - Columbia
 Los Angeles - San Diego - San Jose
 El Paso - Houston - San Antonio
 Corpus Christi - Jacksonville
 Phoenix - San Francisco
 Denver - Sacramento

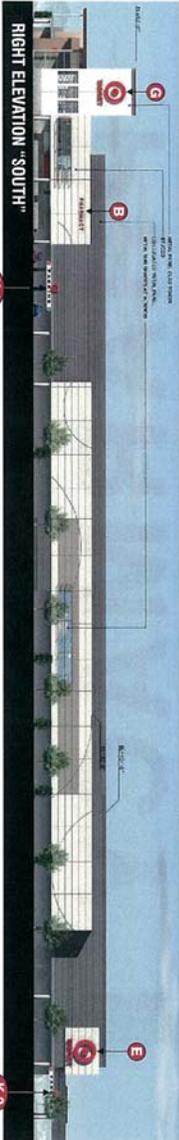
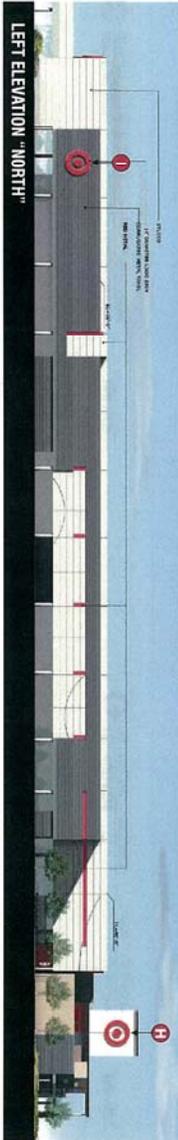
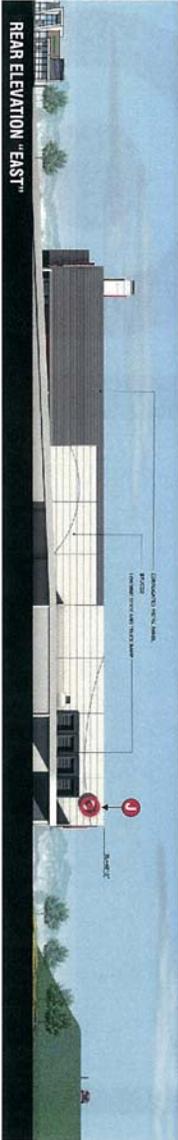
Revisions:
 R-1 ADDED PAVILION & MOUNTAIN SIGN 4/29/08 JW
 R-2 NEW PARASOLS PER BIDD SCORING JW
 R-3 DELETED SIGN "F" JDN 6-5-08
 R-4 MODIFIED PARASOL LOCATION & CHANGED ELEV DRAWING 6/10/08 JW
 Client Approval Date: _____
 Landscape Approval Date: _____

Account Rep: **Boyd Hippensstiel**
 Project Manager: **Sandra Ramirez**
 Designer: **Dennis Radtke**
 APPROVED FOR THE CLIENT
 DATE: 7/29/08

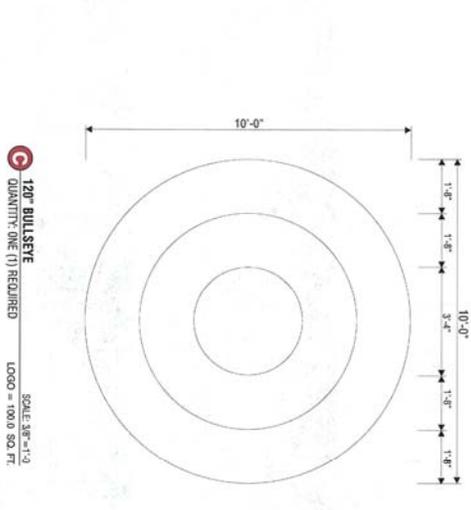
Project Location:
TARGET
 HWY 50 & 85TH ST
 EAST SACRAMENTO
 SACRAMENTO, CA 94203

Job Number: **23-94937-00**
 Date: **4-23-2008**
 Sheet Number: **2** OF **10**
 Design Number: **23-94937-00R4**

This original drawing is provided as part of a permit application and is not to be exhibited, copied or reproduced in any form without the written permission of Federal Health Sign Advertising, Inc. © 2003



TARGET EXHIBIT "B"



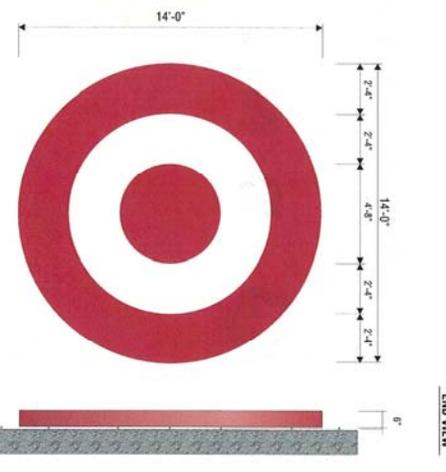
FEDERAL HEALTH SIGN COMPANY 12706 DIXON DRIVE, TEMPE, AZ 85283 (602) 895-4415 FAX (602) 284-1294	ORDER OTHER BUSINESS COMPLETE: LA VEGA - CORONA BARRY + HANSON - LA VEGA ADAMS - CORONA ADAMS - CORONA SIGN	APPROVED 8-1 ADDED P/TON & MOUNTING SIGN 4/2/08 JM 8-2 NEW REGIONS PER BRD 5/2/08 JW 8-3 DELETE SIGN - JDR 8-5-08 8-4 W/ED PHARMACY LOCATION & CHANGED ELE. DRAWING 8/7/08 JM CHECK: CHECKED BY THE DRAWING TITLE THE AUTHOR AND/OR DESIGNER. SIGN IS FINALLY PREPARED FOR FABRICATION. CLIENT APPROVAL/DATE: _____	ACCOUNT REP: Boyd Hippenthal PROJECT MANAGER: Sandra Ramirez DESIGNER: Dennis Radtke APPROVED BY THE CLIENT: _____ EXPIRES: _____	PROJECT/LOCATION: HWY 50 & 65TH ST EAST SACRAMENTO SACRAMENTO, CA 94203	JOB NUMBER: 23-84337-00 DATE: 4-23-2008 SHEET NUMBER: 3 OF 10 DESIGN NUMBER: 23-84337-00H4
	BUILDING QUALITY SIGNAGE FOR AMERICAN BUSINESS	TOTAL = 35.7 SQ. FT.	THIS ORIGINAL DRAWING IS PROVIDED AS PART OF A CONTRACT AND IS NOT TO BE REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FEDERAL HEALTH SIGN COMPANY. APPROVED: 8/20/07		



D 50" BULLSEYE & 42" TARGET
 QUANTITY ONE (1) REQUIRED
 TOTAL = 842 SQ. FT.



G 144" BULLSEYE - 32" LETTERS
 QUANTITY ONE (1) REQUIRED
 TOTAL = 91.0 SQ. FT.



H 168" BULLSEYE
 QUANTITY TWO (2) REQUIRED
 TOTAL = 196.0 SQ. FT.

FEDERAL HEATH SIGN COMPANY
 12794 Dwyer Circle, Santa Fe, CA 94025
 813-855-8415 Fax: 813-854-3333

One-Stop Signage
 Wholesale - Retail - Wholesale
 Wholesale - Retail - Wholesale
 Wholesale - Retail - Wholesale
 Wholesale - Retail - Wholesale

12794 Dwyer Circle, Santa Fe, CA 94025
 813-855-8415 Fax: 813-854-3333

PROJECT INFORMATION

PROJECT NAME: **TARGET**
 PROJECT ADDRESS: **HWY 50 & 65TH ST. EAST SACRAMENTO, CA 94203**

DATE: **4-23-2008**
 DRAWING NO.: **4** OF **10**
 DESIGN NUMBER: **23-94337-0014**

SCALE: 1/4"=1'-0"
 TOTAL: 196.0 SQ. FT.



K-1 K-2 FRONT ELEVATION "PARKING STRUCTURE WARNING" SIGN
 QUANTITY: TWO (2) REQUIRED.
 SCALE: SIGN = 1"=0'

12090 DORSET DRIVE, TEMPO, CA 94206 (916) 855-4415 (800) 284-1288 Fax (916) 854-1037	
Client: [Redacted]	
Designer: [Redacted]	
Date: [Redacted]	
Project Location:	
TARGET HWY 50 & 65TH ST EAST SACRAMENTO SACRAMENTO, CA 94203	
Job Number: 23-94337-00 Date: 4-23-2008 Sheet Number: 5 of 10 Design Number: 23-94337-00R4	
Account By: Boyd Hippensiel Project Manager: Sandra Ramirez Designer: Dennis Redke	
Revision:	
R-1 ADDED Pylon & Monument Sign 4/29/08 JW R-2 NEW REVISIONS PER DPO 5/28/08 JW R-3 SELECT SIGN "T" JOB 6/5/08 R-4 ADJUST PHASING LOCATION & CHANGED L&E DRAWING 6/7/08 JW	
This original drawing is provided as part of a contract and is not to be re-released, copied, or reproduced without the written consent of the Federal Health Sign Company, LLC or its authorized sign shop.	

TARGET EXHIBIT "E"



R-1 ILLUMINATED D/F PYLON SIGN FRONT ELEVATION
 QUANTITY: ONE (1) REQUIRED
 SCALE: 3/16" = 1'-0"



R-2 ILLUMINATED D/F MONUMENT SIGN FRONT ELEVATION
 QUANTITY: ONE (1) REQUIRED
 SCALE: 1/4" = 1'-0"

<p>FEDERAL HEALTH SIGN COMPANY 12704 Quince Circle, Temecula, CA 92592 Tel: 951-691-0000 Fax: 951-691-0003</p>		<p>Other Client Locations: Chubb, California Edco - Hayward, San Antonio (Various - Oregon Beach) Federal Quality Signage for American Business</p>	
<p>Project Location: TARGET HWY 50 & 65TH ST EAST SACRAMENTO SACRAMENTO, CA 94203</p>		<p>Job Number: 23-94937-00 Date: 4-23-2008 Sheet Number: 6 of 10 Design Number: 23-94937-00R4</p>	
<p>Author: Boyd Hippenstiel Design By: Dennis Radtke Checked By: SANDRA RAMIREZ APPROVED BY: BOYD HIPPENSTIEL ALLIED SIGN DIVISION</p>		<p>This original drawing is to be used for planning and construction of the project and is not to be enlarged without the written permission of the design firm. All rights reserved. © 2007</p>	

TARGET EXHIBIT
 of P-1



STREET LEVEL PLAN

Summary

Land ≈ 10.55 AC 459,394 SF
 Total Retail 420,000 SF
 Office 32,920 SF
 Total Bldg Area 452,920 SF
 FAR: 0.52

Parcel	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Parcel 1	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 2	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 3	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 4	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 5	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 6	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 7	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 8	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 9	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 10	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 11	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 12	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 13	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 14	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 15	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 16	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 17	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 18	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 19	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 20	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 21	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 22	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 23	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 24	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 25	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 26	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 27	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 28	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 29	17,179,920	17,179,920	17,179,920	17,179,920
Parcel 30	17,179,920	17,179,920	17,179,920	17,179,920



FEDERAL HEATH SIGN COMPANY

12794 Lakeway Circle, Santa Ana, CA 92705
 714-952-4415 Fax 714-952-4415

Other Cities Locations:
 Channahon - Illinois
 Dallas - Texas
 Denver - Colorado
 Elgin - Illinois
 Houston - Texas
 Kansas City - Missouri
 Las Vegas - Nevada
 Little Rock - Arkansas
 Los Angeles - California
 Miami - Florida
 Memphis - Tennessee
 New York - New York
 Oklahoma City - Oklahoma
 Phoenix - Arizona
 Portland - Oregon
 Raleigh - North Carolina
 San Antonio - Texas
 San Diego - California
 San Francisco - California
 Seattle - Washington
 Springfield - Illinois
 St. Louis - Missouri
 Tampa - Florida
 Tulsa - Oklahoma
 Wichita - Kansas

Project Location:
TARGET
 HWY 50 & 65TH ST.
 EAST SACRAMENTO
 SACRAMENTO, CA 94203

Account Rep: **Boyd Hippensfeld**
 Design Manager: **Sandra Ramirez**
 Designer: **Dennis Radtke**

Project Number: **23-84337-00**
 Date: **4-23-2008**
 Sheet Number: **7** of **10**
 Design Number: **23-84337-00R4**

This original drawing is the property of Federal Heath Sign Company and is not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Federal Heath Sign Company. © 2007

FEDERAL HEATH SIGN COMPANY
 12094 DORSET DRIVE, SUITE 111, SACRAMENTO, CA 95829
 (916) 855-4415 (916) 294-4337 FAX (916) 854-3013

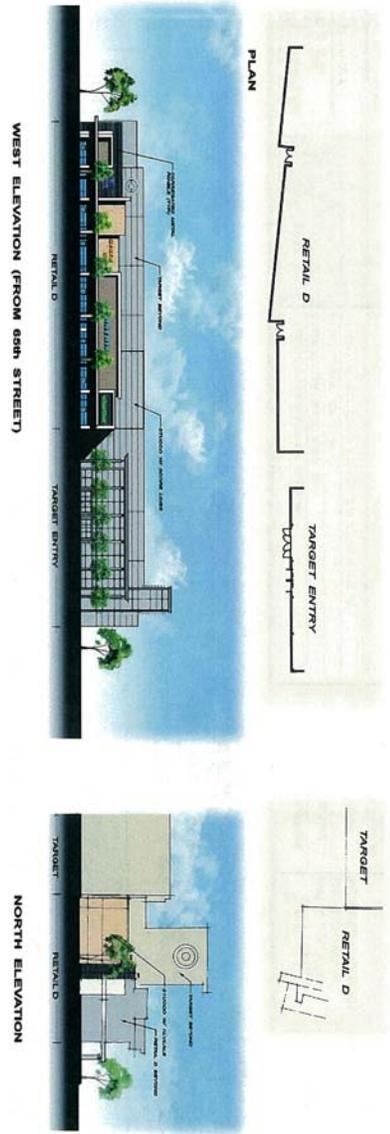
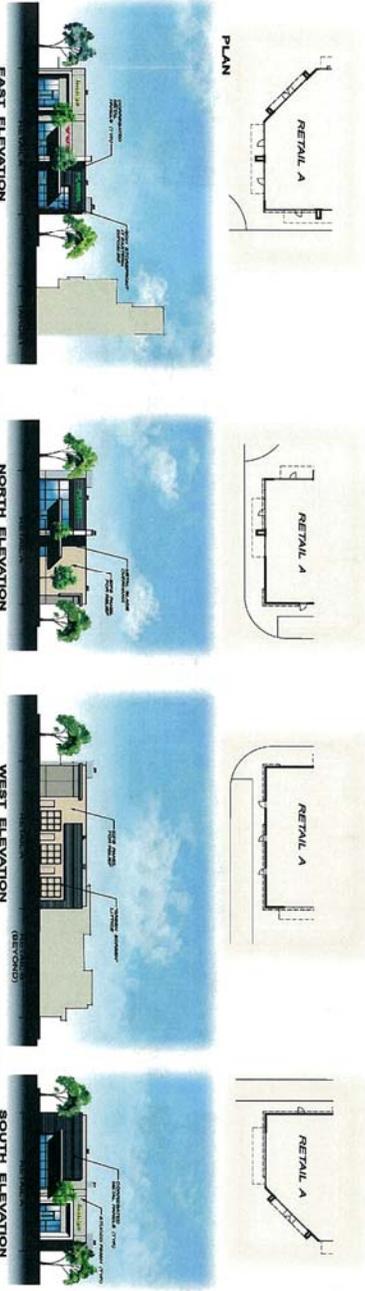
Client: **Target**
 Designer: **La Vigne, Calverley, Blum, & Associates**
 Project: **Target**
 Address: **HWY 50 & 65TH ST, SACRAMENTO, CA 95823**

Project Location:
HWY 50 & 65TH ST, SACRAMENTO, CA 95823

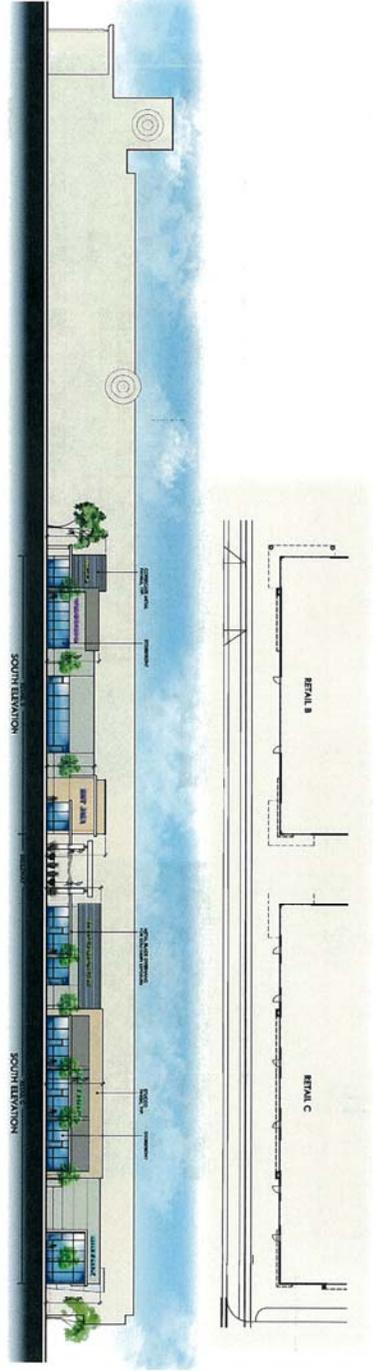
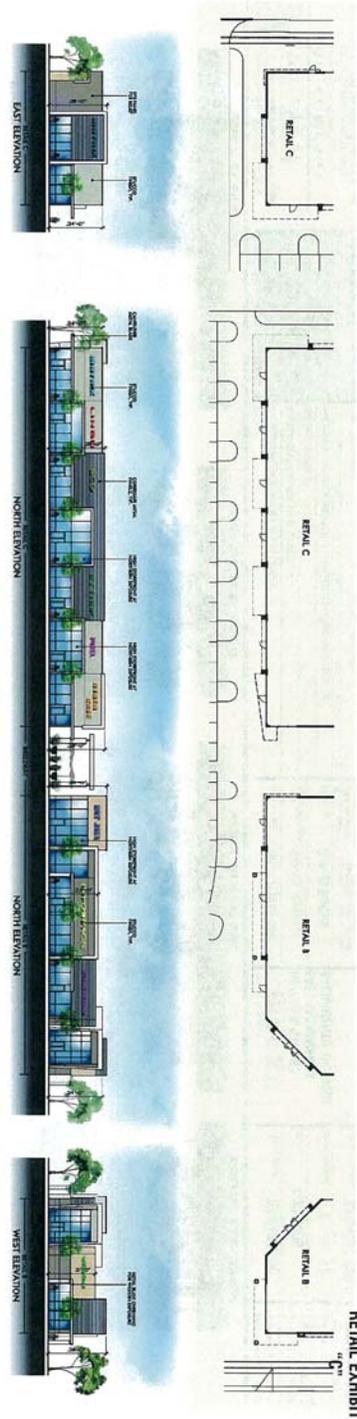
Account Rep: **Boyd Hippensstiel**
 Project Manager: **Sandra Ramirez**
 Designer: **Dennis Radtke**

Job Number: **23-94937-00**
 Date: **4-23-2008**
 Sheet Number: **8** OF **10**
 Design Number: **23-94937-00R4**

This original drawing is the property of the Designer and is not to be re-reproduced or reproduced without the written permission of the Designer. Federal Health Sign is a registered trademark of the Designer. © 2007

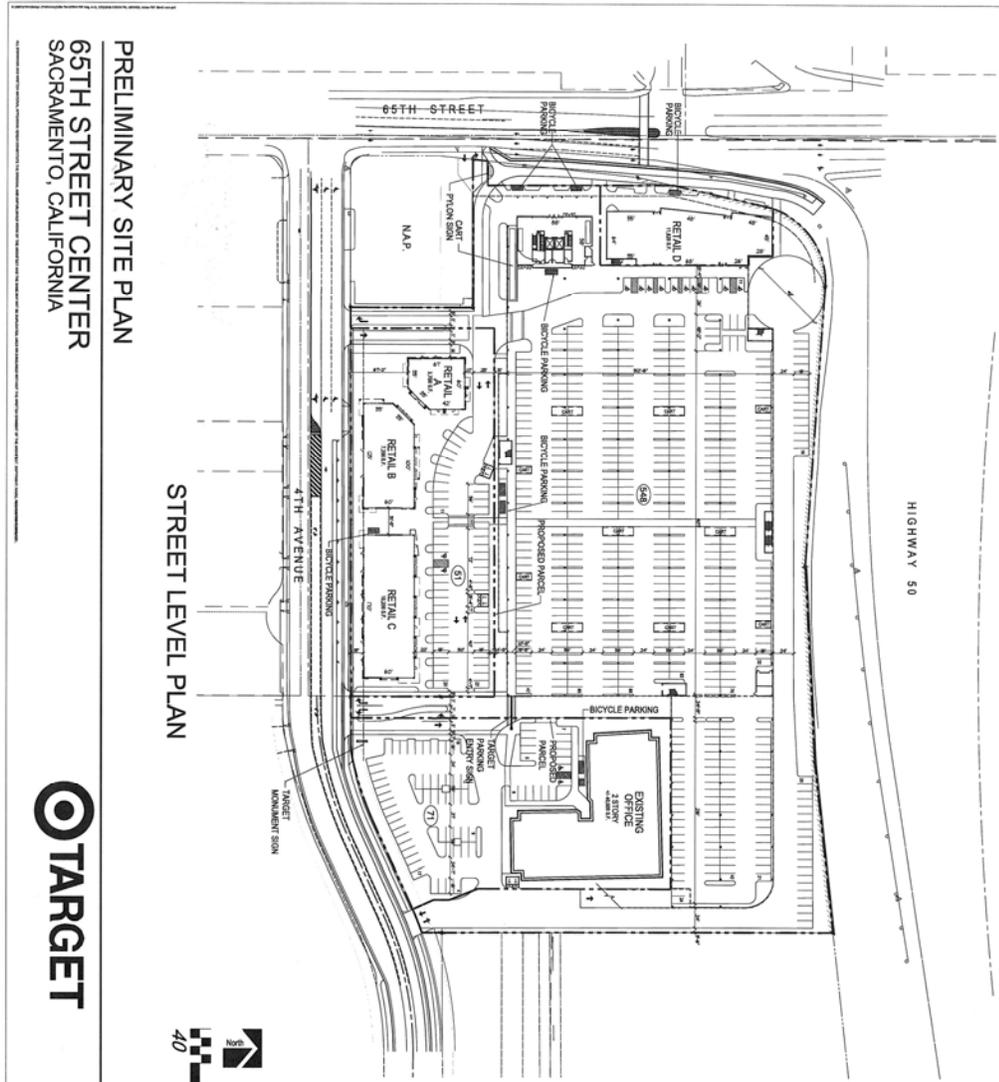


RETAIL EXHIBIT "B"



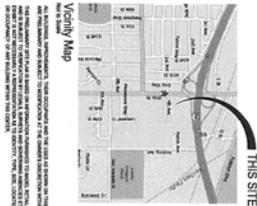
		Over 200 Locations Over 100 Years of Service Over 100,000 Signs Over 100,000 Customers Over 100,000 Square Feet of Signage Over 100,000 Square Feet of Signage	
12044 Stockton Circle, Ste. 111, Dallas, TX 75244 817-954-4415 • 800-244-3344 • Fax 817-954-3377		Over 100 Locations Over 100 Years of Service Over 100,000 Signs Over 100,000 Customers Over 100,000 Square Feet of Signage Over 100,000 Square Feet of Signage	
R-1 ADDED Pylon & Monument Sign 4/29/08 JW R-2 NEW REVISIONS PER BOYD SIGNAGE JW R-3 DELETE SIGN "F" JDS 6-5-08 R-4 MONITOR PARALLEL LOCATION & CHANGED ELEV. DRAWING 6/17/08 JW Client Approval Date:		Account Rep: Boyd Hippenstiel Project Manager: Sandra Ramirez Designer: Dennis Radtke Project Location: HWY 50 & 65TH ST EAST SACRAMENTO SACRAMENTO, CA 94203	
Job Number: 23-84337-00 Date: 4-23-2008 Sheet Number: 9 of 10 Design Number: 23-84337-00R4		This original drawing is provided as part of a contract and is not to be copied or reproduced without the written consent of Federal Heath Sign Company, LLC. © 2008	

Exhibit F-1 Site Plan-Street Level



PRELIMINARY SITE PLAN
65TH STREET CENTER
SACRAMENTO, CALIFORNIA

STREET LEVEL PLAN



TYPE OF USE	Area	Area	Area
Office (40,000 sq ft)	171,787/20	171,787/20	171,787/20
Retail (1,155,142 sq ft)	107,000	107,000	107,000
Office (40,000 sq ft)	107,000	107,000	107,000
Retail (1,155,142 sq ft)	660,000	660,000	660,000
Office (40,000 sq ft)	154,000	154,000	154,000
Total Retail Area	811,000		
Total Office Area	80,000		
Total Area	891,000		

Summary
 Land: 410.55 AC
 Retail: 418,394 SF
 Office: 32,320 SF
 Total Bldg Area: 450,714 SF
 FAR: 0.52

DATE: 5/22/2008
 SCALE: 1/8" = 1'-0"
 PREPARED BY: [Firm Name]
 CHECKED BY: [Firm Name]
 APPROVED BY: [Firm Name]

