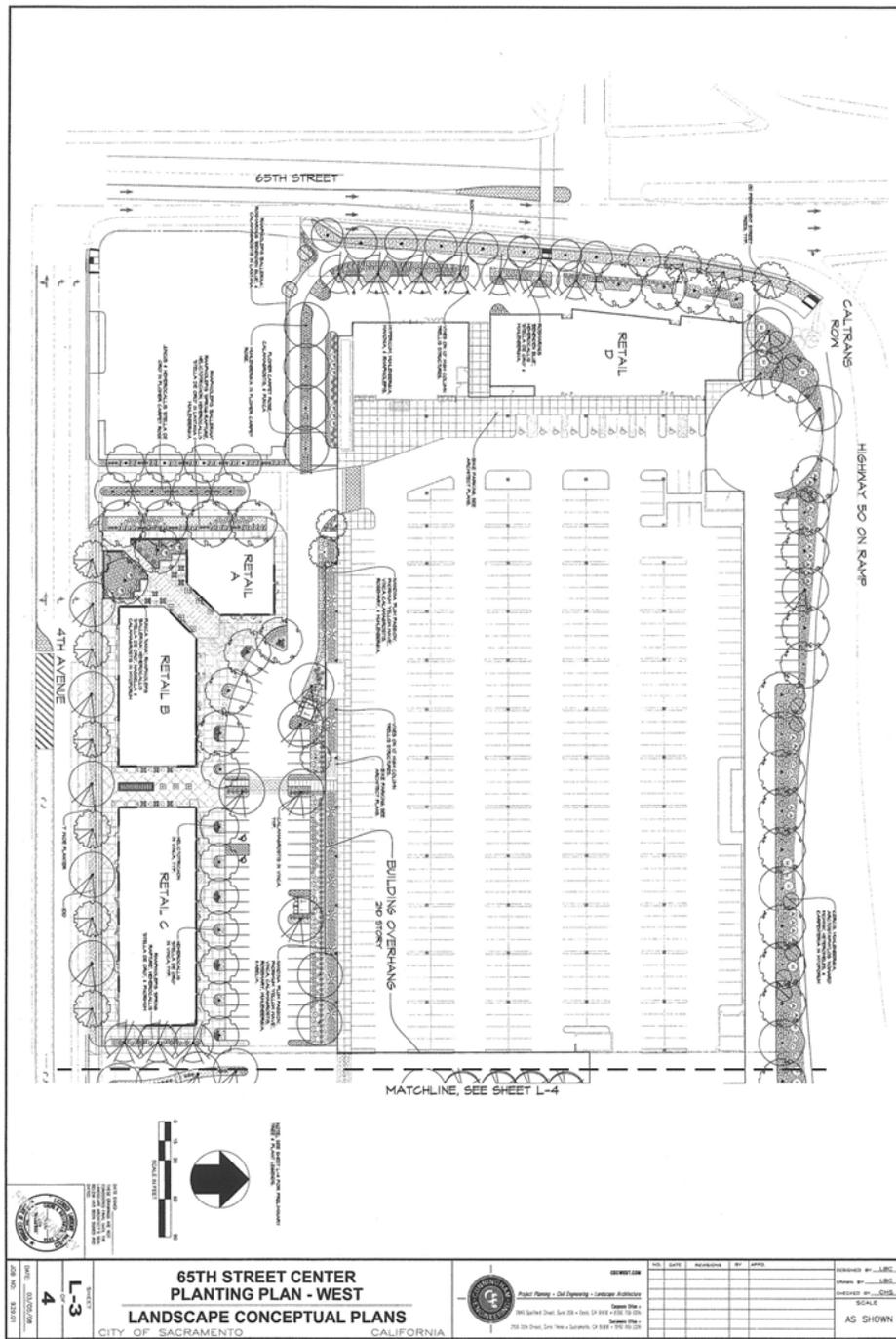


Exhibit F-4 Landscape Plan West



Revised plans
 P07-063
 March 28th, 2008

	65TH STREET CENTER PLANTING PLAN - WEST LANDSCAPE CONCEPTUAL PLANS CITY OF SACRAMENTO CALIFORNIA		SHEET NO. _____ TOTAL SHEETS _____	REVISION NO. _____ DATE _____
			DATE: 03/28/08 SCALE: AS SHOWN	PROJECT NO. P07-063

Exhibit F-7 On-Site Circulation Plan

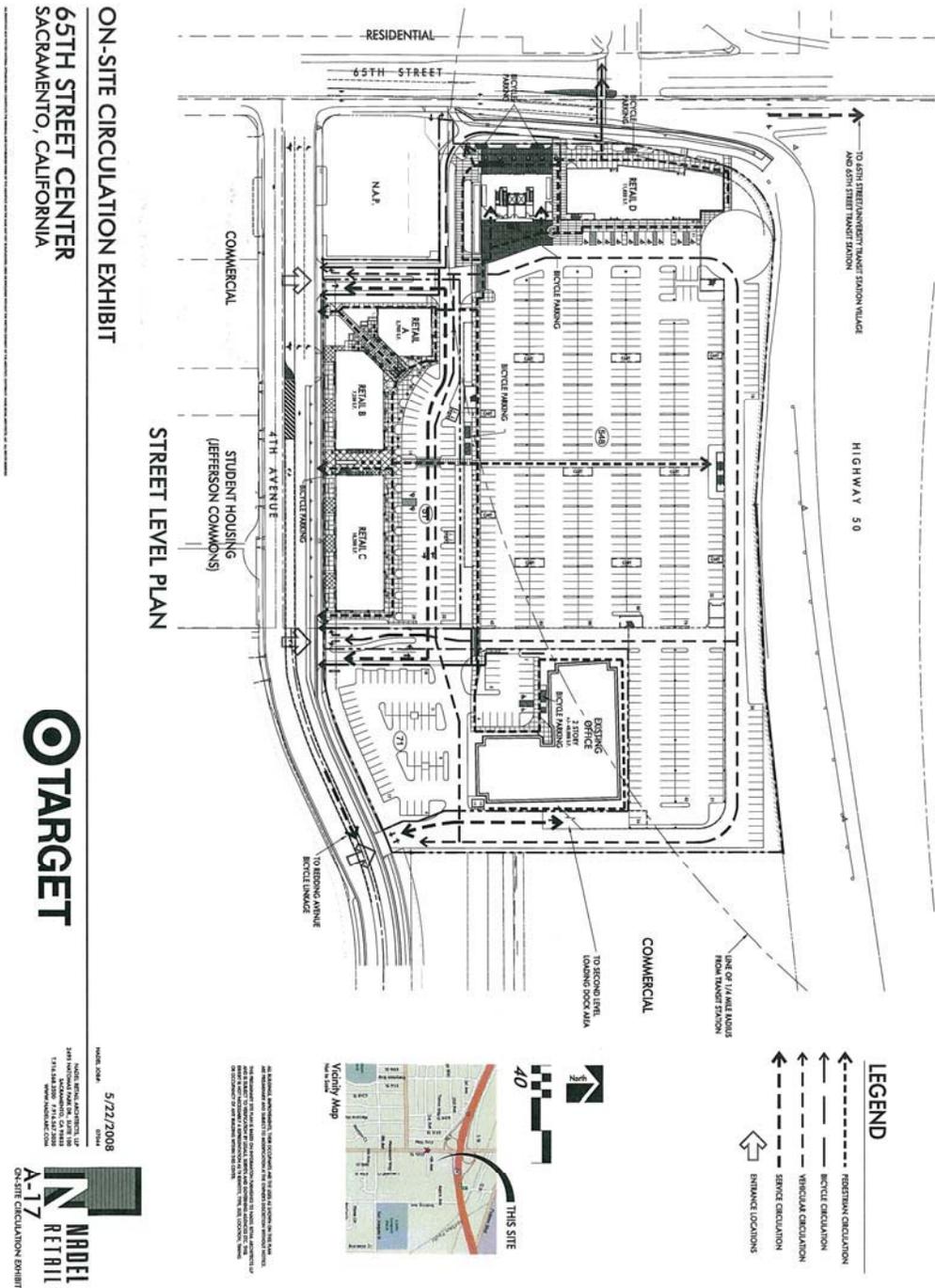


Exhibit F-8 Phasing Plan

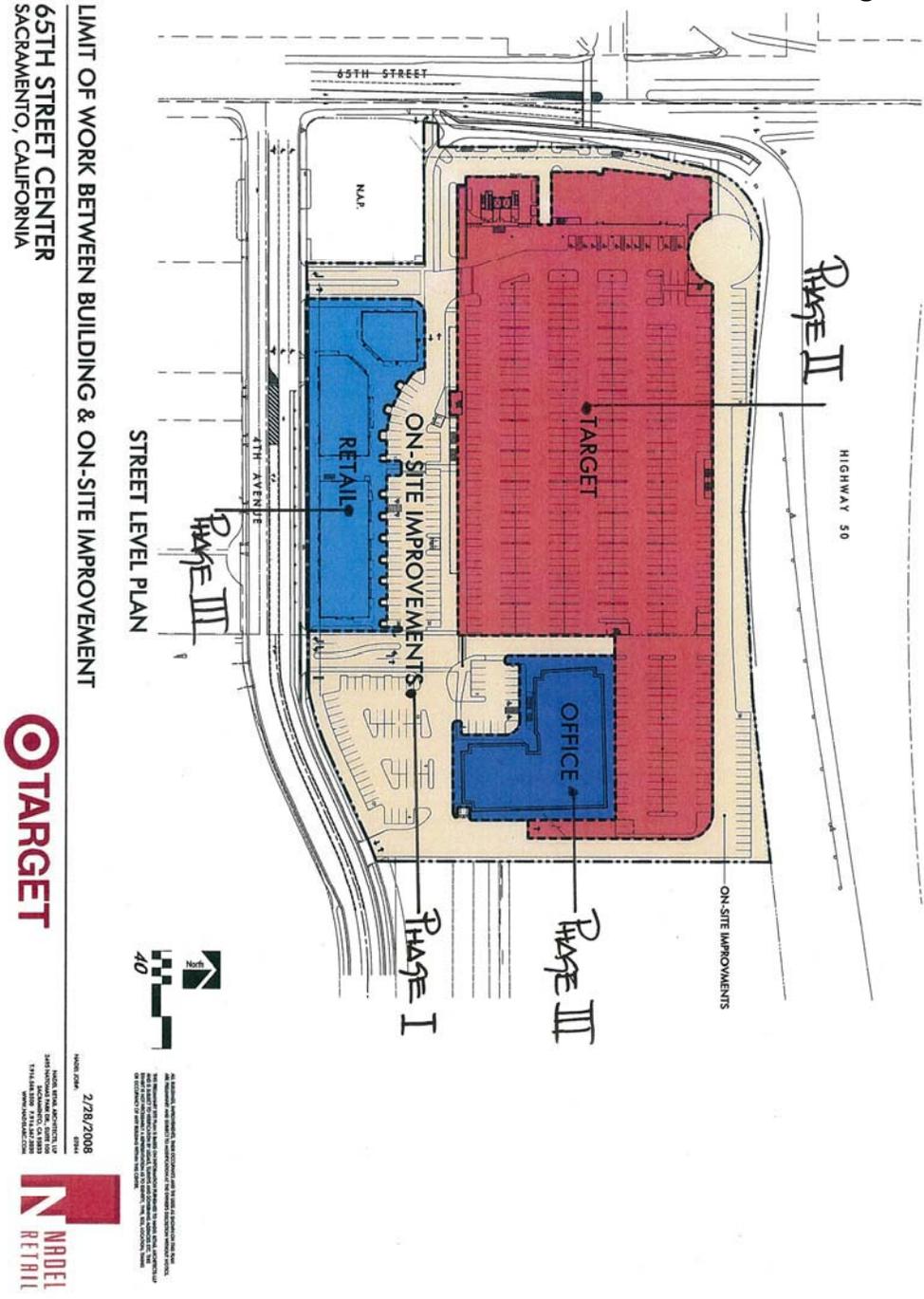


Exhibit F-9 Target Floor Plan

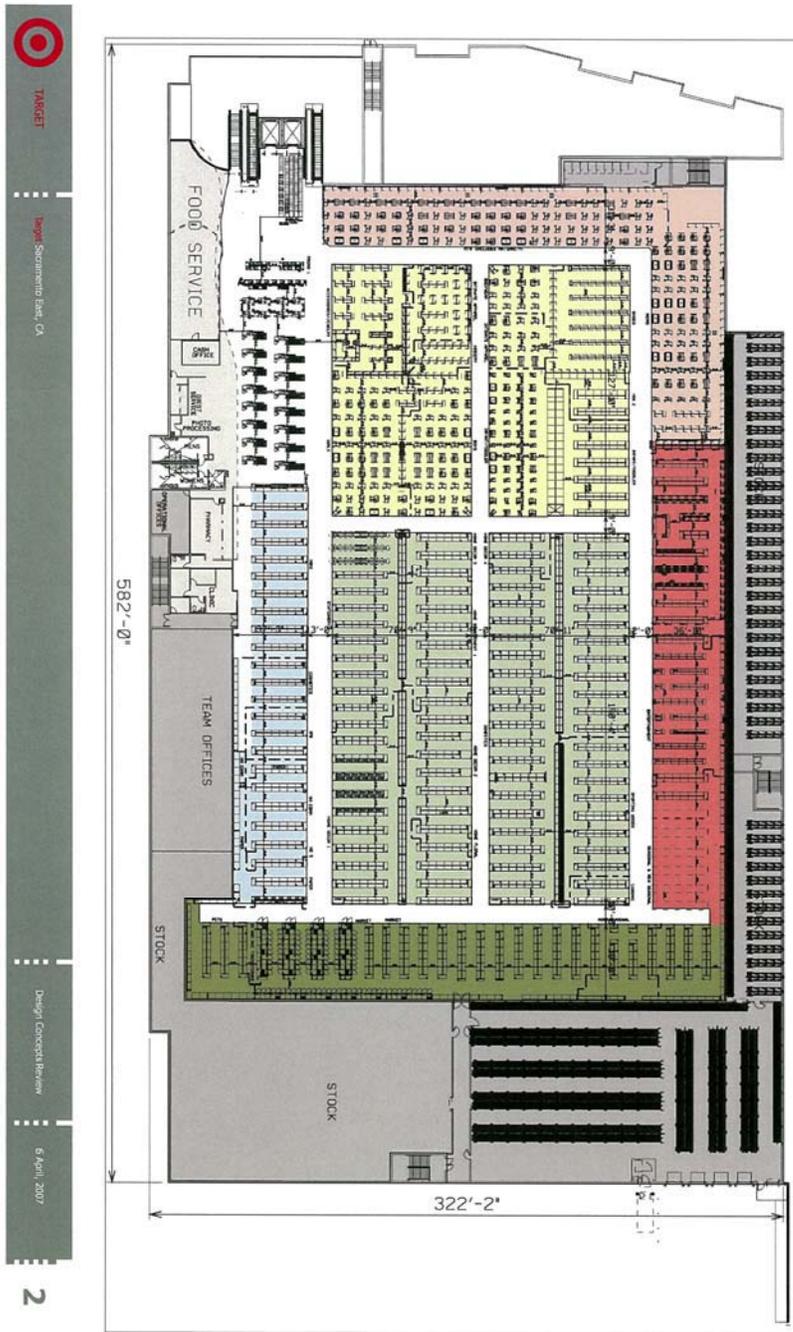
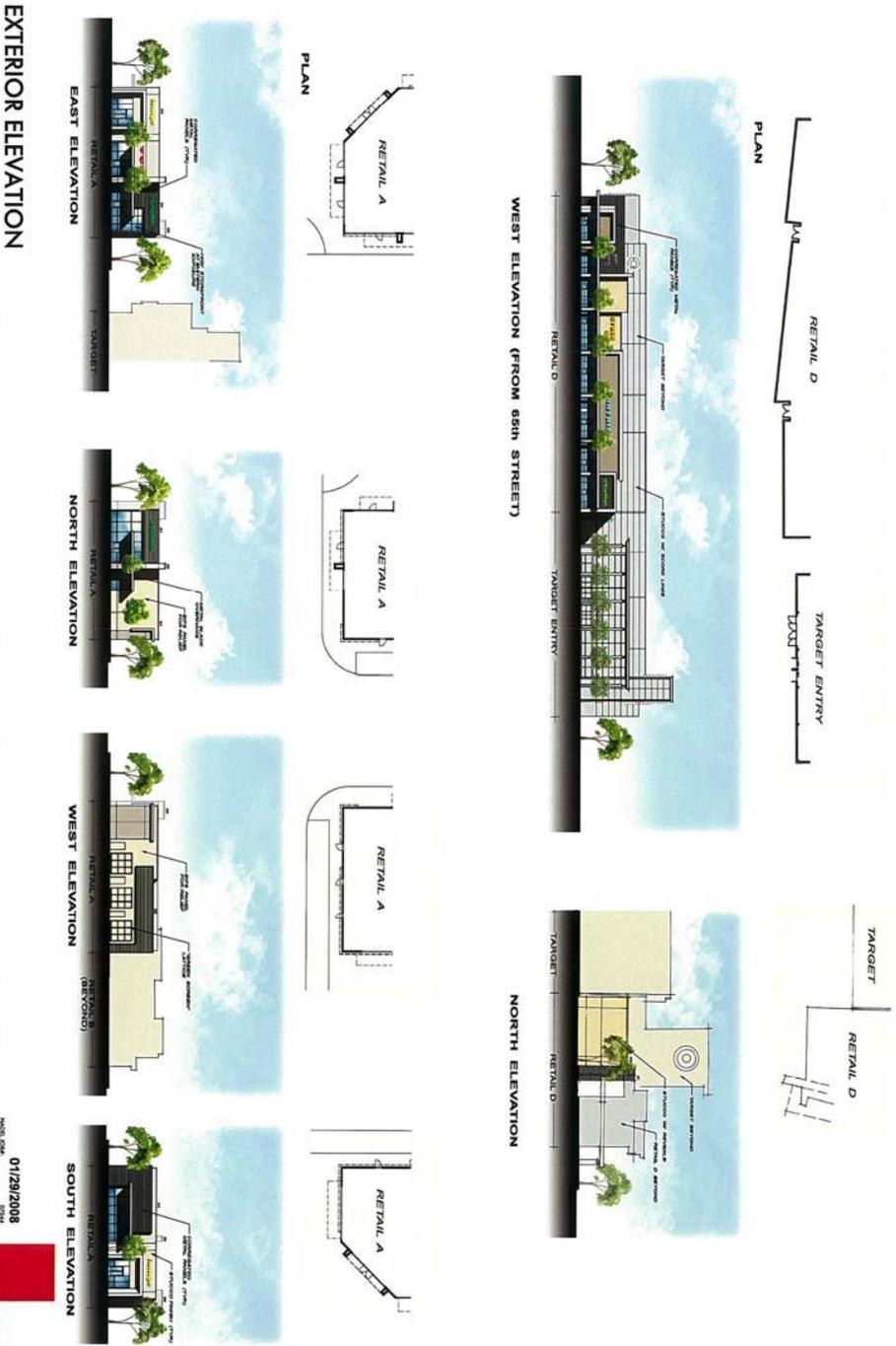


Exhibit F-11 Retail A and D Schematic Elevations



EXTERIOR ELEVATION
65TH STREET
SACRAMENTO, CALIFORNIA

Revised plans
 P07-063
 March 28th, 2008



01/29/2008
 MADE WITH ARCHITECTURAL
 RENDERING SOFTWARE
 10000 UNIVERSITY AVENUE
 SUITE 1000
 SAN FRANCISCO, CA 94115
 WWW.NADELRETAIL.COM

NADEL
RETAIL
 A-10

Exhibit F-12 Retail B and C Schematic Elevations



EXTERIOR ELEVATION
65TH STREET CENTER
 SACRAMENTO, CALIFORNIA

Revised plans
 P07-063
 March 28th, 2008

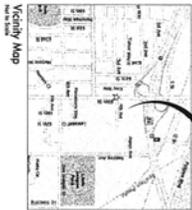
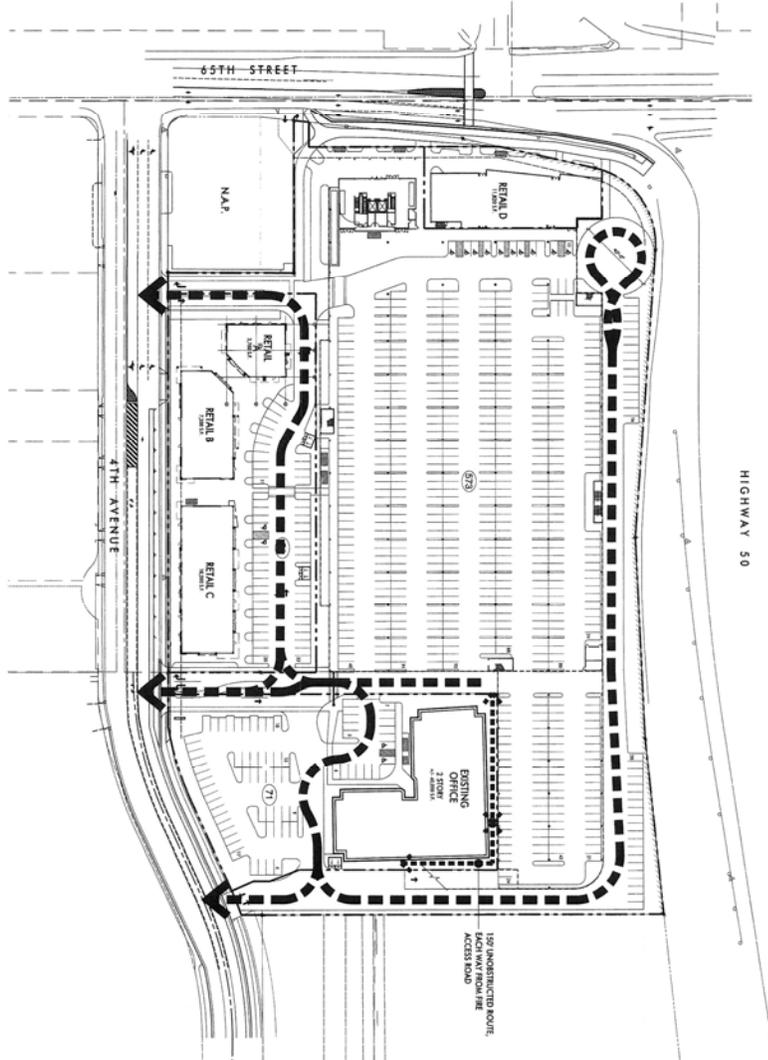


DATE: 1/29/2008
 1500 NATIONAL AVENUE, SUITE 100
 SACRAMENTO, CA 95811
 WWW.TARGET.COM



Exhibit F-13 Fire Access

Revised plans
P07-063
March 28th, 2008



ALL MATERIALS, SPECIFICATIONS, AND CONDITIONS ARE TO BE USED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

FIRE ACCESS

65TH STREET CENTER
SACRAMENTO, CALIFORNIA



MODEL DATE: 1/29/2008
 MODEL DRAWN BY: [Name]
 MODEL CHECKED BY: [Name]
 MODEL DATE: 1/29/2008
 MODEL DRAWN BY: [Name]
 MODEL CHECKED BY: [Name]
 MODEL DATE: 1/29/2008
 MODEL DRAWN BY: [Name]
 MODEL CHECKED BY: [Name]

MADEL RETAIL
A-14
FIRE ACCESS

Exhibit F-14 Color Rendering-65th Street Elevation



TARGET+STORE DESIGN
JUNE 3, 2008

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



MULVANNY G2

Exhibit F-15 Color Rendering- 4th Avenue and 65th St. Elevations



TARGET/STONE DESIGN
JUNE 31, 2008

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



MULVANEY G2

Exhibit F-16 – Color Rendering Looking Northeast



TARGET-STORE DESIGN
JUNE 3, 2008

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



MULVANNY
G2

Attachment 6 – Rezone

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM MULTI-FAMILY (R-3) TO GENERAL COMMERCIAL TRANSIT OVERLAY (C-2-TO) NEAR THE NORTHEAST CORNER AT THE INTERSECTION OF 65TH STREET AND 4TH AVENUE (P07-063)(APN: A PORTION OF 015-0031-001)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as a portion of the 65TH Street Center located near the northeast corner at the intersection of 65th Street and 4th Avenue. (APN: a portion of 015-0031-001) and consisting of ± 0.58 net acres, from Multi-family (R-3) to General Commercial Transit Overlay (C-2-TO).

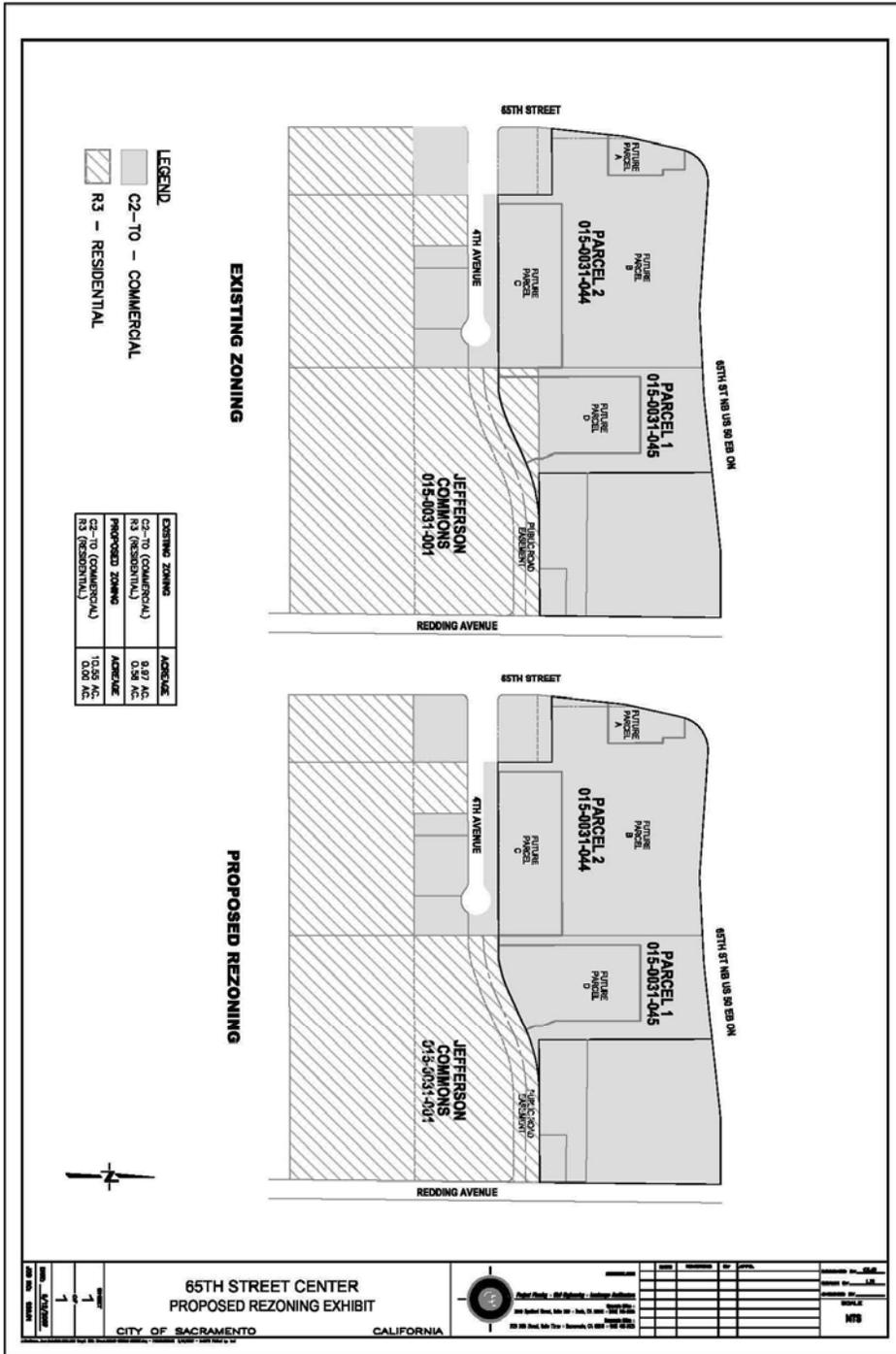
Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

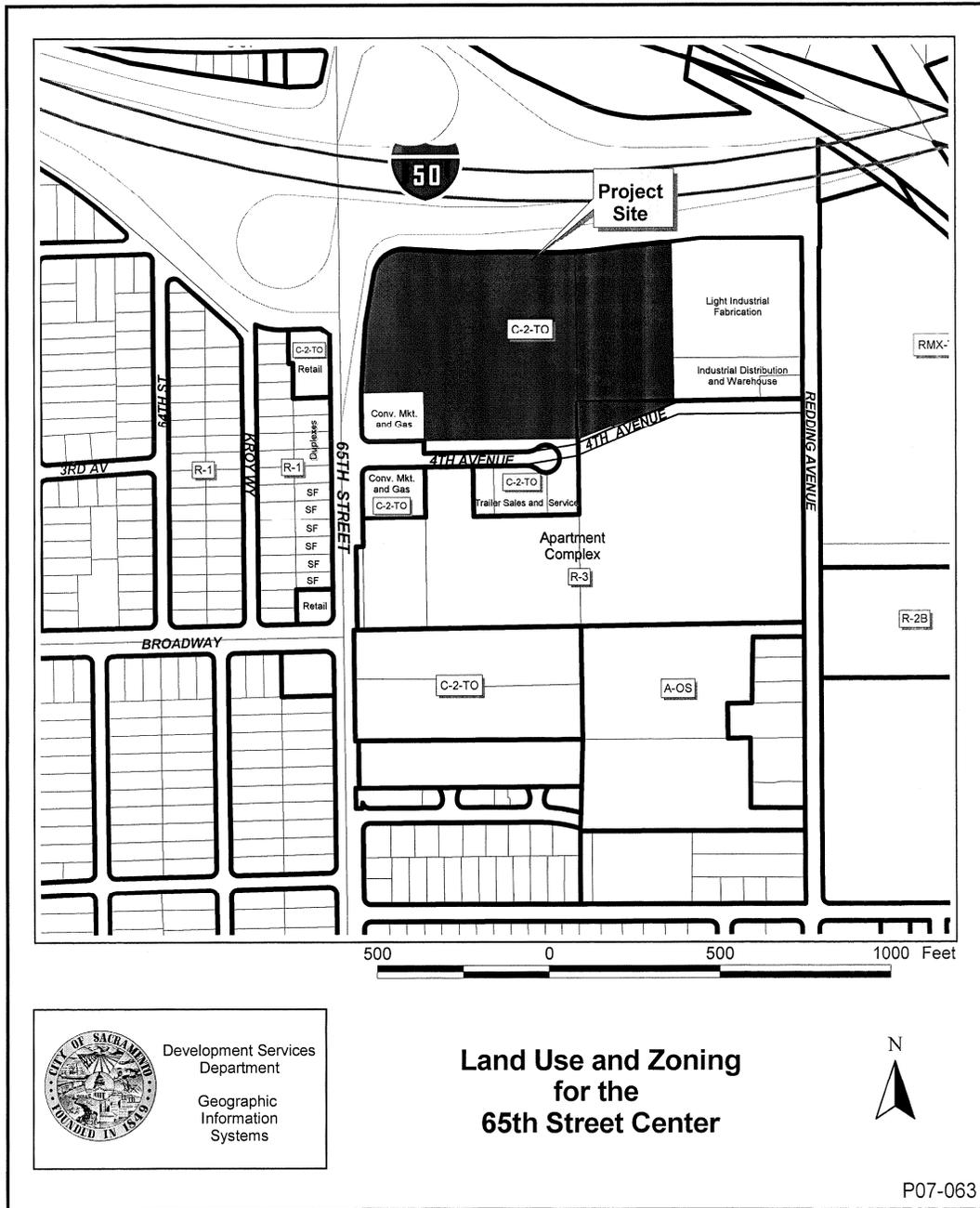
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Exhibit A – Rezone – 1 page

Exhibit A



Attachment 7 – Land Use and Zoning Map



Attachment 8 – Draft Transportation Management Plan

**Transportation Management Plan
65th Street Center**

Draft

Prepared for



Target Corporation
1000 Nicollet Mall, TPN-12
Minneapolis, MN 55403
(612) 761-1558

and
City of Sacramento
Department of Transportation

Prepared by



Cunningham Engineering
2940 Spafford St., Suite 200
Davis, CA 95618
(530) 758-2026

Holland+Knight

50 California St. Suite 2800
San Francisco, CA 94111
(415) 743-6941

April 2008

Transportation Management Plan
Target 65th Street

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Transportation Management Plan
Target 65th Street

1.0 INTRODUCTION

Sacramento's city-wide Transportation Systems Management (TSM) Program establishes requirements for employers and developers to promote alternative commute modes and reduce the total number of vehicle trips by their employees by 35% (Chapter 17.184, Ordinance 99-015).

These requirements are part of a program to achieve the following objectives:

- Reduce peak period traffic and congestion by decreasing the number of single occupant vehicle (SOV) trips associated with commuting;
- Reduce or delay the need for major transportation facility improvements by making more efficient use of existing facilities;
- Reduce present and future motor vehicle emission as a contribution for complying with federal and state ambient air quality standards; and
- Establish TSM goals for employers so that thirty-five (35) percent of their employees who commute during the peak periods are encouraged to arrive at their work site by means other than SOVs.

The property owner of every "major project" is required to obtain a **Transportation Management Plan (TMP) Permit** subject to approval by the planning director and the traffic engineer. A "major project" is defined as any development proposal expected to be the primary place of business for 100 or more employees based on the occupancy chart in Section 17.184.050.

The TMP Permit approval shall be conditioned upon compliance with the following provisions:

1. The property owner of every development project shall a) provide the facilities to post information on alternative commute modes, and b) shall coordinate with the appropriate transit agency(s) and regional ridesharing agency to maintain and provide current information.
2. Designate a transportation coordinator for the project;
3. Agree to provide an annual status report to the city in a format to be specified by the traffic engineer. At a minimum, this report shall document:
 - a. Commute modes of all employees currently occupying the project,
 - b. Progress toward attainment of the alternative commute mode goal of the city,
 - c. If alternative commute mode goal has not been attained, a plan for additional TSM measures shall be implemented;
4. Prepare an approved TMP to provide facilities and a framework for services conducive to attaining the alternative commute mode goal designated for the project.