

and approved by the DOU.

- m. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- n. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- o. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Stormwater Quality Design Manual" dated May, 2007 for appropriate source control measures. A Water Quality Maintenance Agreement between the City and owner shall be executed prior to the issuance of a Building Permit and approved by the City Attorney. Please contact Department of Utilities, Sherill Huun at (916) 808-1455 (shuun@cityofsacramento.org) to coordinate execution of this Agreement.

Advisory notes for the Plan Review:

- p. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- q. Multiple fire services are allowed per parcel and may be required.
- r. The proposed project is located in the Flood zone designated as an **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

F10. Police Department

I. Lighting & Landscaping

- A. It is imperative that any landscaping plan is coordinated with the lighting plan to ensure proper illumination and visibility is maintained through the maturity of the trees and shrubs. If landscaping overwhelms the lighting and reduces visibility in and out of the business, it will create an environment for crime to occur. In order to preserve visibility, we recommend shrubs that mature around 2' tall, and bushes or trees with canopy no lower than 8'tall.
- B. Dumpster enclosures shall be lockable. Hostile vegetation, such as shrubs with thorns or leaf shapes that make them very undesirable for people to walk through, is highly recommended. For example, hostile shrubbery is recommended around dumpster enclosures to help prevent undesirable access to the dumpster as well as around the parking structure.
- C. Benches, trash-cans, and bicycle racks should be constructed in a manner consistent with crime prevention strategies and placed in highly visible locations. Exterior benches should be designed to discourage loitering and sleeping by utilizing partitions or circular designs that wrap around trees or poles. Wrought iron benches are desirable because they provide a fireproof design that is difficult to damage and is easily secured to the ground.
- D. Exterior trash-cans should be visibly open to discourage unlawful use. As

with benches, trash receptacles should be designed to be vandal resistant. Wrought iron designs are fireproof, can be easily secured to the ground and cannot be easily broken and utilized as a weapon or projectile.

- E. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, the adjacent property and street.
- F. Trash enclosure areas, such as those used for dumpsters, can be used as ambush points by criminals. The preferred option for these areas is wrought iron enclosures that remain locked. Any other non-transparent enclosure is not recommended, but if selected, must also remain locked.
- G. Parking areas and pedestrian pathways must have sufficient lighting. **Lighting must minimally meet IESNA standards.** Consideration should be given to doubling or tripling the foot candle output in the parking area. Lighting must also be uniform and efforts should be made to avoid glare and light trespass. Fixtures must be vandal resistant. Full cut off wall packs and shoebox fixtures are recommended for parking lots, walkways and around buildings because they help eliminate glare and light trespass. For exterior lighting, metal halide or induction lights are recommended. This lighting provides a clear white light that allows for true color rendition and the ability to better recognize potential threats. For some applications such as doorways, a compact fluorescent white bulb can be used.
- H. The lighting plan must address issues such as shadows that will be created by awnings and/or canopies that are planned to shade business windows. Lighting solutions under these structures must be implemented.
- I. In order to help prevent after-hours crime, interior night lights, left on after the business is closed, will help patrolling police officers see inside the business.
- II. Parking Areas
 - A. Entrances to the parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
 - B. Parking Garage shall have emergency alarms/call box located at every end (north, East, South, West) of the parking structure. The call box will be connected to store security dispatch. Proper signage must be in place to advise any user that the phone/alarm system doesn't connect to Sacramento Police Department directly, but to the onsite security and is only in use during security business hours.

- C. During business hours, uniformed security guards shall patrol the parking structure to help reduce criminal activity and loitering.
- D. After hour employees shall have a designated parking area close to the building in order to eliminate the need to walk through parking structure at night.
- E. The parking structure should be fenced with wrought iron fencing to allow sight into and out of the structure and to eliminate the potential for a criminal to enter and exit unnoticed. There shall be a designated entrance and exit that shall be enforced by security and monitored by cameras. Pedestrian walkways/exits should be well marked and placed at the opposite ends of the entrance/exit area.
- F. Shrubbery around the parking structure should be kept to a maximum height of 2'. Ground cover is preferred.
- G. Parking areas and pedestrian pathways must have sufficient lighting. **Lighting must minimally meet IESNA standards.** Consideration should be given to doubling or tripling the foot candle output in the parking area. Lighting must also be uniform and efforts should be made to avoid glare and light trespass. Fixtures must be vandal resistant. Full cut off wall packs and shoebox fixtures are recommended for parking lots, walkways and around buildings because they help eliminate glare and light trespass. For exterior lighting, metal halide or induction lights are recommended. This lighting provides a clear white light that allows for true color rendition and the ability to better recognize potential threats. For some applications such as doorways, a compact fluorescent white bulb can be used.
- H. Parking lots pose a risk for crime. Public perception and fear of crime in these areas is high. Consequently, any parking areas should incorporate crime preventing design strategies. Additional crime preventing efforts in these areas will improve overall public perception of the business, which will encourage patronage. If it is possible to do so, consideration should be given to doubling or tripling the foot candle output of the parking lot lighting.
- I. Convex mirrors shall be placed in the parking structure to provide a line of sight in and around any blind spots.

III. Visibility

- A. A 180 degree viewing device, such as a peephole, shall be installed in:
 - 1. All solid doors.
 - 2. Any office which contains a safe.

3. Any off where receipts are counted.
 4. Any rear door used to admit employees or deliveries.
- B. Windows shall remain free of literature and signage blocking the view into the business.
 - C. Display counters shall be low enough that employees/cashiers have clear visibility throughout the business.
 - D. None of the furniture shall block any exit.

IV. Signage

In order to limit the potential for this site to become an attractive location for loitering and other inappropriate or illegal behavior, adequate signage must be installed prohibiting trespassing, loitering, and noise in accordance with Section 602(k) of the California Penal Code and Section 9.16.140 of the Sacramento City Code,

V. Video Cameras

Closed circuit television cameras are recommended to monitor high risk areas such as entry doors, cash register and safe. Installation of these devices at the point of construction can greatly reduce crime in and around the business after operations commence. If the applicant elects not to install cameras during the construction phase, and security becomes an issue, and if deemed necessary by the Sacramento Police Department, and subject to appeal only to the City Council, the applicant shall then be required to install:

- A. Closed-circuit color video cameras to monitor all cash registers, entrances, dining areas, restroom doors, parking lots and safes. Consider exterior cameras on the corners, doors, and parking lot to create comprehensive coverage.
- B. Television style monitors for the cameras. One monitor shall be mounted in a visible location near the entrance so that patrons can clearly see their activities are being monitored when they come through the front door. Another monitor shall be mounted in staff areas so that management staff can monitor what the cameras see.
- C. A digital video recorder (DVR) capable of storing a minimum of 7 days worth of activity. A DVR capable of storing 30 days worth of activity is preferable. The DVR must be kept in a secured area that is accessible only to management.

VI. Pay Phones

- A. No public telephone shall be installed on the premises.

VII. Safes and Alarms

- A. The main cashier counter shall be equipped with at least one central station silent robbery alarm system and a telephone.
- B. The applicant shall install a drop safe and post a sign indicating that employees do not have access to the safe.
- C. Safes shall have a minimum rating of TL-15 or class "C".
- D. A cash management policy is recommended to limit the cash on hand at all times after 8 p.m.

VIII. Loitering

- A. Signage with the following language shall be posted in a prominent location:

UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER.

NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES

IX. Additional Use Conditions

- A. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall control behavior and noise, immediately disperse loiterers, and prevent nuisance or unreasonable interference with adjacent properties.
- B. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
- C. Height markers which display height measures are required at the entrance of the business.
- D. There shall be no video/arcade machines maintained upon the premises at any time.
- E. Whenever the business is open after 11 p.m. and before 5 a.m.:

1. Two employees shall be on the premises at all times.
 2. The premises shall be locked; Customers shall not be allowed inside.
 3. Business shall only be conducted through an indirect pass-through trough, trapdoor, or window.
- F. The Police Department reserves the right to increase the minimum number of security guards without further public hearings, should continued criminal or neighborhood nuisance activity warrant it.
- G. A crosswalk shall be made to allow pedestrians and bicyclists traveling on 4th Ave to cross safely. The crosswalk should be near the apartment complex located south of 4th Ave.

F11. Fire Department

- a. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- b. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4
- c. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1) *Parcel A isn't meeting this requirement. Sprinklers shall be required due to this rule and square footage.*
- d. Provide appropriate Knox access for site.
- e. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- f. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. *Parking structure shall also be sprinklered.*
- g. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
- h. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall

be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

- i. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

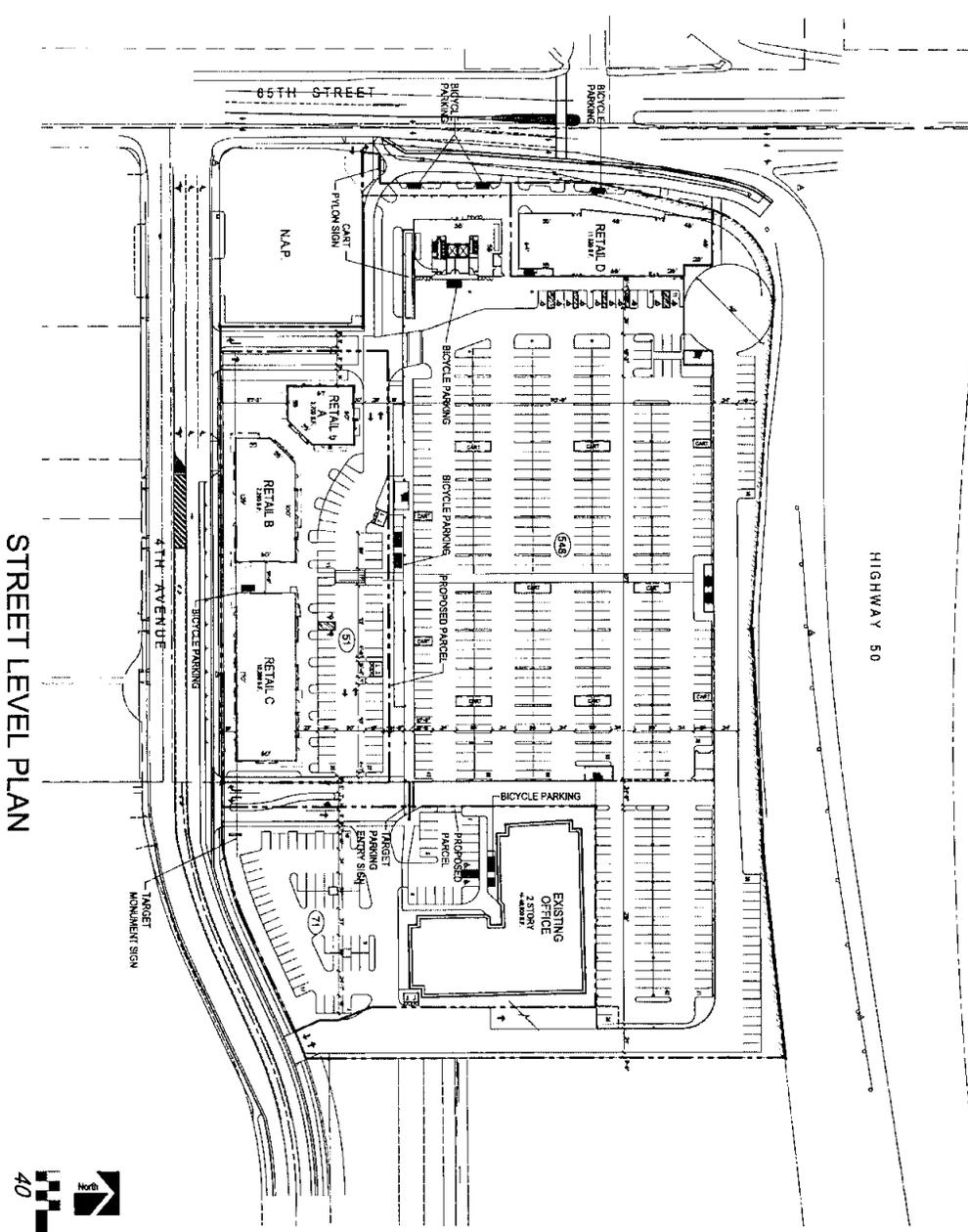
F12. Parks

- a. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of a building permit. The total Park Development Impact Fees due for this project are estimated at \$81,930. This is based on construction of a Target store and addition retail measuring a total of 240,970 square feet at the rate of \$0.34 per square foot. This does not include the existing office space that will be renovated, because this is an existing use. No credit is provided for the removal of the 114,000 square foot building, making way for the new Target store, because no Park Development Impact Fees were paid on the original structure. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Table of Contents

- Exhibit F-1 Site Plan-Street Level
- Exhibit F-2 Site Plan-2nd Level
- Exhibit F-3 Landscape Shading Plan
- Exhibit F-4 Landscape Plan West
- Exhibit F-5 Landscape Plan East
- Exhibit F-6 Street Furniture Details
- Exhibit F-7 On-Site Circulation Plan
- Exhibit F-8 Phasing Plan
- Exhibit F-9 Target Floor Plan
- Exhibit F-10 Target Elevations
- Exhibit F-11 Retail A and D Schematic Elevations
- Exhibit F-12 Retail B and C Schematic Elevations
- Exhibit F-13 Fire Access
- Exhibit F-14 Color Rendering-65th Street Elevation
- Exhibit F-15 Color Rendering- 4th Avenue and 65th St. Elevations
- Exhibit F-16 Color Rendering Looking Northeast

Exhibit C-1 Site Plan-Street Level



Summary

Land	±10.55 AC	459,304 SF
Retail		139,050 SF
Office		32,020 SF
Office		40,000 SF
Total Bldg Area		240,970 SF
FAR:		0.52

Use	Area (SF)	Code	Notes
Office (140,000 sqft)	140,000	O-1	Office (140,000 sqft)
Retail (139,050 sqft)	139,050	R-1	Retail (139,050 sqft)
Office (40,000 sqft)	40,000	O-2	Office (40,000 sqft)
Total	240,970		

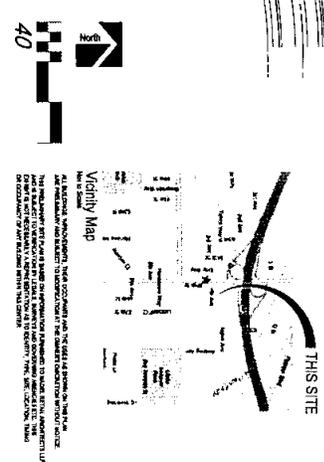
Use	Area (SF)	Code	Notes
Office (140,000 sqft)	140,000	O-1	Office (140,000 sqft)
Retail (139,050 sqft)	139,050	R-1	Retail (139,050 sqft)
Office (40,000 sqft)	40,000	O-2	Office (40,000 sqft)
Total	240,970		

Use	Area (SF)	Code	Notes
Office (140,000 sqft)	140,000	O-1	Office (140,000 sqft)
Retail (139,050 sqft)	139,050	R-1	Retail (139,050 sqft)
Office (40,000 sqft)	40,000	O-2	Office (40,000 sqft)
Total	240,970		

PRELIMINARY SITE PLAN
 65TH STREET CENTER
 SACRAMENTO, CALIFORNIA

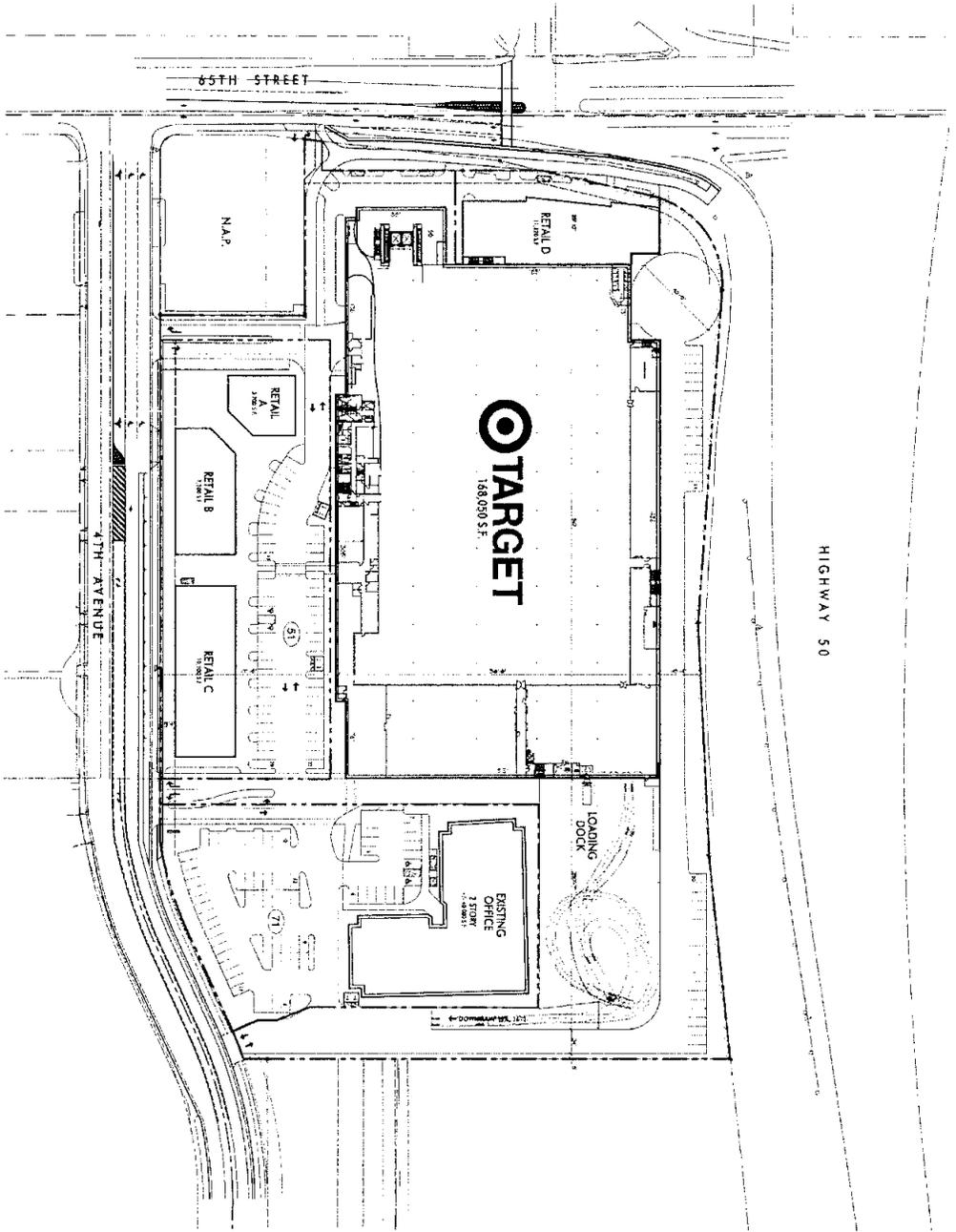


5/22/2008
 MODEL SHOWN
 NADTEL RETAIL ADDRESS: 65TH STREET CENTER
 23100 4TH AVENUE, SACRAMENTO, CA 95811
 916.486.8800 FAX 916.486.8800
 WWW.NADTEL.COM



A-12
 PRELIMINARY SITE PLAN
 STREET LEVEL PLAN

Exhibit C-2 Site Plan-2nd Level

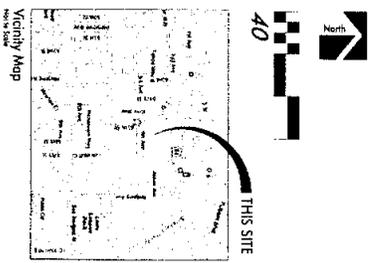


2nd LEVEL PLAN

PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063
March 28th, 2008



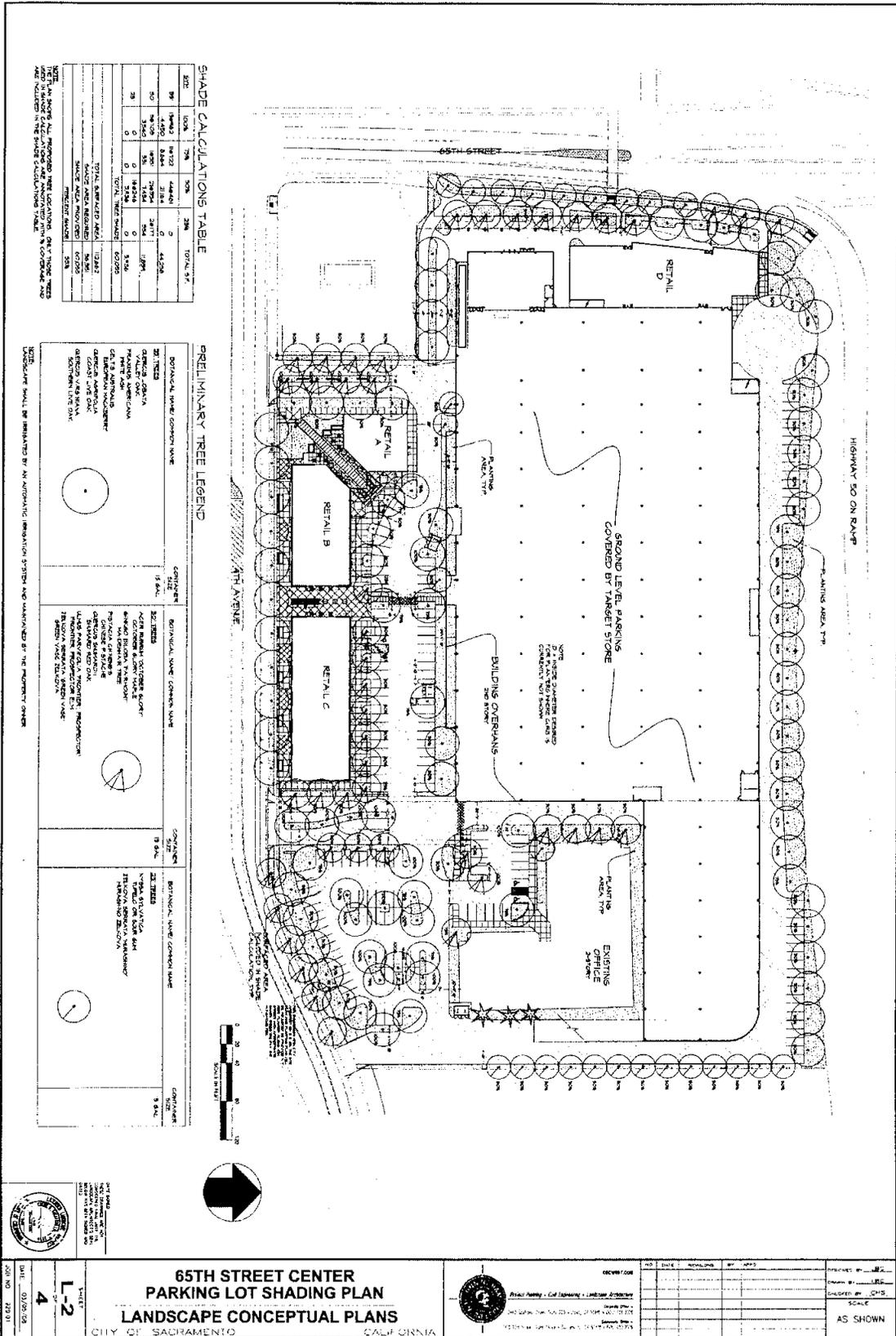
ALL DIMENSIONS INDICATED THEREON SHALL BE THE FINAL DIMENSIONS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

1/29/2008
0244

MADEL RETAIL
A-13
PRELIMINARY SITE PLAN
2ND LEVEL PLAN

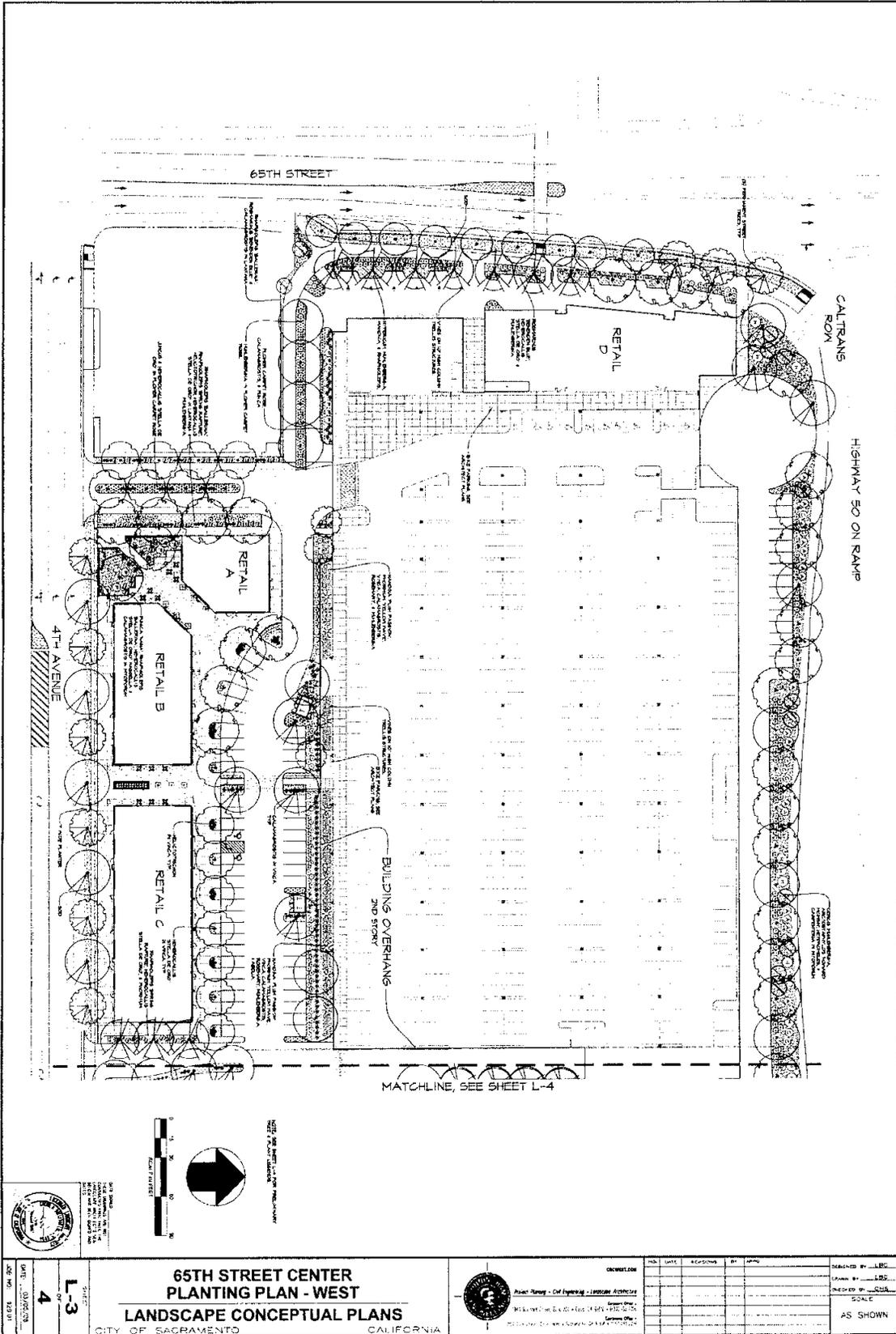
MADEL RETAIL ARCHITECTS, LP
3875 HUNTERS AVENUE, SUITE 100
SACRAMENTO, CA 95826
WWW.MADELRETAIL.COM

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



DATE: 03/28/08
 SHEET NO: 4



SCALE: 1" = 20'-0"

**65TH STREET CENTER
 PLANTING PLAN - WEST**
LANDSCAPE CONCEPTUAL PLANS
 CITY OF SACRAMENTO CALIFORNIA

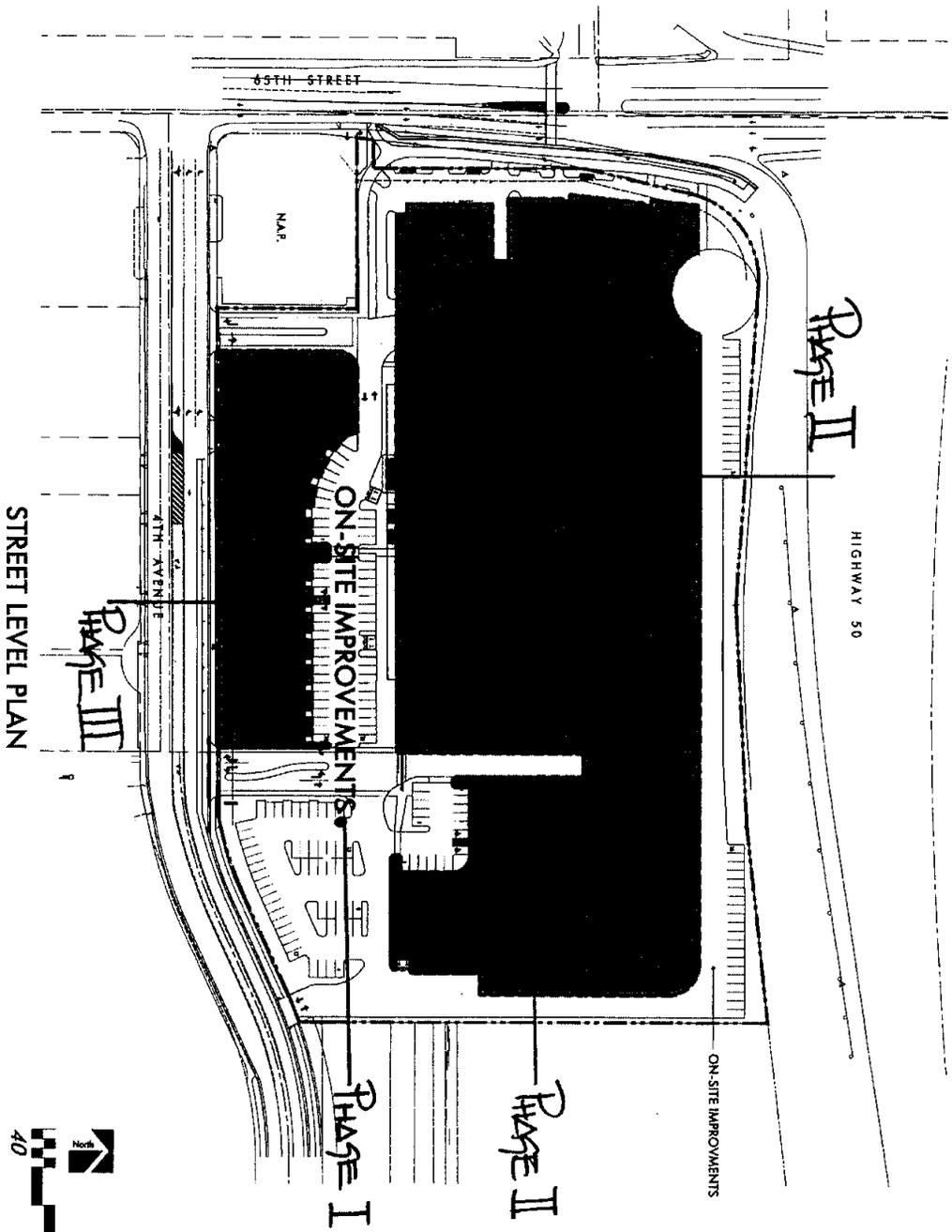


David Murphy - Civil Engineering - Landscape Architecture
 License No. 44244 - State of California
 2008-2010

NO.	DATE	REVISIONS	BY	CAUSED BY

DESIGNED BY: LBC
 DRAWN BY: LBC
 CHECKED BY: LBC
 SCALE: AS SHOWN

Exhibit C-8 Phasing Plan



STREET LEVEL PLAN

LIMIT OF WORK BETWEEN BUILDING & ON-SITE IMPROVEMENT

65TH STREET CENTER
SACRAMENTO, CALIFORNIA



2485 MCDONALD ROAD, SUITE 100
SACRAMENTO, CA 95833
WWW.TARGET.COM

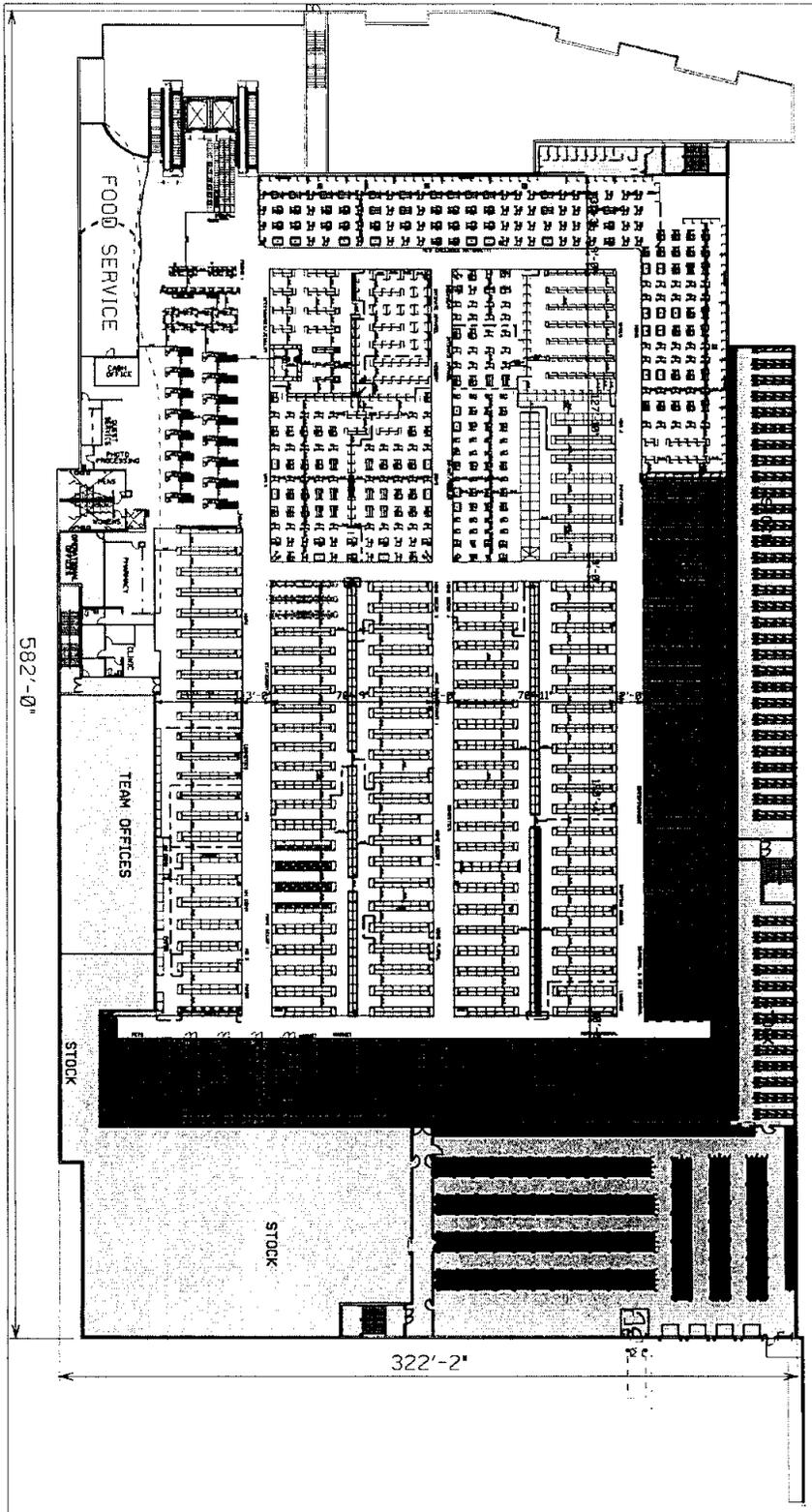


All horizontal dimensions, unless otherwise noted, are based on the 2011 International Building Code. All vertical dimensions, unless otherwise noted, are based on the 2011 International Building Code. The information shown on this drawing is for informational purposes only and is not intended to be used for any other purpose. The information shown on this drawing is not intended to be used for any other purpose. The information shown on this drawing is not intended to be used for any other purpose.

DATE: 2/28/2008
DRAWN BY: [Name]

Exhibit C-9 Target Floor Plan

STORE PLAN



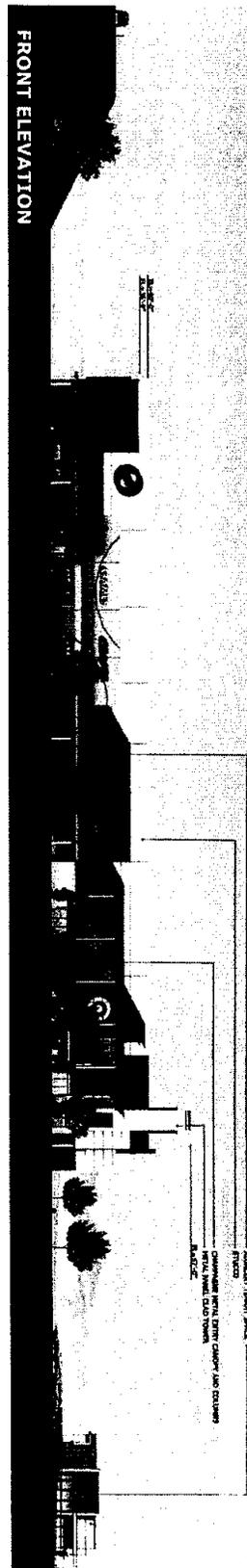
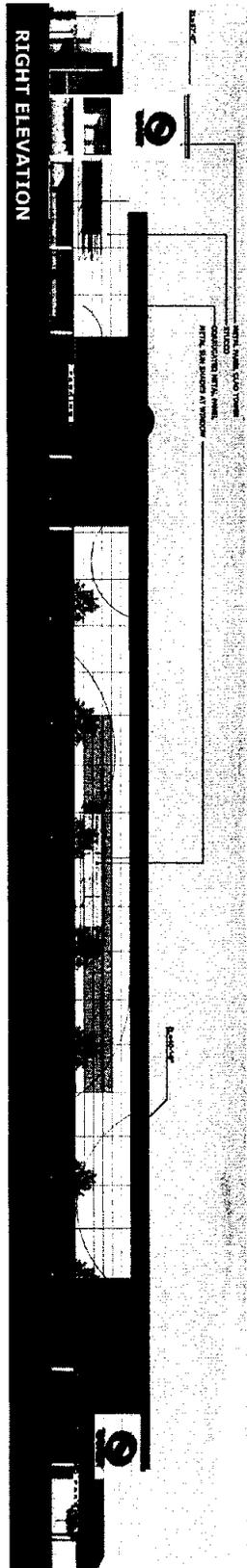
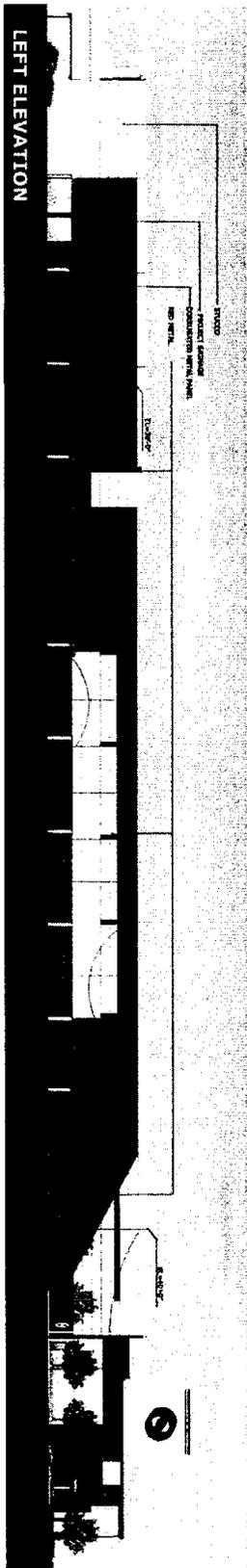
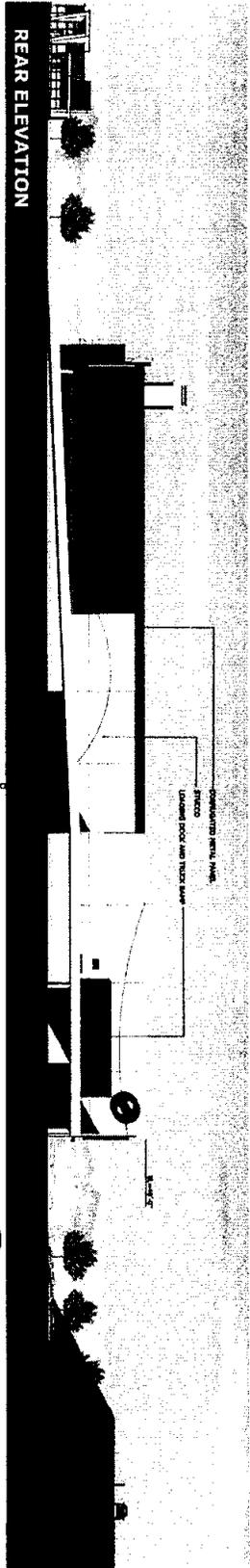
Sacramento East, CA

Design Concepts Review

6 April, 2007

2

Exhibit C-10 Target Elevations



TARGET-STORE DESIGN
JUNE 3, 2004

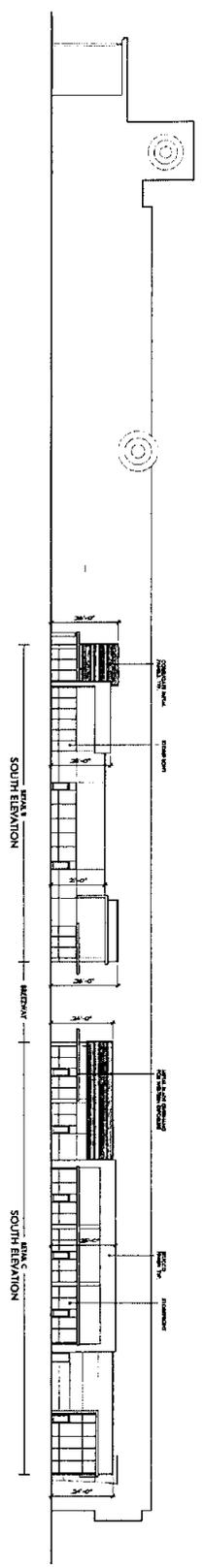
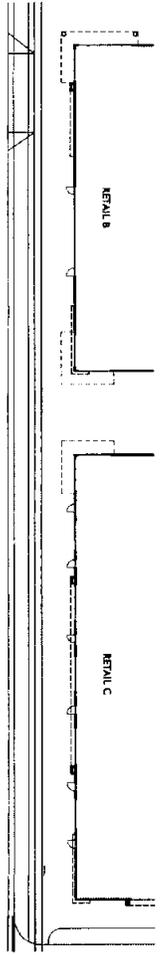
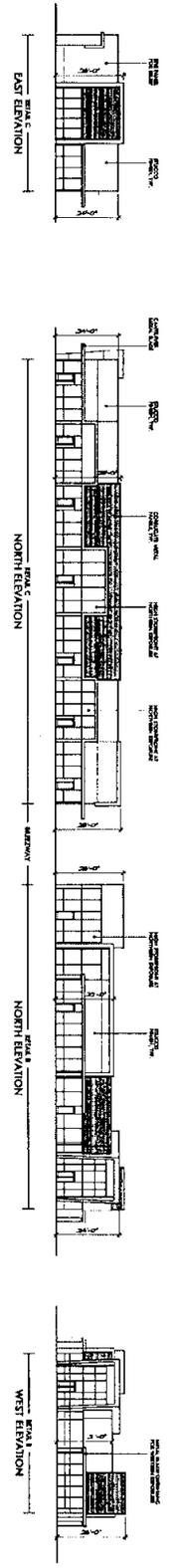
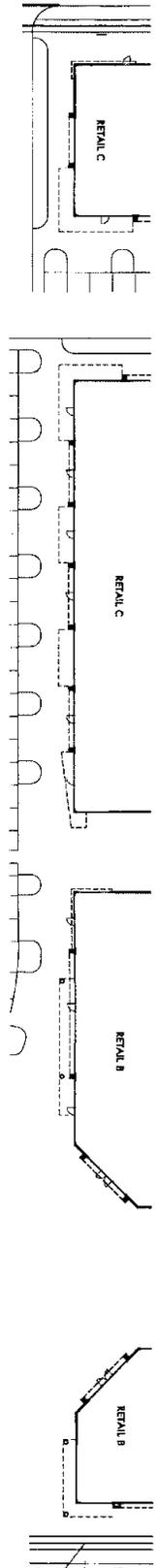
BUILDING ELEVATIONS
EAST SACRAMENTO, CA, HIGHWAY 50 & 65TH STREET



MULVANNY G2

Exhibit C-12 Retail B and C Schematic Elevations

Revised plans
 P07-063
 March 28th, 2008



EXTERIOR ELEVATION

65TH STREET CENTER
 SACRAMENTO, CALIFORNIA

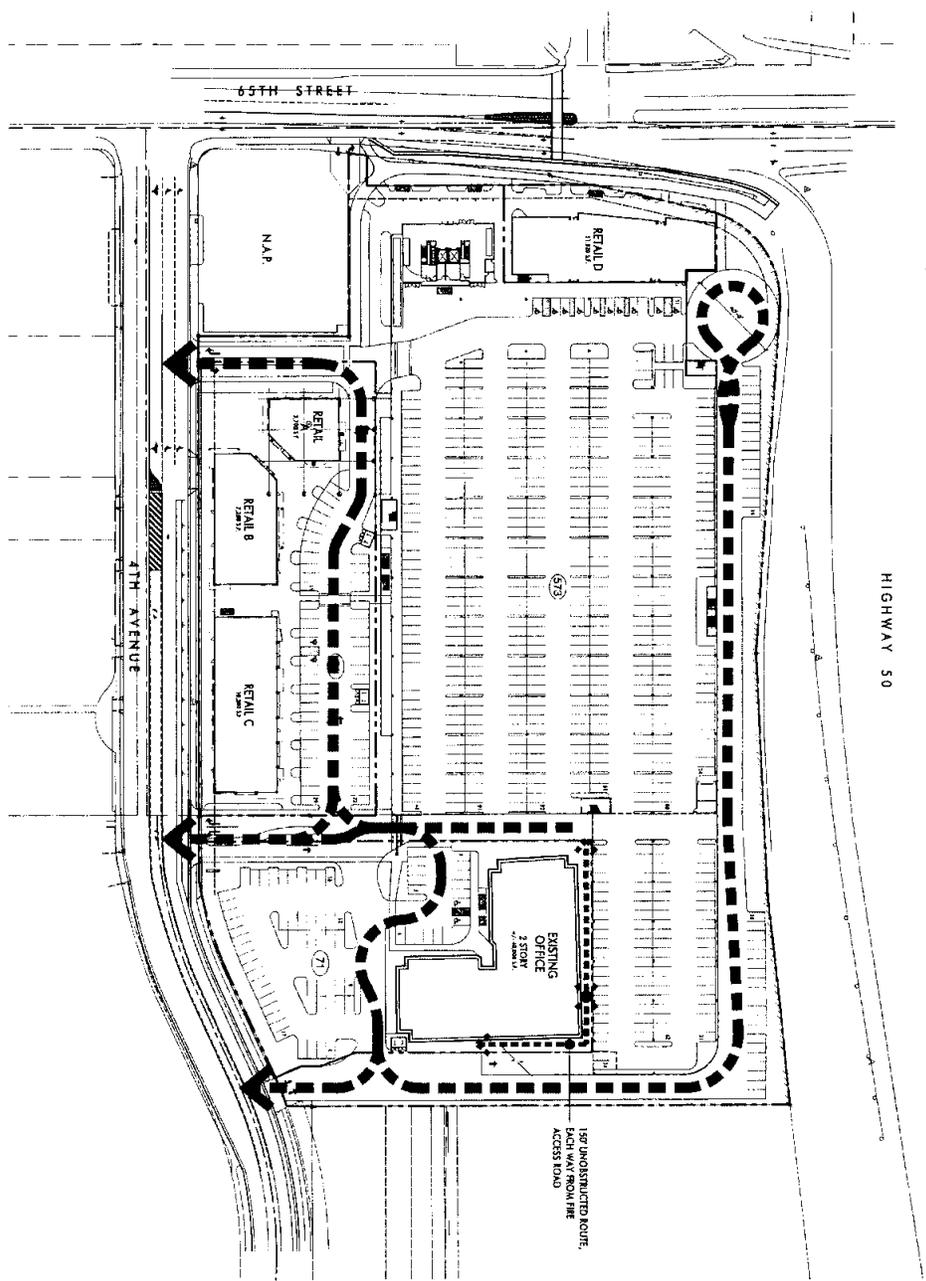


1/29/2008
 408.809
 285 NATIONAL TRAIL BLVD, SUITE 100
 SACRAMENTO, CA 95833
 WWW.MARLBAC.COM



Exhibit C-13 Fire Access

Revised plans
 P07-063
 March 28th, 2008



FIRE ACCESS
 65TH STREET CENTER
 SACRAMENTO, CALIFORNIA

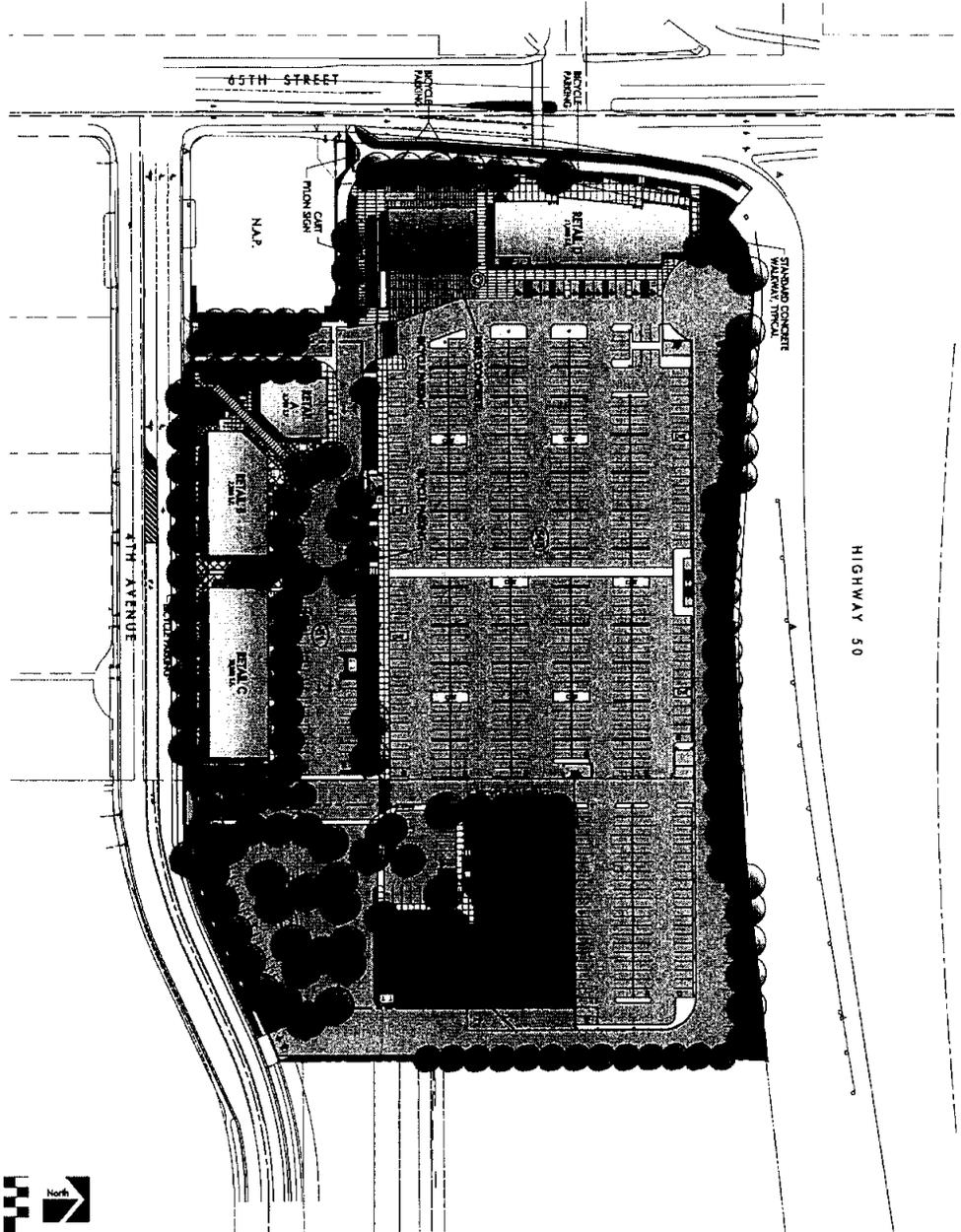


1/29/2008
 MADEL RETAIL A-14
 FIRE ACCESS



ALL RIGHTS RESERVED. THIS DOCUMENT AND THE CONTENTS HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. NO PART OF THIS DOCUMENT IS TO 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 THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, ACCURATE, OR CURRENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN.

Exhibit C-14 Site Plan-Street Level-Color



STREET LEVEL PLAN

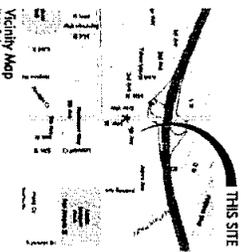
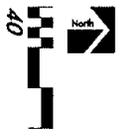
PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

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
PAK:		0.52

Trade Name	Trade	Trade	Trade
Code	Code	Code	Code
Non-Standard materials allowed:	0 sqm/0715 sq	17,179/72	17,179/72
Office:	0/0/00/0/0/0	107 sqm	17,179/72
Retail:	0/0/0/0/0/0	17,179/72	17,179/72
Target:	115,114/0/0/0/0	407 sqm	17,179/72
Label:	0/0/0/0/0/0	134 sqm	17,179/72
Total materials allowed:	0/0/0/0/0	891 sqm	17,179/72
Minimum system required:			17,179/72
Non-Standard material required:	0/0/0/0/0/0	0 sqm	17,179/72
Other:	0/0/0/0/0/0	0 sqm	17,179/72
Total Contractor does not require a minimum # of spaces for retail use:			17,179/72
Target for address:			17,179/72
Trade materials:			17,179/72
Total address provided:		80 units	17,179/72
Total units provided:		078 units	17,179/72



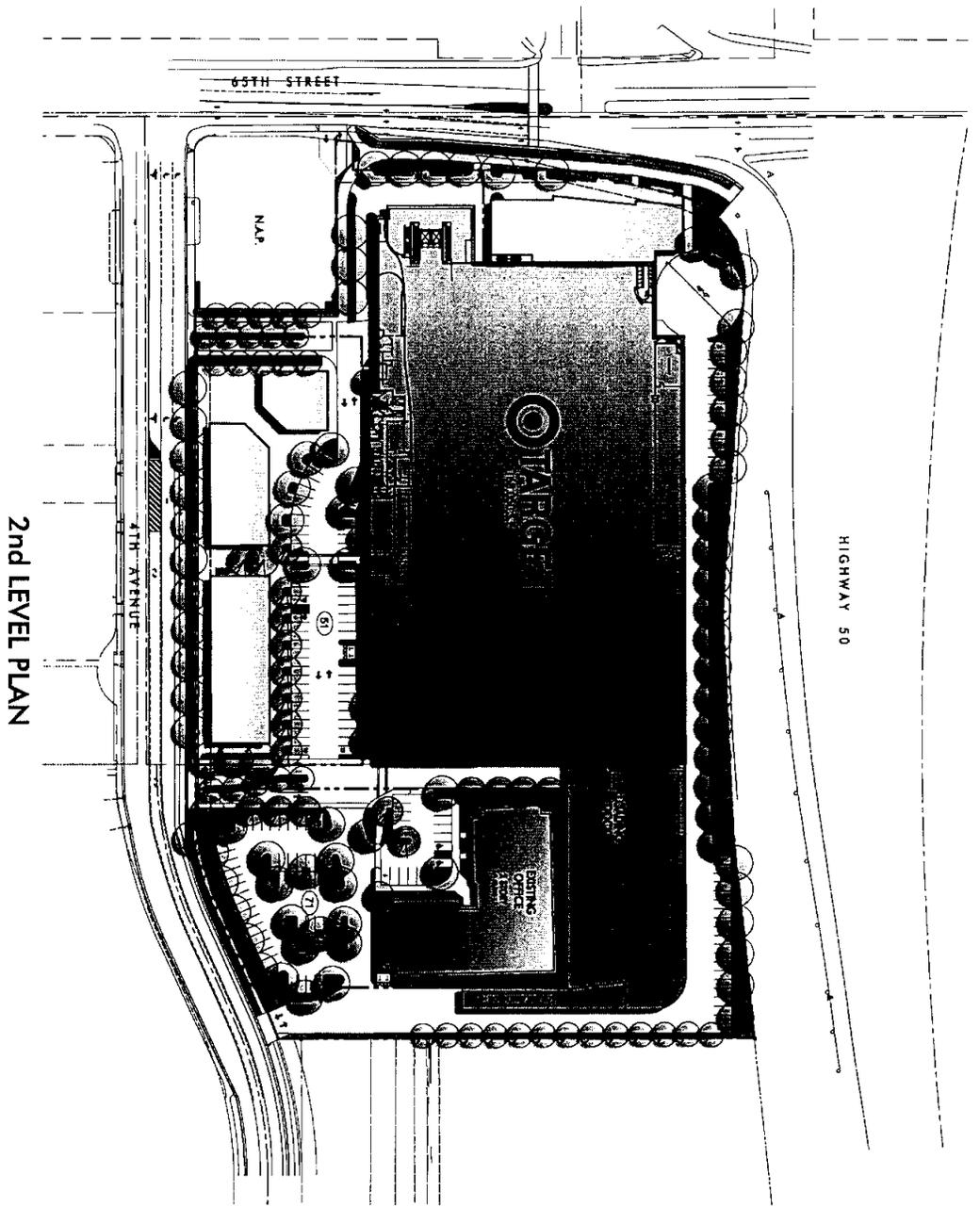
MOORE BUILDING ARCHITECTS, LP
2415 MIDLAND PARK ONE, SUITE 100
FISHERMAN SQUARE, SACRAMENTO, CA 95825
WWW.MOOREARCH.COM

5/22/2008

NADEL
RETRAIL

A-03
PRELIMINARY SITE PLAN
STREET LEVEL PLAN

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



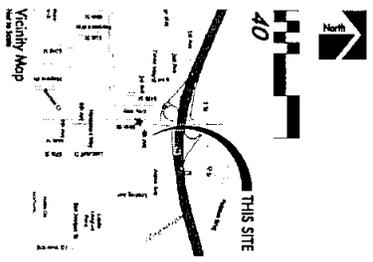
PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

2nd LEVEL PLAN



Revised plans
P07-063
March 28th, 2008



ALL MATERIALS, MEASUREMENTS, DIMENSIONS AND NOTATIONS ARE TO BE USED AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND NOTATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND NOTATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND NOTATIONS.

DATE: 1/29/2008
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



Exhibit C-16 Color Rendering-65th Street Elevation



TARGET:STONE DESIGN
JUNE 3, 2000

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



MULVANNY G2

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

TARGET-STORE DESIGN
JUNE 3, 2008

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



MULVANNY G2

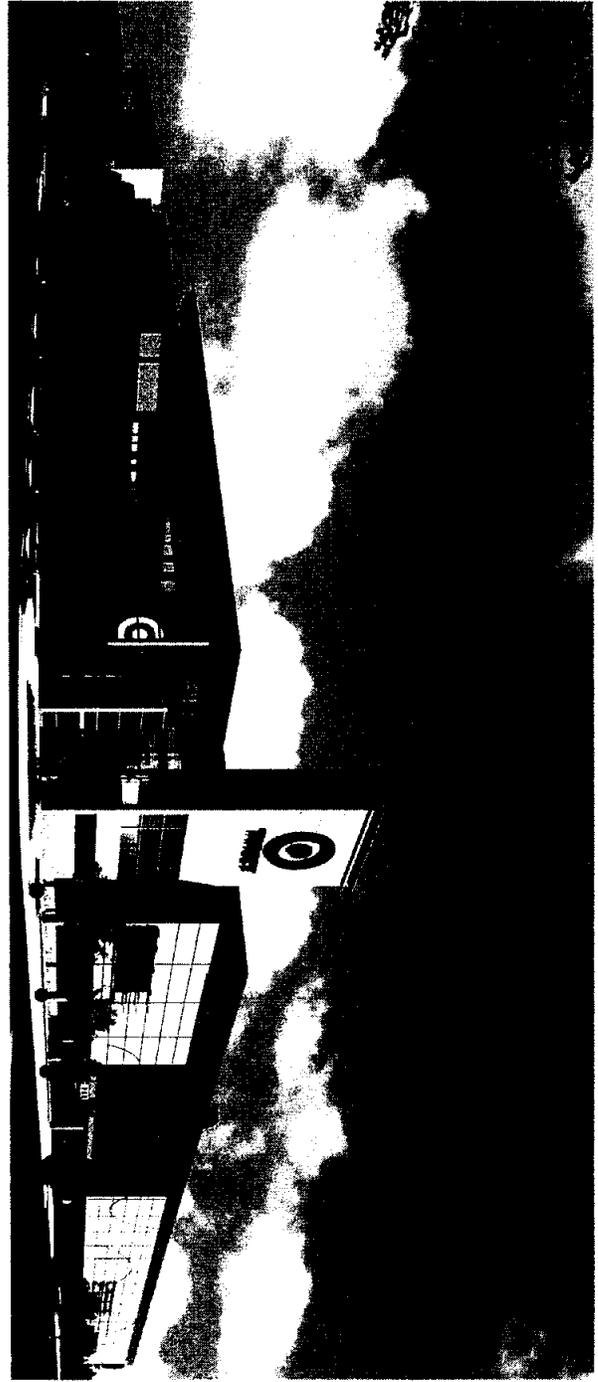
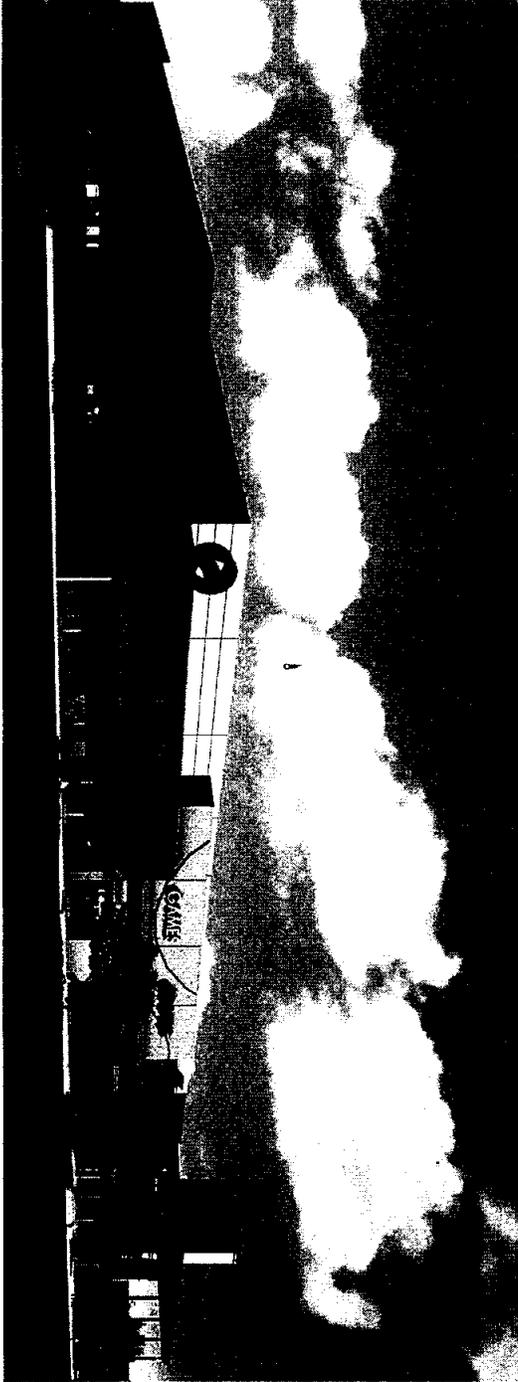


Exhibit C-18 Color Rendering Southeast View



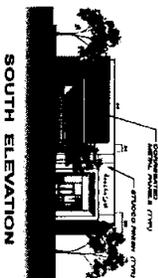
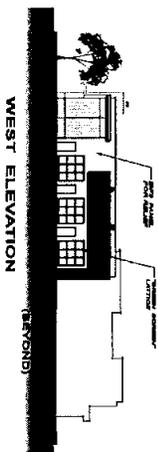
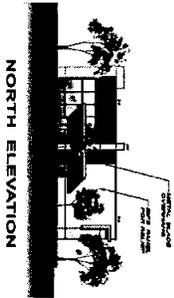
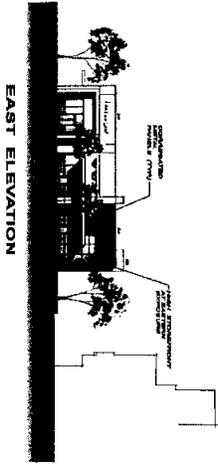
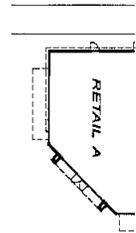
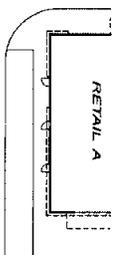
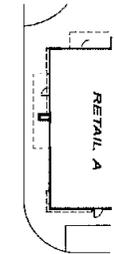
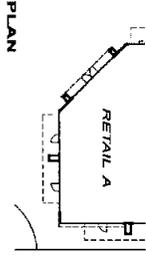
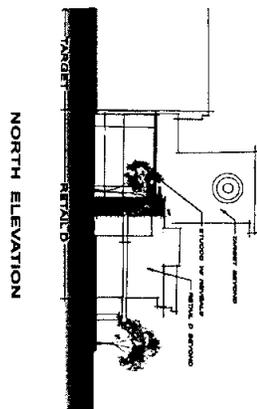
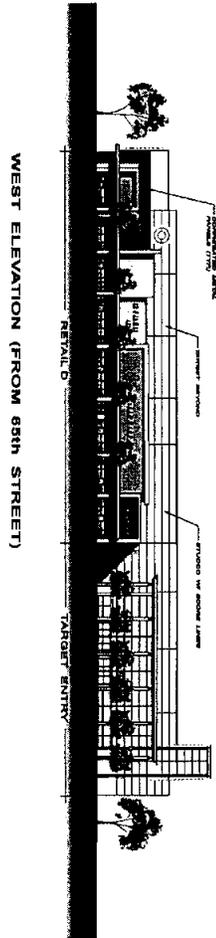
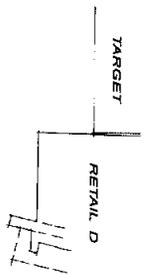
TARGET-STORE DESIGN
JUNE 3, 2008

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

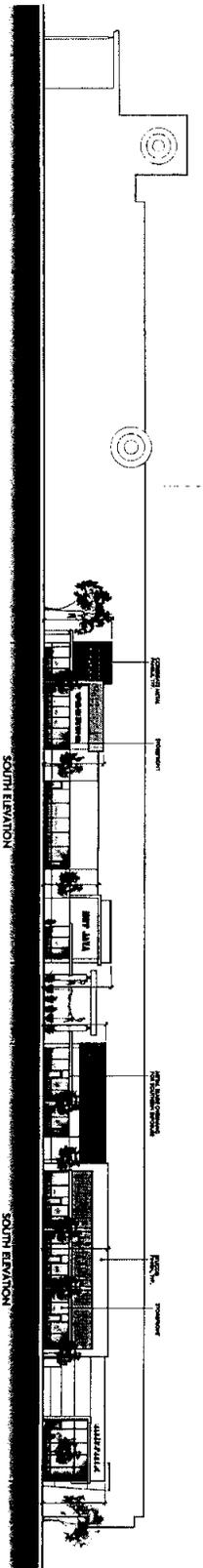
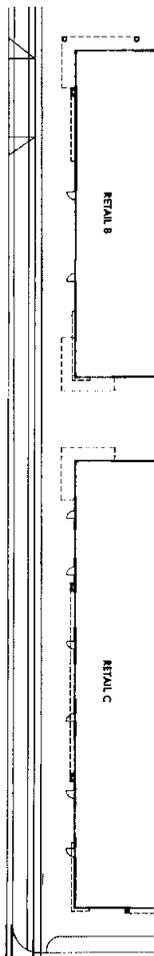
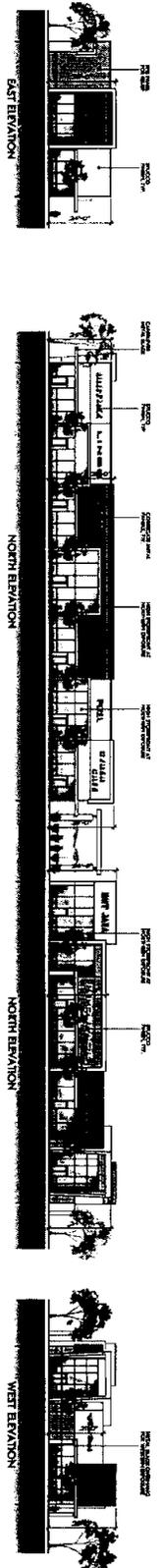
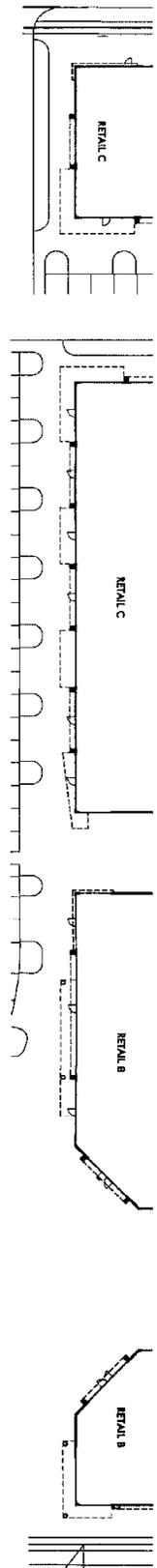
Revised plans
P07-063
March 28th, 2008



01/29/2008
MILL PLAN
SHEET



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



EXTERIOR ELEVATION
 65TH STREET CENTER
 SACRAMENTO, CALIFORNIA

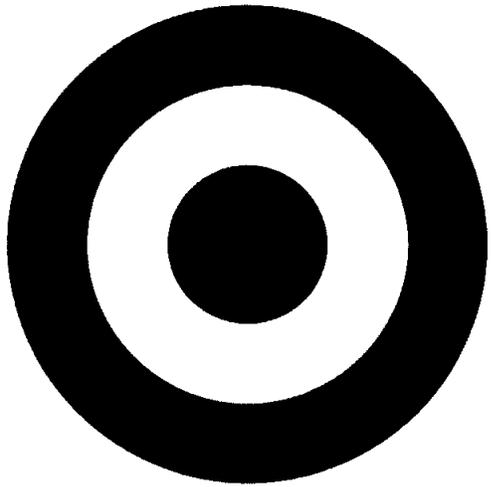
Revised plans
 P07-063
 March 28th, 2008



NO. 1794 JACQUETTE, LP
 1485 INDUSTRIAL PARK DR., SUITE 100
 FOLSOM, CA 95630
 WWW.NADEL.COM



Exhibit E-1 65th Street Center Master Signage Plan



TARGET

**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

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

-Target Sign Exhibit B

- Target building elevations with sign locations indicated

-Target Sign Exhibits C-F

- Proposed Target Sign Layouts

-Retail Sign Exhibit A

- Street level site plan with Tenam spaces indicated

-Retail Sign Exhibit B

- Retail Spaces "A" and "D" elevations

-Retail Sign Exhibit C

- 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 the state 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 milliamp 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, filed 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.

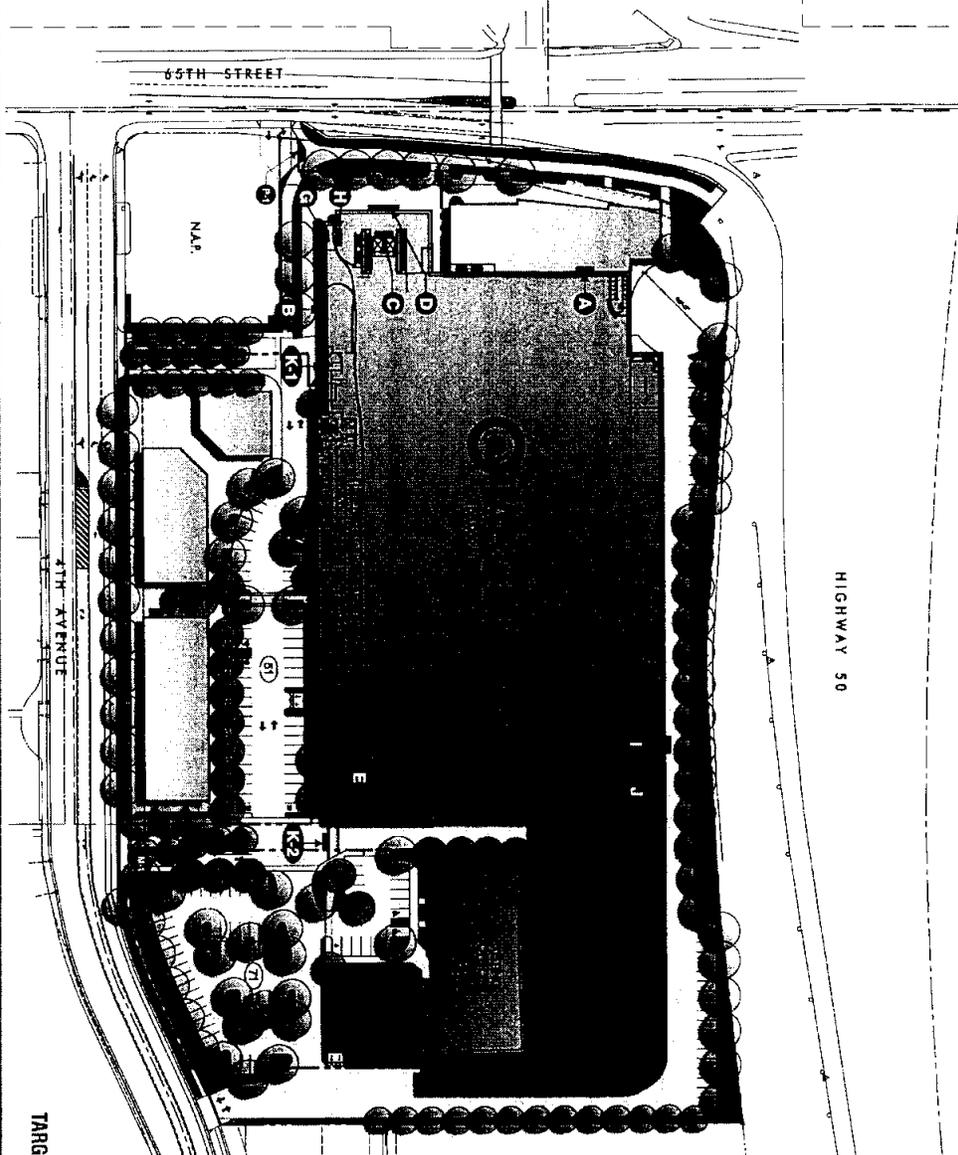
The total width of any tenant space sign shall not exceed 75% of the tenant space width. Each tenant shall be permitted one sign on each occupied elevation as restricted above.

-Freestanding Signs:

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

①

FRONT ELEVATION "EAST"



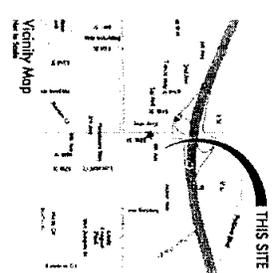
REAR ELEVATION "WEST"



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.
K1	- PARKING ENTRY SIGN	= 300.0 sq.ft.
K2	- ILLUMINATED D/F PYLON SIGN	= 80.0 sq.ft.
M	- ILLUMINATED D/F MONUMENT SIGN	= 80.0 sq.ft.

TARGET EXHIBIT 'A'



TARGET - SACRAMENTO EAST
SIGN EXHIBITS

ALL MATERIALS, MANUFACTURING, AND DELIVERY TO BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CALTRANS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND CALTRANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND CALTRANS.

FEDERAL HEATH
SIGN COMPANY
www.federalheath.com
12200 Export Court, Sacramento, CA 95826
(916) 955-4113 (fax) (916) 955-3881 (fax) (916) 954-3937

Responsible for the design and construction of the signs and structures shown on this drawing. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Sacramento and Caltrans. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Sacramento and Caltrans.

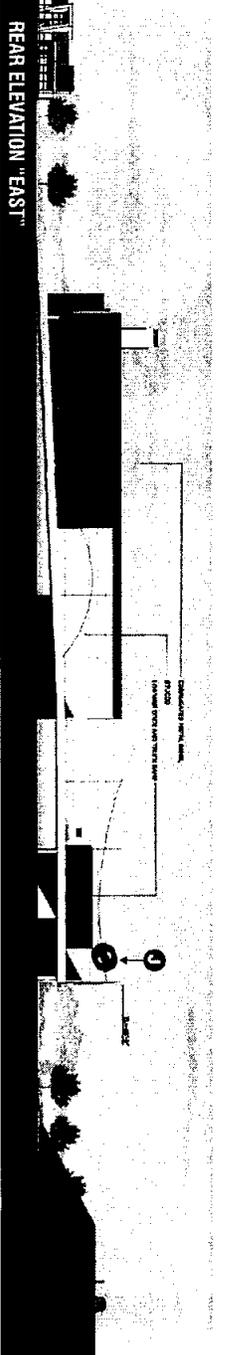
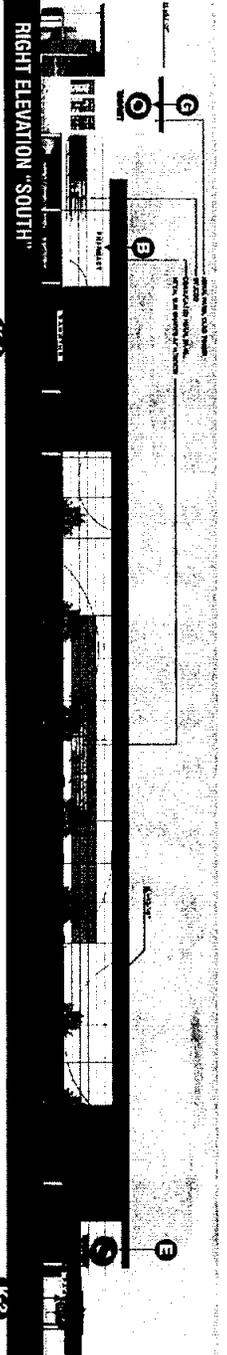
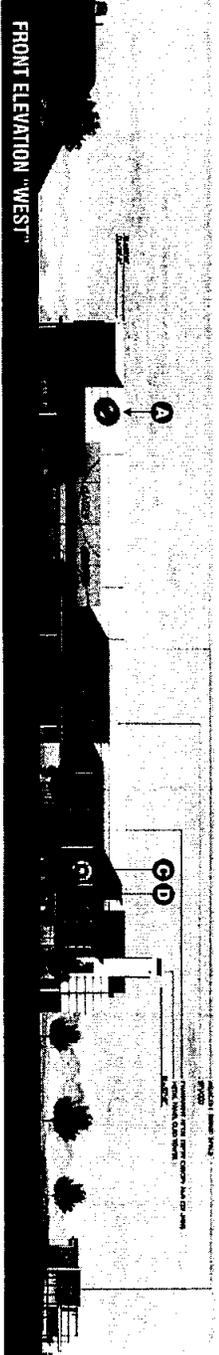
Revised:
R11 ADDED Pylon & Monument Sign 4/23/08 JW
R12 NEW REVISIONS PER BIDD 5/28/08 JW
R13 DELETE SIGN 7' JOB 6-5-08
R14 MOVED PHARMACY LOCATION & CHANGED ELEV DRAWING 6/17/08 JW

Account Rep: **Boyd Hippensattel**
Project Manager: **Sandra Ramirez**
Checked By: **Dennis Radtke**
ELECTRIC SIGN

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

Job Number: **23-84337-00**
Date: **4-23-2008**
Sheet Number: **1** OF **10**
Drawing Number: **23-84337-00R4**

This original drawing is provided as part of a printed project and is not to be reproduced, copied, or resubmitted without the written permission of the author. FEDERAL HEATH SIGN COMPANY, LLC, 12200 EXPORT COURT, SACRAMENTO, CA 95826



FEDERAL HEATH SIGN COMPANY
 12704 Odom Circle, Tempe, AZ 85286
 www.federalheath.com
 (813) 855-4415 (800) 284-3284 Fax (813) 854-3237

Building Quality Signage For American Businesses

Corporate Office - Tempe, AZ
 Regional Offices - Dallas, TX
 Atlanta - Chicago - Miami
 Denver - Houston - Phoenix
 San Francisco - Seattle - Washington DC

Properties

R-1 ADDED Pylon & Monument Sign 4/23/08 JW
 R-2 NEW REVISIONS PER BOID 5/29/08 JW
 R-3 DELETE SIGN "T" JAN 6-5-08
 R-4 MOVED PHARMACY LOCATION & CHANGED ELEV DRAWING 8/12/08 JW

Client: APPROVED/DATE: _____
 Licensed Architect/Draftsman

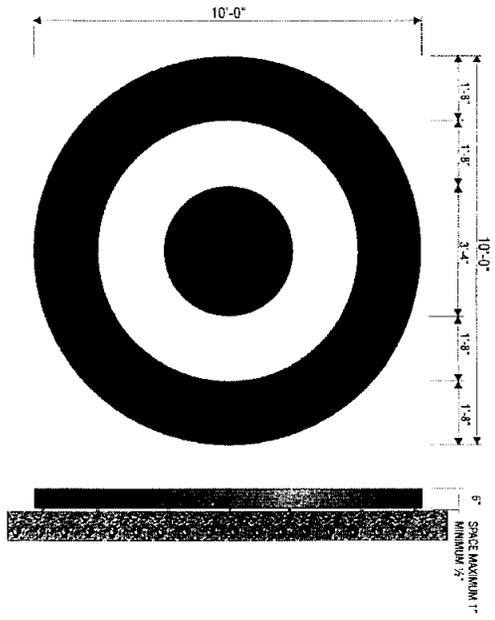
Account Rep: Boyd Hippensiel
Project Manager: Sandra Ramirez
Drawn By: Dennis Radtke

REVISIONS TO JOB SHEET
 ALL NEW DRAWINGS
 ALL NEW MATERIALS

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

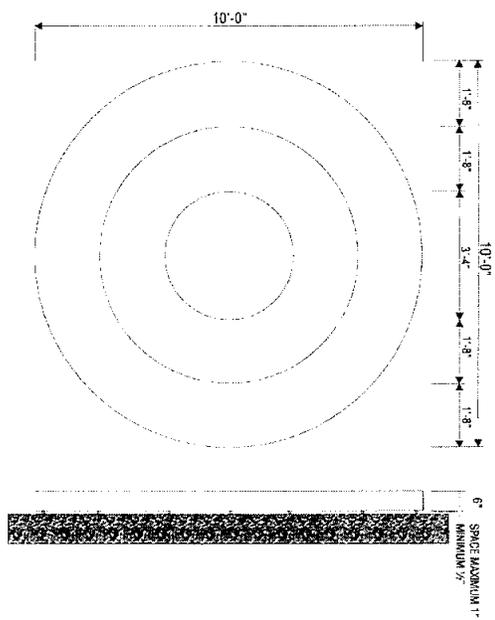
Job Number: 23-84337-00
Date: 4-23-2008
Sheet Number: 2 of 10
Drawn/Number: 23-84337-00R4

This original drawing is the property of Federal Heath Sign Company, LLC or its authorized agents. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Federal Heath Sign Company, LLC or its authorized agents. © 2007



A 120" BULLSEYE
 QUANTITY: TWO (2) REQUIRED
 SCALE: 3/8" = 1'-0"
 LOGO = 100.0 SQ. FT.

END VIEW



C 120" BULLSEYE
 QUANTITY: ONE (1) REQUIRED
 SCALE: 3/8" = 1'-0"
 LOGO = 100.0 SQ. FT.

END VIEW

TARGET EXHIBIT "C"

17'-10"

2'-0"

PHARMACY

5" SPACE MAXIMUM 1" MINIMUM 1/2"

B 24" LETTERS
 QUANTITY: ONE (1) REQUIRED
 SCALE: 1/4" = 1'-0"
 TOTAL = 35.7 SQ. FT.

END VIEW

FEDERAL HEALTH SIGN COMPANY
 3704 Duane Circle, Tampa, FL 33626
 www.federalhealth.com
 (813) 855-4415 (800) 289-3294 FAX: (813) 624-3337

Product:
 Labels: Hospital - San Antonio
 Copied Center - Milwaukee
 Address: Daytona Beach

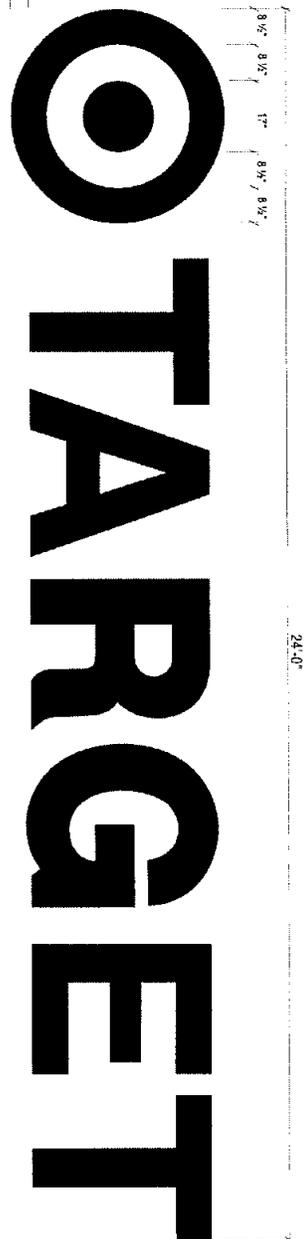
Product:
 R-1 BUBBLE PENCIL & EQUIPMENT SIGN 4/28/08 JM
 R-2 NEW REVISIONS PER BOYD 5/29/08 JW
 R-3 DELETE SIGN "F" JOB 6-5-08
 R-4 MONROE PHARMACY LOCATION 1 CHANGED ELEV. DRAWING 6/12/08 JM
 CONTRACT NO. 23-84337-008
 CLIENT APPROVAL DATE: _____
 L.A. SIGN & SIGNAGE

Account Rep: Boyd Hippenstiel
 Project Manager: Sandra Ramirez
 Design By: Dennis Radtke
 CLIENT APPROVAL DATE: _____
 ALL IN FLOWERS

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

Order Number: 23-84337-00
 Date: 4-23-2008
 Sheet Number: 3 of 10
 Design Number: 23-84337-00R4

This original drawing is provided as part of a plan and project and is not to be re-reproduced or reproduced without the written consent of Federal Health Sign Company, LLC or its authorized sign. 12/2007

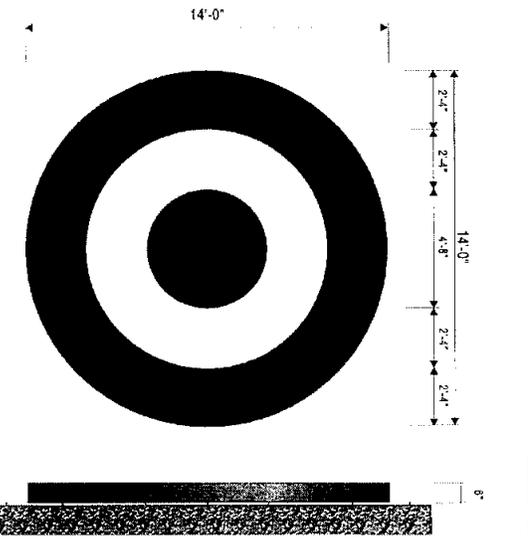


D 60" BULLSEYE & 42" TARGET
 QUANTITY: ONE (1) REQUIRED
 SCALE: 1/4" = 1'-0"
 TOTAL = 64.2 SQ. FT.



E 144" BULLSEYE - 32" LETTERS
 QUANTITY: ONE (1) REQUIRED
 SCALE: 1/4" = 1'-0"
 TOTAL = 181.0 SQ. FT.

END VIEW



H 168" BULLSEYE
 QUANTITY: TWO (2) REQUIRED
 SCALE: 1/4" = 1'-0"
 TOTAL = 156.0 SQ. FT.

END VIEW

FEDERAL HEATH
 SIGN COMPANY
 www.federalheath.com
 1204 Depot Circle, Tampa, FL 33626
 (813) 855-4415 (800) 284-3284 Fax (813) 854-3037

Manufactured & Distributed by
 Federal Heath Signs
 Copied Under License
 Atlanta - Daytona Beach
 Building Quality Signage for American Business

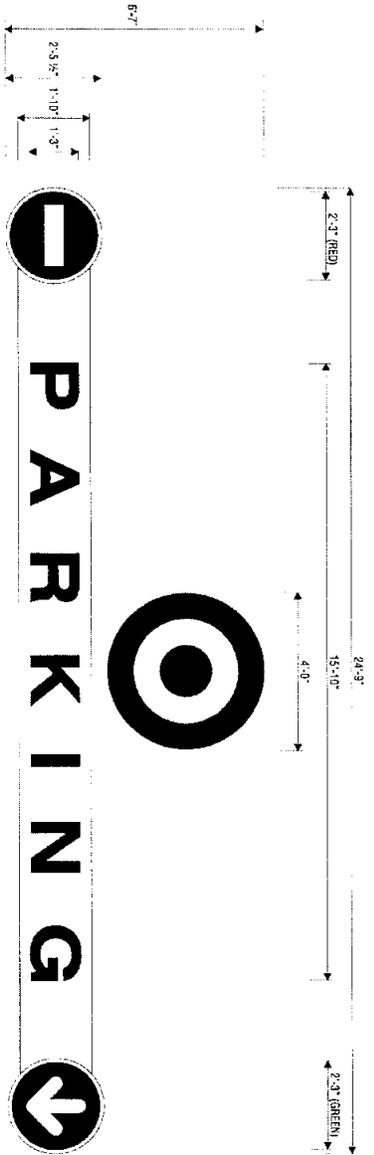
Revisions
 R-1 ADDED P.E. ON & MONUMENT SIGN 4/23/08 JW
 R-2 NEW REVISIONS PER BOUD SPURON JW
 R-3 BULLET SIGN 1" JON 5-5-08
 R-4 MOVED PHARMACY LOCATION & CHANGED ELEV. DRAWING 6/12/08 JW
 DATE: 05/23/08
 CHECKED BY: BOUD SPURON
 DRAWN BY: DENNIS RACKLE
 LAYOUT APPROVED BY: [Signature]

Account Rep: Boyd Hippensiel
 Project Manager: Sandra Ramirez
 Drawn By: Dennis Rackle
 RECEIVED OVERALL FROM
 ALL PROJECT MANAGERS
 ELECTRIC SIGN

Project / Job Name:
TARGET
 11111 60 & 65TH ST.
 EAST SACRAMENTO
 SACRAMENTO, CA 94203

Job Number: 23-84337-00
 Date: 4-23-2008
 Sheet Number: 4 of 10
 Drawn Number: 23-84337-00R4

This drawing is the property of Federal Heath Signs and is not to be duplicated, copied, or reproduced without the written permission of Federal Heath Signs Company, LLC © 2007



K-1 K-2 FRONT ELEVATION "PARKING STRUCTURE WAYFINDING" SIGN
 QUANTITY: TWO (2) REQUIRED
 SCALE: 3/8" = 1'-0"

FEDERAL HEATH
 SIGN COMPANY
 12704 Dupont Circle, Tampa, FL 33626
 www.federalheath.com
 (813) 855-4415 (888) 248-5284 Fax (813) 854-8872

Company Locations: Atlanta, Chicago, Dallas, Denver, Detroit, Houston, Los Angeles, Miami, New York, Phoenix, San Antonio, San Diego, San Francisco, Seattle, Washington, Dallas, Phoenix, San Antonio, San Diego, San Francisco, Seattle, Washington

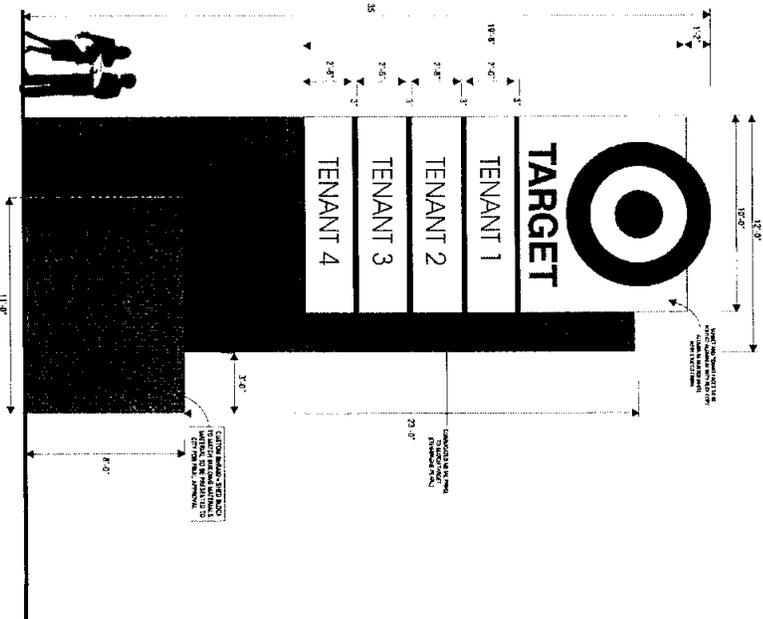
Revisions	Revised By	Revised Date
R-1 ADDED FRONT & MONUMENT SIGN WAYFINDING	Boyd Hippenstiel	04/23/08
R-2 NEW REVISIONS PER BOYD 02/28/08 JIM	Sandra Ramirez	02/28/08
R-3 DELETE SIGN "P" CLR. 6-5-08	Dennis Radtke	06-05-08
R-4 ADDED PHARMACY LOCATION & CHANGED ELEV DRAWING SIGNATURE	Dennis Radtke	06-05-08

Author: Boyd Hippenstiel
 Designer: Sandra Ramirez
 Checker: Dennis Radtke
 Date: 04/23/08
 Project: TARGET EXHIBIT "E"

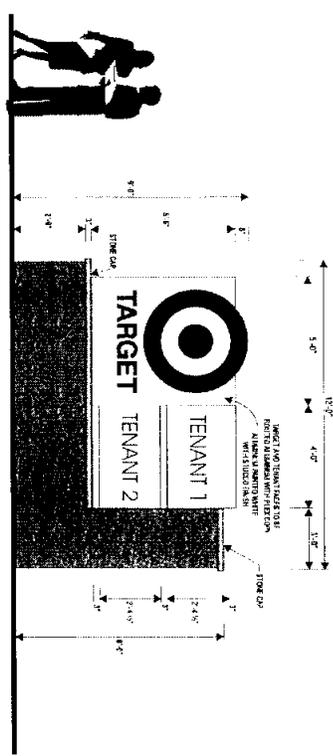
Project Location:
TARGET
 HWY 50 & 65TH ST.
 EAST SACRAMENTO
 SACRAMENTO, CA 94203

Job Number: 23-84337-00
 Date: 4-23-2008
 Sheet: 5 of 10
 Design Number: 23-84337-00R4

This original drawing is provided as part of a permit application and is not to be used for any other project without the written permission of Federal Heath Sign Company LLC or its authorized agent as of 2007.



P2 ILLUMINATED D/F PYLON SIGN FRONT ELEVATION
QUANTITY: ONE (1) REQUIRED.
SCALE: 3/8" = 1'-0"



M2 ILLUMINATED D/F MONUMENT SIGN FRONT ELEVATION
QUANTITY: ONE (1) REQUIRED.
SCALE: 1/4" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
12304 Depot Circle, Tampa, FL 33626
www.federalheath.com
(813) 853-4413 (800) 287-5287 Fax: (813) 853-4337

REVISIONS
R-1 ADD Pylon & Monument Sign 4/29/08 JW
R-2 NEW REVISIONS PER BIDD 5/29/08 JW
R-3 DELETE SIGN 7/1 JCR 6-5-08
R-4 MOVE PLACEMENT LOCATION & CHANGED ELEV DRAWING 8/12/08 JW

REVISIONS
R-1 ADD Pylon & Monument Sign 4/29/08 JW
R-2 NEW REVISIONS PER BIDD 5/29/08 JW
R-3 DELETE SIGN 7/1 JCR 6-5-08
R-4 MOVE PLACEMENT LOCATION & CHANGED ELEV DRAWING 8/12/08 JW

Account Rep: **Boyd Hippensfield**
Project Manager: **Sandra Ramirez**
Client By: **Dennis Radtke**

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

Job Number: **23-84937-00**
Date: **4-23-2008**
Sheet Number: **6** OF **10**
Design Number: **23-84937-00R4**

This original drawing is provided as part of a bid and is not to be enclosed, copied or reproduced without the written permission of the Federal Heath Sign Company. Copyright © 2007

FEDERAL HEATH
SIGN COMPANY
www.federalheath.com
1375 S. 10th Street, Suite 100
Sacramento, CA 95833
(916) 954-4415 Fax: (916) 251-3281 Email: fhs@fhs.com

Building Quality Storage for American Landmark
Detailed Plans for: San Antonio, Corpus Christi, San Antonio, Austin, Sydney, Miami

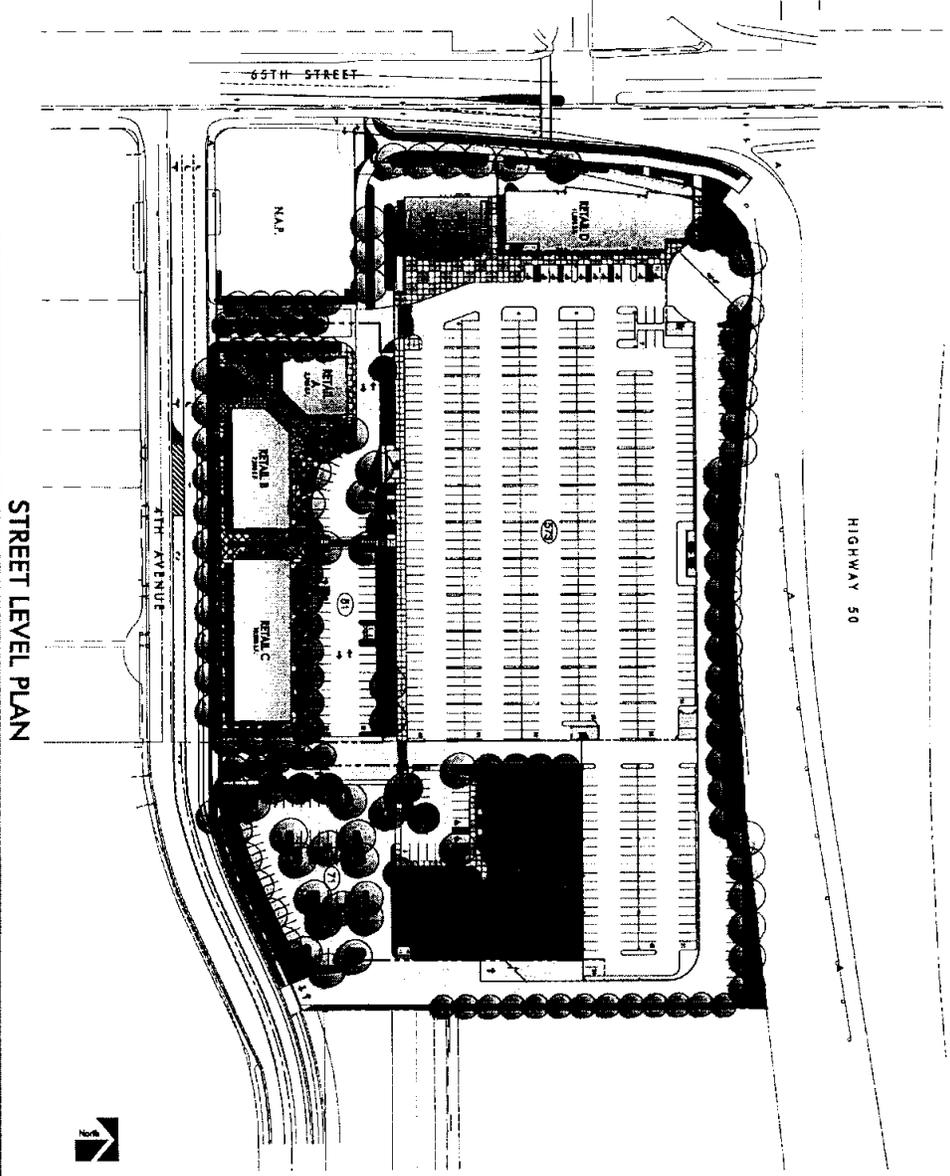
Product:
R-1 ADD'D PCDM & MONUMENT SIGN 4/25/08 JW
R-2 NEW SIGNAGE FOR SIGN 5/20/08 JW
R-3 DELETE SIGN - JCR 6-5-08
R-4 MONO PHARMACY LOCATION & CHANGED ELEV DRAWINGS 6/7/08 JW
Client: APPROVED

Author: Rep: Boyd Hippenthal
Project Manager: Sandra Ramirez
Drawn By: Dennis Radtke
Checked By: Dennis Radtke
DATE: 05/20/08

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

Job Number: 23-84337-00
Date: 4-23-2008
Sheet Number: 7 of 10
Drawing Number: 23-84337-00R4

This original drawing is provided as part of a contract. It is not to be reproduced, copied or modified without the written consent of the author. Federal Heath Sign Company, Sacramento, CA 95833



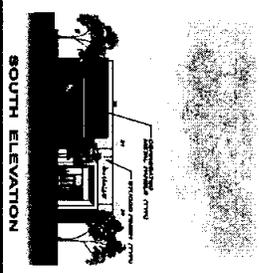
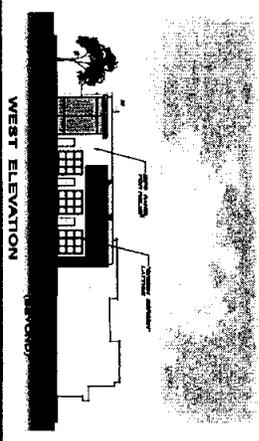
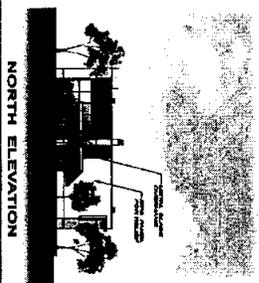
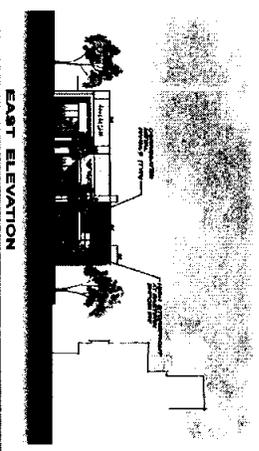
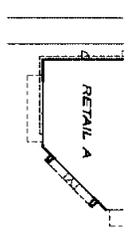
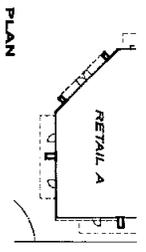
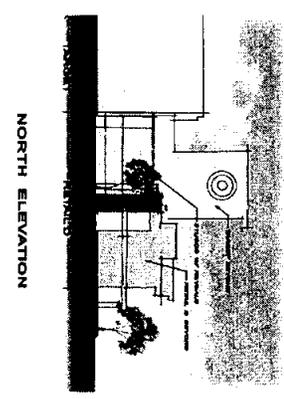
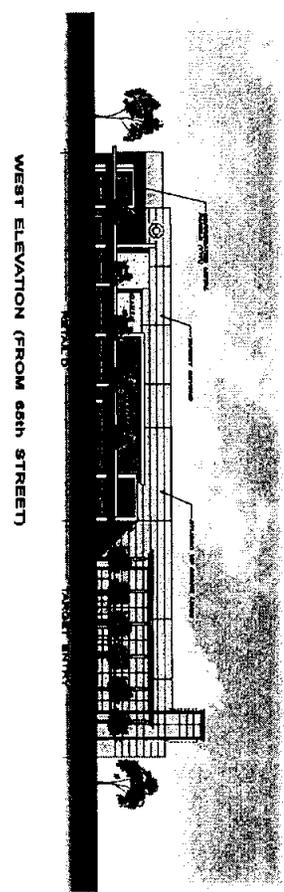
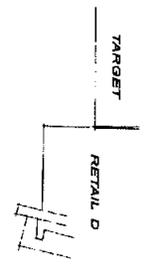
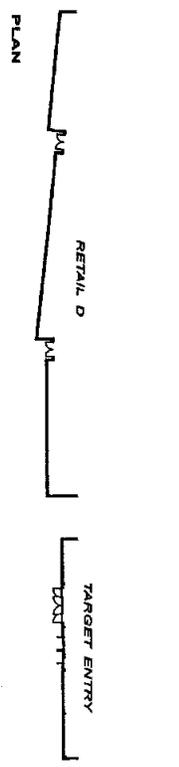
Summary

Land	± 10.55 AC	459,394 SF
Target		148,050 SF
Retail		32,920 SF
Office		40,000 SF
Total Bldg Area		240,970 SF
FAIR		0.52

Area	Area	Area	Area
Office (60,000 / 2000)	60 sq ft	17.1787923	
Target (148,124 / 2720)	148 sq ft	17.1787923	
Retail (32,920 / 2000)	32.92 sq ft	17.1787923	
Total (148,124 / 2720)	148 sq ft	17.1787923	



RETAIL EXHIBIT
"B"



FEDERAL HEATH SIGN COMPANY
 12704 Depot Circle, Tampa, FL 33626
 www.FederalHeath.com
 (813) 855-4415 (602) 284-3284 Fax (813) 854-3037

Building Quality Garage for American Markets
 Design: Robert J. Smith, AIA
 Artist: Deborah Basso

Revisions:
 R-1 ADDED PIVOT & MOUNTING SIGN 4/25/08 JW
 R-2 NEW REVISIONS PER BOVD 5/29/08 JW
 R-3 DELETE SIGN "F" JDR 6-5-08
 R-4 MOVED PLUMBING LOCATION & CHANGED ELEV DRAWINGS 6/7/08 JW
 (CHECKS/REVISED PER COMMENTS BY BOVD) (CHECKS/REVISED PER COMMENTS BY BOVD)
 Client Approval/Check: (Signature) Approval/Check

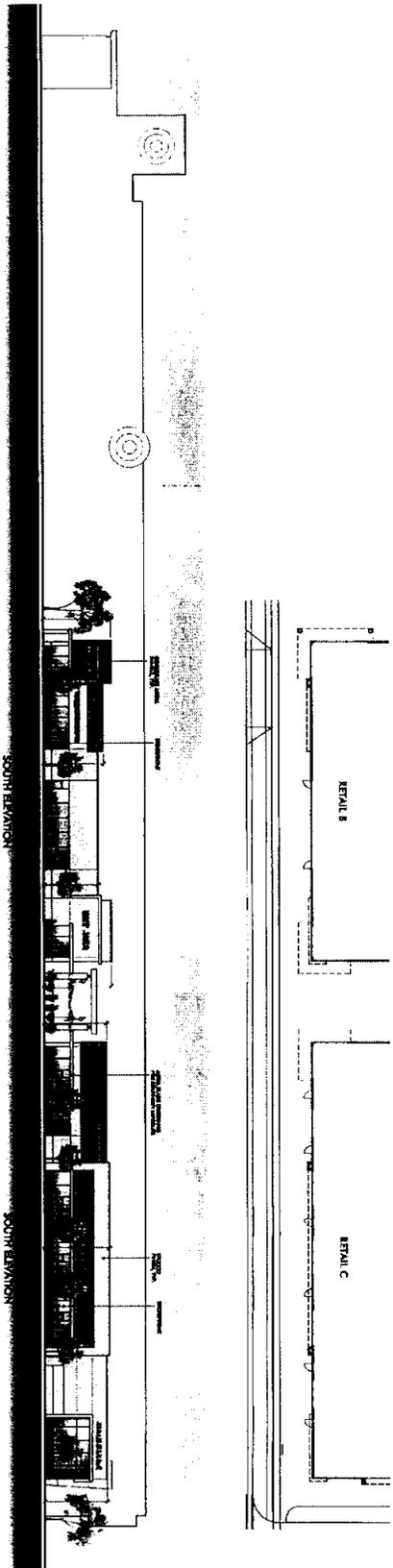
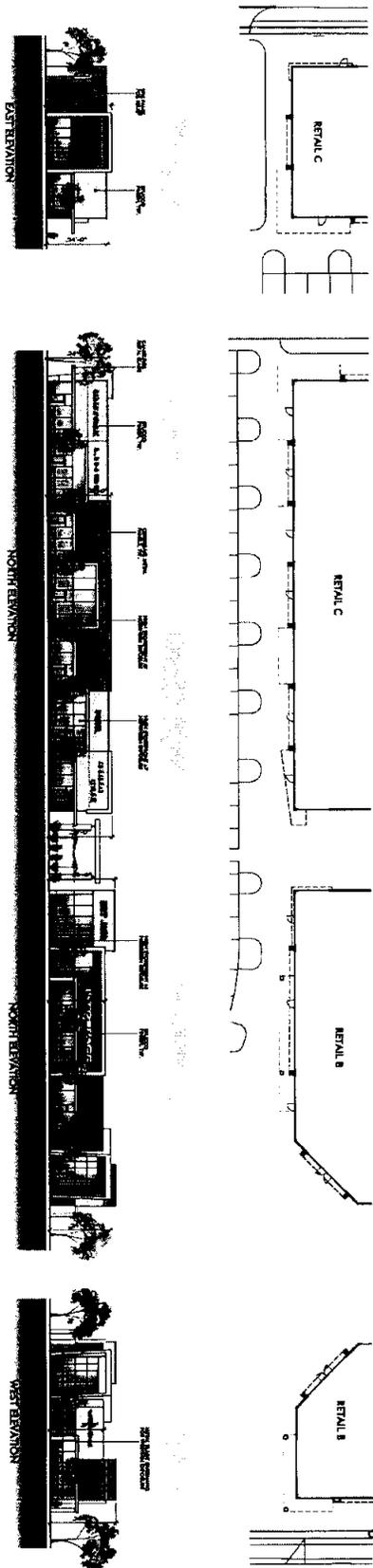
Account Rep: Boyd Hippensstiel
 Project Manager: Sandra Ramirez
 Drawn by: Dennis Radtke
 ELECTRIC SIGN

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

JOB NUMBER: 23-84337-00
 DATE: 4-23-2008
 SHEET NUMBER: 8 OF 10
 DESIGN NUMBER: 23-84337-00B4

The original drawing is provided as part of a planned project and is not to be copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent © 2007

RETAIL EXHIBIT



FEDERAL HEATH
SIGN COMPANY
 www.federalheath.com
 12704 Dorian Circle, Tampa, FL 33626
 (813) 855-4415 (800) 294-3284 Fax (813) 854-9337

Building Quality Signage for American Business
 12704 Dorian Circle, Tampa, FL 33626
 (813) 855-4415 (800) 294-3284 Fax (813) 854-9337
 Central Office - Lakeland
 Atlanta - Dayton Beach

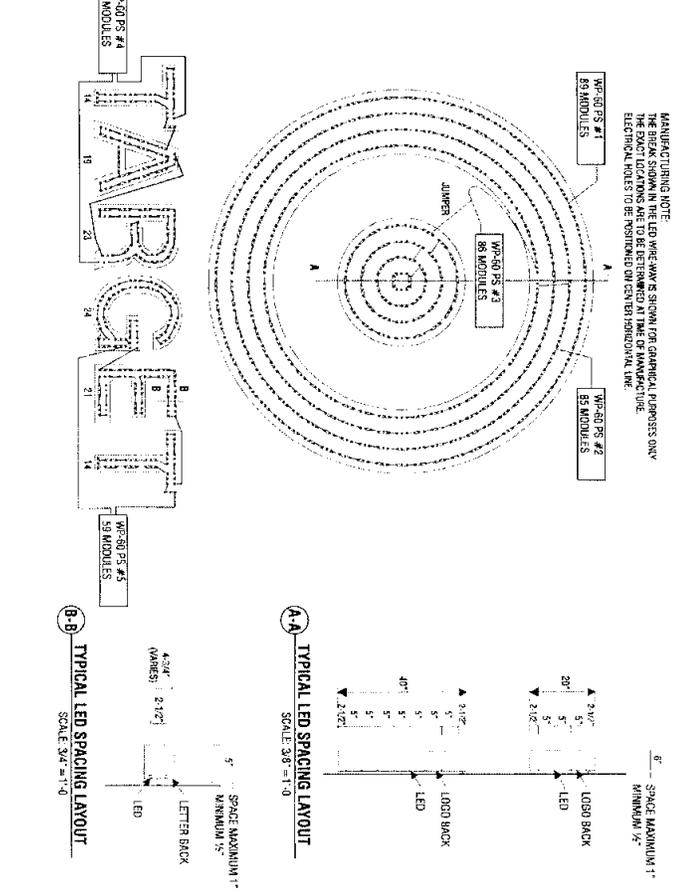
Project:
 R-1 ADDED Pylon & Monument Sign 4/28/08 JM
 R-2 NEW SIGNAGE PER BOYD 5/28/08 JM
 R-3 DELETE SIGN "T" JCR 6-5-08
 R-4 MOVED PHARMACY LOCATION & CHANGED ELEV DRAWING 6/17/08 JM
 Client/Approver/DWG: Leland/Approver/DWG

Account Rep: Boyd Hippenstiel
 Project Manager: Sandra Ramirez
 Design By: Dennis Radtke
 (813) 855-4415 (800) 294-3284 Fax (813) 854-9337
 ELECTRIC SIGN

Project Location:
TARGET
 HWY 50 & 85TH 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 planned project and is not to be exhibited, copied or reproduced without the written consent of Federal Heath Sign Company, LLC or its authorized agents & 2007



SCOPE OF WORK OF BILLSEVE:
 MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS.
BILLSERVE:
 TO BE MANUFACTURED OF .003 ALUMINUM FILERS W/ .000 ALUMINUM BACK.
 FACE FINISH TO BE 95% 1\"/>

SCOPE OF WORK OF TARGET LETTERS:
 MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS.
 TO BE MANUFACTURED OF .003 ALUMINUM FILERS W/ .003 ALUMINUM BACK.
FACE FINISH:
 TO BE PRE-COAT TO MATCH MP03099 RED FULL GLOSS.
 ALL INTERIORS TO BE WHITE FULL GLOSS.
ILLUMINATION:
 ALL TO BE ILLUMINATED USING SHIAN CHANNELLED 4 RED LONG 701869-RL-VR LED.
CHANNEL BILLSERVE
 TARGET = 100.0 SQ. FT.

FEDERAL HEALTH SIGN COMPANY
 12700 Depot Circle, Tampa, FL 33626
 www.FederalHealth.com
 (813) 855-4415 (800) 284-3284 Fax (813) 854-3037

Manufacturing & Installation
 12700 Depot Circle, Tampa, FL 33626
 (813) 855-4415
 Fax: (813) 854-3037

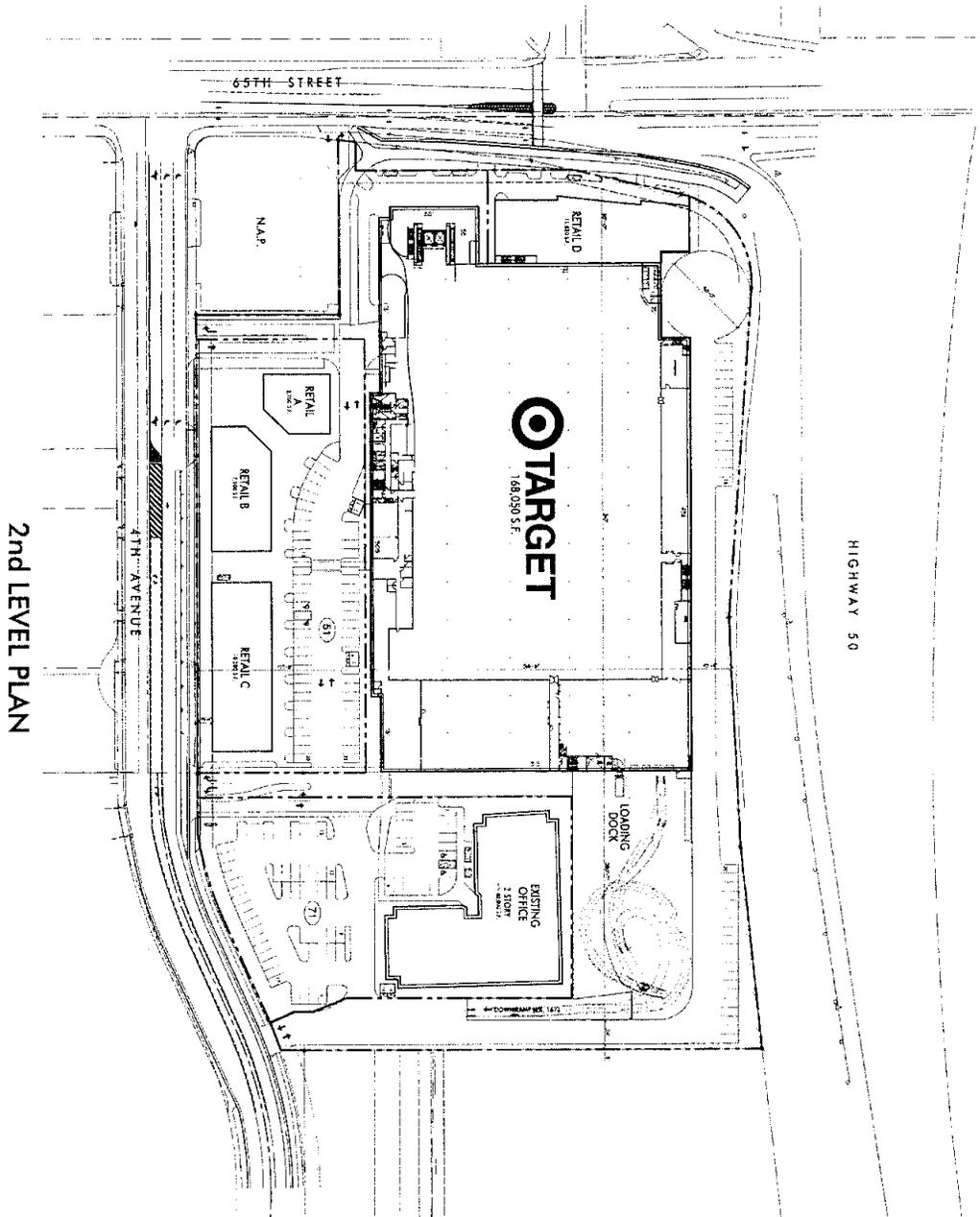
Building Quality Signage for American Business

Account Rep: Boyd Hippelstiel
Project Director: TARGET
 HWY 80 & 65TH ST
 EAST SACRAMENTO
 SACRAMENTO, CA 94203

Job Number: 23-84337-00
Drawn By: 4-23-2008
Client: 10 G. 10
Drawn/Reviewed: 23-84337-00R4

DATE: 4-23-2008
SCALE: 3/4\"/>

Exhibit F-2 Site Plan-2nd Level

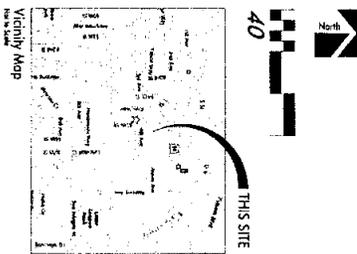


2nd LEVEL PLAN

PRELIMINARY SITE PLAN

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063
March 28th, 2008



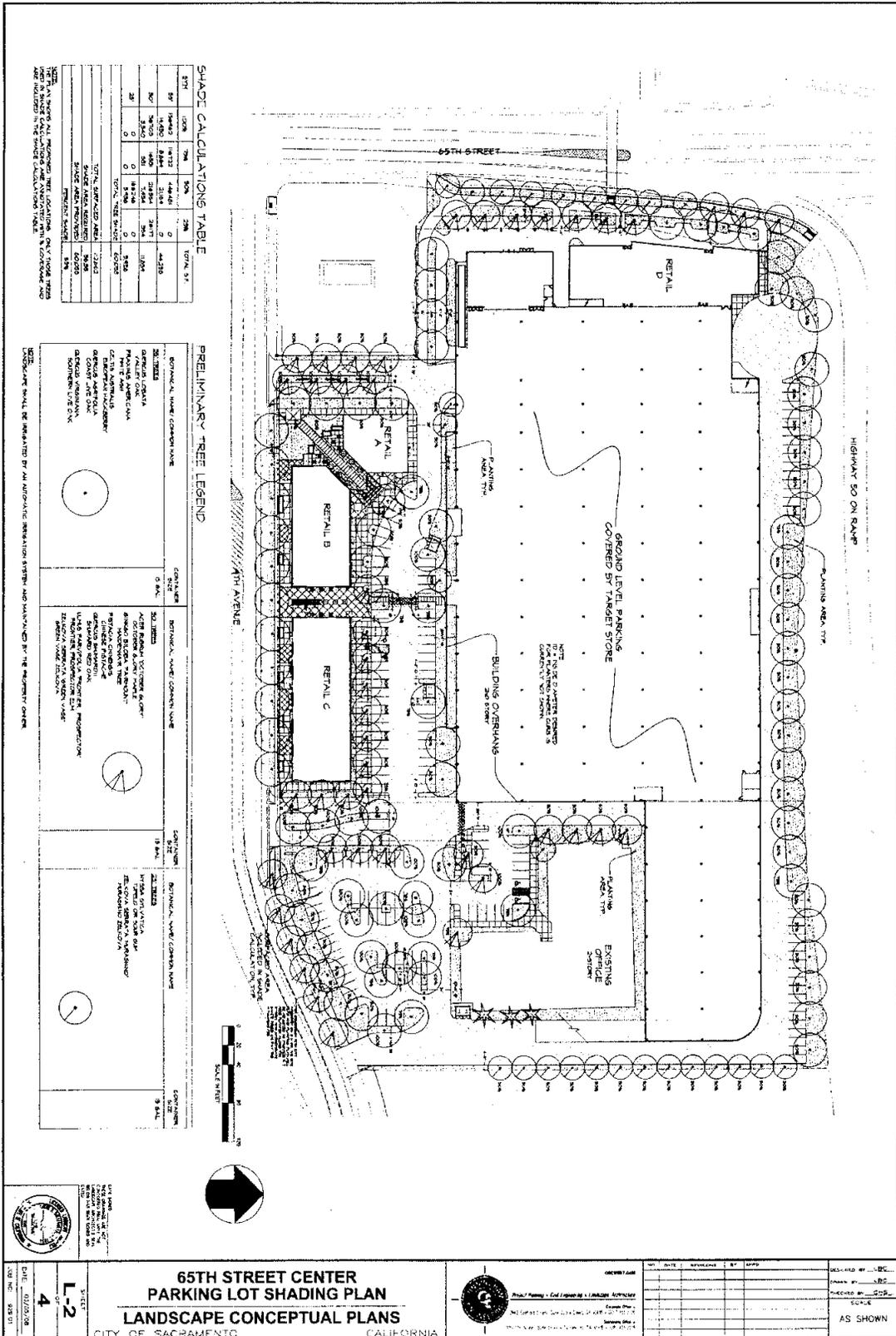
NO PORTION OF THIS PLAN IS TO BE CONSIDERED AS A GUARANTEE OF ANY KIND. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING THE CONSTRUCTION OF THE PROJECT, ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN.

DATE: 02/24/08
1/29/2008
SCALE: 1/8"=1'-0"

MADE WITH ARCHICAD
24/5 NATIONAL FALLS DR., SUITE 100
FOLSOM, CA 95630
WWW.HOK.COM

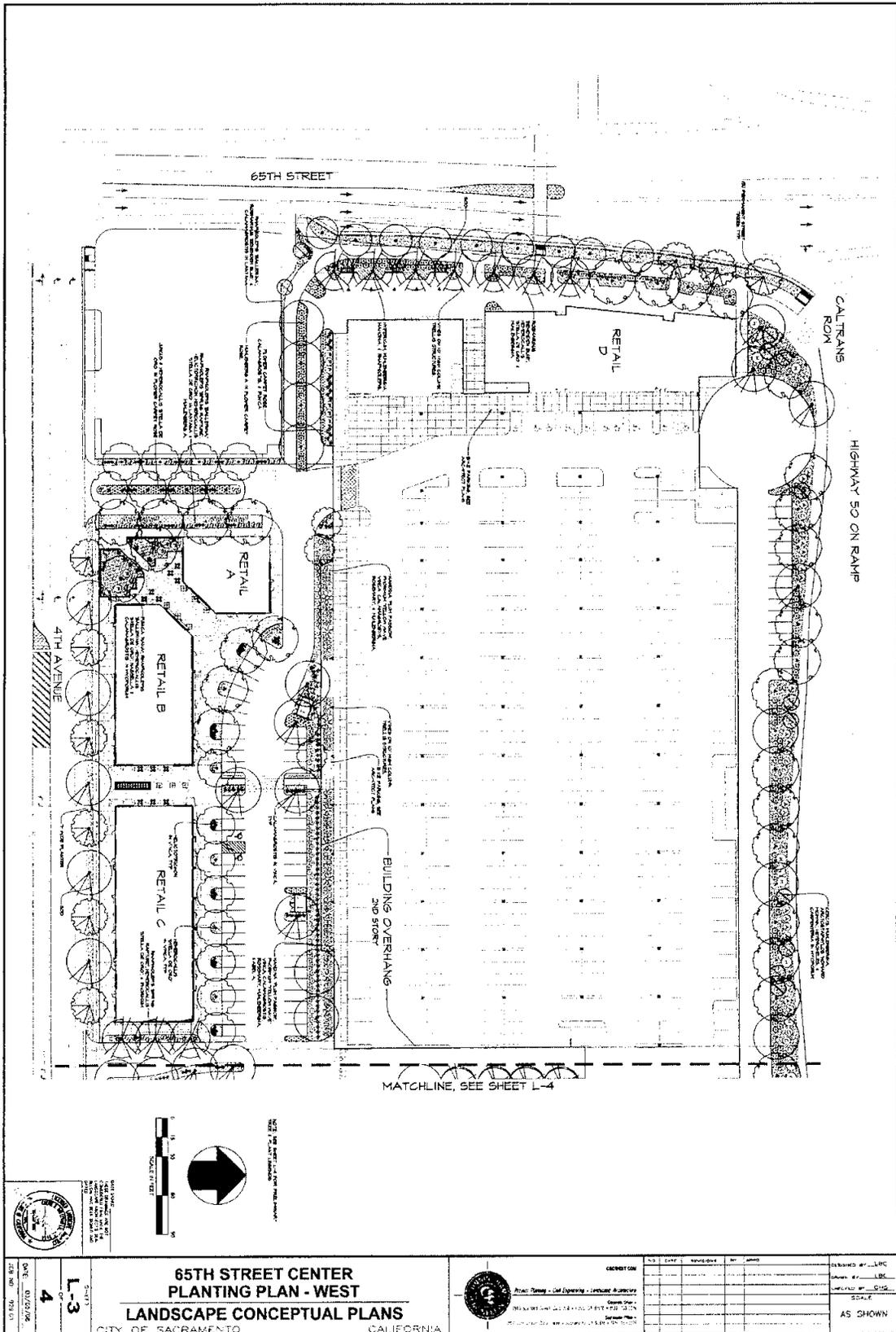
IN MODEL
A-13 RETAIL
PRELIMINARY SITE PLAN
2ND LEVEL PLAN

Exhibit F-3 Landscape Shading Plan



Revised plans
 P07-063
 March 28th, 2008

Exhibit F-4 Landscape Plan West



Revised plans
P07-063
March 28th, 2008

Exhibit F-6 Street Furniture Details

PAINT COLORS

P1: DE 6213 "FINE GRAIN"



P4: DEW 345 "WHITE FEVER"

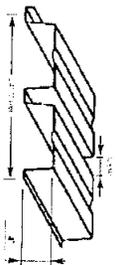
P2: DE 6215 "WOODEN PEG"

P6: BM OC-24 "WINDS BREATH"

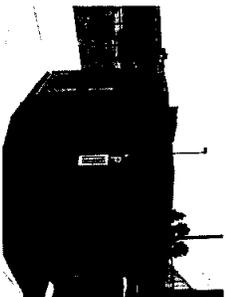


P3: DE 6389 "CROSSROADS"

P8: TARGET RED



RIBBED/CORRUGATED METAL WALL PANEL
CENTRIA 9987 "PEWTER"



CREATIVE PIPE CYCLE SHED
MODEL CS1-C

PRELIMINARY COLORS & MATERIALS

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

Revised plans
P07-063
March 28th, 2008



STOREFRONT LINETEC 398C245 "CHAMPAGNE PEARL"



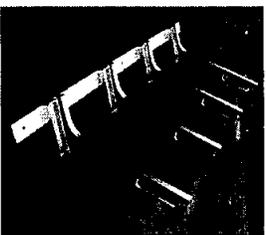
PARKING LOT LIGHTING INVUE "STRUT"



WALL LIGHTING INVUE "ENV ENTRY"



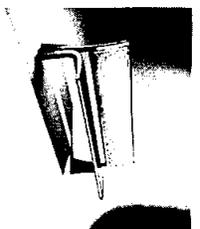
PERFORATED METAL CANOPY BC AMNINGS MEDITERRANEAN SERIES



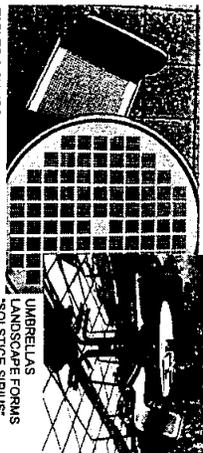
CREATIVE PIPE LIGHTING BOLT SERIES
MODEL #LR-P-4-SM-G



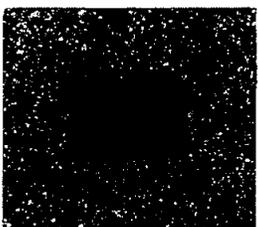
TRASH RECEPTACLE LANDSCAPE FORMS "PTICH"



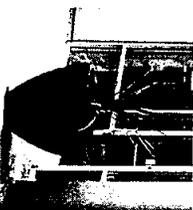
SITE BENCHES LANDSCAPE FORMS "STAY"



TABLES & CHAIRS LANDSCAPE FORMS "TRAVERSE" IN SILVER PERFORATED STEEL-HEAD FINISH



UMBRELLAS LANDSCAPE FORMS SOLISTICE-SINUS



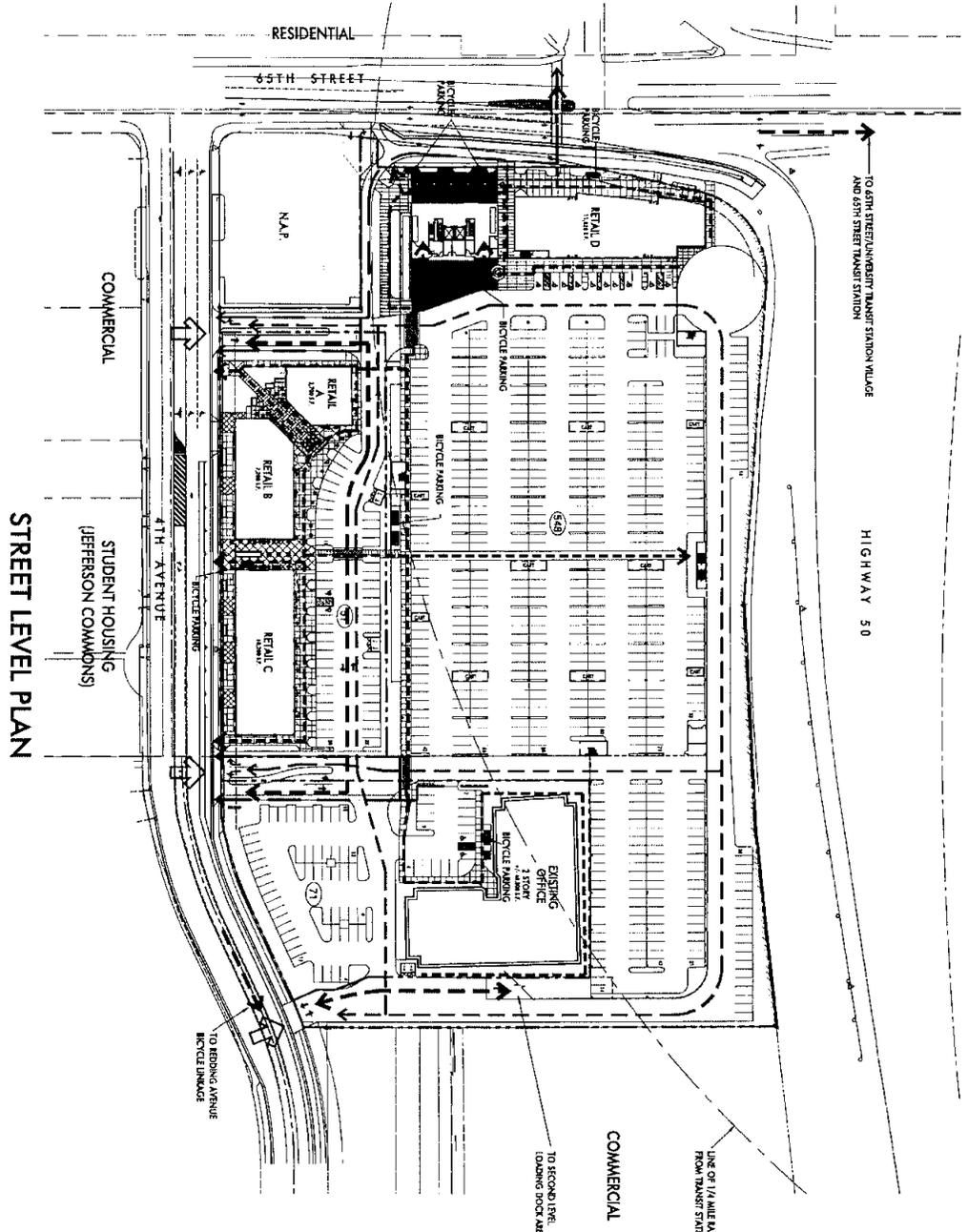
PLANTER POTS QUICK CRETE "CASCADE" IN "CHARCOAL"



MADE WITH ADVERTISING, LIT
SACRAMENTO, CA 95811
TEL: 916.444.4444 WWW.TARGET.COM



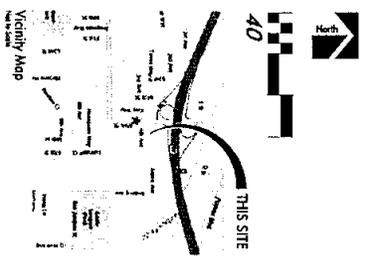
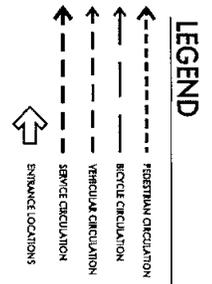
Exhibit F-7 On-Site Circulation Plan



ON-SITE CIRCULATION EXHIBIT

65TH STREET CENTER
SACRAMENTO, CALIFORNIA

STREET LEVEL PLAN

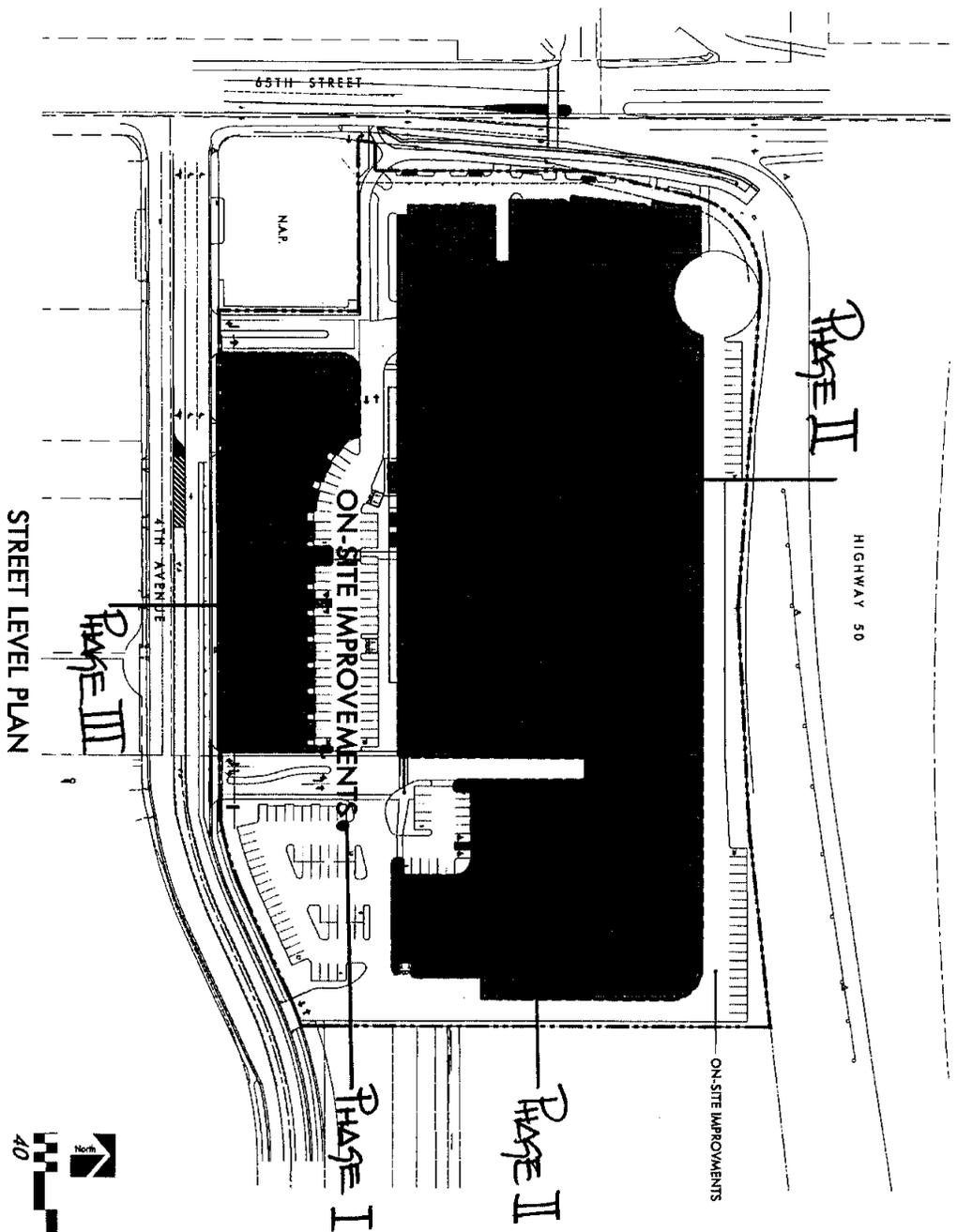


NO WARRANTIES, REPRESENTATIONS, OR OTHER COVENANTS ARE MADE BY THE ARCHITECT FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE: 5/22/2008
DRAWN BY: [Name]
CHECKED BY: [Name]



Exhibit F-8 Phasing Plan



LIMIT OF WORK BETWEEN BUILDING & ON-SITE IMPROVEMENT

65TH STREET CENTER
SACRAMENTO, CALIFORNIA



2/28/2008
DATE

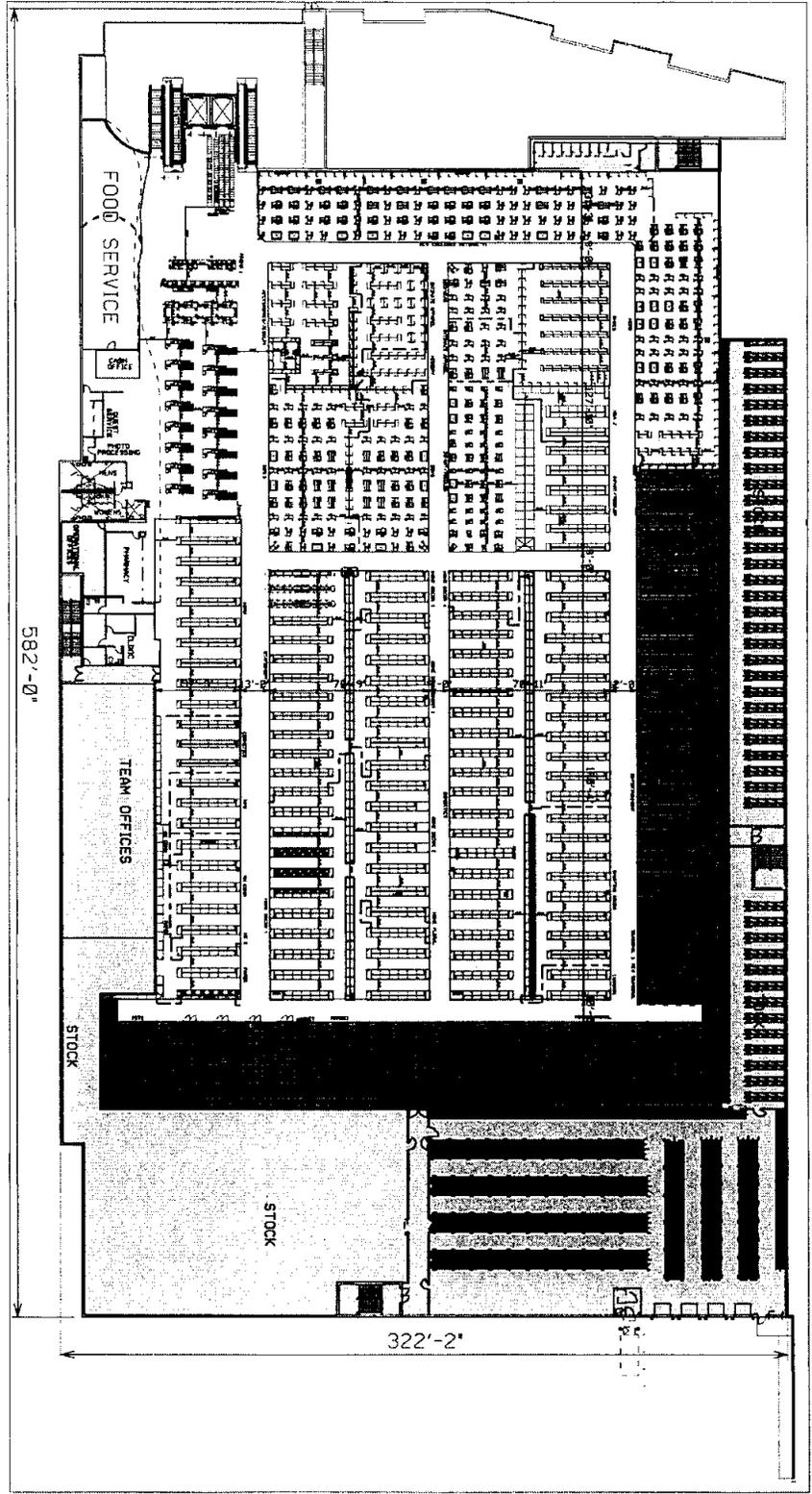
3445 INTERNATIONAL PARK DR. SUITE 100
SACRAMENTO, CA 95833
WWW.MADELRETRAIL.COM



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MADEL RETAIL. NO PART OF THIS DRAWING OR SPECIFICATION IS TO 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 MADEL RETAIL. THIS DRAWING IS THE PROPERTY OF MADEL RETAIL AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS STRICTLY PROHIBITED.

Exhibit F-9 Target Floor Plan

STORE PLAN



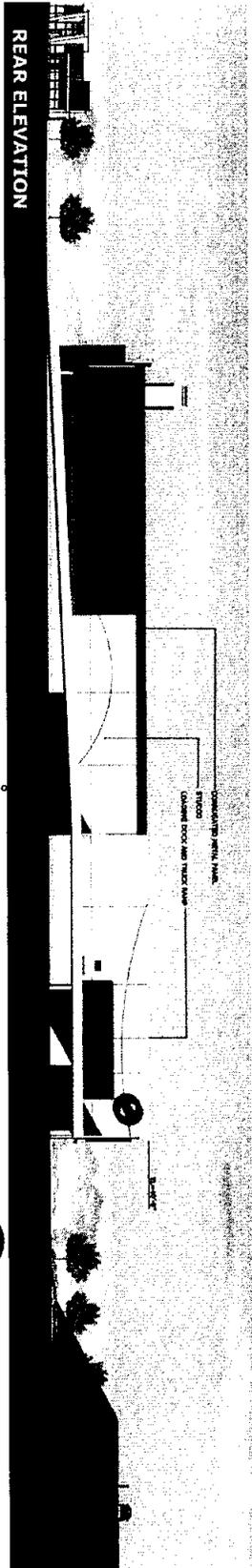
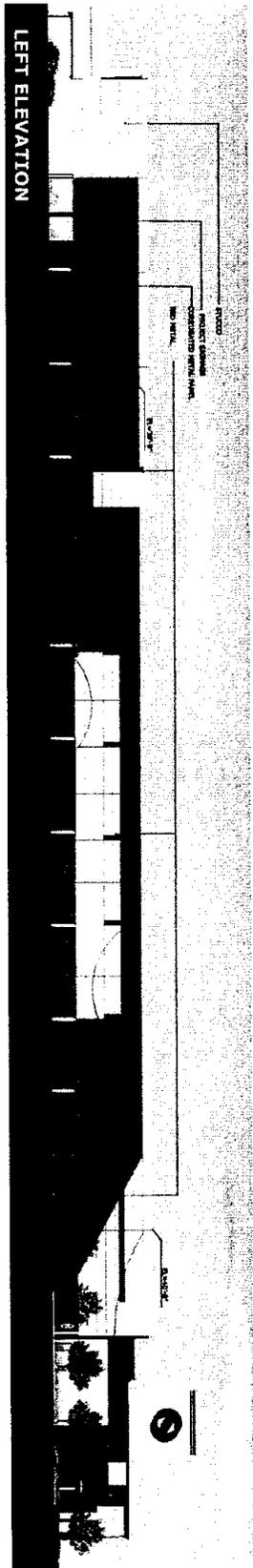
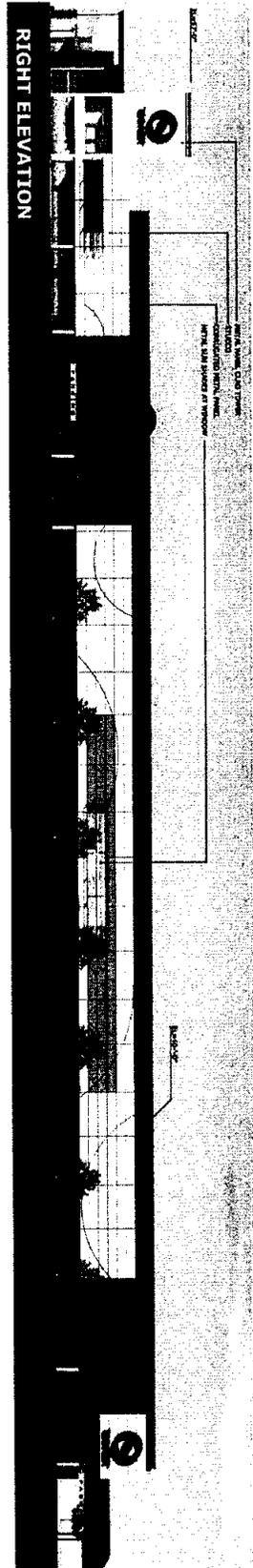
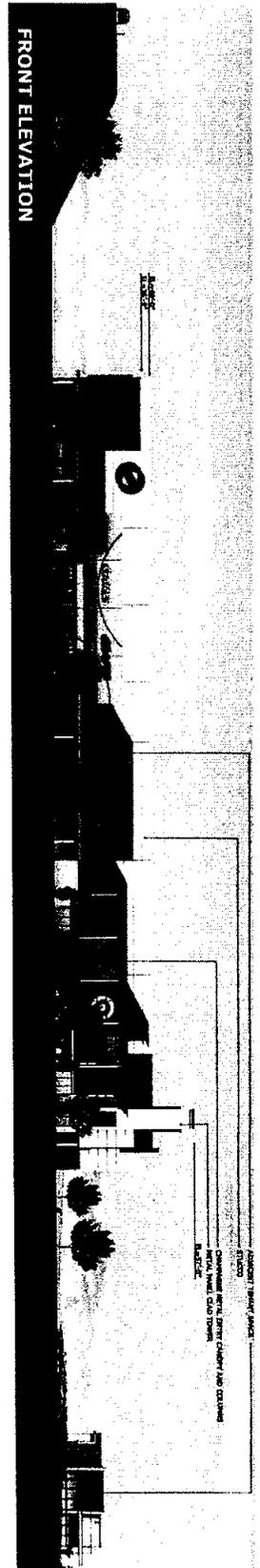
Sacramento East, CA

Design Concepts Review

6 April, 2007

2

Exhibit F-10 Target Elevations



TARGET-STORE DESIGN
JUNE 3, 2006

BUILDING ELEVATIONS
EAST SACRAMENTO, CA, HIGHWAY 50 & 85TH STREET



MULVANEY G2