

Exhibit N: Building R3 & R5 - Floor/Elevations Plans

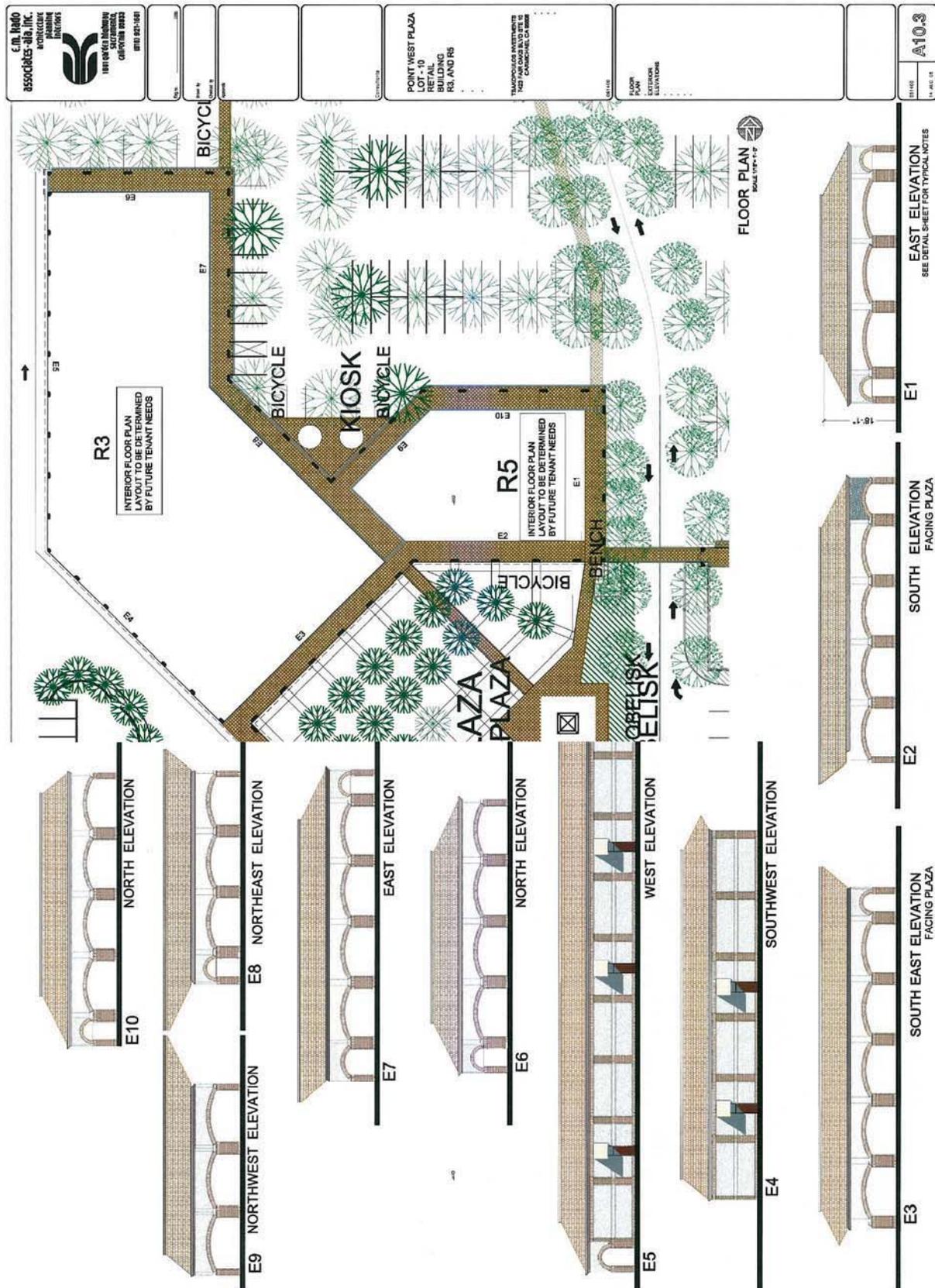


Exhibit P: Building R7 & R8 - Floor/Elevations Plans

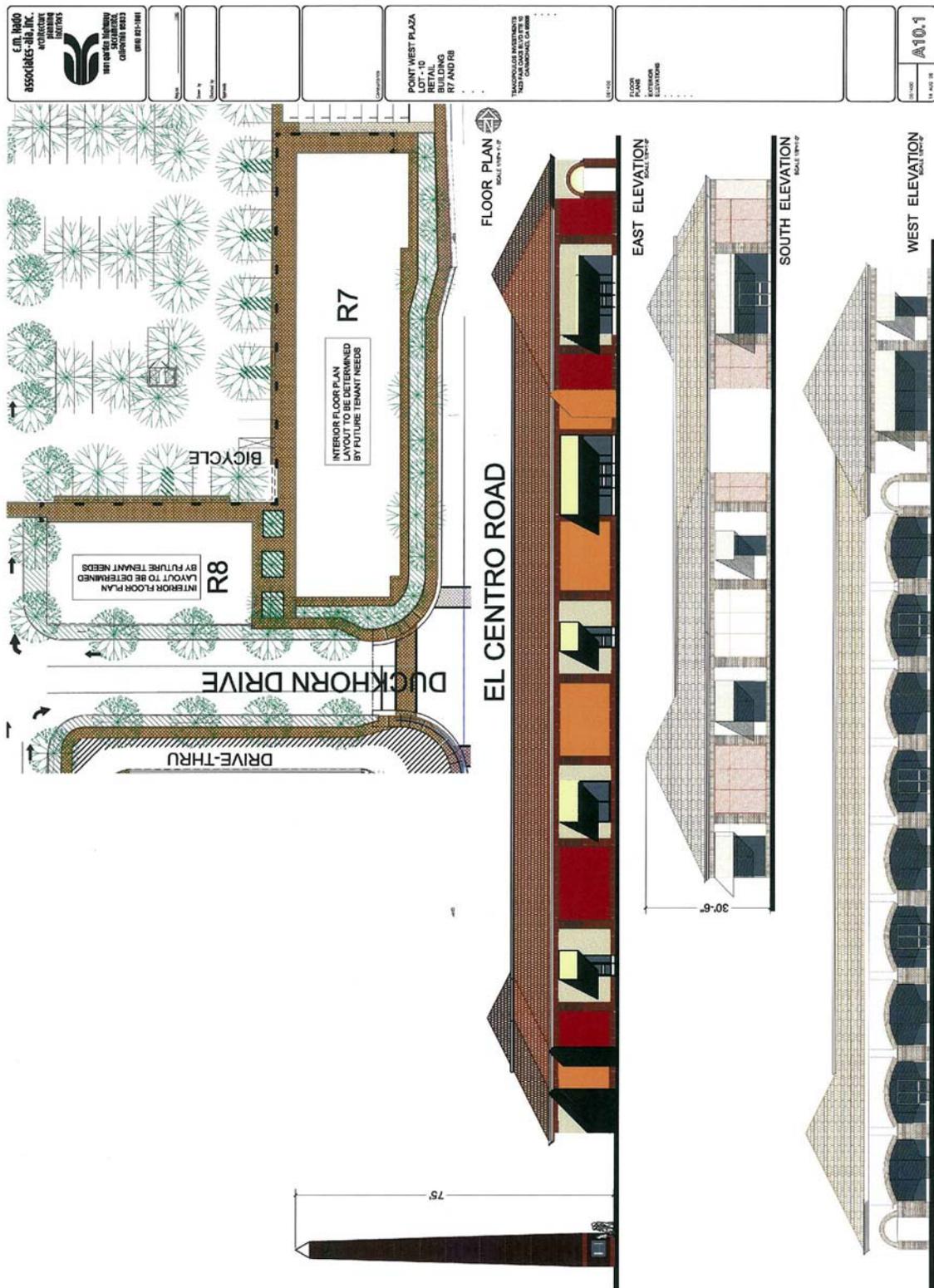


Exhibit Q: Building R9 - Floor/Elevations Plans

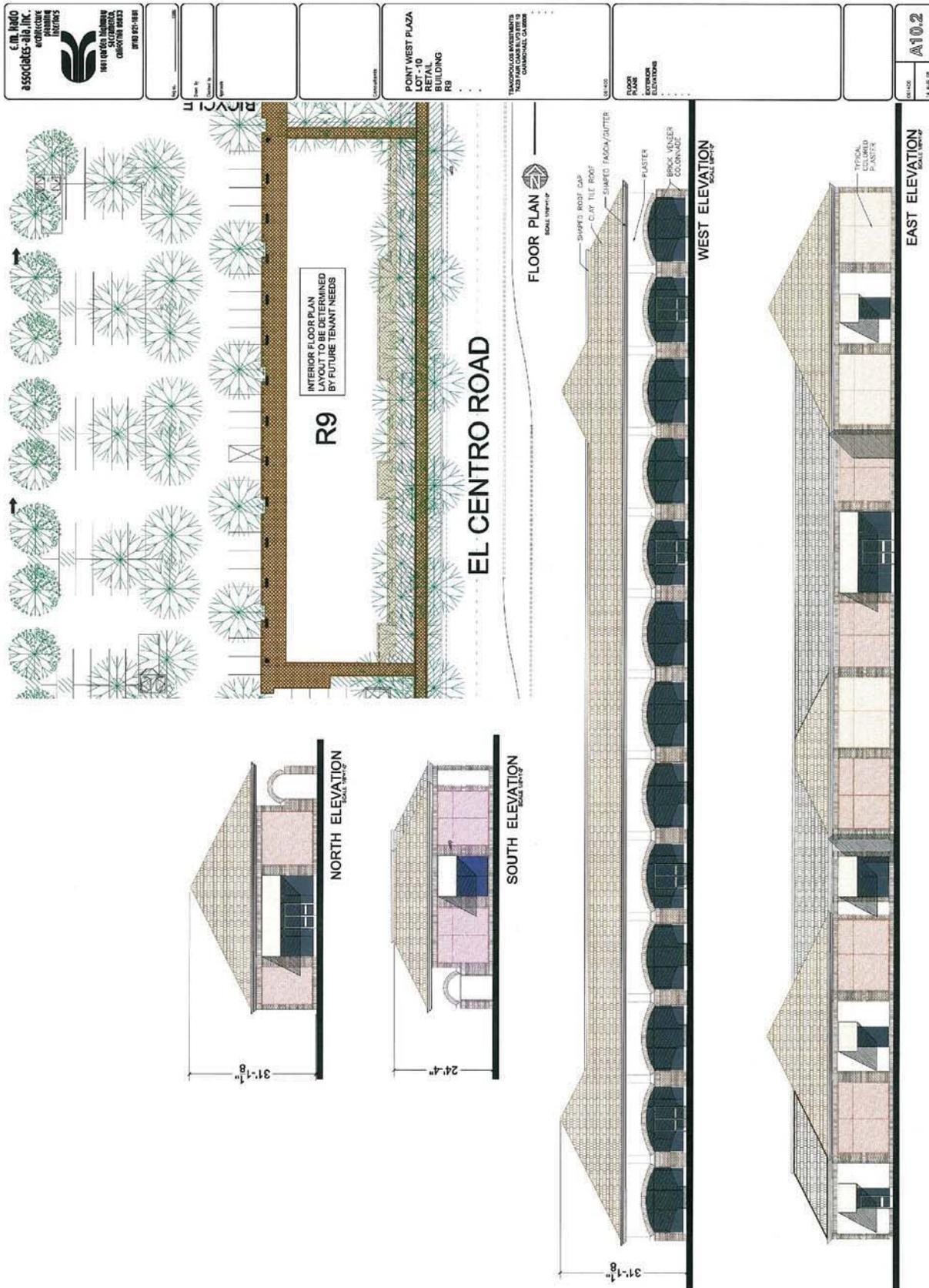


Exhibit R: Building R10 - Floor/Elevations Plans

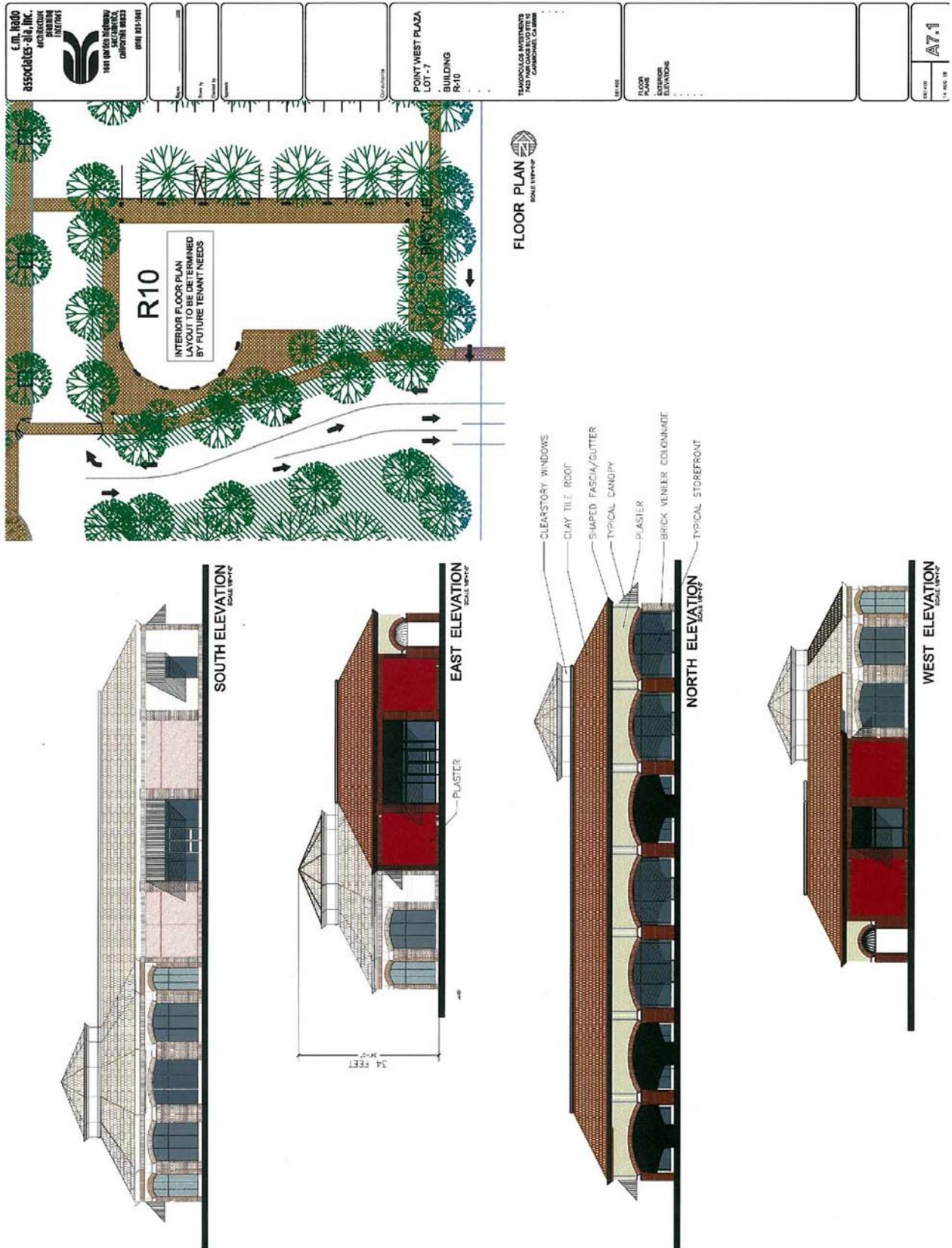
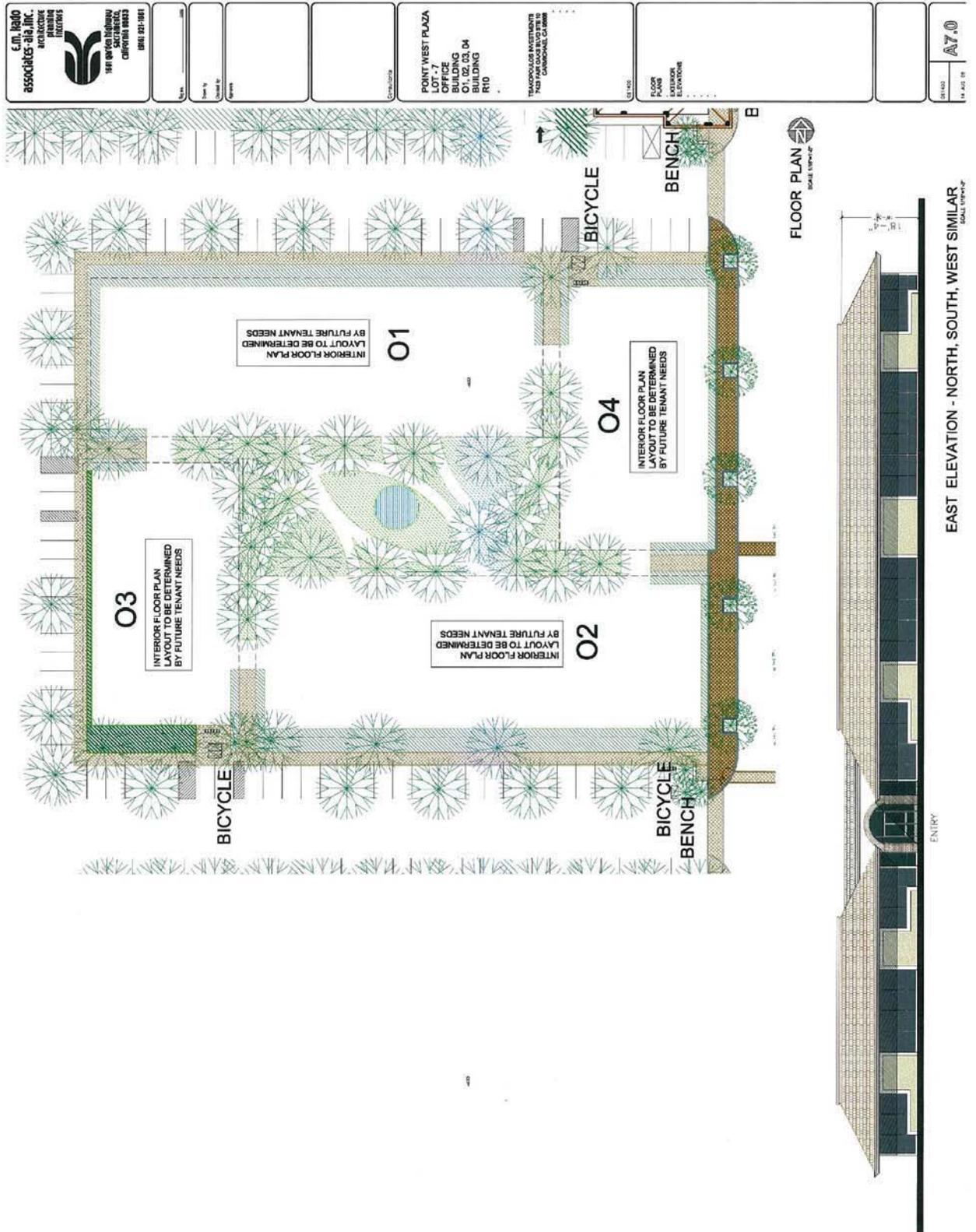


Exhibit S: Buildings O1-O4 - Floor/Elevations Plans



Date: _____
 Scale: _____
 Project: _____

POINT WEST PLAZA

TERRAZZO/SLAB INVESTMENTS
 1725 W. GARDEN HILLWAY
 CAROLINA BEACH, NC 28511

ARCHITECTURAL
 DETAIL

SHEET
 D-1
 1/4" = 1' 0"

ROOF CAP

ROOF FASCIA

COLUMN DETAIL

TYPICAL COLONNADE ELEVATION

TYPICAL COLONNADE PLAN PATTERN

TYPICAL STOREFRONT

RETAIL SPACE

Attachment 9: Development Agreement

ORDINANCE NO.

Adopted by the Sacramento City Council

APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND TSAKOPOULOS INVESTMENTS FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF DEL PASO ROAD AND EL CENTRO ROAD (P05-027) (APN: 225-0080-065)

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

SECTION 1

This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and Tsakopoulos Investments, a copy of which is attached hereto.

SECTION 2

The City Council finds:

1. The Agreement is consistent with the City General Plan and the goals, policies, standards and objectives of any applicable specific or community plan;
2. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan;
3. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement;
4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;
5. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public;

6. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

SECTION 3

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Environmental Impact Report and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

Exhibit A – Development Agreement

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Development Services Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811
(916) 808-5656

8 a.m. - 4 p.m.
Monday through Friday