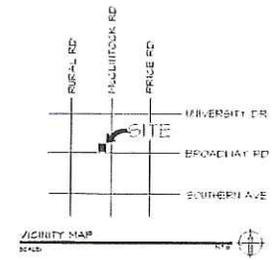
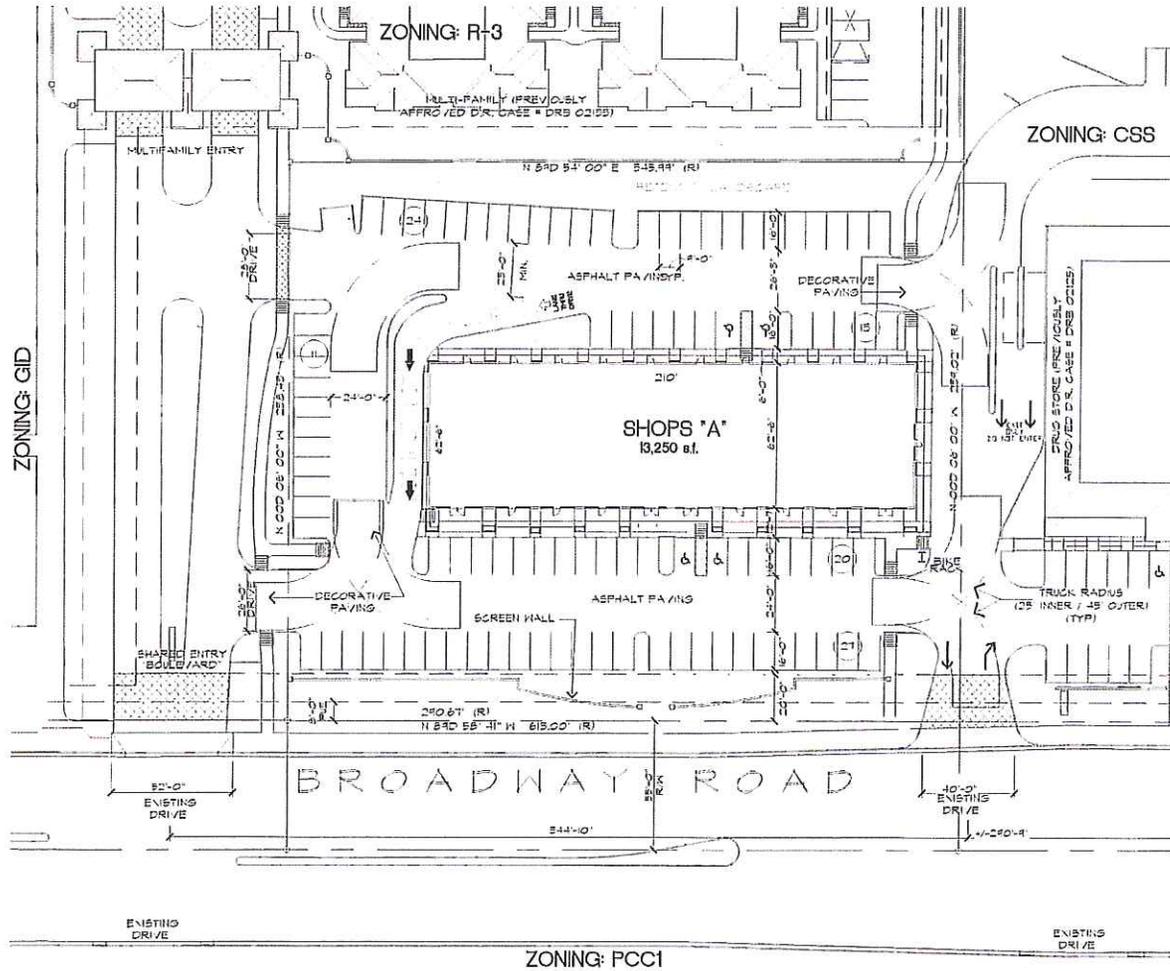


## SIGN PACKAGE CRITERIA

<b>DATE</b>	09/24/07
<b>PROJECT NAME</b>	Broadway Plaza
<b>PROJECT ADDRESS</b>	1740 E. Broadway Rd.
<b>TYPE</b>	Individual pan channel letters
<b>ILLUMINATION</b>	Internally illuminated with LED or neon, or non-illuminated. No illumination on elevation facing a residential parcel.
<b>MATERIAL</b>	Aluminum
<b>CONSTRUCTION</b>	5" return
<b>LETTER STYLE</b>	Open
<b>LOGO</b>	Restricted to 25% of sign area – DRC policy.
<b>COLOR</b>	Open. Trim caps and returns to match sign face.
<b>SIZE RESTRICTION</b>	Letter height shall not exceed 36". Building mounted signage shall be limited to 80% or less of the horizontal and vertical backgrounds.
<b>INSTALLATION</b>	Business identification signage shall be permitted on north building elevation (facing residential) only if business utilizes the north doors as a public entry.
<b>WINDOW SIGNAGE</b>	Window signs are restricted to 25% of the individual window in which the sign is located.
<b>CENTER ID</b>	
<b>MAJOR/PAD TENANT VARIATION</b>	



SITE PLAN  
VICINITY MAP



**SITE DATA - OVERALL**

PARKING SPACES	100	PARKING SPACES PROVIDED	100
CONSTRUCTION TYPE	THREE UNFULLY DEVELOPED	CONSTRUCTION TYPE	TYPE I, A-2
EXISTING ZONING	R-3	PROPOSED ZONING	CSS
EXISTING SITE AREA	135,000	PROPOSED SITE AREA	135,000
EXISTING USE	RESIDENTIAL	PROPOSED USE	RETAIL
TOTAL BUILDING AREA	100,000	TOTAL BUILDING AREA	100,000
SITE COVERAGE	100%	SITE COVERAGE	100%
PARKING REQUIRED	100	PARKING PROVIDED	100
ACCESSIBLE REQUIRED	4	ACCESSIBLE PROVIDED	4
BICYCLE PARKING REQUIRED	2	BICYCLE PARKING PROVIDED	2
BICYCLE PARKING PROVIDED	2	BICYCLE PARKING PROVIDED	2

**APPURTENANCES**

- RECEIPT SIGNAGE AND TESTS + ASSOCIATED
- 20' EAST SIDEWALK
- PAVED WALKWAY
- CONTRACTOR'S OFFICE
- PHONE 1-800-855-1000

**REGISTRATION**

- 100% BLDG
- NOVA, CONVEY INCLUDING REPAIRS

**DEVELOPER**

- GREAT AMERICAN CAPITAL
- 200 EAST SANDHURST BLVD
- SUITE 300
- ROSELAND, N.C. 28068
- PHONE 703-210-1000
- CONTACT: CHRISTOPHER HILL