

Midtown Miami West Master Sign Package

City of Miami – Special District 27.2
February 23, 2006



Adopted pursuant to Sections 627.2.16 and 10.6.1,
City of Miami Zoning ordinance, Number 11000, as amended.
Applicable to all areas within the SD 27.2 zoning district



- *Introduction*
- *Section 1 Site Signage Program*
- *Section 2: Tenant Signage Restrictions*
- *Section 3: Blade Sign Requirement*
- *Appendix A: Right of Way - Covenant*
- *Appendix B: Site Visibility Triangle Approval*
- *Appendix C: Sign Ordinance SD27.2*



**DEVELOPERS
DIVERSIFIED
REALTY**

3300 Enterprise Parkway
Beachwood, Ohio 44122
(216) 755-5500

RECEIVED
PLANNING DEPARTMENT
2006 FEB 28 AM 10:56

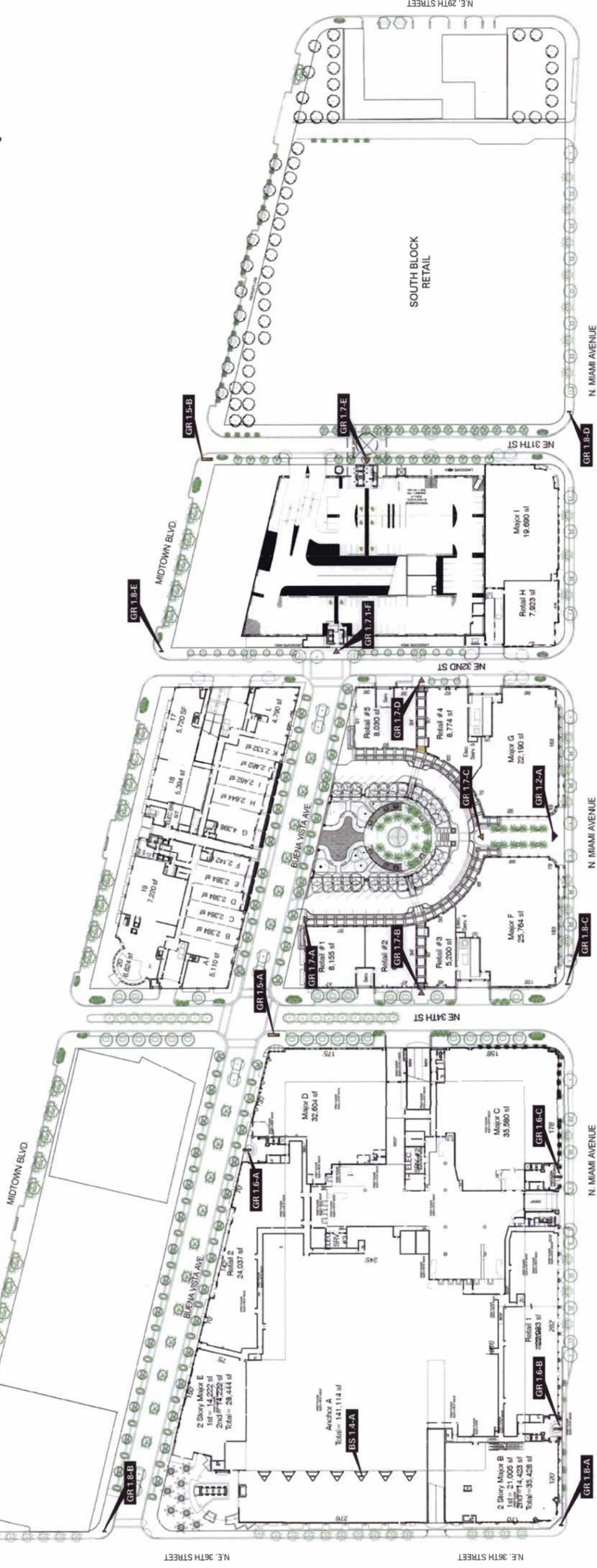
INTRODUCTION

The Midtown Miami West District (the "District") is a mixed-use District with residential and retail uses which are serviced by several lined parking garages. This District has been designated as a Regional Activity Center by the City of Miami and is envisioned as a hub for big box retail, which does not otherwise exist within the City of Miami. The retail stores within the District will consistently serve large numbers of people, many of whom will drive to the District and park in one of the District's several lined parking garages. In order for the District to function properly, pedestrians and vehicles must be clearly directed to parking and retail areas.

The intent of the District's Master Sign Package is to (1) move pedestrian and vehicle traffic in and out of the District safely and efficiently; (2) promote safe and efficient pedestrian traffic within the District; (3) promote efficient vehicle circulation to and from the parking garages within the District; (4) identify the District to motorists along Interstate 195; and (5) create a unique identity for the District which distinguishes it from other parts of the City.

Typically, Class II permits are required for all signs within special districts. However, in order to streamline process and reduce inefficient use of City staff time, the City Code permits the approval of Master Sign Package for all special districts. Signs which conform to the Master Sign Package of the District shall not require individual Class II Special Permits. Thus, all signs within the SD 27.2 zoning district which conform to the specifications of this Master Sign Package shall not require individual Class II permit approval.

SIGN LOCATION PLAN



SIGN TYPE	SIDES	MESSAGE	CIRCUITS
GR 1.8-A	D/F	PARKING ARROW RIGHT & LEFT (NON-ILLUMINATED)	NONE
GR 1.8-B	D/F	PARKING ARROW RIGHT & LEFT (NON-ILLUMINATED)	NONE
GR 1.8-C	D/F	PARKING ARROW RIGHT & LEFT (NON-ILLUMINATED)	NONE
GR 1.8-D	D/F	PARKING ARROW RIGHT & LEFT (NON-ILLUMINATED)	NONE
GR 1.8-E	D/F	PARKING ARROW RIGHT & LEFT (NON-ILLUMINATED)	NONE

SIGN TYPE	SIDES	MESSAGE	CIRCUITS
GR 1.2-A	D/F	"V" SHAPED SIGN WITH TENANT ON EACH SIDE & LANDLORD SIGNS ON BACK	1 REQ.
BS 1.4-A	D/F	27' X 13' BANNERS & CHANNEL LETTERS MOUNTED ON PARKING GARAGE	3 REQ.
GR 1.5-A	D/F	PARKING ARROWS WITH TENANT DIRECTORY & ARROW	1 REQ.
GR 1.5-B	D/F	PARKING ARROWS WITH TENANT DIRECTORY & ARROW	1 REQ.

GR 1.6-A	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN	1 REQ.
GR 1.6-B	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN	1 REQ.
GR 1.6-C	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN	1 REQ.
GR 1.7-A	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN (SUPPLIED BY OTHERS)	1 REQ.
GR 1.7-B	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN (SUPPLIED BY OTHERS)	1 REQ.
GR 1.7-C	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN (SUPPLIED BY OTHERS)	1 REQ.
GR 1.7-D	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN (SUPPLIED BY OTHERS)	1 REQ.
GR 1.7-E	D/F	DIRECTORY/INFORMATION AND LANDLORD SIGN (SUPPLIED BY OTHERS)	1 REQ.
GR 1.7.1-F	D/F	DIRECTORY/INFORMATION, L.L. & PARKING DIRECTORY (SUPPLIED BY OTHERS)	1 REQ.

THE SHOPS AT MIDTOWN MIAMI

MIAMI, FL.

URGENT - ATTN: ELECTRICIANS
 NEW UL 2161 GFI SIGN TRANSFORMER
 I REQUIRE THAT ALL CIRCUITS MUST HAVE
 DEDICATED HOT, NEUTRAL, GROUND
 I CANNOT BE AT THIS
 QUESTIONS: CALL ISD CORP. 1-800-790-7446

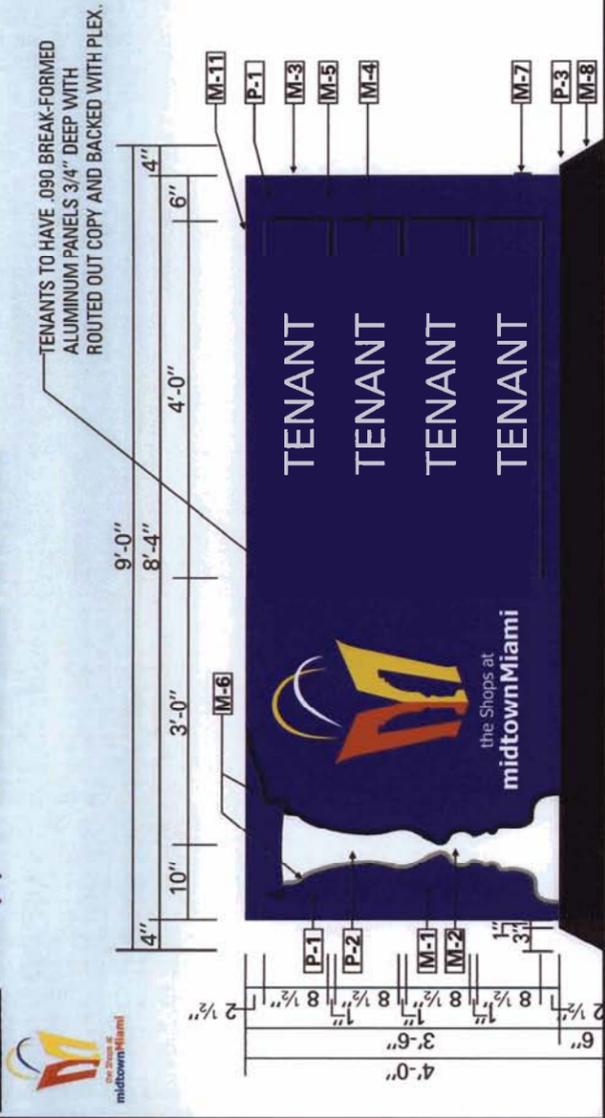
REQUIRED

INTERNATIONAL SIGN & DESIGN
 10831 CANAL ST., LARGO, FL. 33777 PHONE (727) 541-5573
 FAX (727) 544-7745 WWW.INTERINTERNATIONALSIGN.COM

ORIGINAL DATE DRAWN: JULY 14, 2005
 SALES PERSON: TOM KITCHELL
 DRAWING NUMBER: MIDTOWNMIAMI 8

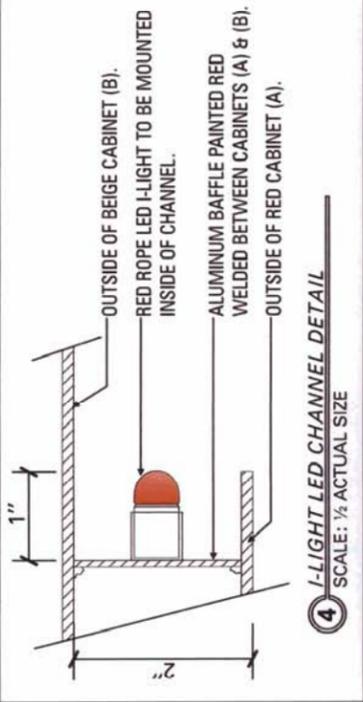
SCALE: AS NOTED
 DRAWN BY: O. BARNITZ
 PAGE: 2

GR 1.2.0 ONE (1) "V" SHAPED SIGN REQUIRED



1 RIGHT SIDE DIRECTIONAL ELEVATION (GR-1.2.0)
SCALE: 1/2" = 1'-0"

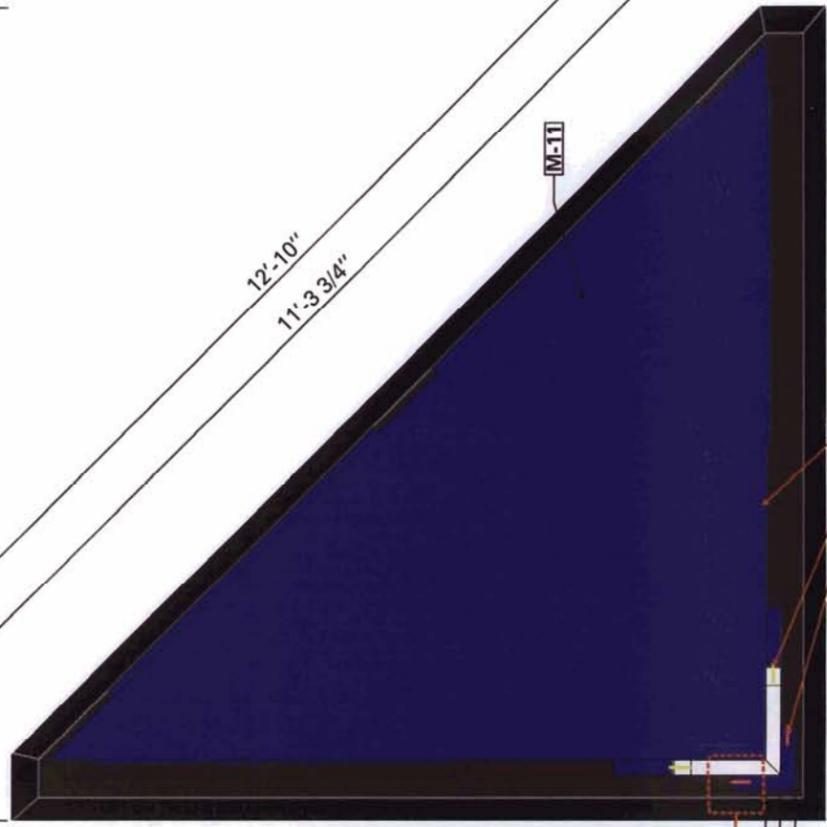
ONE (1) 20 AMP, 120 VOLT CIRCUIT REQUIRED. PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



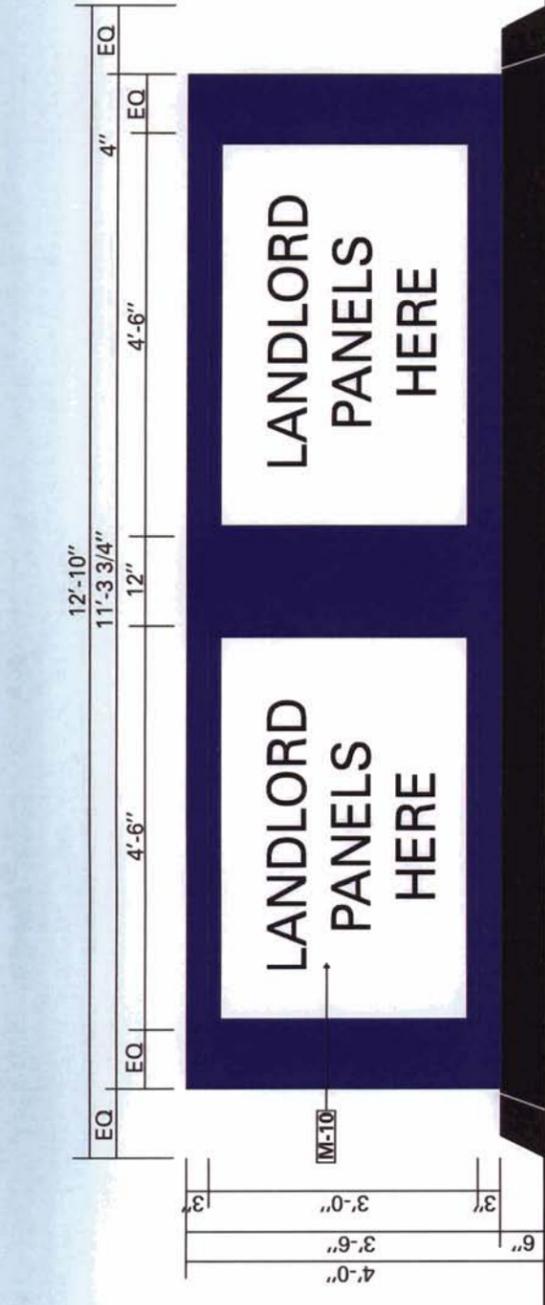
4 I-LIGHT LED CHANNEL DETAIL
SCALE: 1/2 ACTUAL SIZE



5 NIGHT VIEW ELEVATION
SCALE: N.T.S.



3 PLAN VIEW (GR-1.2.0)
SCALE: 1/2" = 1'-0"



2 BACK SIDE DIRECTIONAL ELEVATION (GR-1.2.0)
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:
DOUBLE FACE ILLUMINATED "V" SHAPED MONUMENT SIGN.

MATERIAL	DESCRIPTION
M1	CABINET (A) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
M2	CABINET (B) WHITE TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
M3	CABINET (C) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. "THE SHOPS AT MIDTOWNMIAMI" & TENANT AREAS TO BE ROUTED OUT OF FACES. COPY TO BE BACKED WITH WHITE PLEX AND HAVE TRANSLU-ENT VINYL APPLIED TO FIRST SURFACE. SEE COLOR SCHEDULE FOR MATCHES.
M4	TENANT PANELS TO BE 3/4" DEEP, BREAK-FORMED .090 ALUMINUM WITH ROUTED OUT COPY AND BACKED WITH PLEX. ALL COLORS AND COPY TO BE DETERMINED.
M5	PANEL MOUNT TO INTERNAL LIPS AND HAVE COUNTER-SUNK SCREWS ON ENDS. CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORE-SCENT LAMPS AND 120 VOLT H.O. BALLASTS.
M6	RED AND YELLOW ROPE I-LIGHT LED TO BE MOUNTED INSIDE OF CHANNEL.
M7	120 VOLT DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN BY OTHERS.
M8	FABRICATED ALUMINUM BASE OVER INTERNAL ANGLE BRACING.
M9	SIGN TO BE THUNDER BOLTED TO CEMENT SLAB.
M10	ILLUMINATED WHITE POLYCARBONATE LANDLORD PANELS ON BACK SIDE OF SIGN.
M11	ALUMINUM ROOF OVER ENTIRE SIGN. PITCH AT 1/4" PER FOOT.

PAINT

P1	SIMULATED STUCCO (COLOR TO MATCH P.M.S. 2756C BLUE).
P2	SIMULATED STUCCO (SATIN WHITE).
P3	SIMULATED STUCCO (SATIN BLACK).

PAINT SCHEDULE

P-1	P-2	P-3
P.M.S. 2756C BLUE	SATIN WHITE	SATIN BLACK
		P.M.S. 123C YELLOW-VINYL

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

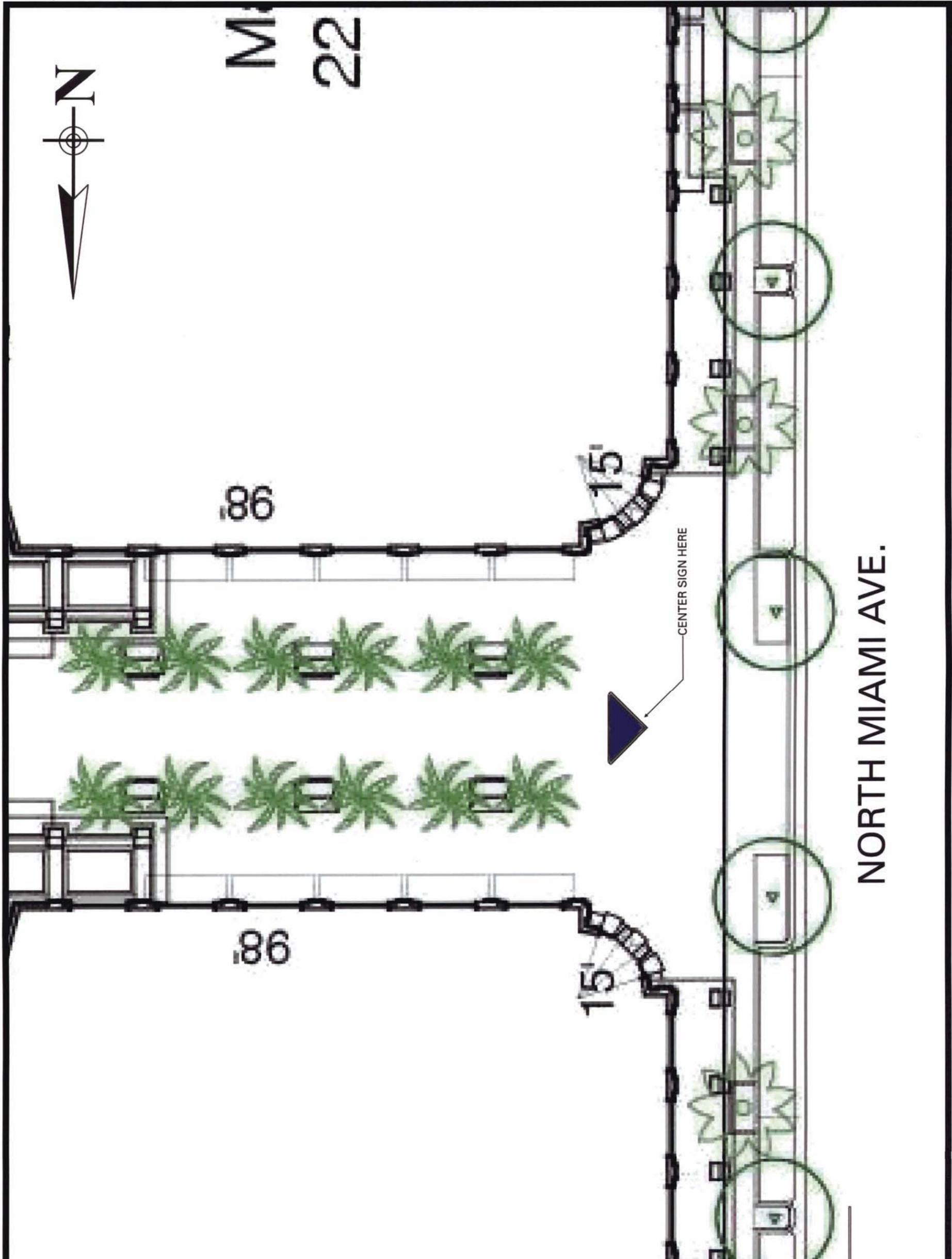
THE SHOPS AT MIDTOWN MIAMI
MIAMI, FL.

SCALE: AS NOTED
DRAWN BY: O. BARINITZ
PAGE: 3

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

URGENT - ATTN: ELECTRICIANS
NEW UL 2161 GR SIGN TRANSFORMER
REQUIRE THAT ALL CIRCUITS MUST HAVE
DEDICATED HOT, NEUTRAL, GROUND
TERMINATING AT PANEL.
QUESTIONS: CALL ISD CORP. 1-800-788-7446
REQUIRED

INTERNATIONAL SIGN & DESIGN
10831 CANAL ST., LARGO, FL. 33777 PHONE (727) 541-5573
FAX (727) 544-7745 WWW.INTERINTERNALSIGN.COM



1 PLAN DETAIL
SCALE: 1/16" = 1'-0"

NORTH MIAMI AVE.

ISD INTERNATIONAL SIGN & DESIGN
10831 CANAL ST., LARGO, FL. 33777 PHONE (727) 541-5573 FAX (727) 544-7745 WWW.INTERNATIONALSIGN.COM

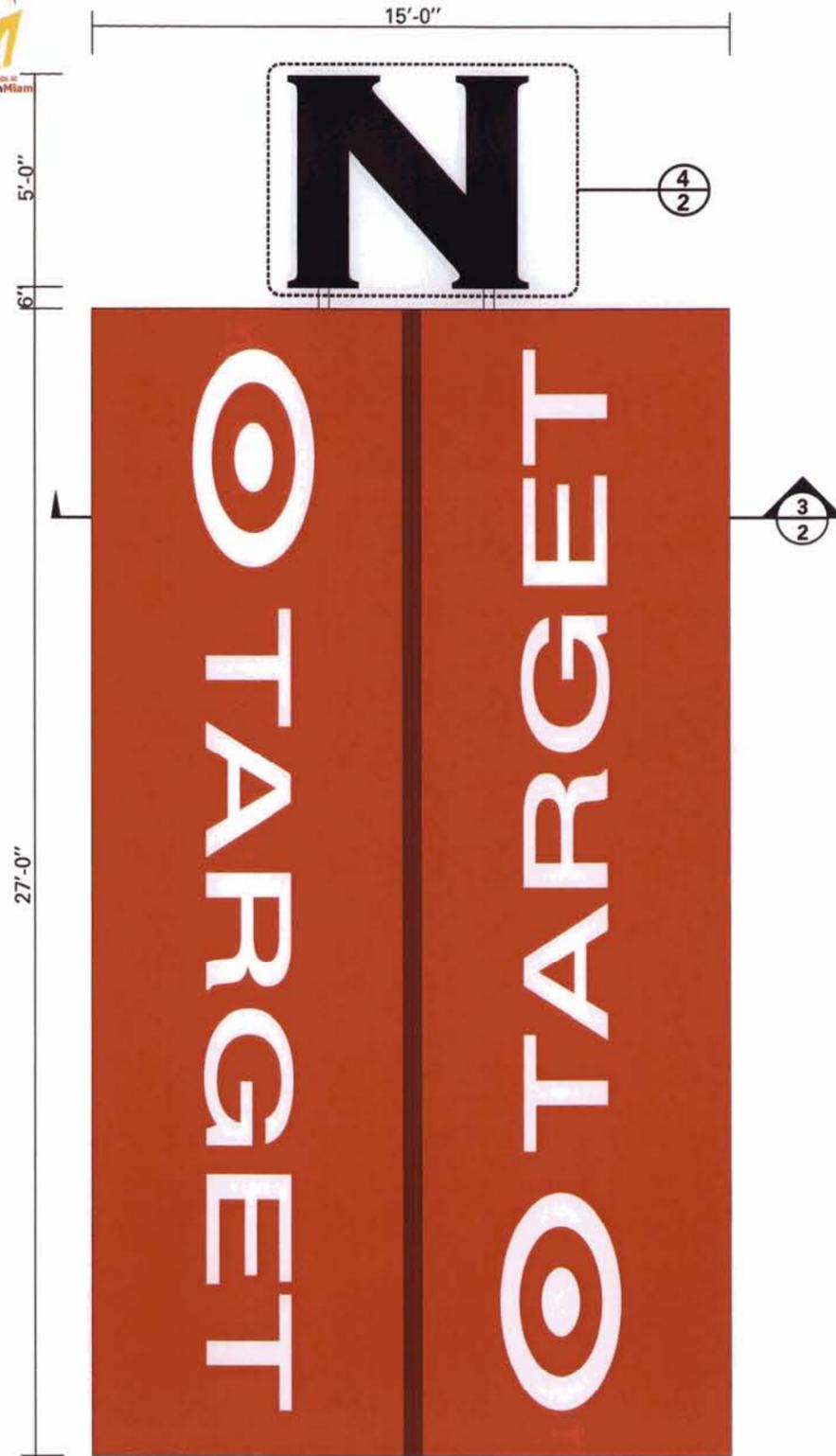
UL REQUIRED
URGENT - ATTN: ELECTRICIANS
NEW UL 2161 GFI SIGN TRANSFORMER
REQUIRE THAT ALL CIRCUITS MUST HAVE
DEDICATED HOT, NEUTRAL, GROUND
TERMINATING AT PANEL.
QUESTIONS: CALL ISD CORP. 1-800-780-7446

MIAMI, FL.
THE SHOPS AT MIDTOWN MIAMI

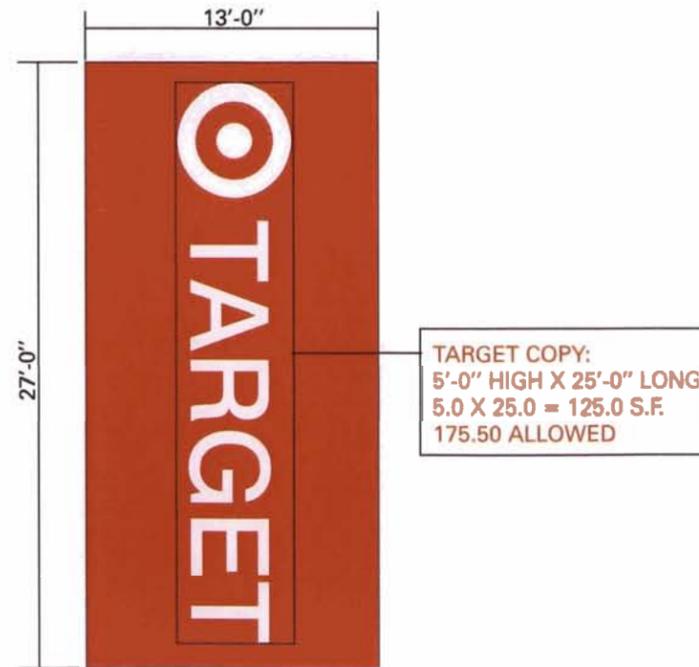
SCALE: AS NOTED
DRAWN BY: O. BARNITZ
PAGE: 4

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

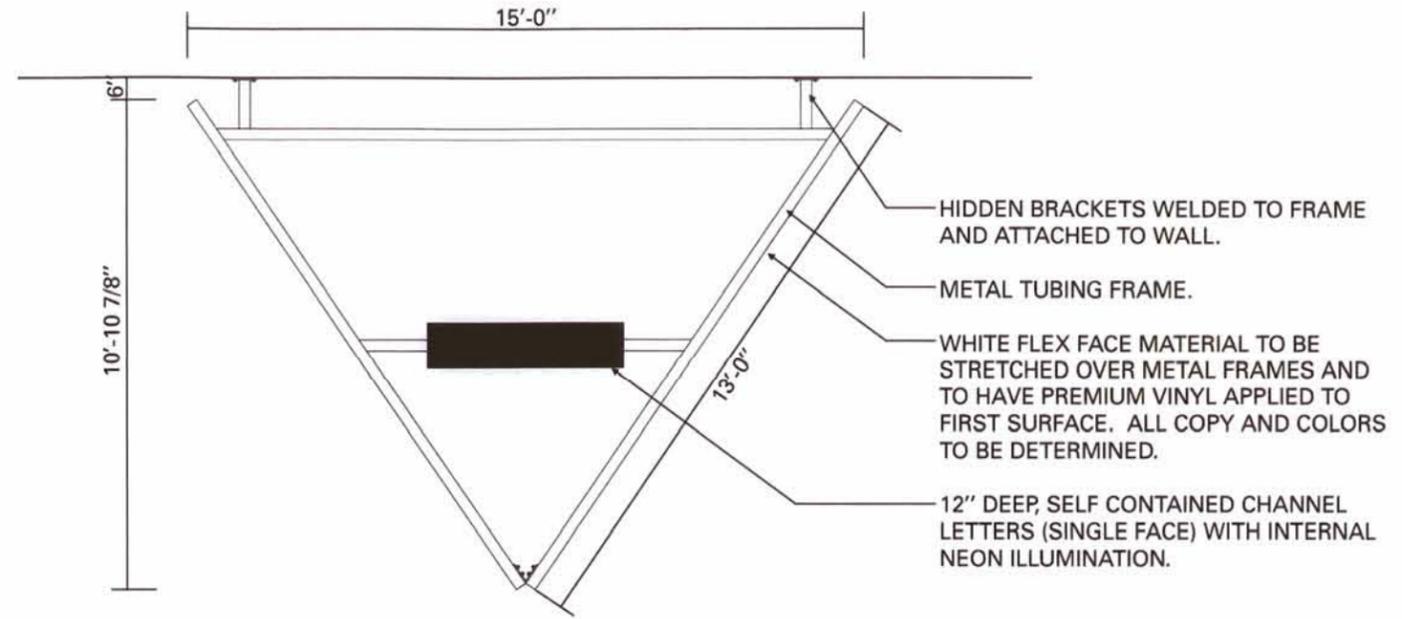
BS 1.4.0 BANNER DETAIL



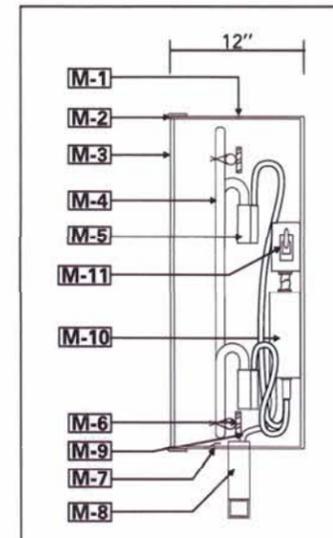
1 SIGN ELEVATION (TYPICAL)
SCALE: 1/4" = 1'-0"
SEVEN SIGNS REQUIRED



2 PANEL FLATTENED ELEVATION
SCALE: 1/8" = 1'-0"
CODE: 50% OF COPY FOR EACH BANNER.
27.0 X 13.0 = 351.0 SQUARE FEET X .5 =
175.50 SQUARE FEET ALLOWED FOR COPY AREA.



3 SIGN PAN (TYPICAL)
SCALE: 1/4" = 1'-0"



4 LETTER SECTION
SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	.063 ALUMINUM RETURNS. FINISH TO BE SPRAYED BLACK.
M2	.125 ALUMINUM BACKS. INSIDE OF LETTERS WHITE. ALL PAINTS TO BE INDUSTRIAL POLYURETHANE FINISH.
M3	1" BLACK TRIM-CAP.
M4	WHITE PLEX FACES WITH BLACK PERFORATED VINYL (BLACK DURING THE DAY AND WHITE AT NIGHT) APPLIED TO FIRST SURFACE OF FACES.
M5	15 MM 6500 WHITE NEON.
M6	DOUBLE BACK ELECTRODES WITH U.L. APPROVED ELECTRODE BOOTS AND 15000 VOLT GTO WIRE.
M7	CROSS BRACING BETWEEN RETURNS FOR TUBE SUPPORTS.
M8	1/4" WEEP HOLES AS REQUIRED.
M9	METAL TUBING WELDED TO LETTERS & TO CROSS BRACING.
M10	ELECTRICAL THROUGH SUPPORT TUBING.
M11	30 M.A. NORMAL POWER FACTOR TRANSFORMERS (GROUND FAULT PROTECTED AND 2161 U.L. APPROVED).
	20 AMP. DISCONNECT SWITCH ON OUTSIDE OF LETTERS.



URGENT - ATTN: ELECTRICIANS
NEW UL 2161 G.F.P. SIGN TRANSFORMER
REQUIRE THAT ALL CIRCUITS MUST HAVE
DEDICATED HOT, NEUTRAL, GROUND
TERMINATING AT PANEL.
QUESTIONS: CALL ISD CORP. 1-800-708-7446

CIRCUITS REQUIRED
TO BE DETERMINED
(120 VOLT)

SIGN MUST BE GROUNDED IN COMPLIANCE WITH
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

ISD INTERNATIONAL SIGN & DESIGN
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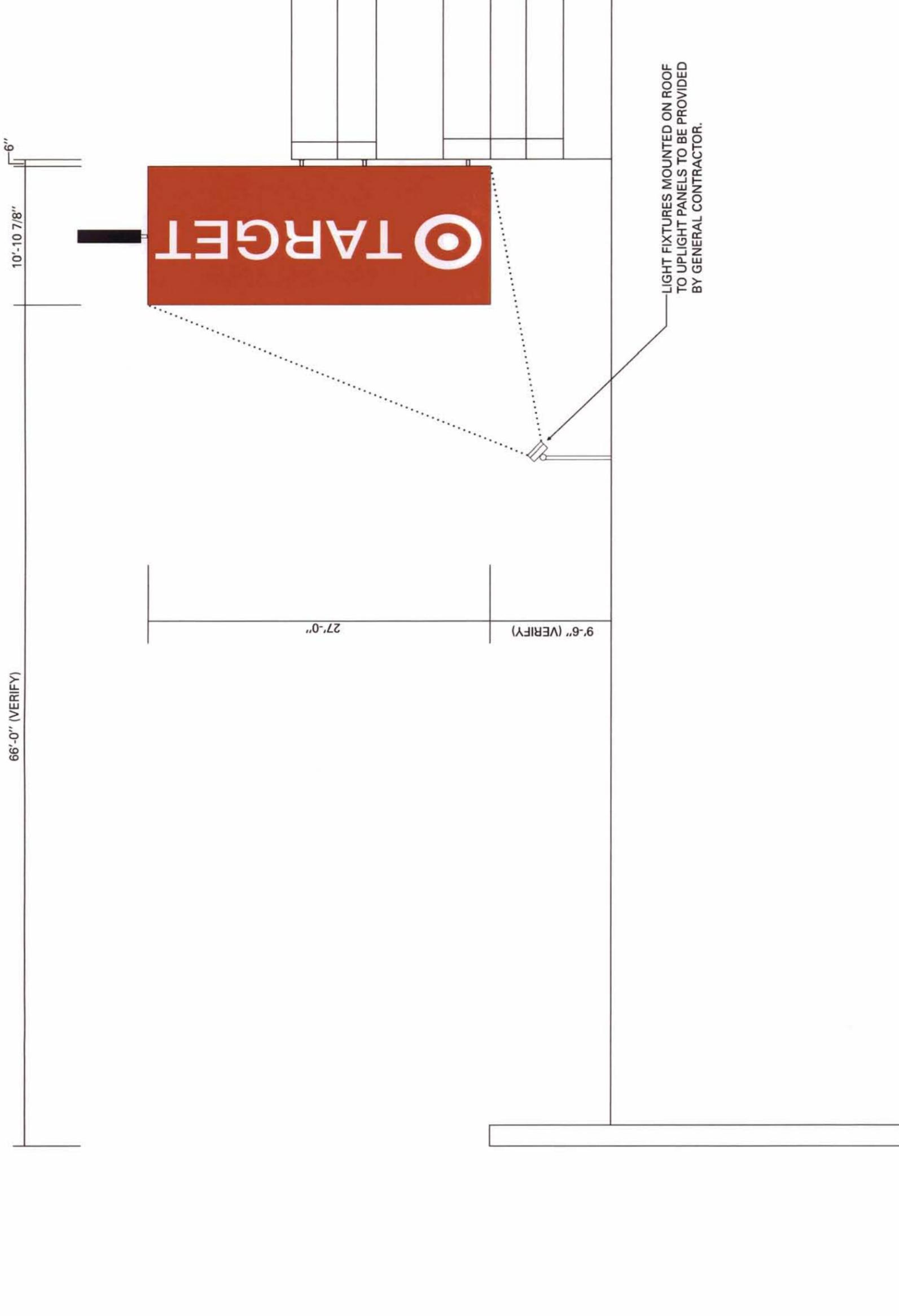
UL REQUIRED
URGENT - ATTN: ELECTRICIANS
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QUESTIONS: CALL ISD CORP. 1-800-708-7446

THE SHOPS AT MIDTOWN MIAMI
MIAMI, FL.

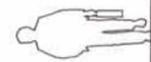
SCALE: AS NOTED
DRAWN BY: O. BARNITZ
PAGE: 6

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

BS 1.4.0 BANNER DETAIL



1 SIDE BUILDING SECTION
SCALE: 1/8" = 1'-0"



MIAMI, FL.
THE SHOPS AT MIDTOWN MIAMI

SCALE: AS NOTED
DRAWN BY: O. BARINITZ
PAGE: 7

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

URGENT - ATTN: ELECTRICIANS
NEW UL 2161 GFI SIGN TRANSFORMER
REQUIRE THAT ALL CIRCUITS MUST HAVE
DEDICATED HOT, NEUTRAL, GROUND
TERMINATING AT PANEL.
QUESTIONS: CALL ISD CORP. 1-800-780-7446
REQUIRED



ISD INTERNATIONAL
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BS 1.4.0 BANNER DETAIL



SOUTH BLOCK TENANT

175.5 S.F.
ALLOWED

SOUTH BLOCK TENANT

175.5 S.F.
ALLOWED



6'-10" X 25'-0"
170.83 S.F.

TENANT NAME HERE

175.5 S.F.
ALLOWED



8'-2" X 21'-3"
173.53 S.F.

TENANT NAME HERE

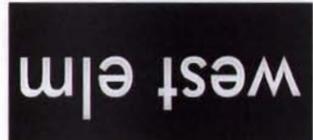
175.5 S.F.
ALLOWED



3'-6" X 25'-0" S.F.
87.50 S.F.

TENANT NAME HERE

175.5 S.F.
ALLOWED



5'-8" X 25'-0"
141.65 S.F.



5'-0" X 25'-0
125.0 S.F.



5'-0" X 25'-0
125.0 S.F.

1 PANEL FLATTENED ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: ALL COPY IS BOXED

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UL REQUIRED
URGENT - ATTN: ELECTRICIANS
NEW UL 2161 GFI SIGN TRANSFORMER
REQUIRE THAT ALL CIRCUITS MUST HAVE
DEDICATED HOT, NEUTRAL, GROUND
TERMINATING AT PANEL.
QUESTIONS: CALL ISD CORP. 1-800-788-7446

MIAMI, FL.
THE SHOPS AT MIDTOWN MIAMI

SCALE: AS NOTED
DRAWN BY: O. BARINITZ
SALES PERSON: TOM KITCHELL
ORIGINAL DATE DRAWN: JULY 14, 2005
DRAWING NUMBER: MIDTOWNMIAMI 8
PAGE: 8

GR E1.1.1 ONE (1) ENTIRE GARAGE SIGN REQUIRED FOR N.E. 32ND ST

ONE (1) 20 AMP, 120 VOLT CIRCUIT REQUIRED.
 PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT
 WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



1 SIGN DETAIL
 SCALE: 1/2" = 1'-0"

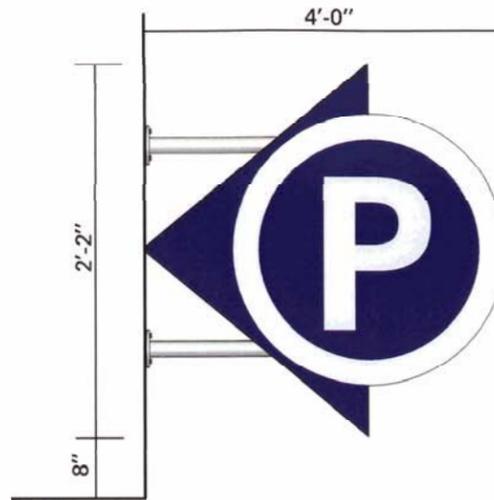
ONE (1) SET OF LETTERS AND CABINET REQUIRED.

LETTER SPECIFICATIONS:

5" DEEP, ALL ALUMINUM CONSTRUCTED, WHITE PLEX FACE CHANNEL LETTERS. RETURNS TO BE BLUE. JEWELITE BLUE. 15 MM 6500 WHITE NEON WITHIN LETTERS. LETTERS TO BE MOUNTED TO 6" ALUMINUM RACEWAY, FINISH TO BE SPRAYED TO MATCH WALL.

CABINET SPECIFICATIONS:

10" DEEP, SINGLE FACE, ALL ALUMINUM CONSTRUCTED CABINET WITH 1 1/2" ALUMINUM RETAINERS AND DIVIDER BARS. FINISH TO BE SPRAYED BLUE. FACE TO BE WHITE FLAT PLEX WITH TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST.



2 SYMBOL DETAIL
 SCALE: 1/2" = 1'-0"

ONE (1) D/F SIGN REQUIRED PER SIGN.

SPECIFICATIONS:

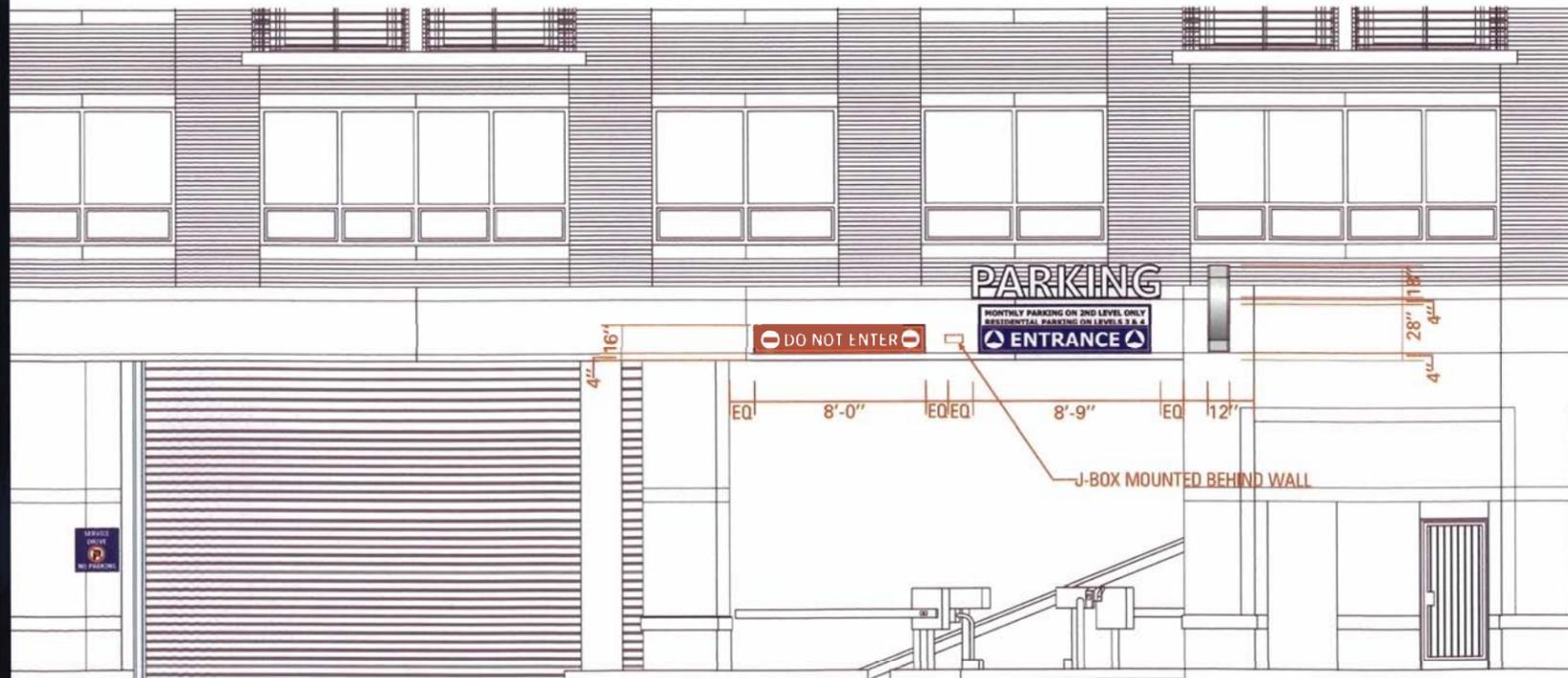
12" DEEP, ALL ALUMINUM CONSTRUCTED CABINET. FINISH TO BE WHITE. FACE TO BE WHITE PLEX WITH BLUE TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST. HORIZONTAL SUPPORTS INTO CABINET AND TO HAVE MOUNTING PLATES WELDED TO ENDS AND THRU-BOLT INTO WALL. SUPPORTS TO BE SPRAYED WHITE.



3 CABINET DETAIL
 SCALE: 1/2" = 1'-0"

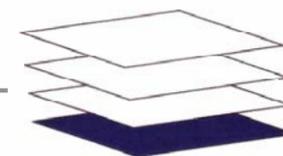
CABINET SPECIFICATIONS:

10" DEEP, SINGLE FACE, ALL ALUMINUM CONSTRUCTED CABINET WITH 1 1/2" ALUMINUM RETAINERS AND DIVIDER BAR. FINISH TO BE SPRAYED BLUE. FACE TO BE WHITE FLAT PLEX WITH TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST.



4 SOUTH (PARTIAL) ELEVATION
 SCALE: 1/8" = 1'-0"

SIGNS AT
 GROUND LEVEL



THE SHOPS AT MIDTOWN MIAMI

MIAMI, FL.

SCALE: AS NOTED
 DRAWN BY: O. BARNITZ
 PAGE: 7

ORIGINAL DATE DRAWN: FEBRUARY 22, 2006
 SALES PERSON: TOM KITCHELL
 DRAWING NUMBER: EAST GARAGE

UL
 URGENT - ATTN: ELECTRICIANS
 NEW UL 2161 GF SIGN TRANSFORMER
 REQUIRE THAT ALL CIRCUITS MUST HAVE
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 QUESTIONS: CALL ISD CORP. 1-800-788-7446

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GR S1.1.1 ONE (1) ENTIRE GARAGE SIGN REQUIRED FOR N.E. 31TH ST

TWO (2) 20 AMP. 120 VOLT CIRCUITS REQUIRED.
 PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT
 WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



1 SIGN DETAIL
 SCALE: 1/2" = 1'-0"

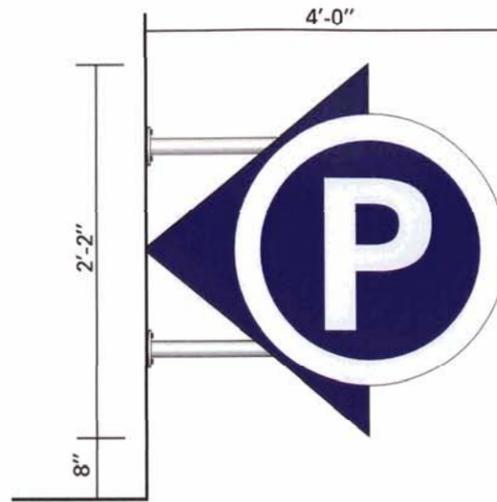
TWO (2) SETS OF LETTERS AND CABINETS REQUIRED.

LETTER SPECIFICATIONS:

5" DEEP, ALL ALUMINUM CONSTRUCTED, WHITE PLEX FACE CHANNEL LETTERS. RETURNS TO BE BLUE. JEWELITE BLUE. 15 MM 6500 WHITE NEON WITHIN LETTERS. LETTERS TO BE MOUNTED TO 6" ALUMINUM RACEWAY, FINISH TO BE SPRAYED TO MATCH WALL.

CABINET SPECIFICATIONS:

10" DEEP, SINGLE FACE, ALL ALUMINUM CONSTRUCTED CABINET WITH 1 1/2" ALUMINUM RETAINERS AND DIVIDER BARS. FINISH TO BE SPRAYED BLUE. FACE TO BE WHITE FLAT PLEX WITH TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST.

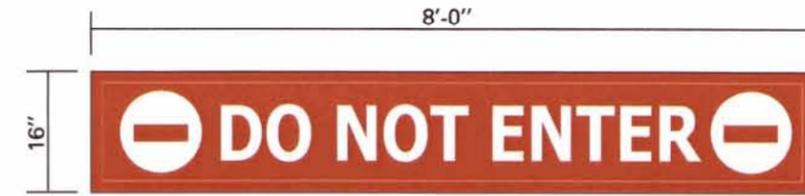


2 SYMBOL DETAIL
 SCALE: 1/2" = 1'-0"

ONE (1) D/F SIGN REQUIRED PER SIGN.

SPECIFICATIONS:

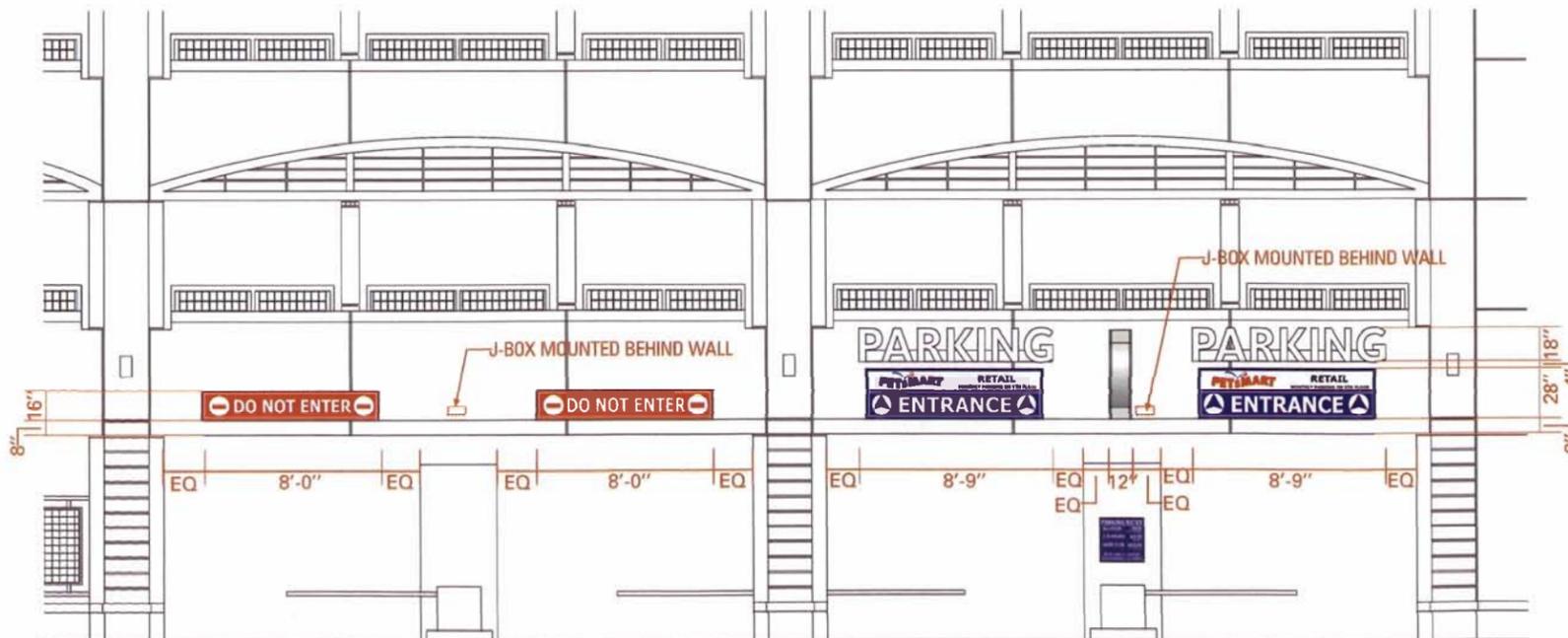
12" DEEP, ALL ALUMINUM CONSTRUCTED CABINET. FINISH TO BE WHITE. FACE TO BE WHITE PLEX WITH BLUE TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST. HORIZONTAL SUPPORTS INTO CABINET AND TO HAVE MOUNTING PLATES WELDED TO ENDS AND THRU-BOLT INTO WALL. SUPPORTS TO BE SPRAYED WHITE.



3 CABINET DETAIL
 SCALE: 1/2" = 1'-0"

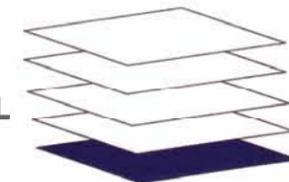
CABINET SPECIFICATIONS:

10" DEEP, SINGLE FACE, ALL ALUMINUM CONSTRUCTED CABINET WITH 1 1/2" ALUMINUM RETAINERS AND DIVIDER BAR. FINISH TO BE SPRAYED BLUE. FACE TO BE WHITE FLAT PLEX WITH TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLAST.



4 SOUTH (PARTIAL) ELEVATION
 SCALE: 1/8" = 1'-0"

**SIGNS AT
 GROUND LEVEL**



THE SHOPS AT MIDTOWN MIAMI

MIAMI, FL.

SCALE:
 AS NOTED

DRAWN BY:
 O. BARNITZ

PAGE:
 7

ORIGINAL DATE DRAWN:
 FEBRUARY 13, 2006

SALES PERSON:
 TOM KITCHELL

DRAWING NUMBER:
 SOUTH GARAGE

**INTERNATIONAL
 SIGN & DESIGN**

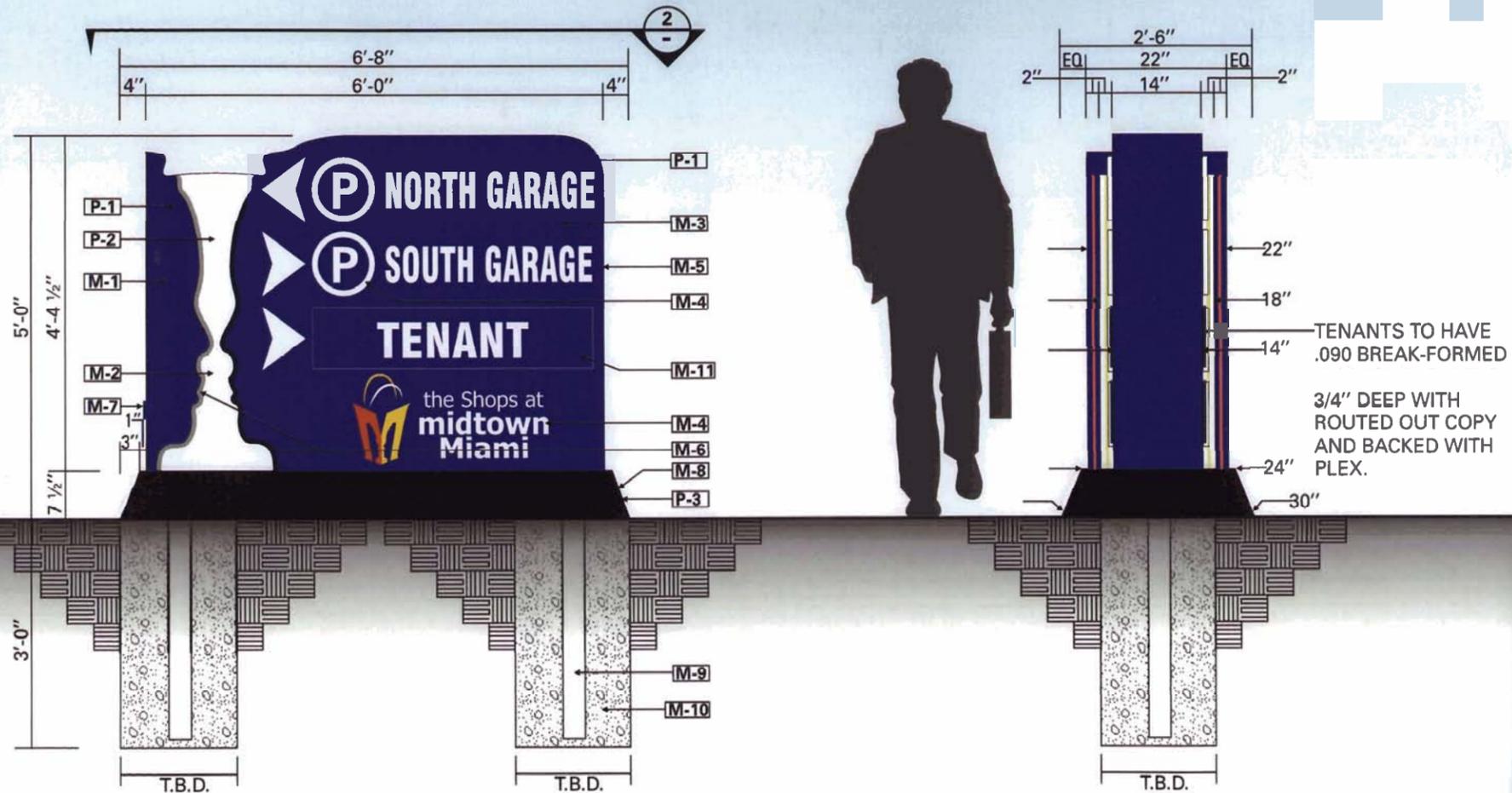
10831 CANAL ST., LARGO, FL. 33777 PHONE (727) 541-5573
 FAX (727) 544-7745 WWW.INTERNATIONALSIGN.COM

UL
 URGENT - ATTN: ELECTRICIANS
 NEW UL 2161 GFI SIGN TRANSFORMER
 REQUIRE THAT ALL CIRCUITS MUST HAVE
 DEDICATED HOT, NEUTRAL, GROUND
 TERMINATING AT PANEL.
 QUESTIONS: CALL ISO COMP. 1-800-788-7446
REQUIRED

**GR 1.5.0 TWO (2) D/F SIGNS REQUIRED
SEE LAYOUTS ON NEXT PAGE**

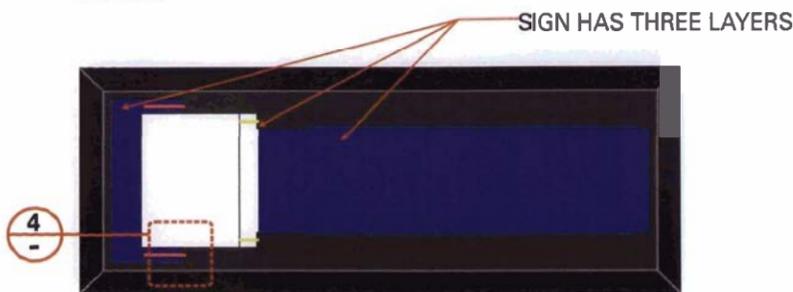


ONE (1) 20 AMP. 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN.
PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH
A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.

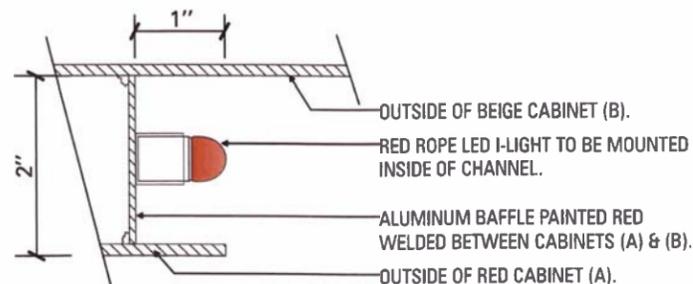


1 TYP. DIRECTIONAL ELEVATION (GR-1.5)
SCALE: 1/8" = 1'-0"

3 TYP. DIRECTIONAL SIDE VIEW (GR-1.5)
SCALE: 1/2" = 1'-0"



2 TYP. DIRECTIONAL PLAN VIEW (GR-1.5)
SCALE: 1/2" = 1'-0"



4 I-LIGHT LED CHANNEL DETAIL
SCALE: 1/2" ACTUAL SIZE

SPECIFICATIONS:

DOUBLE FACE ILLUMINATED MONUMENT SIGNS.

MATERIAL DESCRIPTION

- M1 CABINET (A) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
- M2 CABINET (B) WHITE TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
- M3 CABINET (C) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. "THE SHOPS AT MIDTOWNMIAMI" TO BE ROUTED OUT OF FACES AND TO BE BACKED PLEX. SEE COLOR SCHEDULE FOR MATCHES.
- M4 PARKING SYMBOLS AND ARROWS TO BE 1/2" THICK WHITE PUSH-THRU PLEX. ARROWS TO HAVE BLUE TRANSLUCENT VINYL APPLIED TO FIRST SURFACE.
- M5 CABINET (C) TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLASTS.
- M6 RED AND YELLOW ROPE I-LIGHT LED TO BE MOUNTED INSIDE OF CHANNEL.
- M7 120 VOLT DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN BY OTHERS.
- M8 FABRICATED ALUMINUM BASE OVER INTERNAL ANGLE BRACING.
- M9 SUPPORTS: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE REQUIRED FROM GRADE: TWO (2) 3" ROUND #7.58 ASTM A53B STEEL PIPES. SM - 1.72
- M10 FOUNDATION: SIZES TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZES: 1'-6" X 1'-6" X 3'-0" DEEP. .50 CUBIC YARDS OF CONCRETE.
- M11 TENANT PANELS TO BE 3/4" DEEP BREAK-FORMED .090 ALUMINUM WITH ROUTED OUT COPY AND BACKED WITH PLEX. ALL COLORS AND COPY TO BE DETERMINED. PANEL MOUNT TO INTERNAL LIPS AND HAVE COUNTER-SUNK SCREWS ON ENDS.

PAINT DESCRIPTION

- P1 SIMULATED STUCCO (COLOR TO MATCH P.M.S. 2756C BLUE).
- P2 SIMULATED STUCCO (SATIN WHITE).
- P3 SIMULATED STUCCO (SATIN BLACK).

PAINT SCHEDULE



SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



5 DIRECTIONAL NIGHT VIEW ELEVATION
SCALE: N.T.S.

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THE SHOPS AT MIDTOWN MIAMI
MIAMI, FL.

SCALE: AS NOTED
DRAWN BY: O. BARNITZ
PAGE: 9

ORIGINAL DATE DRAWN:
JULY 14, 2005
SALES PERSON:
TOM KITCHELL
DRAWING NUMBER:
MIDTOWNMIAMI 8

GR 1.5.0 TWO (2) D/F SIGNS REQUIRED



1 GR 1.5-A ELEVATION SIDE A (SOUTH)
SCALE: 1/2" = 1'-0"

ONE (1) 20 AMP, 120 VOLT CIRCUIT REQUIRED. PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.

2 GR 1.5-A ELEVATION SIDE A (NORTH)
SCALE: 1/2" = 1'-0"



1 GR 1.5-B ELEVATION SIDE A (NORTH)
SCALE: 1/2" = 1'-0"

ONE (1) 20 AMP, 120 VOLT CIRCUIT REQUIRED. PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



2 GR 1.5-B ELEVATION SIDE A (SOUTH)
SCALE: 1/2" = 1'-0"

MIAMI, FL.
THE SHOPS AT MIDTOWN MIAMI

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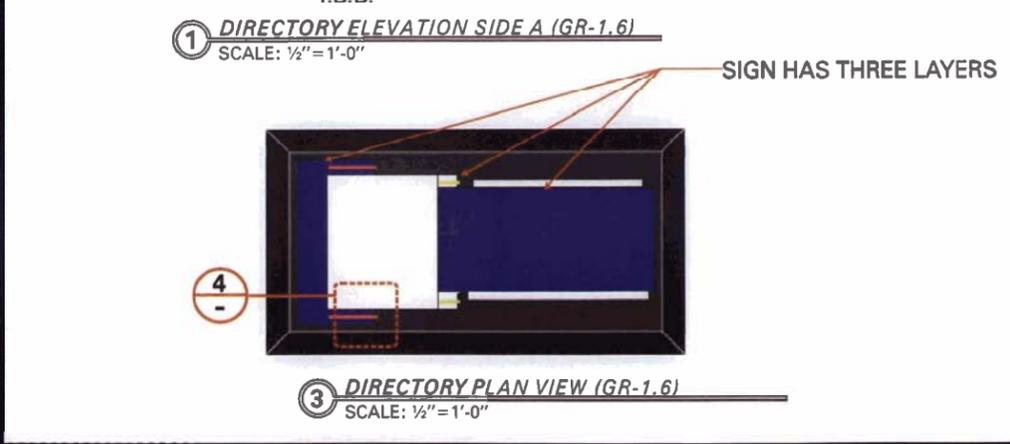
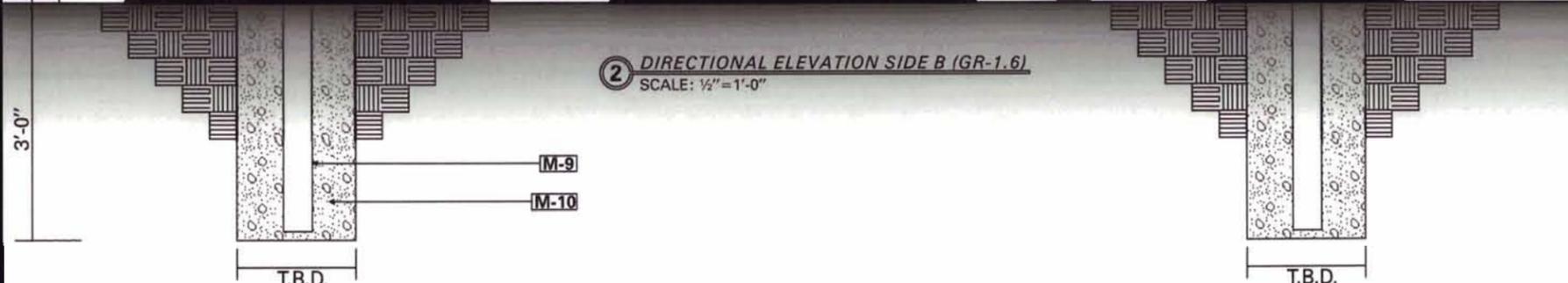
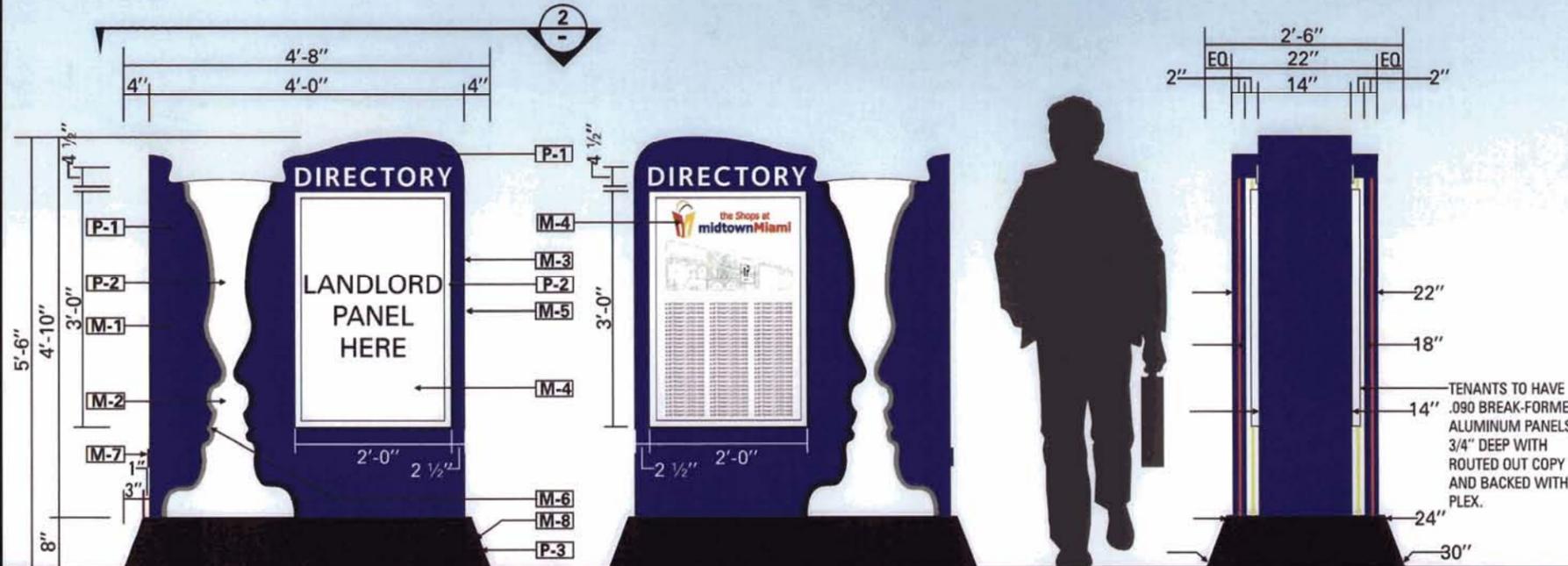
SCALE: AS NOTED
DRAWN BY: O. BARNTZ
PAGE: 10

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

GR 1.6.0 THREE (3) D/F SIGNS REQUIRED



ONE (1) 20 AMP 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN. PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



SPECIFICATIONS:

DOUBLE FACE ILLUMINATED MONUMENT SIGNS.

MATERIAL DESCRIPTION

- M1 CABINET (A) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
- M2 CABINET (B) WHITE TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
- M3 CABINET (C) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. PERMANENT DIRECTORY COPY TO BE ROUTED OUT OF BOTH SIDES AND HAVE 1/2" WHITE PUSH THRU PLEX LETTERS. BOTH SIDES TO HAVE CHANGEABLE DURATRANS TRANSLUCENT PRINTS. SIDE "A" TO HAVE FUTURE ADVERTISING PRINT AND SIDE "B" TO HAVE A SITE DIRECTORY.
- M4 BOTH SIDES TO HAVE CHANGEABLE DURATRANS TRANSLUCENT PRINTS. SIDE "A" TO HAVE FUTURE LANDLORD PRINT AND SIDE "B" TO HAVE A SITE DIRECTORY. BOTH GRAPHICS TO BE IN TAMPER-PROOF CHANGEABLE SYSTEM.
- M5 CABINET (C) TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLASTS.
- M6 RED AND YELLOW ROPE I-LIGHT LED TO BE MOUNTED INSIDE OF CHANNEL.
- M7 120 VOLT DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN BY OTHERS.
- M8 FABRICATED ALUMINUM BASE OVER INTERNAL ANGLE BRACING.
- M9 SUPPORTS: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE REQUIRED FROM GRADE: ONE (1) 4" ROUND #10.79 ASTM A53B STEEL PIPES. SM - 3.21
- M10 FOUNDATION: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE: 1'-6" X 1'-6" X 3'-0" DEEP. .25 CUBIC YARDS OF CONCRETE.

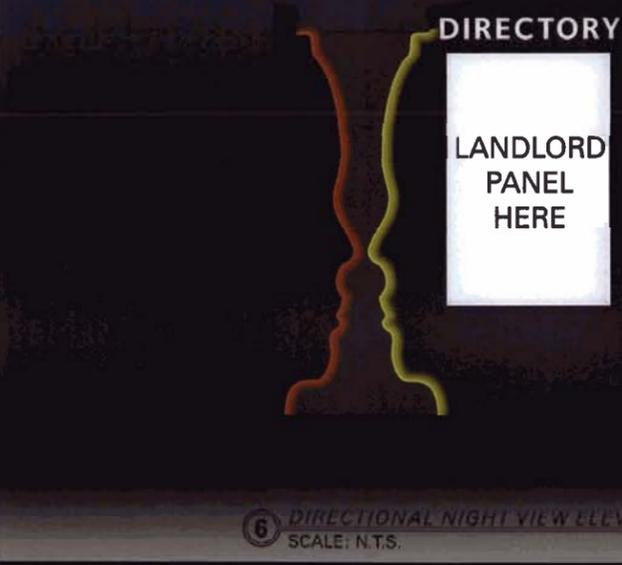
PAINT DESCRIPTION

- P1 SIMULATED STUCCO (COLOR TO MATCH P.M.S. 2756C BLUE).
- P2 SIMULATED STUCCO (SATIN WHITE).
- P3 SIMULATED STUCCO (SATIN BLACK).

PAINT SCHEDULE

P-1	P-2	P-3
P.M.S. 2756C BLUE	SATIN WHITE	SATIN BLACK

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



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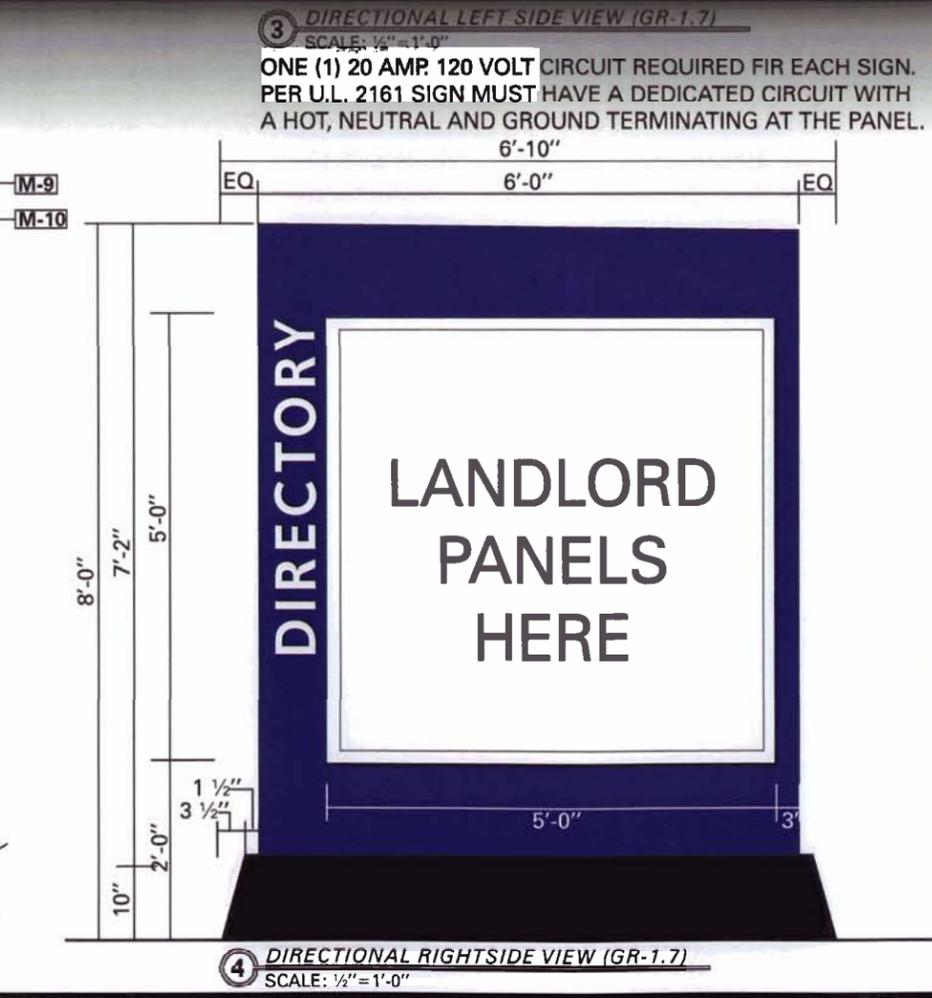
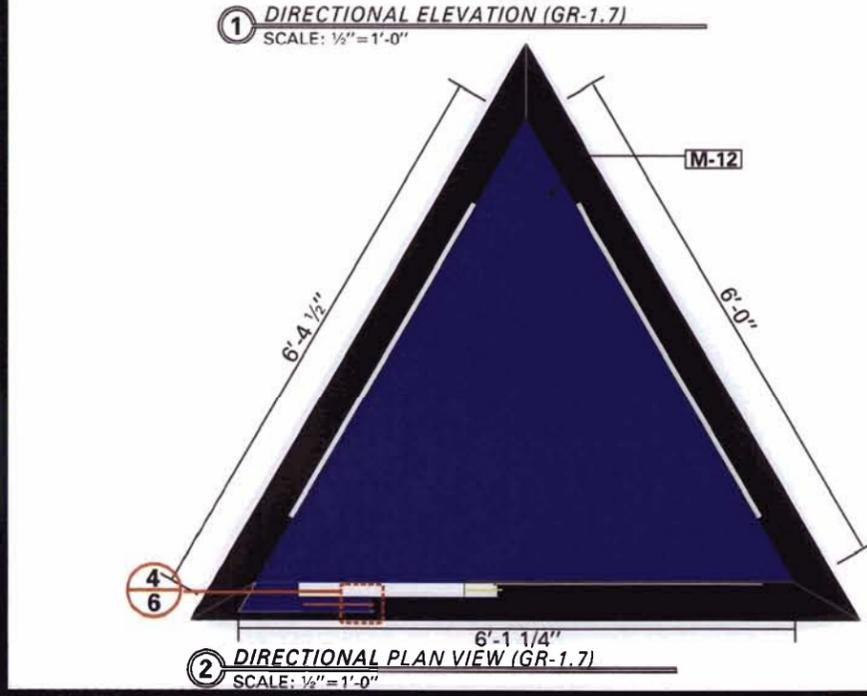
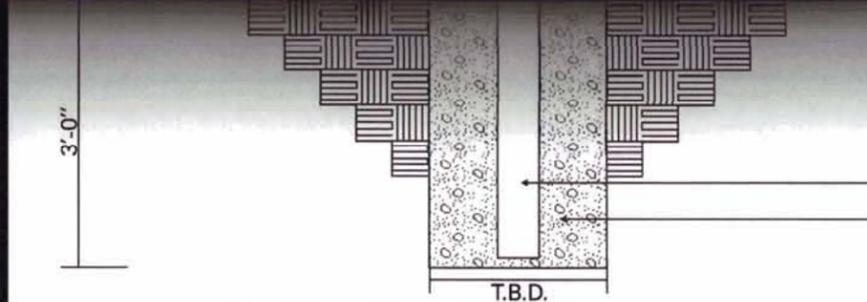
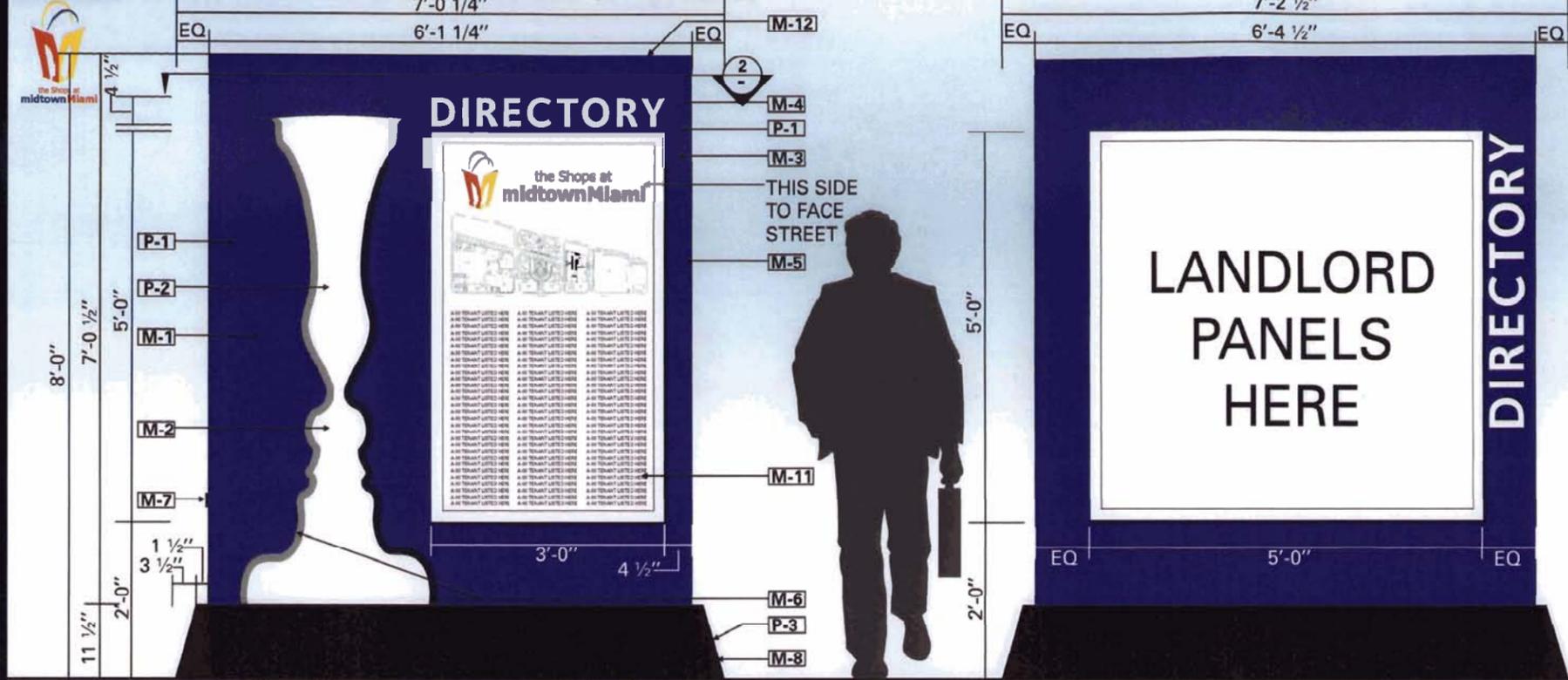
UL REQUIRED
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 QUESTIONS: CALL ISP COMP. 1-800-708-7446

THE SHOPS AT MIDTOWN MIAMI
 MIAMI, FL.

SCALE: AS NOTED
 DRAWN BY: O. BARNITZ
 PAGE: 11

ORIGINAL DATE DRAWN: JULY 14, 2005
 SALES PERSON: TOM KITCHELL
 DRAWING NUMBER: MIDTOWNMIAMI 8

GR 1.7.0 FIVE (5) TRIANGLE SIGNS REQUIRED (BY OTHERS)



SPECIFICATIONS:
DOUBLE FACE ILLUMINATED MONUMENT SIGNS.

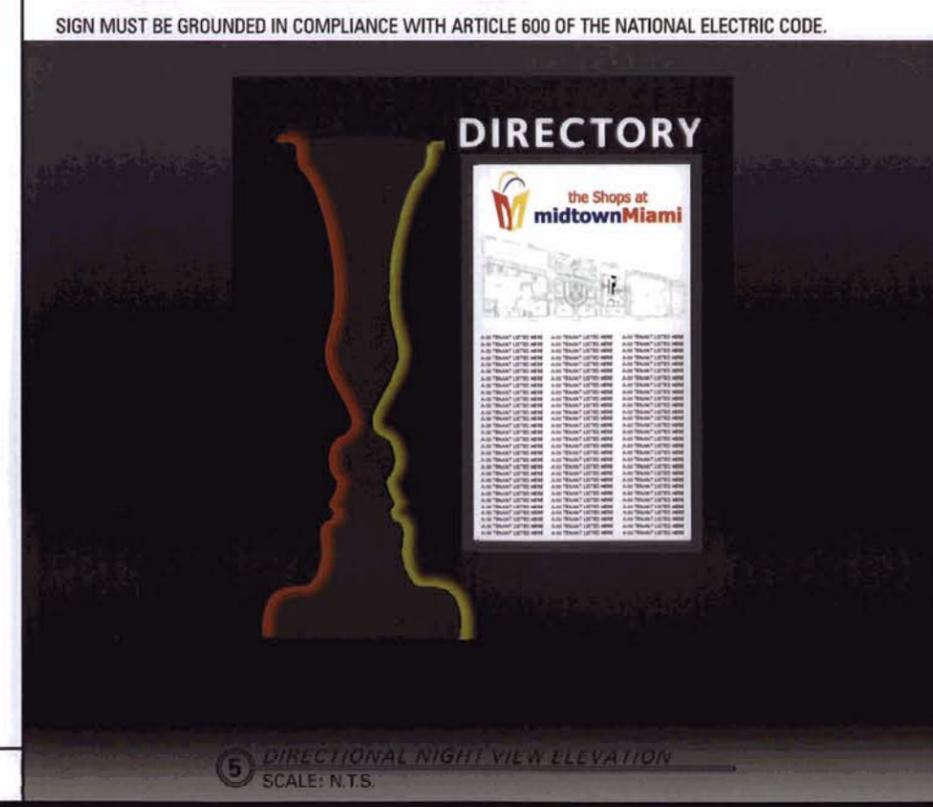
MATERIAL	DESCRIPTION
M1	CABINET (A) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE. COPY ROUTED OUT.
M2	CABINET (B) WHITE TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE. COPY ROUTED OUT.
M3	CABINET (C) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. COPY AND DIRECTORY MAP TO BE ROUTED OUT OF FACES.
M4	ALL "DIRECTORY" COPY TO BE 1/2" WHITE PUSH-THRU CUT OUT PLEX LETTERS.
M5	CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLASTS.
M6	RED AND YELLOW ROPE I-LIGHT LED TO BE MOUNTED INSIDE OF CHANNEL.
M7	120 VOLT DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN TO BE SUPPLIED BY OTHERS.
M8	FABRICATED ALUMINUM BASE OVER INTERNAL ANGLE BRACING.
M9	SUPPORTS: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE REQUIRED FROM GRADE: ONE (1) 5" ROUND #14.62 ASTM A53B STEEL PIPES. SM - 5.45
M10	FOUNDATION: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE: 2'-0" X 1'-6" X 3'-0" DEEP. .33 CUBIC YARDS OF CONCRETE.
M11	DIRECTORY MAP TO HAVE CLEAR POLYCARBONATE FACES WITH DURA-TRANS (CHANGEABLE) DIGITAL PRINT ON BACK.
M12	ALUMINUM ROOF OVER ENTIRE SIGN. PITCH BACK AT 1/4" PER FOOT.

PAINT	DESCRIPTION
P1	SIMULATED STUCCO (COLOR TO MATCH P.M.S. 2756C BLUE).
P2	SIMULATED STUCCO (SATIN WHITE).
P3	SIMULATED STUCCO (SATIN BLACK).

PAINT SCHEDULE

P-1 P.M.S. 2756C BLUE	P-2 SATIN WHITE	P-3 SATIN BLACK
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SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



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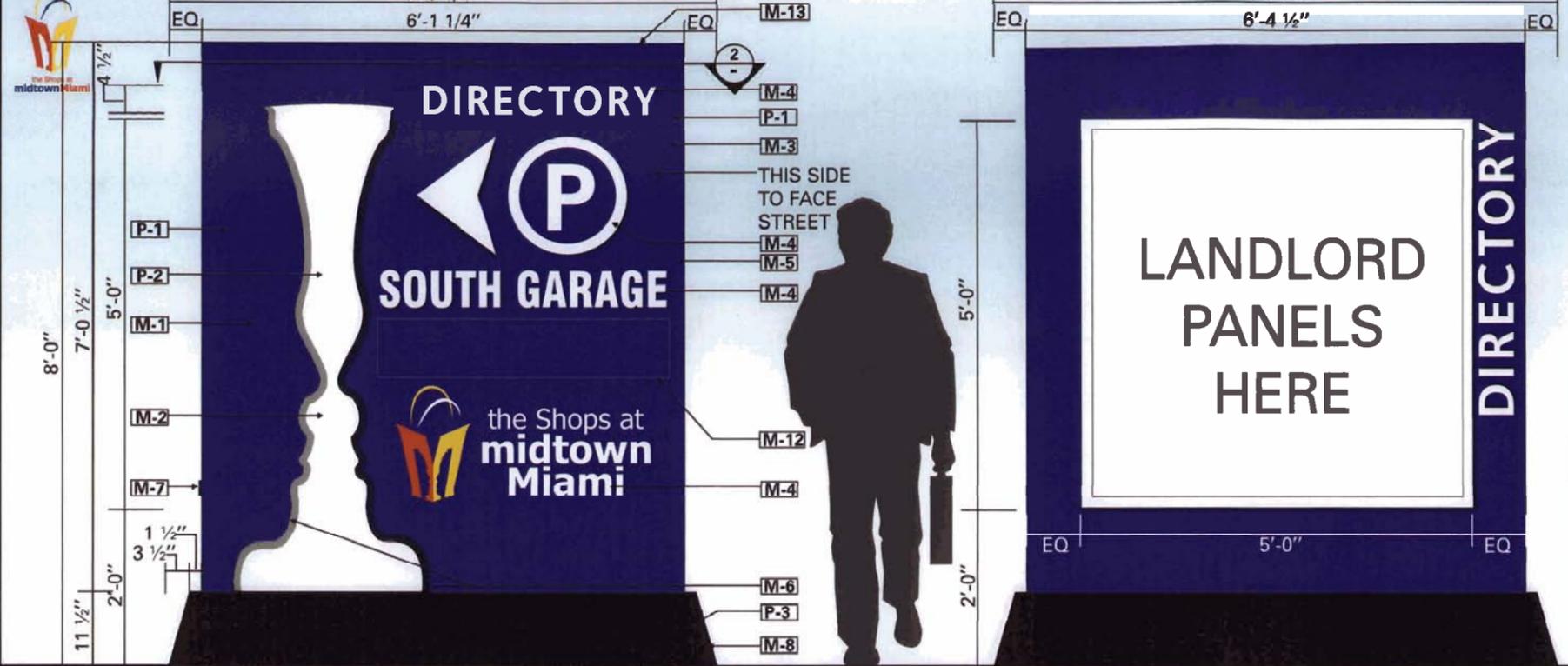
UL
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THE SHOPS AT MIDTOWN MIAMI
MIAMI, FL.

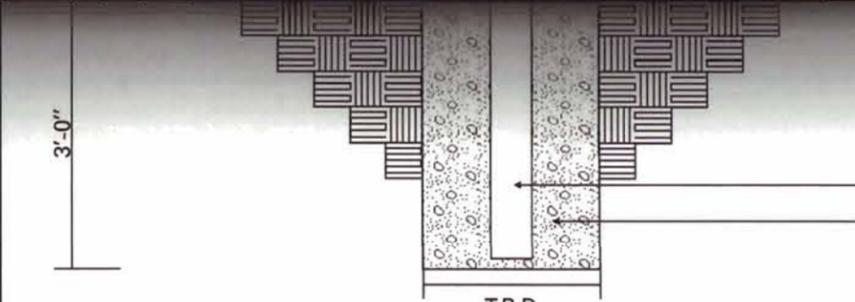
ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

SCALE: AS NOTED
DRAWN BY: O. BARNITZ
PAGE: 12

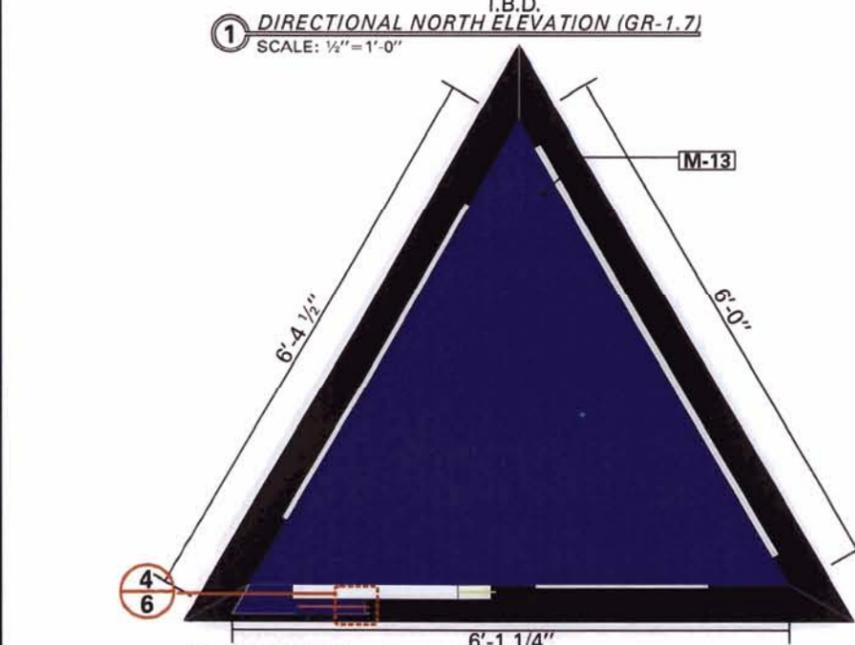
GR 1.7.1 ONE (1) TRIANGLE SIGN REQUIRED (BY OTHERS)



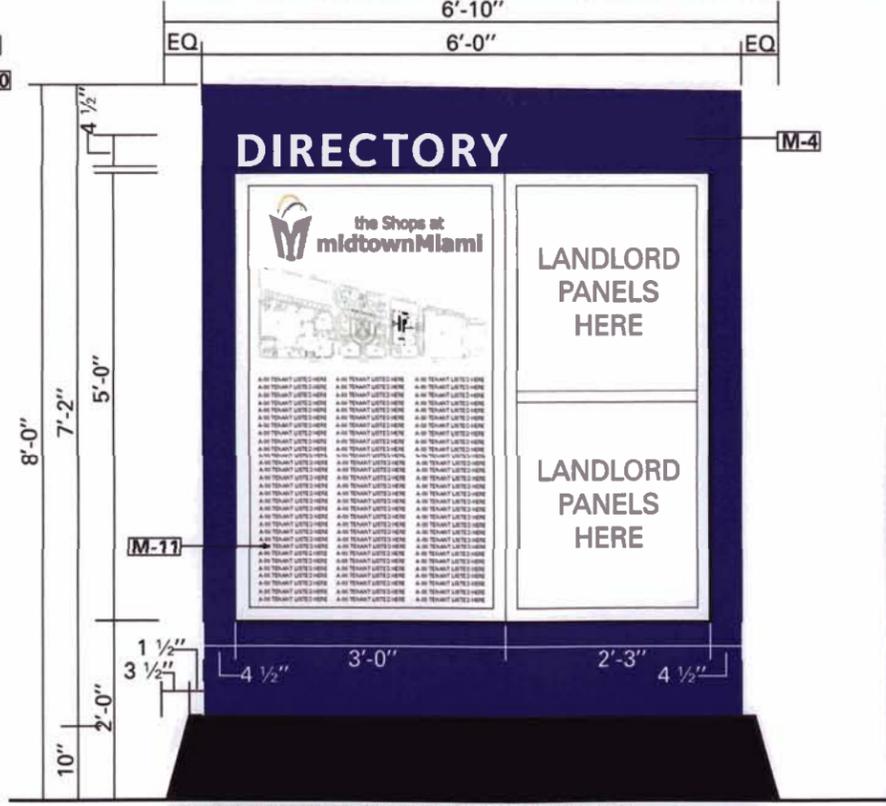
3 DIRECTIONAL LEFTSIDE VIEW (GR-1.7)
 SCALE: 1/2" = 1'-0"
 ONE (1) 20 AMP. 120 VOLT CIRCUIT REQUIRED FOR EACH SIGN.
 PER U.L. 2161 SIGN MUST HAVE A DEDICATED CIRCUIT WITH
 A HOT, NEUTRAL AND GROUND TERMINATING AT THE PANEL.



1 DIRECTIONAL NORTH ELEVATION (GR-1.7)
 SCALE: 1/2" = 1'-0"



2 DIRECTIONAL PLAN VIEW (GR-1.7)
 SCALE: 1/2" = 1'-0"



4 DIRECTIONAL RIGHTSIDE VIEW (GR-1.7)
 SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

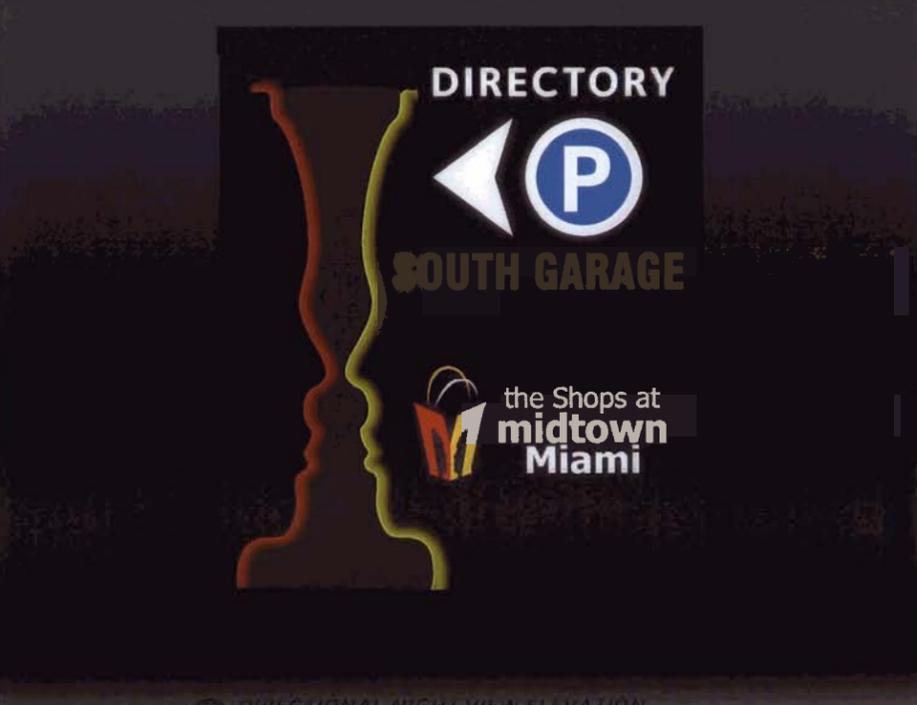
ONE (1) ILLUMINATED MONUMENT SIGN.

MATERIAL	DESCRIPTION
M1	CABINET (A) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
M2	CABINET (B) WHITE TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. 1" DEEP CHANNEL ALONG EDGE OF FACE.
M3	CABINET (C) TO HAVE ALUMINUM FACES AND SIDED OVER INTERNAL ANGLE ALL WELDED FRAME. ALL COPY & PARKING SYMBOL TO BE ROUTED OUT OF FACES.
M4	ALL COPY & PARKING SYMBOL TO BE 1/2" WHITE PUSH-THRU CUT OUT PLEX LETTERS.
M5	CABINETS TO BE INTERNALLY ILLUMINATED WITH 800 M.A. HIGH OUTPUT FLUORESCENT LAMPS AND 120 VOLT H.O. BALLASTS.
M6	RED AND YELLOW ROPE I-LIGHT LED TO BE MOUNTED INSIDE OF CHANNEL.
M7	120 VOLT DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN TO BE SUPPLIED BY OTHERS.
M8	FABRICATED ALUMINUM BASE OVER INTERNAL ANGLE BRACING.
M9	SUPPORTS: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE REQUIRED FROM GRADE: ONE (1) 5" ROUND #14.62 ASTM A53B STEEL PIPES. SM - 5.45
M10	FOUNDATION: SIZE TO BE DETERMINED BY STATE OF FLORIDA CERTIFIED ENGINEER. ESTIMATED SIZE: 2'-0" X 1'-6" X 3'-0" DEEP. .33 CUBIC YARDS OF CONCRETE.
M11	DIRECTORY MAP TO HAVE CLEAR POLYCARBONATE FACES WITH DURA-TRANS (CHANGEABLE) DIGITAL PRINT ON BACK.
M12	FUTURE TENANT PANEL TO BE 3/4" DEEP, BREAK-FORMED .090 ALUMINUM WITH ROUTED OUT COPY & BACKED WITH PLEX. ALL COLORS AND COPY TO BE DETERMINED.
M13	ALUMINUM ROOF OVER ENTIRE SIGN. PITCH BACK AT 1/4" PER FOOT.
PAINT	DESCRIPTION
P1	SIMULATED STUCCO (COLOR TO MATCH P.M.S. 2756C BLUE).
P2	SIMULATED STUCCO (SATIN WHITE).
P3	SIMULATED STUCCO (SATIN BLACK).

PAINT SCHEDULE

P-1 P.M.S. 2756C BLUE	P-2 SATIN WHITE	P-3 SATIN BLACK	P.M.S. 186C RED - VINYL	P.M.S. 123C YELLOW-VINYL
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SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.



5 DIRECTIONAL NIGHT VIEW ELEVATION
 SCALE: N.T.S.

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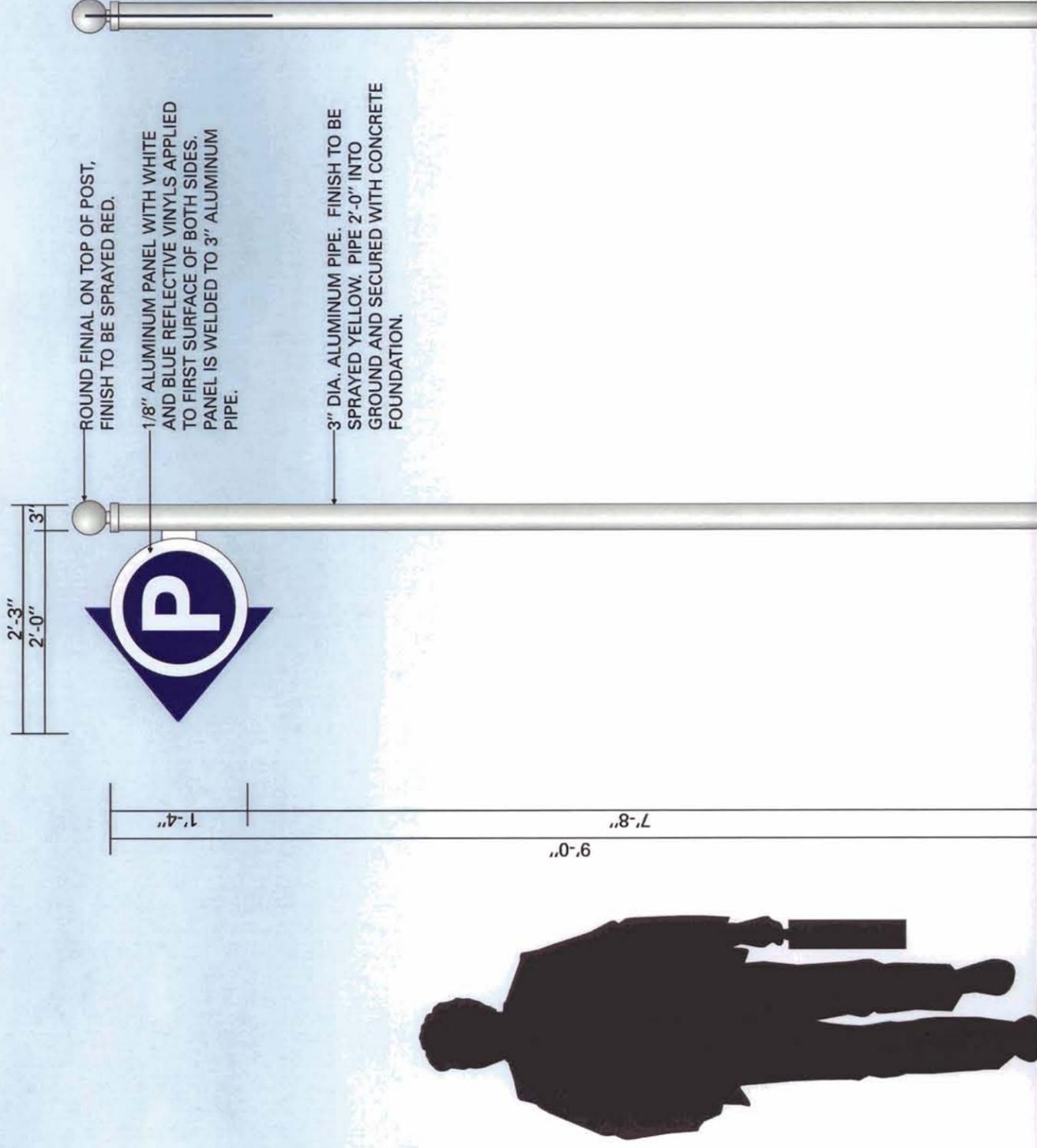
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THE SHOPS AT MIDTOWN MIAMI
 MIAMI, FL.

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 DRAWN BY:
 O. BARNITZ
 PAGE:
 13

GR 1.8.0 FIVE (5) D/F PARKING DIRECTIONAL SIGNS



① FRONT PARKING DIRECTIONAL (GR-1.8)
SCALE: 3/4" = 1'-0"

② SIDE PARKING DIRECTIONAL (GR-1.8)
SCALE: 3/4" = 1'-0"

THE SHOPS AT MIDTOWN MIAMI
MIAMI, FL.

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DRAWN BY: O. BARINITZ
PAGE: 14

ORIGINAL DATE DRAWN: JULY 14, 2005
SALES PERSON: TOM KITCHELL
DRAWING NUMBER: MIDTOWNMIAMI 8

A. Signage and Graphics

General Sign Criteria

Tenant signage is expected to enhance and extend the spirit of the urban atmosphere of the Project, clearly displaying the retail name and function, while also serving as an expression of the high quality of merchandise and services within.

Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the Tenant name and/or logo. Additional icon/imagery for Tenants will be considered (at the sole discretion of the Landlord) as long as it contributes to the overall identity of the store. Tenants are expected to retain the services of a professionally trained Graphic Designer to create their (Identify and) sign program.

1. Tenant Submission and Approval Process

- A. Landlord's review process for signage will be required of all Tenants to assure compatibility with the architecture and to verify compliance with these guidelines. There will be two (2) sequential signage submittals/reviews to be presented to the Landlord:

Step 1: Concept submittal drawings indicating the sign(s) design, color, size and location(s). Sign(s) should be shown superimposed in scale on the Architect's most recent building elevations and plans.

Step 2: The Sign Fabricator's shop drawing submittal providing. Comprehensive details such as construction methods, engineering, structural attachments, materials, power requirements, illumination levels, transformer locations, etc. Again, all sign(s) should be shown superimposed in scale on the Architect's most recent building elevations and plans.

- B. All Tenants shall refer to City of Miami Zoning Regulations for the specific requirements of this district. The City of Miami will not require zoning approval as long as the Tenant's sign meets the established signage criteria within the zoning ordinances of this district. Tenant is responsible for acquiring the sign permit(s) if the signage does not meet this zoning criteria, including any and all costs for such approval. Landlord approval is required for all signage prior to obtaining City approval. A copy of the zoning ordinance is contained within *Appendix G*. Allowable signage areas are included in *Appendix C-3*.
- C. All costs associated with the Tenant's signs and awnings, including design, approval process, permitting, construction, coordination and installation, any additionally required structural and electrical infrastructure will be borne by Tenant. This also includes removal of all signs and repair of façades to original condition upon the expiration or termination of Tenant's lease.

2. Allowable Signage Area

In all cases, total Tenant sign area is calculated by adding up the areas of each rectangle, circle or triangle shape required to encompass all of the elements of each sign (see *Appendix G* for example).

A. Anchor Tenants (stores exceeding 80,000 sq. ft.)

1. Total Tenant signage is not to exceed two and one half (2.5) square feet per lineal foot of store frontage.
2. Anchor Tenants may install signs on no more than (3) three of its facades:
 - a. Major identification sign with a maximum letter height of 8'-0" and square footage of 400 sq. ft.
 - b. Minor identification sign highlighting the entry with a maximum letter height of 2'-6" and square footage of 200 sq. ft.
 - c. Awning/canopy signage, as conditions allow.
 - d. Window signage/graphics/hours of operation

3. Parking garage signage is orientated based upon adjacent Anchor and Major Tenants. Anchor Tenants may install signs, on each level of adjacent parking garage (if applicable), one (1) wall identification sign per level highlighting the adjacent vertical core. These signs are restricted to be, individual letterform/logos constructed with acrylic/lexan. A minimum depth of 2" and a maximum letter height of 1'-6" and square footage of 16 sq. ft. is permitted. This sign size is not included in the calculation of the Tenant's total signage area.

4. Anchor Tenants have the opportunity, if agreed, to in the Tenant's lease to be represented as one of seven large scale graphic scrim that comprise the Project's Primary Identification presence located on the North Block garage facing Highway I-195. The cost for signage structure with lighting system and vinyl scrim is to be paid for by the tenant. Each participant is allowed to provide a 13' x 27' design, output onto vinyl scrim, that reflects his or her goods and services portrayed in a colorful, graphic and dynamic manner. Total Tenant logotype area of each scrim is not to exceed 50% of the 13'X27' area. This sign opportunity is not included in the calculation of the Tenant's total signage area.

B. Major Tenants (stores between 8,000 and 80,000 sq. ft.)

1. Total Tenant signage is not to exceed two and one half (2.5) square feet per lineal foot of store frontage.
2. Major Tenants may install signs on no more than (2) two of its facades:
 - a. Major identification sign with a maximum letter height of 6'-0" and square footage of 200 sq. ft.
 - b. Awning/canopy signage, as conditions allow
 - c. Window signage/graphics/hours of operation, limited to the restrictions of the sign ordinance.
3. Parking garage signage is orientated based upon adjacent Anchor and Major Tenants. Anchor Tenants may install signs, on each level of adjacent parking garage (if applicable), one (1) wall identification sign per level highlighting the adjacent vertical core. These signs are restricted to be, individual letterform/logos constructed with acrylic/lexan. A minimum depth of 2" and a maximum letter height of 1'-6" and square footage of 16 sq. ft. is permitted. This sign size is not included in the calculation of the Tenant's total signage area.
4. Major Anchor Tenants have the opportunity, if agreed, to in the Tenant's lease to be represented as one of seven large scale graphic scrim that comprise the Project's Primary Identification presence located on the North Block garage facing Highway 195. The cost for signage structure with lighting system and vinyl scrim is to be paid for by the tenant. Each participant is allowed to provide a 13' x 27' design, output onto vinyl scrim, that reflects his or her goods and services portrayed in a colorful, graphic and dynamic manner. Total Tenant logotype area of each scrim is not to exceed 50% of the 13'X27' area. This sign opportunity is not included in the calculation of the Tenant's total signage area.

C. Inline Tenants and Restaurants (below 8,000 sq. ft.)

1. Tenants below 8,000 sq. ft. are allowed a total of 50 sq. ft. of signage.
2. Inline Tenants/Restaurants may install signs on its (up to 2, if applicable) frontage facades:
 - a. Major identification sign with a maximum letter height of 2'-0" and square footage of 50 sq. ft.
 - b. Awning/canopy signage, as conditions allow.
 - c. Window signage/graphics/posted menus/hours of operation.
3. All Tenants refer to City of Miami Zoning Regulations for the specific requirements of this district. The City of Miami will not require zoning approval as long as the Tenant's sign meets the established criteria within the zoning ordinances of the district. Signage will be required to be submitted as part of the building permit. Tenant is responsible for acquiring the separate sign permit(s) if the signage does not meet these zoning criteria, including any and all costs for it.

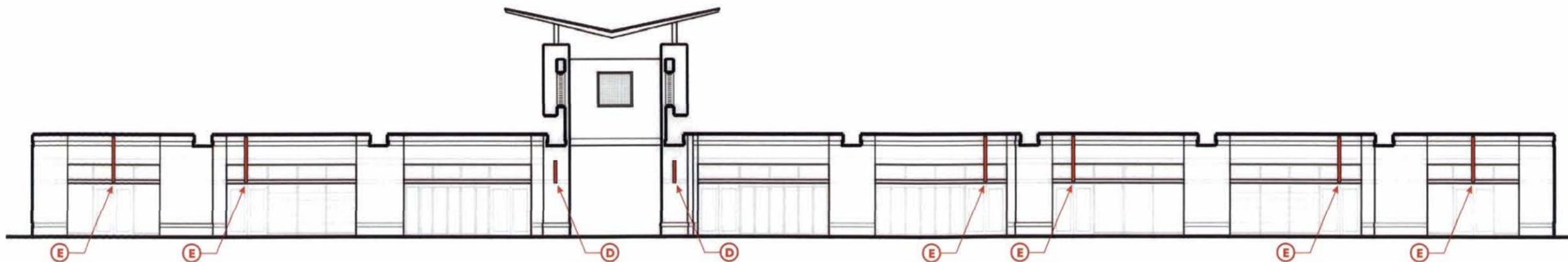
The Shops at Midtown Miami



① Mid-Block East - Partial West Elevation
North End of Elevation
Elevation



② Mid-Block East - Partial West Elevation
South End of Elevation
Elevation



③ Mid-Block East - Arcade West Elevation
Elevation

Blade Sign Locations - Mid-Block East

05-05-05



Playhouse Square
1240 Huron Road
Cleveland, Ohio 44115

FORUM Architects

216 363 0000 main
216 363 1990 fax
info@forumarc.com

The Shops at Midtown Miami

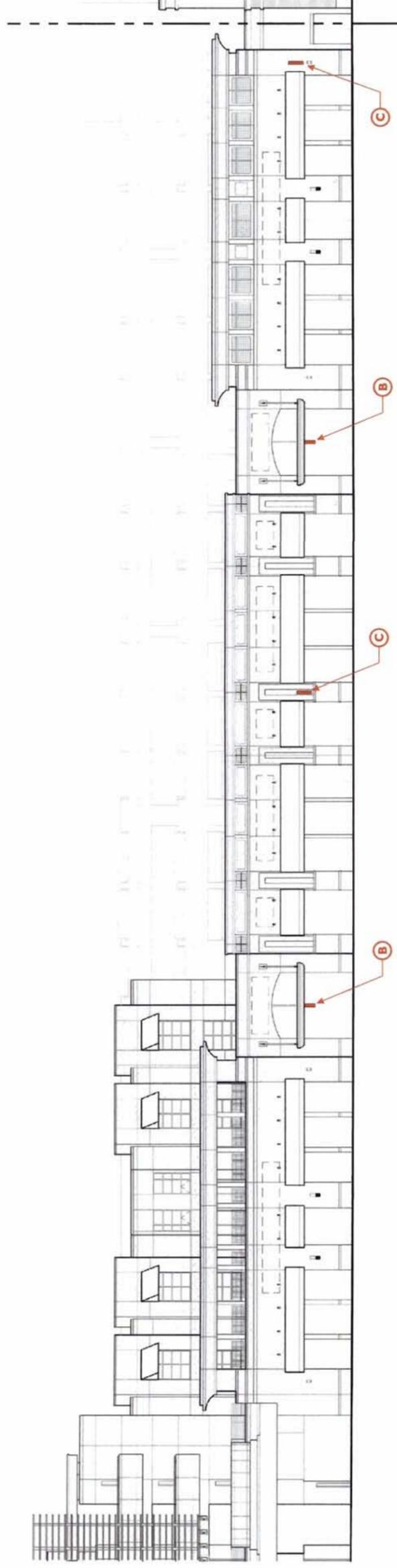


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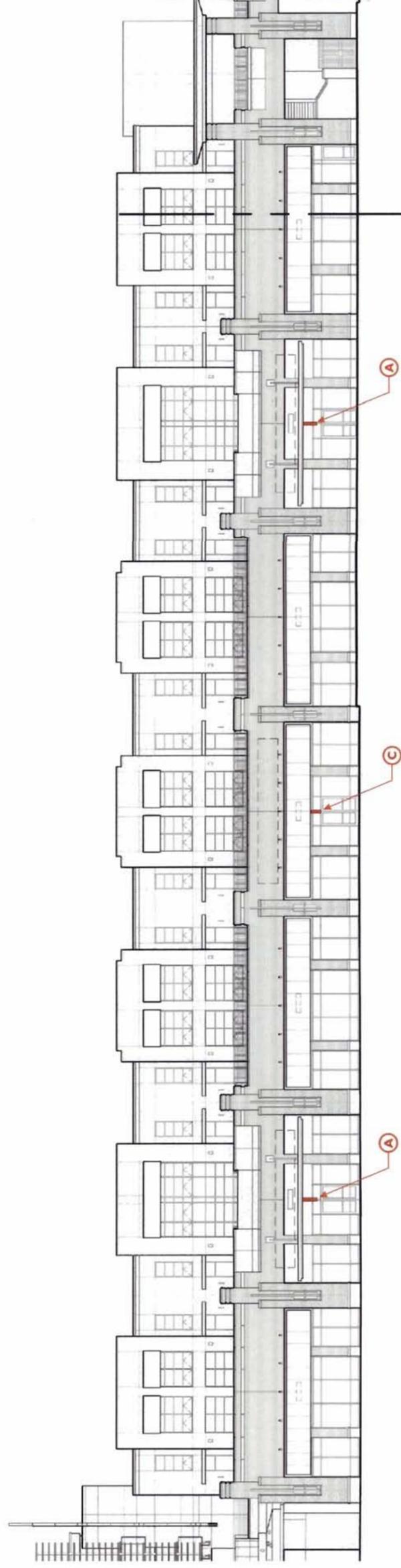
Playhouse Square
1240 Huron Road
Cleveland, Ohio 44115

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North Block - East Elevation
1 Elevation



North Block - West Elevation
2 Elevation

Blade Sign Locations - North Block

05-04-05

The Shops at Midtown Miami

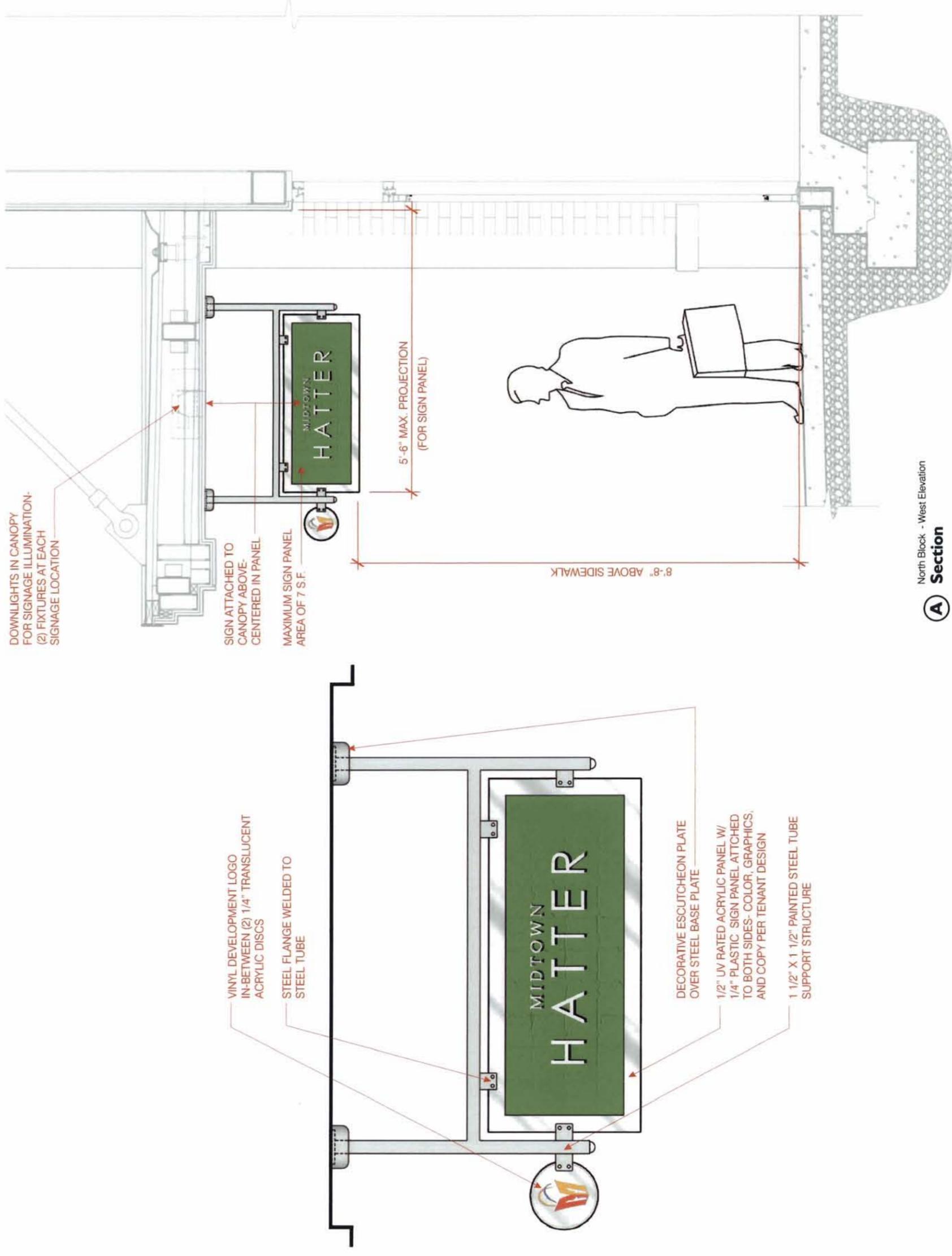


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DOWNLIGHTS IN CANOPY
FOR SIGNAGE ILLUMINATION-
(2) FIXTURES AT EACH
SIGNAGE LOCATION

VINYL DEVELOPMENT LOGO
IN-BETWEEN (2) 1/4" TRANSLUCENT
ACRYLIC DISCS

STEEL FLANGE WELDED TO
STEEL TUBE

SIGN ATTACHED TO
CANOPY ABOVE-
CENTERED IN PANEL

MAXIMUM SIGN PANEL
AREA OF 7 S.F.

5'-6" MAX. PROJECTION
(FOR SIGN PANEL)

8'-8" ABOVE SIDEWALK

DECORATIVE ESCUTCHEON PLATE
OVER STEEL BASE PLATE

1/2" UV RATED ACRYLIC PANEL W/
1/4" PLASTIC SIGN PANEL ATTACHED
TO BOTH SIDES- COLOR, GRAPHICS,
AND COPY PER TENANT DESIGN

1 1/2" X 1 1/2" PAINTED STEEL TUBE
SUPPORT STRUCTURE

North Block - West Elevation
A Section

Tenant Signage - Type A - Canopy Mount

05-13-05

The Shops at Midtown Miami



the Shops at
midtownMiami



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DOWNLIGHTS IN CANOPY
FOR SIGNAGE ILLUMINATION-
(2) FIXTURES AT EACH
SIGNAGE LOCATION

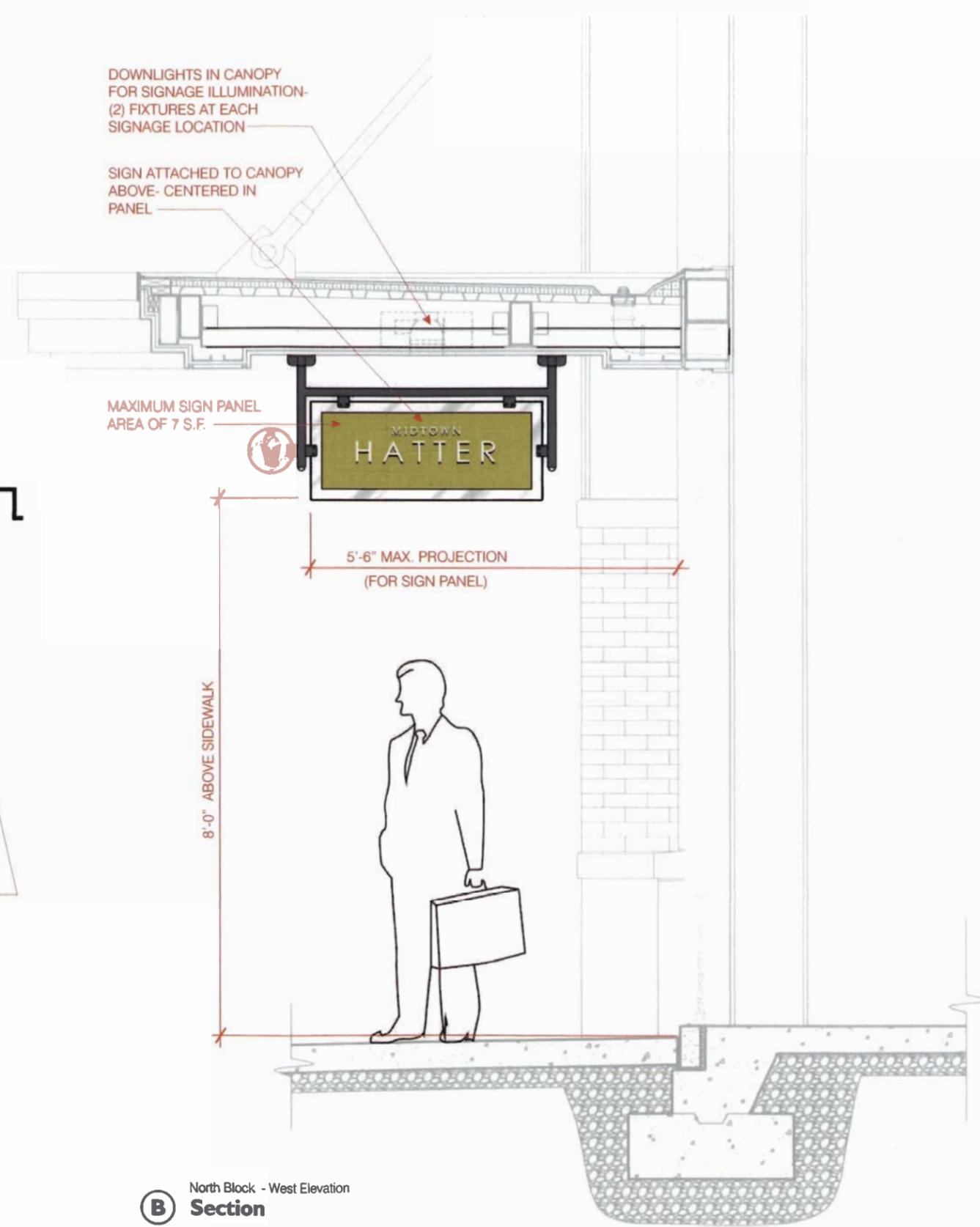
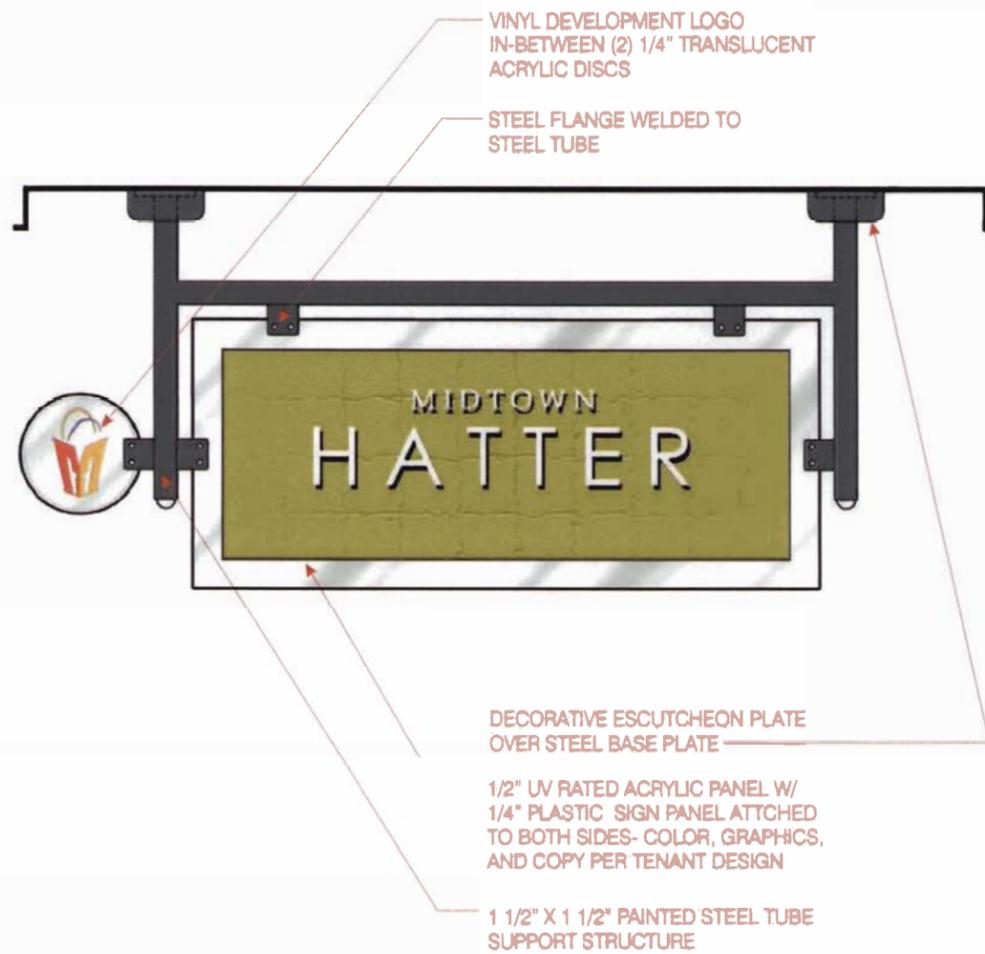
SIGN ATTACHED TO CANOPY
ABOVE- CENTERED IN
PANEL

MAXIMUM SIGN PANEL
AREA OF 7 S.F.

5'-6" MAX. PROJECTION
(FOR SIGN PANEL)

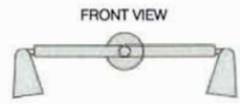
8'-0" ABOVE SIDEWALK

North Block - West Elevation
B Section

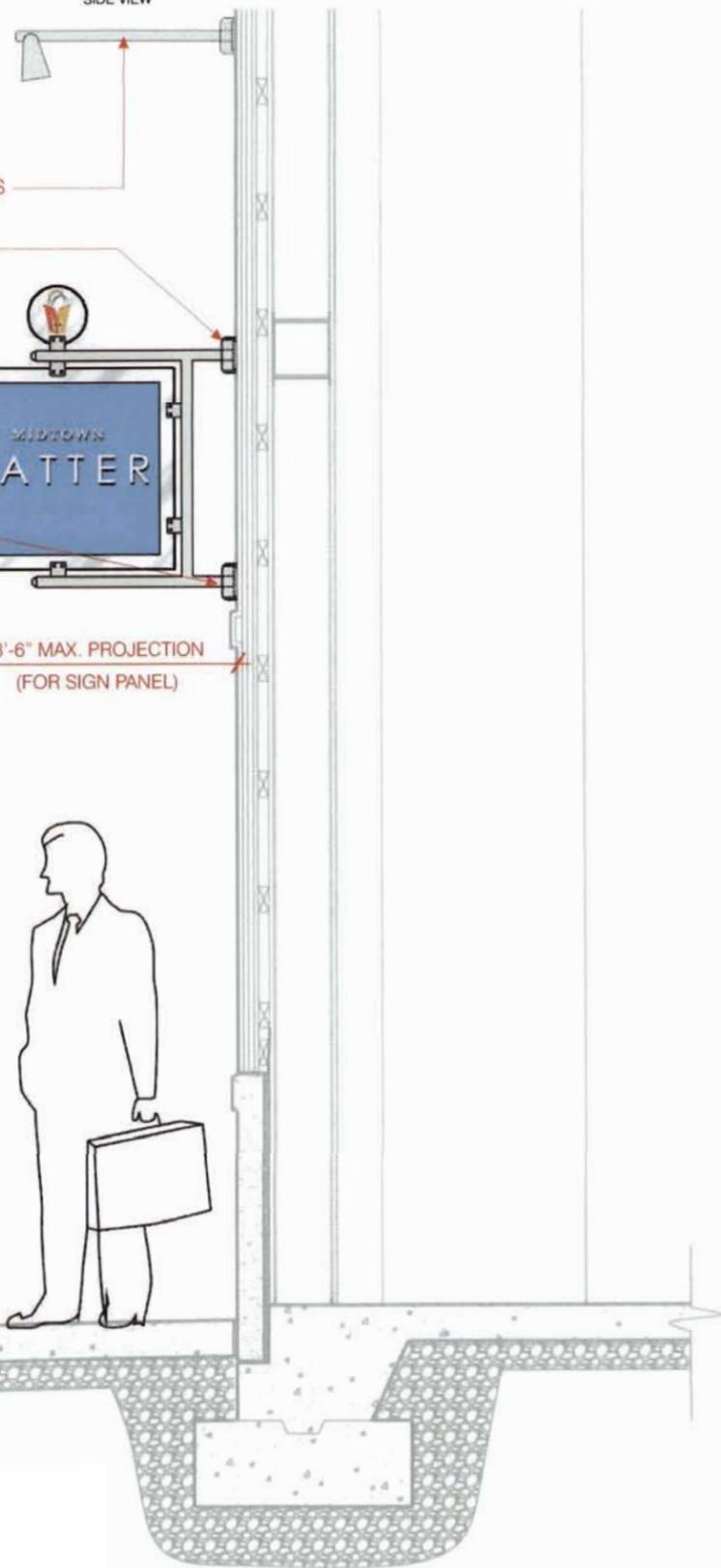


Tenant Signage - Type B - Canopy Mount

05-13-05



SIDE VIEW



WALL MOUNTED (2) LAMP LIGHT FIXTURE FOR SIGNAGE ILLUMINATION - FACTORY FINISH TO MATCH STEEL FRAMES

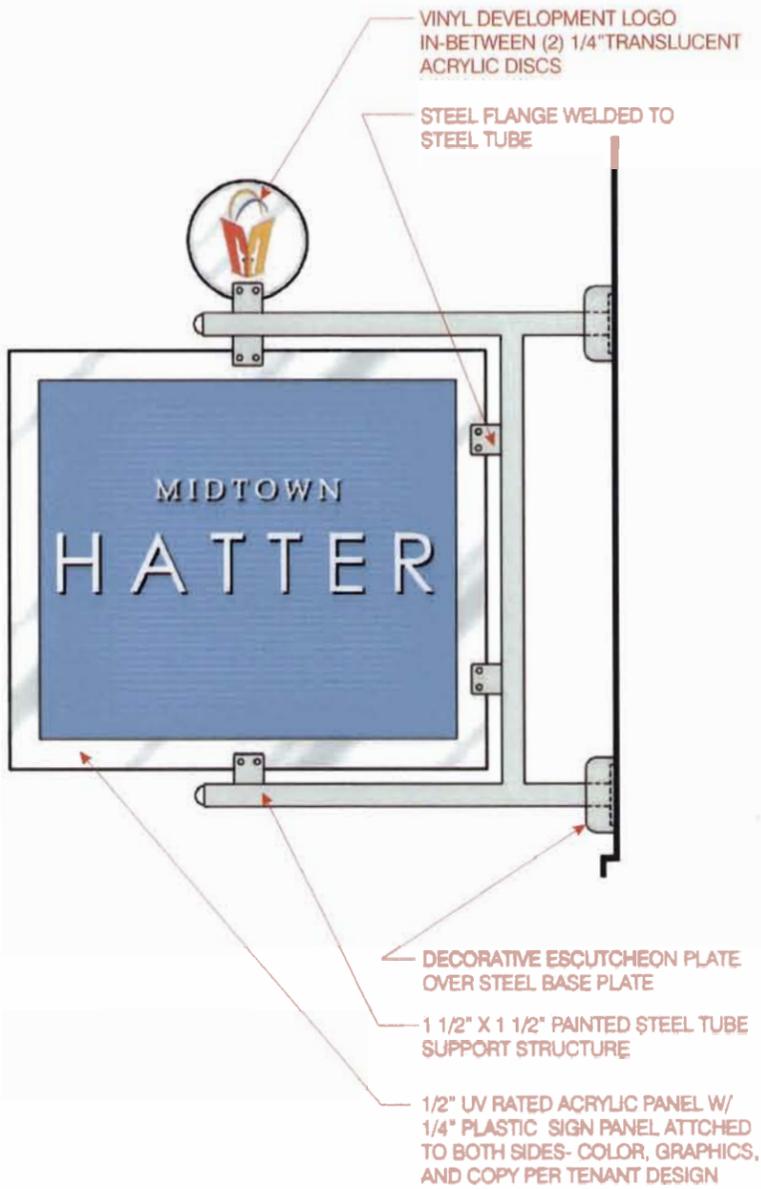
SIGN ATTACHED TO PILASTER BETWEEN STOREFRONT SECTIONS

MAXIMUM SIGN PANEL AREA OF 7 S.F.

BOTTOM FRAME MEMBER @ 4" ABOVE STUCCO TRIM

3'-6" MAX. PROJECTION (FOR SIGN PANEL)

8'-8" ABOVE SIDEWALK



VINYL DEVELOPMENT LOGO IN-BETWEEN (2) 1/4" TRANSLUCENT ACRYLIC DISCS

STEEL FLANGE WELDED TO STEEL TUBE

DECORATIVE ESCUTCHEON PLATE OVER STEEL BASE PLATE

1 1/2" X 1 1/2" PAINTED STEEL TUBE SUPPORT STRUCTURE

1/2" UV RATED ACRYLIC PANEL W/ 1/4" PLASTIC SIGN PANEL ATTACHED TO BOTH SIDES- COLOR, GRAPHICS, AND COPY PER TENANT DESIGN

© Mid-Block East - West Elevation Section

Tenant Signage - Type C - Wall Mount

The Shops at Midtown Miami



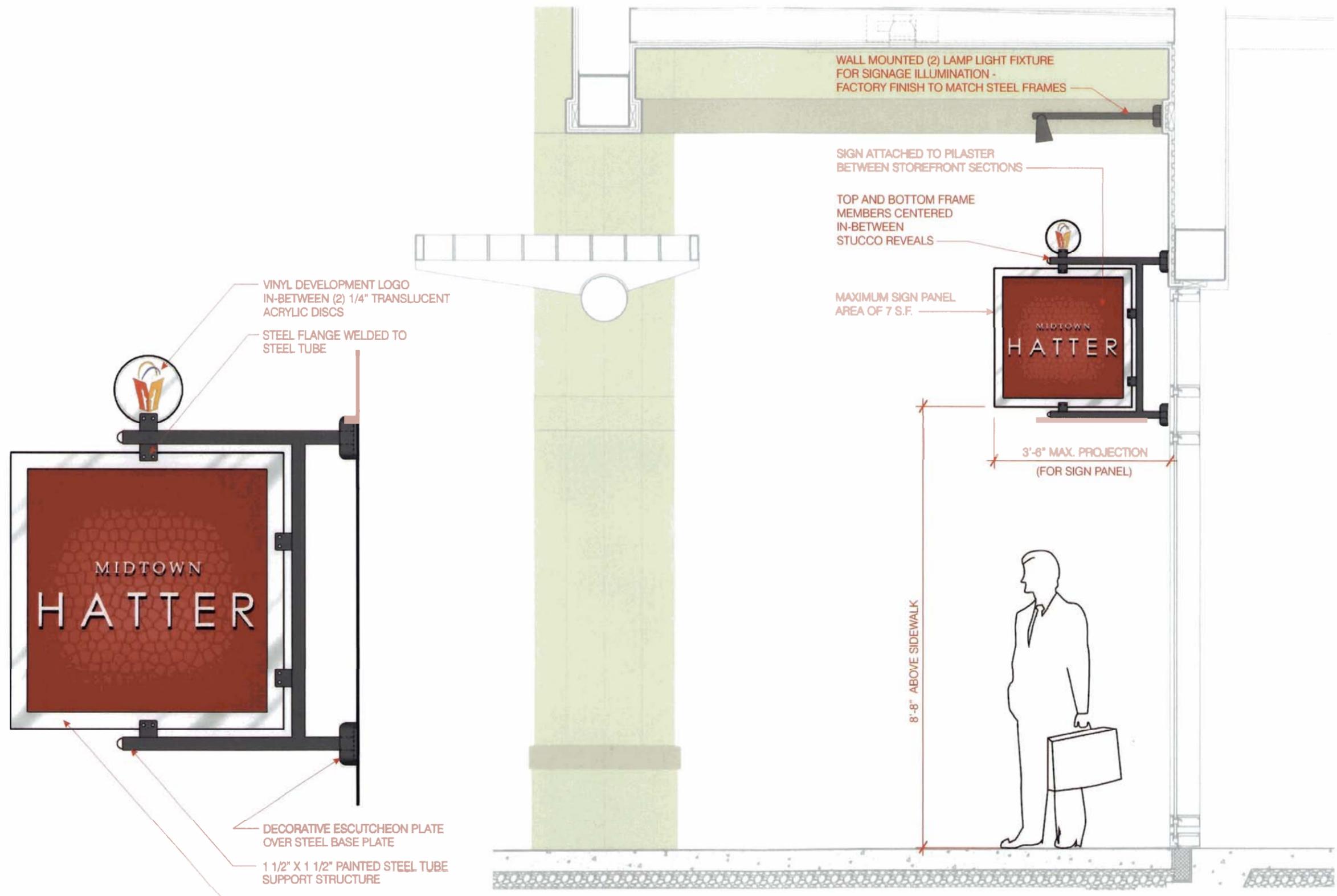
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05-13-05

The Shops at Midtown Miami



D Mid-Block East - West Elevation
Section

Tenant Signage - Type D - Wall Mount



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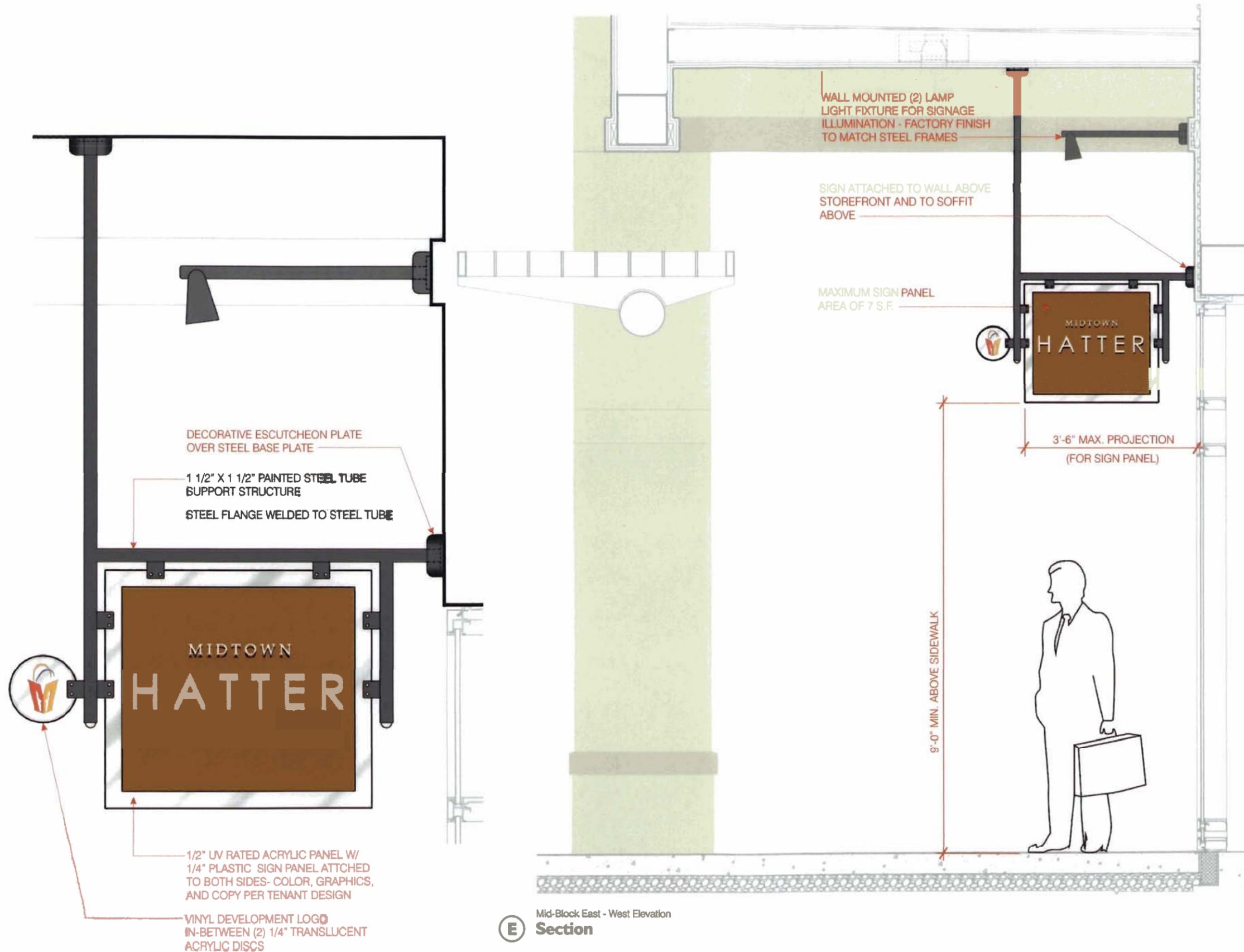
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05-13-05

The Shops at Midtown Miami



Mid-Block East - West Elevation
E Section

Tenant Signage - Type E - Wall / Soffit Mount



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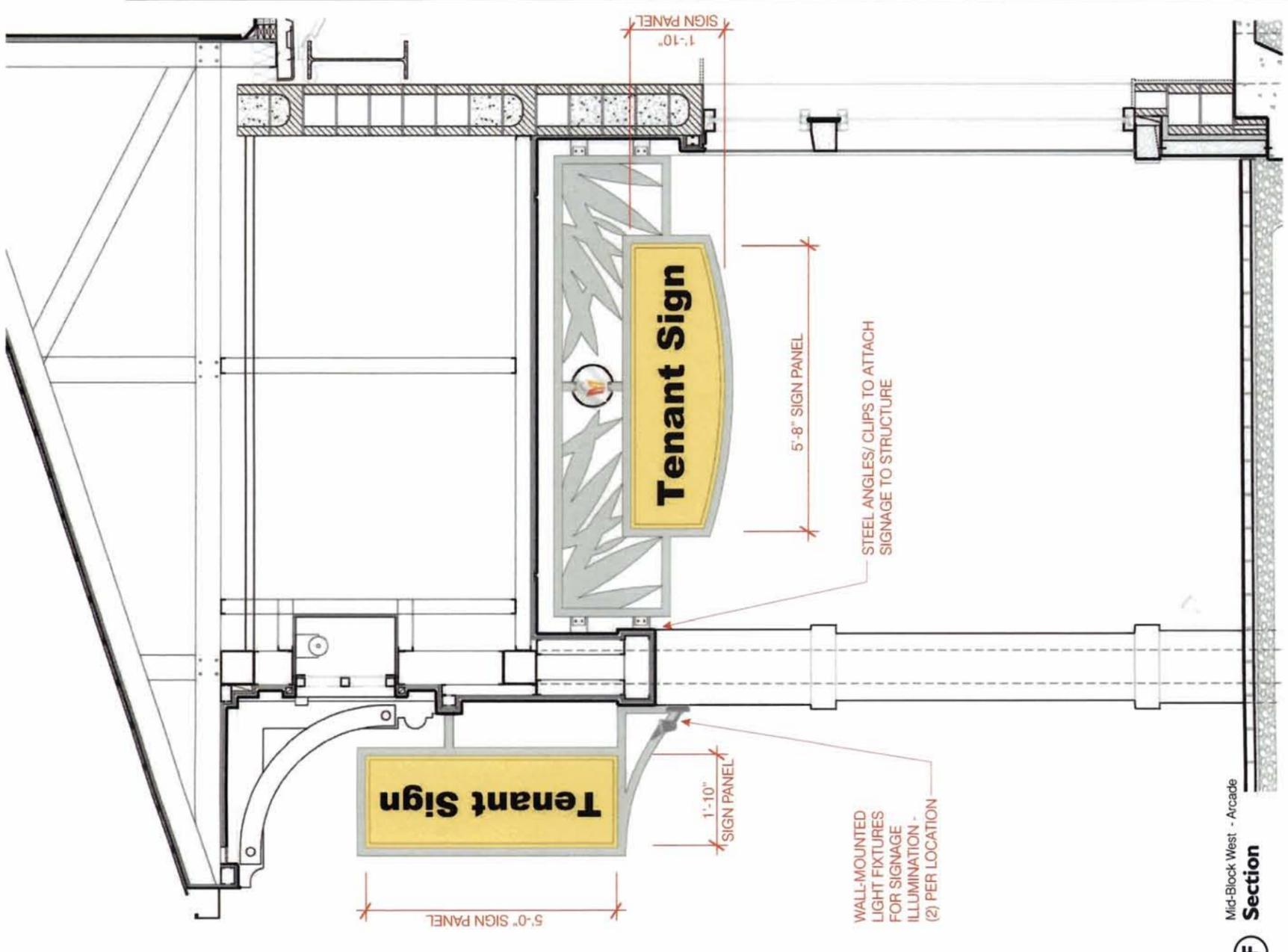


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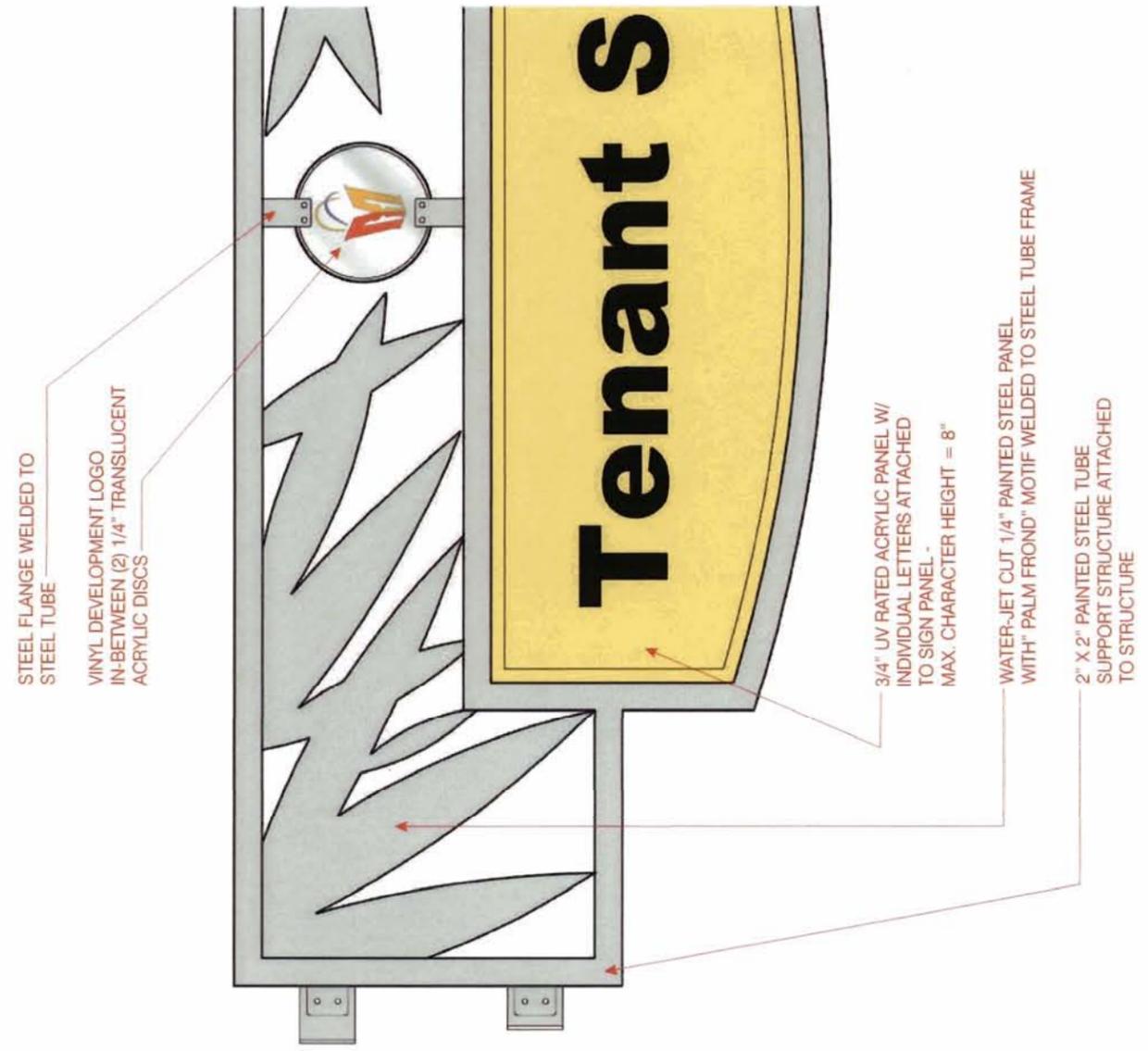
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Section F Tenant Signage - Type F

Mid-Block West - Arcade
F Section

05-16-05





CFN 2005R0670881
 OR Bk 23520 Pgs 4001 - 4017 (17 Pgs)
 RECORDED 06/28/2005 13:06:24
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

COVENANT TO RUN WITH THE LAND

THIS COVENANT (hereinafter the "Covenant"), made and entered into this 10 day of June, 2005, by and between DDR MIAMI AVENUE, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, with offices at 3300 Enterprise Parkway, Beachwood, OH 44122, (hereinafter called "COVENANTOR"), and the CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, in the County of Miami-Dade County, party of the second part (hereinafter called "CITY");

WHEREAS, COVENANTOR is the fee owner of parcels of land located in Miami, Florida, and more particularly described in the attached Exhibit "A" (hereinafter called "PROPERTY");

WHEREAS, COVENANTOR has requested permission from CITY to construct non-standard improvements within the dedicated public rights-of-way of the portions of Buena Vista Avenue, Midtown Boulevard, N. Miami Avenue, and NE 36th, NE 34th, NE 32nd, and NE 31st Streets that abut the PROPERTY; and

WHEREAS, the non-standard improvements (hereinafter collectively called "IMPROVEMENTS") shall include, but not be limited to, the items listed in Exhibit "B" attached hereto, and related structures; and

WHEREAS, COVENANTOR will prepare and submit a master permit application (the "MASTER PERMIT"), for consideration and approval in accordance with applicable laws, to the CITY which will contain the proposed location of certain IMPROVEMENTS, namely signage and street furniture; and

WHEREAS, the portion of NE 36th Street adjacent to the PROPERTY is under the jurisdiction of the Florida Department of Transportation (hereinafter called "FDOT"); and

WHEREAS, FDOT requires that the CITY act as Permittee for the construction and maintenance of the improvements within FDOT right-of-way; and

WHEREAS, CITY requires the execution of this covenant running with the land as a condition precedent to its acting as Permittee and to the transferring of FDOT permission to COVENANTOR to construct the IMPROVEMENTS within the dedicated public right-of-way of NE 36th Street;

WHEREAS, the portion of N. Miami Avenue adjacent to the PROPERTY is under the jurisdiction of Miami-Dade County (hereinafter called "COUNTY"); and

WHEREAS, COUNTY requires that the CITY act as Permittee for the construction and maintenance of the improvements within COUNTY right-of-way; and

WHEREAS, CITY requires the execution of this covenant running with the land as a condition precedent to its acting as Permittee and to the transferring of COUNTY permission to COVENANTOR to construct the IMPROVEMENTS within the dedicated public right-of-way of N. Miami Avenue;

NOW THEREFORE, in consideration for the express grant by CITY of the right and license to allow the construction and maintenance of the IMPROVEMENTS within the dedicated right-of-way of Buena Vista Avenue, Midtown Boulevard, N. Miami Avenue, and NE 36th, NE 34th, NE 32nd, and NE 31st Streets, subject to the terms and conditions set forth herein, COVENANTOR does hereby covenant and agree with CITY as follows:

1. The foregoing recitals are true and correct and are made a part hereof.
2. COVENANTOR (on its own behalf or through its agents, representatives, heirs, assigns, and/or designees) is hereby allowed to install, construct, improve, modify, move, and add the aforementioned IMPROVEMENTS within the public rights-of-way of Buena Vista Avenue, Midtown Boulevard, N. Miami Avenue, and NE 36th, NE 34th, NE 32nd, and NE 31st Streets in accordance with 1) the design guidelines established and adopted as provided by law for the Midtown Miami Community Development District, 2) the MASTER PERMIT and 3) FDOT, COUNTY and CITY standards and specifications not in express conflict therewith. COVENANTOR is hereby allowed to maintain, replace, repair, and remove permitted IMPROVEMENTS within these public rights-of-way. COVENANTOR may seek administrative modification of the MASTER PERMIT to install, construct, improve, modify, move, and add certain IMPROVEMENTS, namely signage and street furniture, not contained within the MASTER PERMIT. COVENANTOR may appeal all administrative determinations necessary to implement this Covenant to the City Zoning Board and City Commission pursuant to the procedures set forth in Article 18 and Article 20 of the City of Miami Zoning Ordinance, as applicable.
3. In the event COVENANTOR, its agents, representatives, designees heirs, successors, or assigns fails in the reasonable discretion of the CITY Director of the Department of Public Works to properly maintain the IMPROVEMENTS, or any part thereof, so that they become a hazard to the health, welfare, or safety of the general public, CITY shall give COVENANTOR written notice of such failure via certified mail, return receipt requested, with copies to any mortgagee who has given written notice of its lien to the CITY, and COVENANTOR shall within thirty (30) days from receipt of such notice either (i) restore the IMPROVEMENTS, or any part thereof, to a safe condition reasonably satisfactory to CITY or (ii) remove the IMPROVEMENTS, or any part thereof, and restore the right-of-way to current CITY standards at no cost or expense to CITY.
4. In the event COVENANTOR, its heirs, successors, or assigns fails to either (i) restore the IMPROVEMENTS, or any part thereof, to a safe condition reasonably

satisfactory to CITY, or (ii) remove the IMPROVEMENTS, or any part thereof, and restore the right-of-way within the specified time as set forth in Paragraph 3, CITY may restore or remove the offending IMPROVEMENTS, and the reasonable cost of such restoration or removal shall be declared and established as a special assessment lien against the PROPERTY and enforced by any method for the enforcement of liens provided for under the laws of the State of Florida and/or the Code and Ordinances of Miami-Dade County and/or the City of Miami. The COVENANTOR shall be liable for reasonable attorneys' fees and costs of collection incurred by the CITY in any action to foreclose such a lien or otherwise recover costs of restoration or removal of the offending IMPROVEMENTS or any part thereof. The City may, at its discretion, bring such additional civil actions and/or counts for specific enforcement of this covenant and/or breach of this covenant as are allowed by Florida law.

5. COVENANTOR further covenants and agrees not to pursue any legal remedy against CITY for any damage, consequential or otherwise, to non-offending IMPROVEMENTS, or any part thereof, resulting from the removal of offending IMPROVEMENTS or any part thereof from the dedicated public right-of-way pursuant to Paragraph 4.

6. COVENANTOR shall indemnify, defend, and hold harmless CITY, its officials and employees (i) from and against any claims, demands, liabilities, losses, or causes of action arising out of the use, construction, maintenance, or removal of IMPROVEMENTS or any part thereof, (ii) from and against any orders, judgments, or decrees which may be entered against CITY with respect to the use, construction, maintenance, or removal of IMPROVEMENTS or any part thereof (iii) or all reasonable costs, attorneys' fees, expenses, and liabilities incurred in the investigation or defense of such claim.

7. COVENANTOR shall indemnify, defend, hold harmless CITY, its officials and employees (i) from and against any and all claims, liability, losses, and causes of action of any nature which may arise out of the granting of this Covenant or out of COVENANTOR's activities under this Covenant, including all negligence, acts or omissions on the part of COVENANTOR or any of COVENANTOR's agents, (ii) from and against any orders, judgments or decrees which may be entered against CITY with respect to the granting of this Covenant or out of COVENANTOR's activities under this Covenant, including all acts or omissions on the part of COVENANTOR or any of COVENANTOR's agents, and (iii) from and against all reasonable costs, attorneys' fees, expenses and liabilities incurred in the investigation or defense of any such claim. The foregoing indemnities shall be construed to comply with 768.28, Fla. Stat. and shall survive the cancellation or rescission of this Covenant.

8. COVENANTOR shall keep in full force and effect at all times during the exercise of this COVENANT, the insurance coverages as shown in EXHIBIT "C".

The policy shall be issued either by a State of Florida-licensed insurance company rated A+ or better by A.M. Best's Key Rating Guide or by another insurance company agreed upon by COVENANTOR and CITY. The insurance carrier for the policy must be rated no less than A as to management and no less than Class V as to strength by the latest edition of Best's Insurance Guide and must be approved by the CITY Risk Management Division.

The policy shall cover products and completed operations, contractual liability, explosion, collapse, and underground liability. The insurance policy shall be procured and premiums paid by COVENANTOR. The term and any renewals thereof shall continue uninterrupted for the term of the Covenant.

CITY shall be named as Additional Insured under the policy. A certificate of insurance bearing CITY as "Additional Insured" shall in no way relieve COVENANTOR of the obligation to add CITY as "Additional Insured" to the actual insurance policy. The insurance policy shall provide (i) that CITY be given at least thirty (30) days advance written notice of any material changes to, or cancellation or non-renewal of, any policy, and (ii) that, in the event of such material change, cancellation, or non-renewal notification, COVENANTOR shall immediately procure another policy subject to the requirements of this Covenant. CITY shall receive a copy of the certificate of insurance for such replacement policy at least ten (10) days prior to the effective date of any material change, cancellation, or non-renewal of the previous policy.

If CITY does not timely receive such certificate, then CITY shall provide COVENANTOR with written notice thereof, and if COVENANTOR does not deliver such certificate within fifteen (15) days after receipt of such written notice, then CITY shall have the right to immediately secure a similar insurance policy in its name, and COVENANTOR shall be liable for any monies due under such insurance policy. If COVENANTOR does not reimburse CITY for all such insurance costs, CITY shall have the right to declare and establish such costs as a lien on the PROPERTY of COVENANTOR, enforceable by any lawful means. COVENANTOR agrees to increase, upon written request by CITY, the limits of the required comprehensive liability insurance policy. CITY's increase request shall be reasonable. Proof of the foregoing required insurance shall be supplied to the CITY upon request.

9. It is expressly understood and agreed that this instrument shall be binding upon CITY AND COVENANTOR and also upon their heirs, successors in interest, or assigns, and shall be a condition implied in any conveyance or other instrument affecting the title to the PROPERTY or any portion thereof.

10. Any notice, request, demand, approval, or consent given or required to be given under this Covenant shall be in writing and shall be deemed as having been given when mailed by United States registered or certified mail (return receipt requested), postage prepaid, to the other parties at the addresses stated below or at the last address provided by a party to the other party at which to receive notice:

COVENANTOR:

DDR Miami Avenue LLC
3300 Enterprise Parkway
Beachwood, OH 44122
Attn: Executive Vice President

and

DDR Miami Avenue LLC
3300 Enterprise Parkway
Beachwood, OH 44122
Attn: General Counsel

CITY:

CITY MANAGER
CITY OF MIAMI
444 S.W. 2nd Avenue
Miami, Florida 33130

and

DIRECTOR OF PUBLIC WORKS
CITY OF MIAMI
444 S.W. 2nd Avenue
Miami, Florida 33130

11. COVENANTOR expressly acknowledges (i) that the permission granted by the CITY to construct the IMPROVEMENTS on CITY owned land is solely for the limited purposes set forth herein and does not constitute a lease, (ii) the CITY retains possession and control of property owned by the CITY, (iii) if COVENANTOR breaches any term of this Covenant, receives written notice of such breach from CITY, and does not timely cure such breach, within sixty (60) days after receipt of such written notice (provided, however, that in the event that such cure cannot reasonably be completed within such sixty (60) day period, then COVENANTOR shall have such additional cure period as is reasonably required provided that COVENANTOR commences such cure within such sixty (60) day period and diligently pursues the same until completion), then CITY may unilaterally revoke the permission granted herein to COVENANTOR by written notice to COVENANTOR delivered prior to the date on which COVENANTOR cures such breach, and (iv) COVENANTOR does not and shall not claim at any time any interest or estate of any kind or extent in land owned by the CITY by virtue of its use hereunder or by virtue of any expenditures incurred in connection herewith.

12. RECORDING.

Covenantor shall, at its own cost, record this covenant in the public records of Miami-Dade County, Florida within thirty (30) days of its acceptance by the City of Miami. Covenantor shall promptly furnish a certified copy of the recorded covenant to the City Clerk, 3500 Pan American Drive, Miami, Fl. 33133 and furnish regular copies to the City Manager and Public Works Directors at the following address: Miami Riverside Center, 444 SW 2nd Avenue, Ste. 945, Miami, Fl. 33130.

[Signature Page Follows]

EXHIBIT A
DESCRIPTION OF PROPERTY

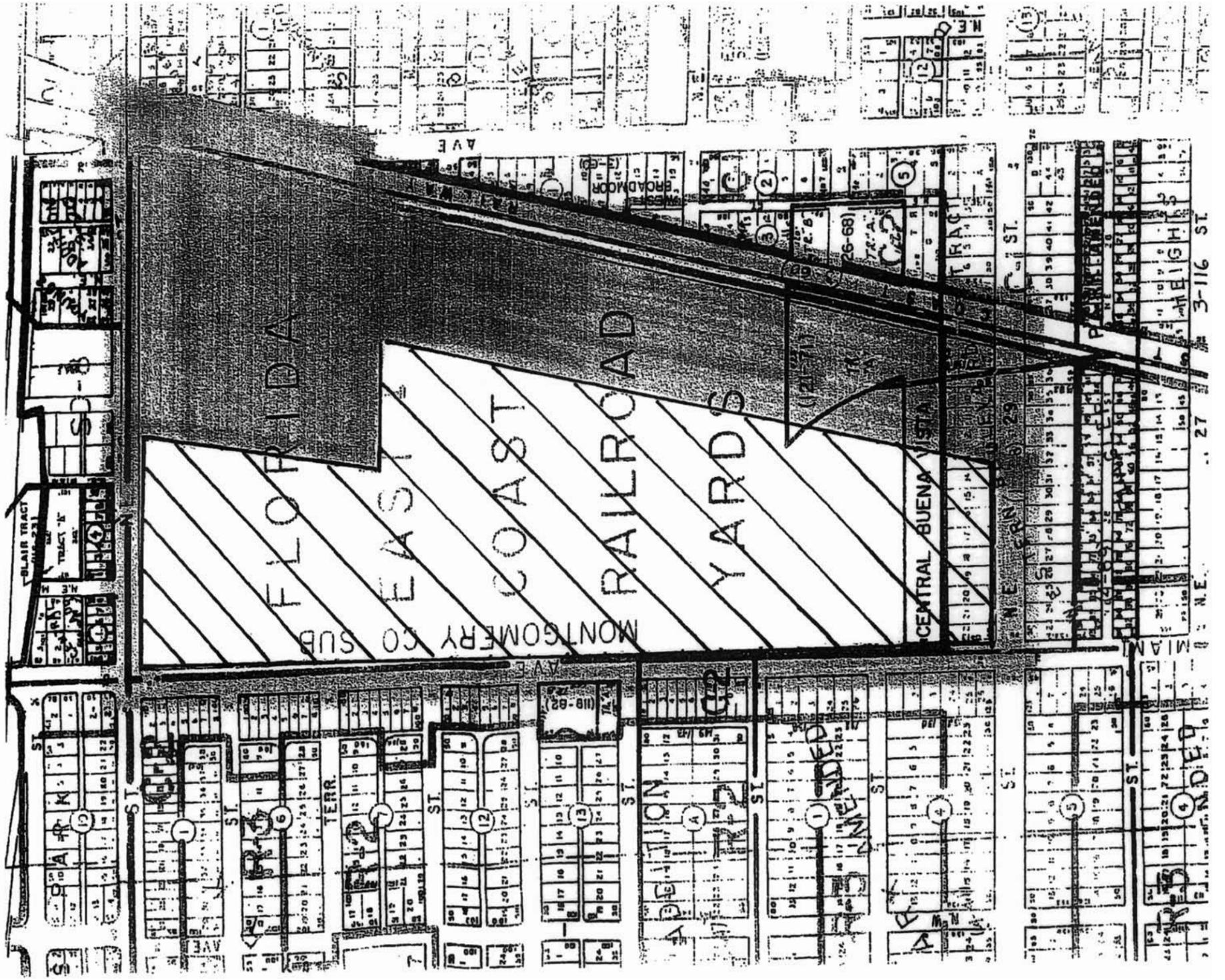


EXHIBIT C

INSURANCE REQUIREMENTS FOR A CERTIFICATE OF INSURANCE-NON-STANDARD IMPROVEMENTS

I. Commercial General Liability

A. Limits of Liability

Bodily Injury and Property Damage Liability	
Each Occurrence	\$ 1,000,000
General Aggregate Limit	\$ 2,000,000
Products/Completed Operations	\$ 1,000,000
Personal and Advertising Injury	\$ 1,000,000

B. Endorsements Required

City of Miami included as an Additional Insured
Employees included as insured
Independent Contractors Coverage
Waiver of Subrogation
Explosion, Collapse and Underground Hazard

II. Business Automobile Liability

A. Limits of Liability

Bodily Injury and Property Damage Liability	
Combined Single Limit	
Any Auto	
Including Hired, Borrowed or Non-Owned Autos	
Any One Accident	\$ 1,000,000

B. Endorsements Required

City of Miami included as an Additional Insured

III. Worker's Compensation

Limits of Liability
Statutory-State of Florida

IV. Employer's Liability

A. Limits of Liability

\$100,000 for bodily injury caused by an accident, each accident.
\$100,000 for bodily injury caused by disease, each employee
\$500,000 for bodily injury caused by disease, policy limit

The above policies shall provide the City of Miami with written notice of cancellation or material change from the insurer not less than (30) days prior to any such cancellation or material change.

Companies authorized to do business in the State of Florida with the following qualifications, shall issue all insurance policies required above:

The company must be rated no less than "A" as to management and no less than "Class V" as to financial strength by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent. All policies and/or certificates of insurance are subject to review and verification by Risk Management prior to insurance approval.

MIAMI 412213.1

ACORD™ CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 5/26/05
PRODUCER Price Team Mesirow Insurance Services 321 N. Clark Street Chicago, IL 60610	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED	INSURERS AFFORDING COVERAGE	NAIC #
Developers Diversified Realty 3300 Enterprise Parkway Beachwood, OH 44122-7249	INSURER A: Twin City Fire Insurance	20303
	INSURER B: Great Northern Insurance Company	20281
	INSURER C: Various-See Desc of Ops	
	INSURER D:	
	INSURER E:	

COVERAGES
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRC	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Terrorism - (TRIA) Included <input checked="" type="checkbox"/> Mold Excluded GENTL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	83ECSOA8695	10/01/04	10/01/05	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$Excluded PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/PROP AGG \$2,000,000 Agg. Cap 10,000,000
B		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	73239999	10/01/04	10/01/05	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ GARAGE LIABILITY <input type="checkbox"/> ANY AUTO AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$ EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$
C		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	83WESH5105	10/01/04	10/01/05	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Re: The Shops at Midtown Miami, Miami, FL.
 The certificate holder is an additional insured on the general liability and automobile liability policy, where required by written contract. A waiver of subrogation applies on the general liability policy.
 (See Attached Descriptions)

CERTIFICATE HOLDER City of Miami 444 SW 2nd Avenue Miami, FL 33130	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
--	--

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

DESCRIPTIONS (Continued from Page 1)

Insurer A: General Liability #83EC SOA8695, Effective 10/1/2004-05
Excess of \$100,000 Self-Insured Retention

Insurer D: Workers Compensation #83WESH5105, Effective 10/1/2004-05

-Insurer for CA, MI, MN: Hartford Fire Insurance Company

-Insurer for MO, NJ, NY, NC, TX, WI: Hartford Underwriters Insurance Company

-Insurer for AL, AZ, CO, FL, GA, ID, IL, IA, KS, ME, MD, MA, MS, NV, PA, SC, SD, UT, VT,
VA: Twin City Fire Insurance Company

-Insurer for All Other States, except monopolistic (ND, OH, WA, WV, WY): Hartford Fire
Insurance Company, Hartford Underwriters Insurance Company or Twin City Fire Insurance
Company, depending on state of license

CITY OF MIAMI, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Ana Gelabert-Sanchez
Director
Planning and Zoning Department

DATE: September 1, 2004

FILE

FROM: *Stephanie Grindell*
Stephanie N. Grindell, P.E. **Francis Mitchell, PE**
Director **Signing for**
Public Works Department

SUBJECT: Midtown Miami visibility triangles

REFERENCES:

ENCLOSURES:

I have reviewed your August 11, 2004 memorandum concerning the required visibility triangles for the SD-27.2 special zoning district (Midtown Miami) and have the following recommendation.

The SD-27.2 special zoning district is unique in the requirements for the development of the parcels. The mandated guides and standards for this district requires greater sidewalk widths and specific street cross sections that provide the vision clearances intended by the Zoning Ordinance and additional visibility triangles should not be required.

Based on this finding, I approve the elimination of the visibility triangle requirements for the SD-27.2 special zoning district.

SNG/FM/LJH/gc

- c: Javier Carbonell, Acting Zoning Administrator, Planning & Zoning Department
- Lourdes Slazyk, Assistant Director, Planning & Zoning Department
- Simon Shuler, Plans Review Engineer, Public Works Department

bc: Civil Engineering \ Central

FINAL

J-04-
1/14/04

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 11000, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, BY AMENDING ARTICLES 6 AND 10 IN ORDER TO AMEND SECTIONS 627 AND 10.6 TO ADD SIGN REGULATIONS FOR THE SD-27.2 BUENA VISTA YARD WEST SPECIAL DISTRICT; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Miami Planning Advisory Board, at its meeting of ----, 2004, Item No. -, following an advertised hearing, adopted Resolution No. PAB ----- by a vote of ---- to ---- (-----), RECOMMENDING APPROVAL with conditions of amending Zoning Ordinance No. 11000 as hereinafter set forth; and WHEREAS, the City Commission after careful consideration of this matter deems it advisable and in the best interest of the general welfare of the City of Miami and its inhabitants to amend Ordinance No. 11000 as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

Section 2. Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, is hereby amended by amending the text of said Ordinance as follows:^{1/}

"ARTICLE 6. SPECIAL DISTRICTS

* * *

Section 627.2 Buena Vista Yard West

* * *

Section 627.2.16 Sign Regulations

~~Signs within the district shall comply with the regulations of the C-2 Liberal Commercial District as provided in Article 10.~~

See Article 10 for sign regulations and limitations.

* * *

ARTICLE 10. SIGN REGULATIONS

* * *

Section 10.6 Special Districts:

10.6.1. Class II required. A Class II Special Permit shall be required for all signs (except for those exempt pursuant to Section 10.3.) located within the following Special Districts:

* * *

SD-25 SW 8th Street Special Overlay District

^{1/} Words and/or figures stricken through shall be deleted. Underscored words and/or figures shall be added. The remaining provisions are now in effect and remain unchanged. Asterisks indicate omitted and unchanged material.

SD-27.2 Buena Vista Yard West Special District

If a Class II Special Permit approving a Master sign package has been approved for any of the Special Districts referenced above, or for large projects within a Special District, all such signs that conform to the specifications within the package shall not require individual Class II Special Permits. Signs that do not conform to the specifications shall require their own individual Class II Permit.

* * *

10.6.3.27.2 SD-27.2 Buena Vista Yard West: The Buena Vista Yard West District (the "District") is a mixed-use District with residential and retail uses which are serviced by several lined parking garages. This District has been designated as a Regional Activity Center by the City of Miami and is envisioned as a hub for big box retail, which does not otherwise exist within the City of Miami. The retail stores within the District will consistently serve large numbers of people, many of whom will drive to the District and park in one of the District's several lined parking garages. In order for the District to function properly, pedestrians and vehicles must be clearly directed to parking and retail areas.

The intent of the District's sign ordinance is to (1) move pedestrian and vehicle traffic in and out of the District safely and efficiently; (2) promote safe and efficient pedestrian traffic within the District; (3) promote efficient vehicle circulation to and from the parking garages within the District; and (4) identify the District to motorists along Interstate 195.

1. General Sign limitations:

District Identification/Directional Signage:

The District Identification/Directional Signage Program is intended to identify the District from major arterial roadways and to assist the visitor in finding their destination and the proper parking location. Design standards supplement the District Identification/Directional Signage Program and provide more detailed clarification. Outlined below are the signage elements that comprise the District Identification/Directional Signage system.

1. District Identification

- a. The District Identification structure will serve as a District and anchor tenant identifier that is readable from Interstate 195. The structure will be comprised of large scale letters identifying the District and large scale digital output mesh graphic panels that will communicate the District image and specific identification of major anchor tenants. The graphic panels will be changeable over time and may be highlighted with external lighting and neon lighting behind the images. Tenant names shall not incorporate more than fifty percent (50%) of each graphic panel.

1. Major Vehicular Directional

- a. Major Vehicular Directional Signage will be located on the District perimeter to direct vehicles to big box tenants (retail

establishments greater than 20,000 square feet of floor area) and parking garages.

- b. Signs will contain identification for major tenants and directional parking information; will be painted metal; and may be both externally and edge illuminated. Signs will not exceed 15 feet in height and 8 feet in width when located near major access or project visibility points; within other locations, such size may be reduced through the Class II Special Permit process to be compatible with the scale and character of the project.

1. Minor Vehicular Directional

- a. Minor Vehicular Directional Signage will be located throughout the District to direct vehicles to retail tenants, restaurants and parking garages.
- b. Signs will be painted metal with Scotchlite lettering. Signs will not exceed 5 feet in height and 4'-6" in width.

1. Pedestrian Directional

- a. Directional Signage will be located throughout the District to direct pedestrians to retail tenants, restaurants and parking garages.
- b. Signs will be painted metal with Scotchlite lettering. Signs will not exceed 8 feet in height and 4 feet in width.

1. Street I.D. Signs

- a. Street I.D. Signs will identify streets within the District; will be located on street corners and will be customized versions of a typical street identification sign.

1. Pedestrian Directories

- a. Pedestrian Directories will be located throughout the District and will contain a District map and tenant/major use listings. The Pedestrian Directory will be a painted metal box with an internally illuminated Duratrans surface. The directory will not exceed 8 feet in height or 6'-6" in width.

1. Geode Totem

- a. Geode Totems are three-dimensional stacked cubes which will be located throughout the district. Geode Totems will direct pedestrians to retail tenants, restaurants and parking garages. The Geode Totems will be constructed of a cast material and will not exceed 12 feet in height and 4 feet in width.

This sign element shall be consistent with the graphic design standards as adopted by "Section III, 6: Signage" of the SD 27.2 Design Standards.

Temporary Signs:

1. Temporary signs, which include political election signs and real estate signs, shall be allowed subject to the exceptions, limitations and responsibilities of subsection 10.3.2 of the Code; however, one additional real estate sign (as that term is defined in Sec. 10.2 of the Code) shall be permitted at a District corner that allows 400 sq ft on each of two faces (sign to form an L on the corner) not to exceed 20 feet in height. Real estate signs shall be limited to one (1) sign per each street frontage.

2. In connection with holidays: Decorative flags, bunting, and other decorations on special occasions. No sign permit shall be required for display of decorative flags, bunting, and other decorations related to holidays.

3. Construction: Not to exceed one (1) construction sign, or thirty (32) square feet in area for each lot line adjacent to a street. Development signs shall not be permitted except in conjunction with such construction signs or by Class I Special Permit.

Permanent signs: Except as otherwise provided, such signs may be illuminated but shall not be animated or flashing.

1. For a single building with more than one (1) establishment opening up to the outdoors or a single establishment within a building. The establishments within a building, which are at least eight thousand (8,000) gross square feet, that have a separate entrance to the outdoors

(available to the general public, whether on the ground floor or on an upper level), and a minimum frontage of forty (40) linear feet to the outdoors, shall be allowed the following signs:

Wall signs, limited to two and one-half (2 1/2) square feet of sign area for each lineal foot of wall fronting on a street if any portion of such sign is below fifteen (15) feet above grade. For each foot that the lowest portion of such sign exceeds twenty-five (15) feet, permitted sign area shall be increased one (1) percent up to a maximum height of fifty (50) feet above grade. Not to exceed three (3) such signs for each frontage on which area calculations are based, but one (1) of these may be mounted on a sidewall.

Window signs, painted or attached, shall not exceed twenty (20) percent of the glassed area of the window in which placed. Number of such signs is not limited by these regulations, but aggregate area shall be included as part of aggregate wall sign area, as limited above.

Protecting signs (other than under awning signs) shall be limited to one (1) sign structure with no more than two (2) sign surfaces, neither of which shall exceed forty (40) square feet in sign area; however, that such permissible sign area may be increased to eighty (80) square feet where maximum projection from the face of the building is two (2) feet or less, sixty (60) square feet where projection is more than two (2) and less than three (3) feet, and forty (40) square feet where projection is at least three (3), but not more than four (4) feet the aggregate area of such

signs shall be included as part of aggregate wall sign area, as limited above.

Ground/freestanding signs. Ground or freestanding signs, to the extent allowed subject to the limitations and restrictions set forth in Sections 10.4.5 and 10.8, shall be limited to one (1) sign and forty (40) square feet of sign area (for each face) for each business, or for each one hundred fifty (150) feet of street frontage. Permitted sign area may be used in less than the maximum permitted number of such signs, but no sign shall exceed two hundred (200) square feet in area for each face. Maximum height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, not including limited access highways or expressways, provided, however, that the planning and zoning director, through a Class II Special Permit, may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.

Directional signs, number and area. Directional signs, which may be combined with address signs but shall bear no advertising matter, may be erected to guide to entrances, exits, or parking areas. Not more than one (1) such sign, not exceeding ten (10) square feet in area, shall be erected per entrance, exit, or parking area.

2. For a single building with more than one (1) establishment opening up to the outdoors. The establishments within a single building which are less than eight thousand (8,000) gross square feet, shall be allowed the following signs:

Wall signs: The building in which the establishments are located shall be allowed one (1) wall sign, limited to a building identification sign, not exceeding fifty (50) square feet in area, for each face of the building oriented toward the street; and in addition, each individual establishment within a building, that has a separate entrance to the outdoors (available to the general public, whether on the ground floor or on an upper level), shall be allowed the following signs:

- a) A wall sign not to exceed twenty (20) square feet in area;
- b) Window signs not to exceed twenty (20) percent of the glass area of the window or glass door in which placed; such window signs may be painted or attached, the number of such signs is not limited by these regulations, but aggregate area shall be included as part of aggregate wall sign area, as limited above.
- c) An awning sign, limited to the skirt or bottom edge of the awning; letters, emblems, logos or symbols not to exceed six (6) inches in height.
- d) A hanging (as in under an awning or similar) sign not to exceed three (3) square feet in area.

Window signs, painted or attached, shall not exceed twenty (20) percent of the glassed area of

the window in which placed. Number of such signs is not limited by these regulations, but aggregate area shall be included as part of aggregate wall sign area, as limited above.

Projecting signs (other than under awning signs) shall be limited to one (1) sign structure with no more than two (2) sign surfaces, neither of which shall exceed forty (40) square feet in sign area; however, that such permissible sign area may be increased to eighty (80) square feet where maximum projection from the face of the building is two (2) feet or less, sixty (60) square feet where projection is more than two (2) and less than three (3) feet, and forty (40) square feet where projection is at least three (3), but not more than four (4) feet the aggregate area of such signs shall be included as part of aggregate wall sign area, as limited above.

Ground/freestanding signs. Ground or freestanding signs, to the extent allowed subject to the limitations and restrictions set forth in Sections 10.4.5 and 10.8, shall be limited to one (1) sign and forty (40) square feet of sign area (for each face) for each business, or for each one hundred fifty (150) feet of street frontage. Permitted sign area may be used in less than the maximum permitted number of such signs, but no sign shall exceed two hundred (200) square feet in area for each face. Maximum height limitation shall be twenty (20) feet including embellishments, measured from the crown of the nearest adjacent local or arterial street, not including limited access highways or expressways, provided, however, that the planning and zoning director, through a

Class II Special Permit, may increase the measurement of the crown by up to five (5) feet to accommodate unusual or undulating site conditions.

Directional signs, number and area. Directional signs, which may be combined with address signs but shall bear no advertising matter, may be erected to guide to entrances, exits, or parking areas. Not more than one (1) such sign, not exceeding ten (10) square feet in area, shall be erected per entrance, exit, or parking area.

3. Notwithstanding the provisions set forth herein, where there are commercial, service or retail uses in a structure which may not be seen directly from the public right-of-way, but have direct access from a courtyard or open space which abuts a primary pedestrian pathway, a free-standing directional sign containing the names of all the establishments concealed from direct view may be erected which may be combined with a location map of the complex. Not more than one (1) such sign, not exceeding twenty (20) square feet in area, shall be erected per entrance, exit, or parking area.

4. Community or neighborhood bulletin boards or kiosks: Shall be permissible only by Class I Special Permit, as provided at section 10.3.1.6. In the case of flat bulletin boards, the area of such boards shall not exceed twenty-five (25) square feet; and, in the case of kiosks, such structures shall not exceed a plan section area of ten (10) square feet and an overall height

(including architectural embellishments) of ten (10) feet.

* * *

Section 3. All ordinances or parts of ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 5. This Ordinance shall become effective thirty (30) days after final reading and adoption thereof.

PASSED ON FIRST READING BY TITLE ONLY this _____ day of _____, 2004.

PASSED AND ADOPTED ON SECOND AND FINAL READING BY TITLE ONLY this _____ day of _____, 2004.

ATTEST:

PRISCILLA A. THOMPSON
CITY CLERK

MANUEL A. DIAZ
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

ALEJANDRO VILARELLO
CITY ATTORNEY

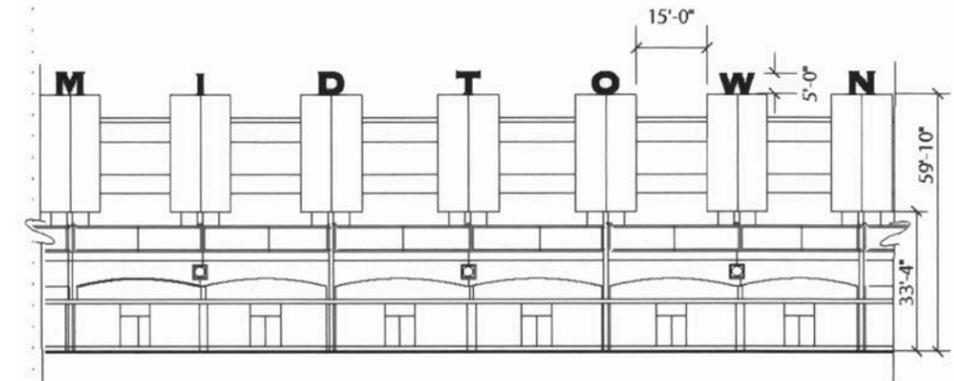
III. Design Standards, 6: Signage (Reserved)

1. Vehicular Artery Project Identification

a. It is intended that this structure serve as the major project identifier that is readable from Highway 195 and that it identify the project's key anchors to make their presence known to the highway's traffic.

b. The structure will have two components: large scale letters to identify the project; and large scale mesh graphic panels to identify the anchor tenants and further communicate the project image. These graphic panels are changeable over time, will be illuminated by external fixtures and may be accented with neon behind the mesh.

c. Tenant identification is limited to 50% of each panel's surface area. The balance of the area is to convey the spirit of the project, through color, graphics and text.

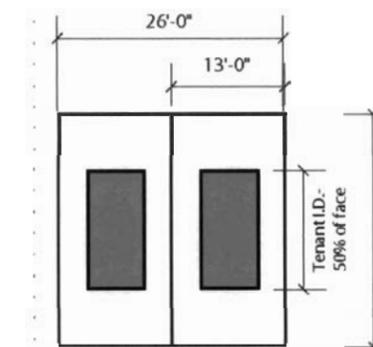


Elevation
Scale 1:500



Cumulative Project Identity
Scale 1:250

70sf per letter x 7 letters = 490sf



Cumulative Tenant Identity
Diagram shows only (1) flattened two-sided fin(1 or 2 Tenants)
Scale 1:250

175.5sf per panel x 14 panels = 2457sf total Tenant I.D.