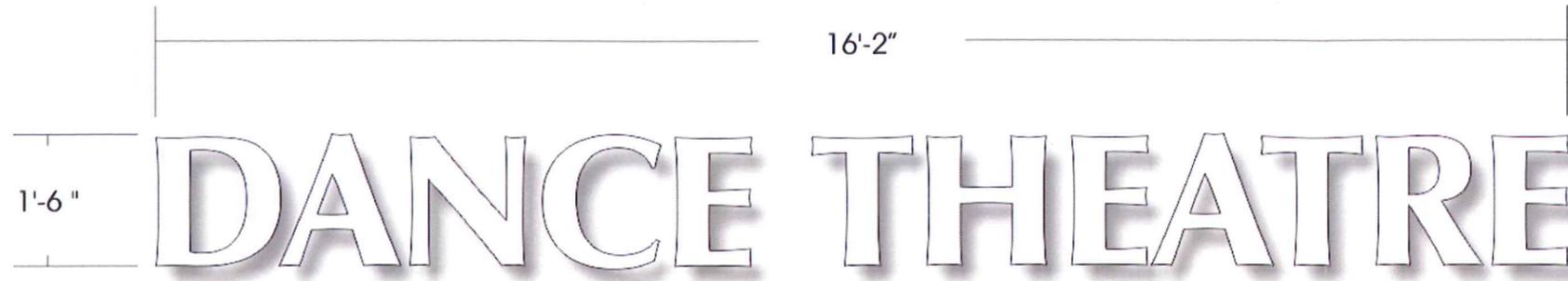


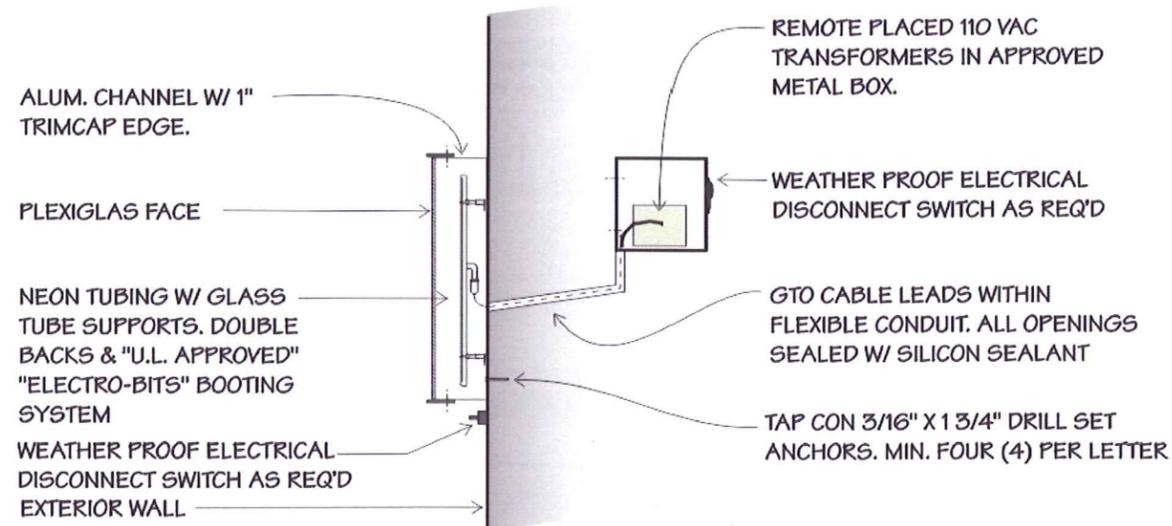
DATE: 7/29/09 BY: [Signature]
ADMINISTRATIVE APPROVAL



FACELIT CHANNEL LETTER LAYOUT SCALE: 1/2" = 1'-0"

FABRICATE & INSTALL ONE (1) SET OF 18" FACELIT CHANNEL LETTERS.

LETTER FACES TO BE OF WHITE PLEXIGLAS, W/ BLACK TRIMCAP & RETURNS. ILLUMINATE W/ 6500 WHITE NEON TUBING



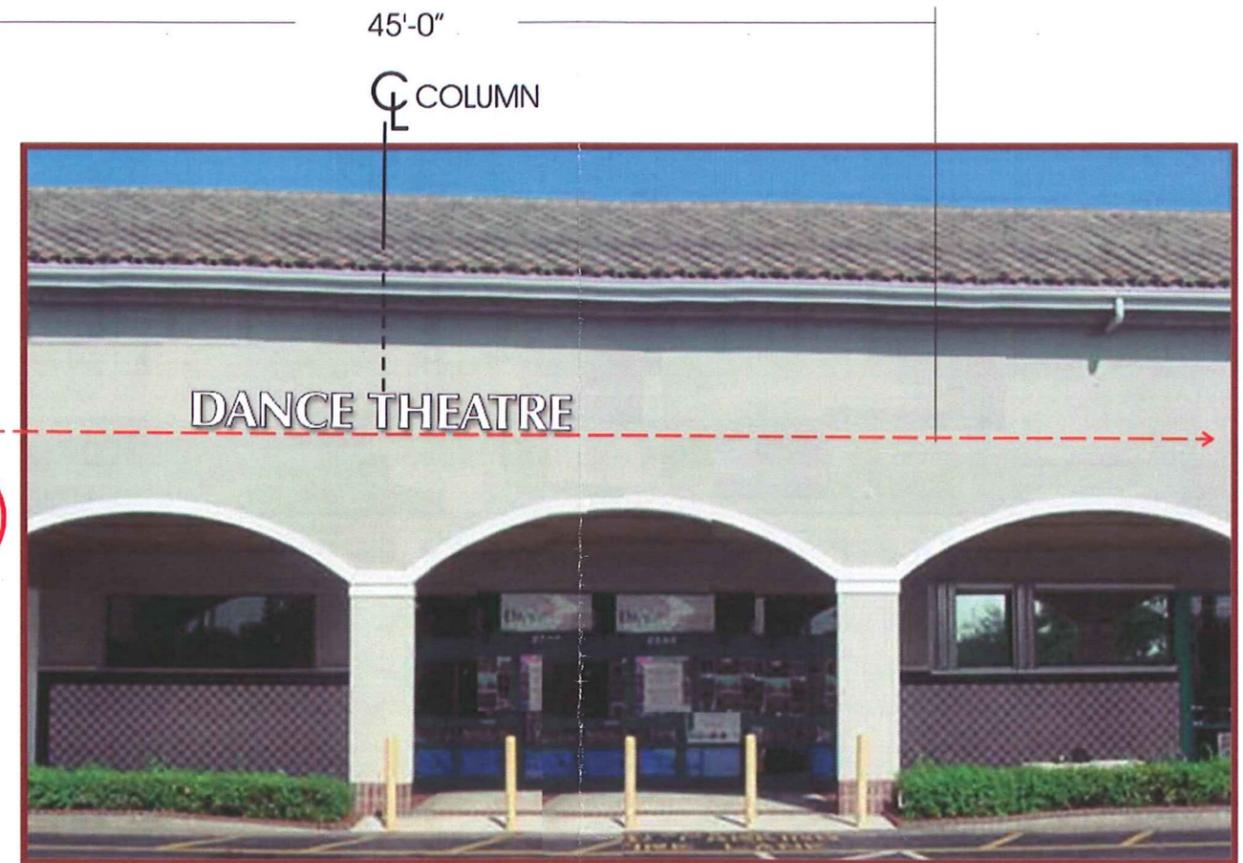
NOTE: HEIGHT OF SIGN ABOVE FINISH GRADE TO MATCH ADJACENT "ADVANCE AUTO PARTS" SIGNAGE

***NOTE: ELECTRICAL PRIMARY TO SIGN LOCATION, BY OTHERS**

SECTION TYPICAL N.T.S.

COLOR SPECIFICATIONS:

- TRIMCAP & RETURNS: PRE-FINISHED BLACK
- FACES: #7328 WHITE PLEXIGLAS



PARTIAL WEST ELEVATION SCALE: 1/8" = 1'-0"

FERRIN Signs
DESIGN PROPOSAL

945 26TH STREET
WEST PALM BEACH, FL.
33407

QUALIFIER: RALPH LASHHELLS
STATE LIC. #ES 000140
(561)802-4242

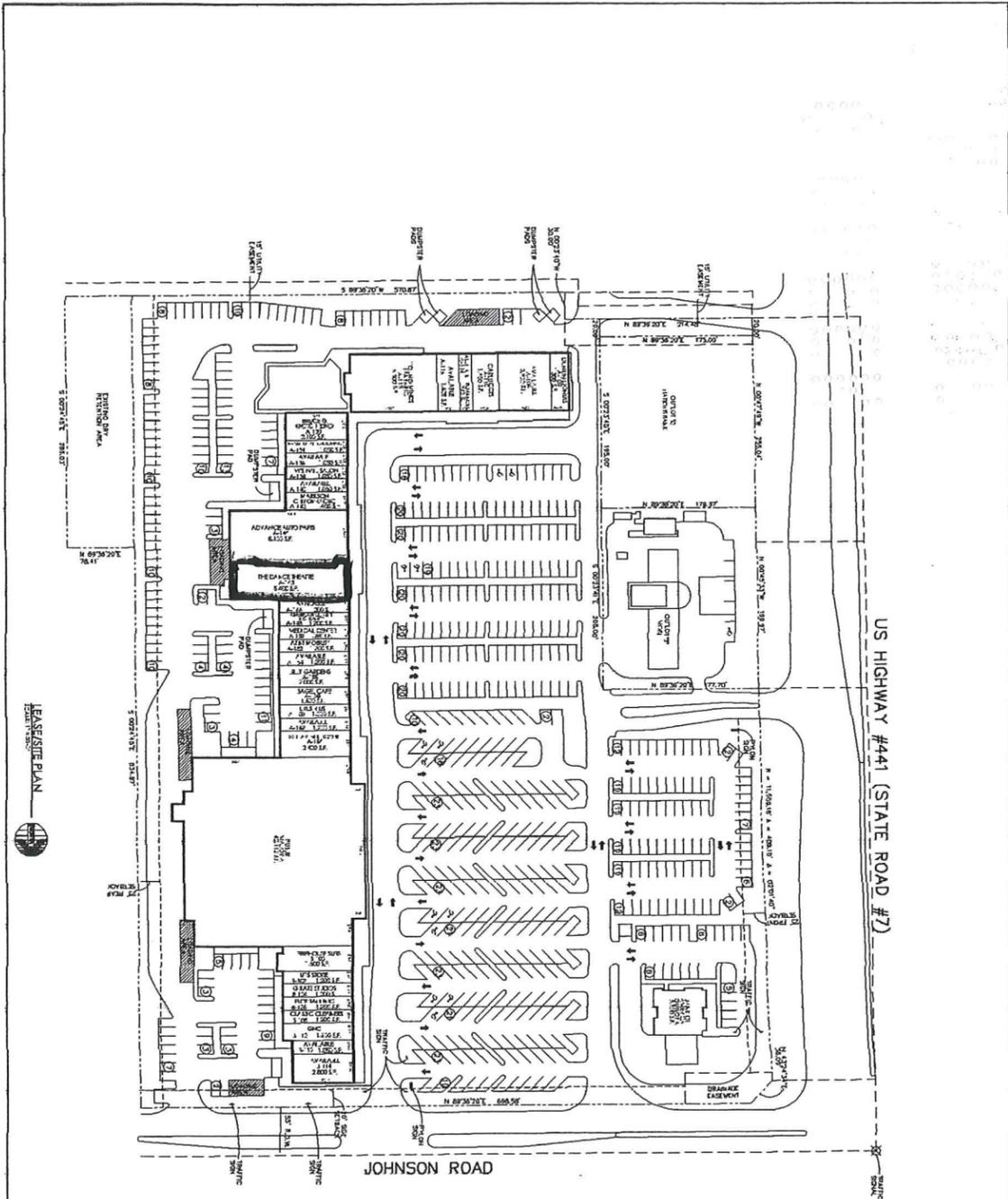
CLIENT: DANCE THEATRE
LOCATION: COCONUT CREEK, FL.
DESIGN #007621
DATE: 4/2/09
SALES: M. McDONALD
DESIGNER: C. COOPER
SCALE: AS NOTED DISK: MAIN C/DRAW 7
REVISIONS: 4/22/09 7/8/09 7/28/09

NOTE: SIGNS TO WITHSTAND 150 MPH 50 LBS. PER SQ. FT. AS PER ASCE 7-05 REQUIREMENTS.

DESIGN BASED UPON 150 M.P.H. 3 SECOND GUST DESIGN WIND SPEED PER FBC 2007, EXPOSURE C. W/ 2009 REVISIONS

SIGN TO BE LISTED AS PER N.E.C. 600.3
ALL COMPONENTS TO BE U.L. LISTED & APPROVED
ALL FABRICATION & USE OF SAID COMPONENTS TO MEET OR EXCEED LOCAL & N.E.C. REQUIREMENTS

REGISTERED ENGINEER: JOHN HOLT
925 AZURE WELLINGTON, FL.
(561)793-7843
ST. #15252



LEASE/SITE PLAN



LEASE/SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	RETAIL STORE	10,000	727
2	OFFICE	5,000	364
3	PARKING	15,000	1,094
4	DRIVEWAY	2,000	146
5	LANDSCAPING	1,000	73
6	UTILITY	500	36
7	WALKWAY	1,000	73
8	TRAILER	1,000	73
9	STORAGE	1,000	73
10	MECHANICAL	1,000	73
11	RESTROOM	1,000	73
12	REAR COURT	1,000	73
13	SCREENED PORCH	1,000	73
14	SCREENED PATIO	1,000	73
15	SCREENED PERGOLA	1,000	73
16	SCREENED ENCLOSURE	1,000	73
17	SCREENED PORCH	1,000	73
18	SCREENED PATIO	1,000	73
19	SCREENED PERGOLA	1,000	73
20	SCREENED ENCLOSURE	1,000	73
21	SCREENED PORCH	1,000	73
22	SCREENED PATIO	1,000	73
23	SCREENED PERGOLA	1,000	73
24	SCREENED ENCLOSURE	1,000	73
25	SCREENED PORCH	1,000	73
26	SCREENED PATIO	1,000	73
27	SCREENED PERGOLA	1,000	73
28	SCREENED ENCLOSURE	1,000	73
29	SCREENED PORCH	1,000	73
30	SCREENED PATIO	1,000	73
31	SCREENED PERGOLA	1,000	73
32	SCREENED ENCLOSURE	1,000	73
33	SCREENED PORCH	1,000	73
34	SCREENED PATIO	1,000	73
35	SCREENED PERGOLA	1,000	73
36	SCREENED ENCLOSURE	1,000	73
37	SCREENED PORCH	1,000	73
38	SCREENED PATIO	1,000	73
39	SCREENED PERGOLA	1,000	73
40	SCREENED ENCLOSURE	1,000	73
41	SCREENED PORCH	1,000	73
42	SCREENED PATIO	1,000	73
43	SCREENED PERGOLA	1,000	73
44	SCREENED ENCLOSURE	1,000	73
45	SCREENED PORCH	1,000	73
46	SCREENED PATIO	1,000	73
47	SCREENED PERGOLA	1,000	73
48	SCREENED ENCLOSURE	1,000	73
49	SCREENED PORCH	1,000	73
50	SCREENED PATIO	1,000	73
51	SCREENED PERGOLA	1,000	73
52	SCREENED ENCLOSURE	1,000	73
53	SCREENED PORCH	1,000	73
54	SCREENED PATIO	1,000	73
55	SCREENED PERGOLA	1,000	73
56	SCREENED ENCLOSURE	1,000	73
57	SCREENED PORCH	1,000	73
58	SCREENED PATIO	1,000	73
59	SCREENED PERGOLA	1,000	73
60	SCREENED ENCLOSURE	1,000	73
61	SCREENED PORCH	1,000	73
62	SCREENED PATIO	1,000	73
63	SCREENED PERGOLA	1,000	73
64	SCREENED ENCLOSURE	1,000	73
65	SCREENED PORCH	1,000	73
66	SCREENED PATIO	1,000	73
67	SCREENED PERGOLA	1,000	73
68	SCREENED ENCLOSURE	1,000	73
69	SCREENED PORCH	1,000	73
70	SCREENED PATIO	1,000	73
71	SCREENED PERGOLA	1,000	73
72	SCREENED ENCLOSURE	1,000	73
73	SCREENED PORCH	1,000	73
74	SCREENED PATIO	1,000	73
75	SCREENED PERGOLA	1,000	73
76	SCREENED ENCLOSURE	1,000	73
77	SCREENED PORCH	1,000	73
78	SCREENED PATIO	1,000	73
79	SCREENED PERGOLA	1,000	73
80	SCREENED ENCLOSURE	1,000	73
81	SCREENED PORCH	1,000	73
82	SCREENED PATIO	1,000	73
83	SCREENED PERGOLA	1,000	73
84	SCREENED ENCLOSURE	1,000	73
85	SCREENED PORCH	1,000	73
86	SCREENED PATIO	1,000	73
87	SCREENED PERGOLA	1,000	73
88	SCREENED ENCLOSURE	1,000	73
89	SCREENED PORCH	1,000	73
90	SCREENED PATIO	1,000	73
91	SCREENED PERGOLA	1,000	73
92	SCREENED ENCLOSURE	1,000	73
93	SCREENED PORCH	1,000	73
94	SCREENED PATIO	1,000	73
95	SCREENED PERGOLA	1,000	73
96	SCREENED ENCLOSURE	1,000	73
97	SCREENED PORCH	1,000	73
98	SCREENED PATIO	1,000	73
99	SCREENED PERGOLA	1,000	73
100	SCREENED ENCLOSURE	1,000	73



RECEIVED
 JUL - 9 2009
 CITY OF COCONUT CREEK
 DEVELOPMENT SERVICES DEPT

A Subsidiary of
 Ramco-Gershenson Properties Trust
 (NYSE: RPT)

951 Yamato Road
 Suite 100
 Boca Raton, FL 33431
 Phone: 561-208-1800

Headquarters:
 31500 Northwestern Highway
 Suite 300
 Farmington Hills, MI 48334
 Phone: 248-350-9900
 Fax: 248-350-9925

Revised: June 16, 2009
 April 15, 2009

Marc McDonald
 Ferrin Signs, Inc.
 945 26th Street
 West Palm Beach, FL 33407

VIA EMAIL: mcdonald@ferrinsigns.com
MMcgr14024@aol.com

RE: Coral Creek Shopping Center – Dance Theatre
 6546A North State Road 7, A-145
 Coconut Creek, FL 33073
 Type of Signage: Illuminated, Permanent (Term greater than 1 year)

Attention Building Department: Ferrin Signs, Inc. as the agent for Dance Theatre is approved by Steve Sucharski/Tenant Coordinator for Ramco-Gershenson, Inc. to install one illuminated primary building sign at Coral Creek Shops. It is understood that the sign must be installed and conform to the local sign ordinances and building code requirements.

Delivered sign design scheme by Ferrin Signs, Inc. for the above referenced location has been received and reviewed by the Landlord. It is recommended that the Tenant make revisions as needed per the Landlord's comments and then make submittal to the authorized municipal authority for plan review and procurement of permit. The sign design is approved as noted.

- Trade Name: Tenant's are to state their trade name at the Primary & under-canopy sign as per the language of their Lease. State and or federal regulations that will not allow a conflict with any other business entity that is registered to the exclusive use of "the stated trade name" will take precedent and the tenant must comply. Only the tenant is responsible for all cost and liabilities associated with the use, removal and repair of any sign used for their business in the common area
- The Tenant is the "owner in lease hold interest and improvements" a sign is a piece of equipment which is a lease hold improvement purchased by the Tenant, not the Landlord. The tenant takes the sign with them like any other piece of equipment when and if they move or relocate.
- The Landlord is the "owner in fee simple" to the deed of the property and does not own the Tenant's equipment.

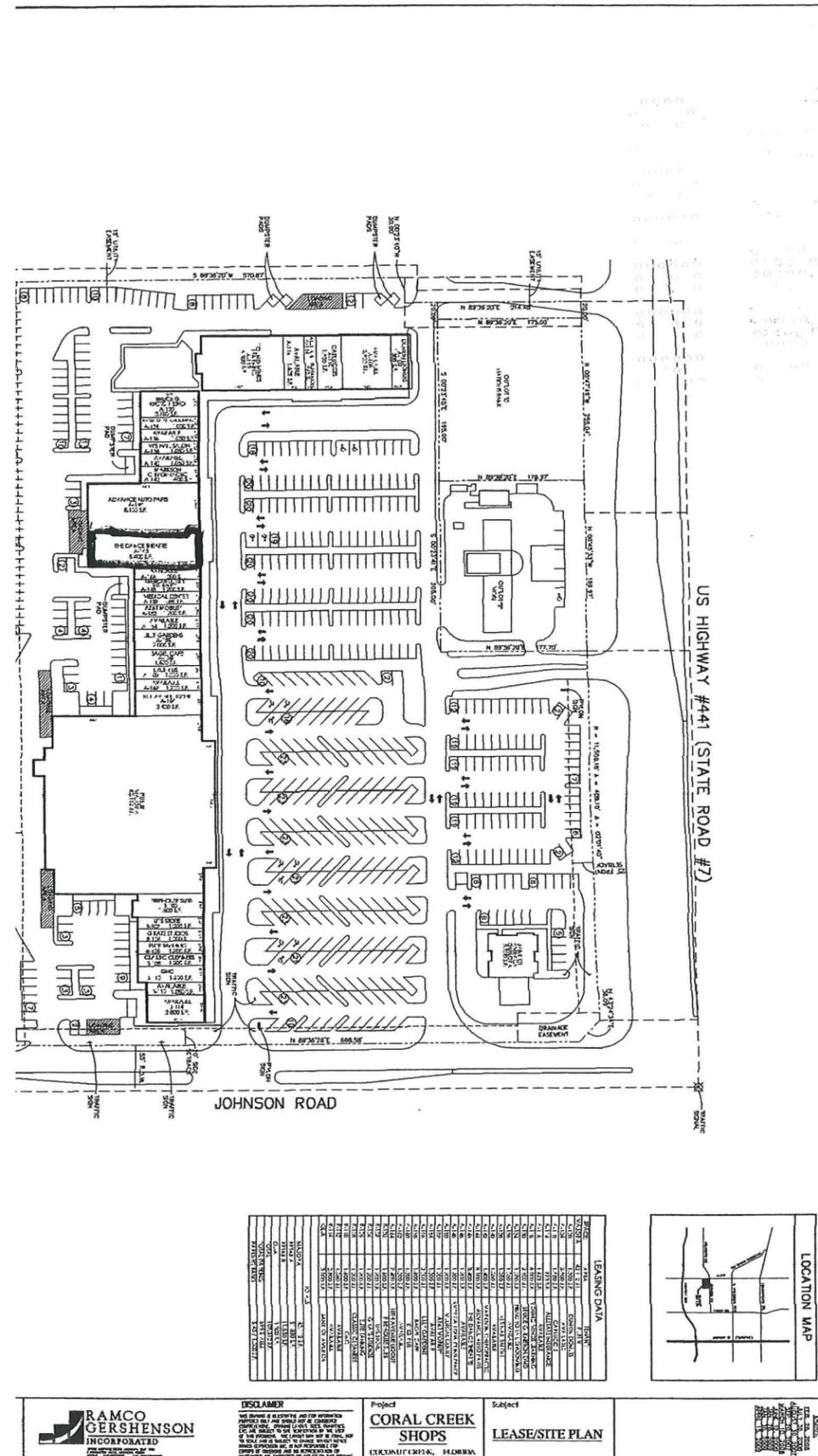
The Tenant is responsible for informing the Vendor of pertinent lease requirements, as well as assuring that all governmental codes and approvals are met for the fabrication and installation of the signage.

- Sign installation company is to provide a copy of sign Permit and Certificate of Insurance to the Landlord prior to installation.
- Certificate of Insurance from sign installation company to name Landlord and associated entities and agents as an "additional insured" party. Landlord not to be named as the certificate holder. Permit and Notice of Commencement are to have tenant named as the owner of the sign only. Tenant is the "owner in lease". Landlord is the owner "in fee simple" of the entire property.
- Sign installation shall not interfere with the regular operation of the shopping center.

Thank you and if you have any questions or require further assistance, please do not hesitate to call me at (561) 208-1807.

Respectfully,

 Jennifer Feagin for Steve Sucharski, Tenant Coordinator



RECEIVED
JUL - 9 2009
CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT

A Subsidiary of
Ramco-Gershenson Properties Trust
(NYSE: RPT)

951 Yamato Road
Suite 100
Boca Raton, FL 33431
Phone: 561-208-1800

Headquarters:
31500 Northwestern Highway
Suite 300
Farmington Hills, MI 48334
Phone: 248-350-9900
Fax: 248-350-9925

Solano, Heidi

From: Jennifer Feagin [jfeagin@rgpt.com]
Sent: Thursday, July 23, 2009 3:19 PM
To: ferrinsigns@aol.com; Solano, Heidi
Subject: RE: Dance Theatre -City requested location

* Landlord approval for sign (white)
centered on column.

As per this email, the request is Approved.

Thank you.

Jennifer Feagin
951 Yamato Road, Suite 100
Boca Raton, FL 33431
Direct Line: 561-208-1807
Fax: 866-405-3547

From: ferrinsigns@aol.com [mailto:ferrinsigns@aol.com]
Sent: Wednesday, July 22, 2009 11:41 AM
To: Jennifer Feagin; hsolano@coconutcreek.net
Subject: Fwd: Dance Theatre -City requested location

Hi Jennifer,
Please see attached. I have received another e-mail this morning from Heidi about approval. Please sign off on attached if this meets your approval and perhaps e-mail to Heidi and myself.
Thank you,
Marc

-----Original Message-----
From: ferrinsigns@aol.com
To: ferrinsigns@aol.com
Sent: Wed, Jul 22, 2009 10:57 am
Subject: Fwd: Dance Theatre -City requested location

Please print attachment

-----Original Message-----
From: Solano, Heidi <HSolano@coconutcreek.net>
To: ferrinsigns@aol.com
Sent: Mon, Jul 20, 2009 3:37 pm
Subject: Dance Theatre -City requested location

Hi Marc,

To clarify after on discussion on the phone, I've attached an elevation showing a requested location for the Dance Theatre sign and it also shows where the Advanced Auto Parts sign is located.

Thanks.

Heidi Solano

7/23/2009

RECEIVED
JUL 23 2009
CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT.

VIA EMAIL: mmcdonald@ferrinsigns.com
MMcgr14024@aol.com

Shopping Center -- Dance Theatre
State Road 7, A-145
Creek, FL 33073
Signage: Illuminated, Permanent (Term greater than 1 year)

Department: Ferrin Signs, Inc. as the agent for Dance Theatre is approved by Steve Sucharski/ for Ramco-Gershenson, Inc. to install one illuminated primary building sign at Coral Creek Food that the sign must be installed and conform to the local sign ordinances and building code

Signage scheme by Ferrin Signs, Inc. for the above referenced location has been received and reviewed by the City. It is recommended that the Tenant make revisions as needed per the Landlord's comments and then make submittal to the City for approval. The sign design is approved as noted.

Tenant's are to state their trade name at the Primary & under-canopy sign as per the language of their lease and or federal regulations that will not allow a conflict with any other business entity that is registered to do business in the area. The use of "the stated trade name" will take precedent and the tenant must comply. Only the tenant is responsible for all cost and liabilities associated with the use, removal and repair of any sign used for their business in the area.

The "owner in lease hold interest and improvements" a sign is a piece of equipment which is a lease hold item. It is purchased by the Tenant, not the Landlord. The tenant takes the sign with them like any other piece of equipment when they move or relocate.

The Landlord is the "owner in fee simple" to the deed of the property and does not own the Tenant's equipment.

The Landlord is responsible for informing the Vendor of pertinent lease requirements, as well as assuring that all governmental requirements are met for the fabrication and installation of the signage.

The sign installation company is to provide a copy of sign Permit and Certificate of Insurance to the Landlord prior to installation.

The sign installation company to name Landlord and associated entities and agents as an "insured" party. Landlord not to be named as the certificate holder. The sign installation company's notice of Commencement are to have tenant named as the owner of the sign only. Tenant is the "owner in fee simple" of the entire property. The sign installation company shall not interfere with the regular operation of the shopping center.

If you have any questions or require further assistance, please do not hesitate to call me at (561) 208-1807.

Feagin
Steve Sucharski, Tenant Coordinator

feagin [jfeagin@rgpt.com]
July 23, 2009 3:19 PM
aol.com; Solano, Heidi
Theatre -City requested location

* Landlord approval for sign (white)
centered on column.

request is Approved.

Suite 100
31
3-1807

RECEIVED
JUL 23 2009
CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT.

com [mailto:ferrinsigns@aol.com]
22, 2009 11:41 AM
solano@coconutcreek.net
Theatre -City requested location

have received another e-mail this morning from Heidi about approval. Please sign off on your approval and perhaps e-mail to Heidi and myself.

l.com
om
09 10:57 am
Theatre -City requested location

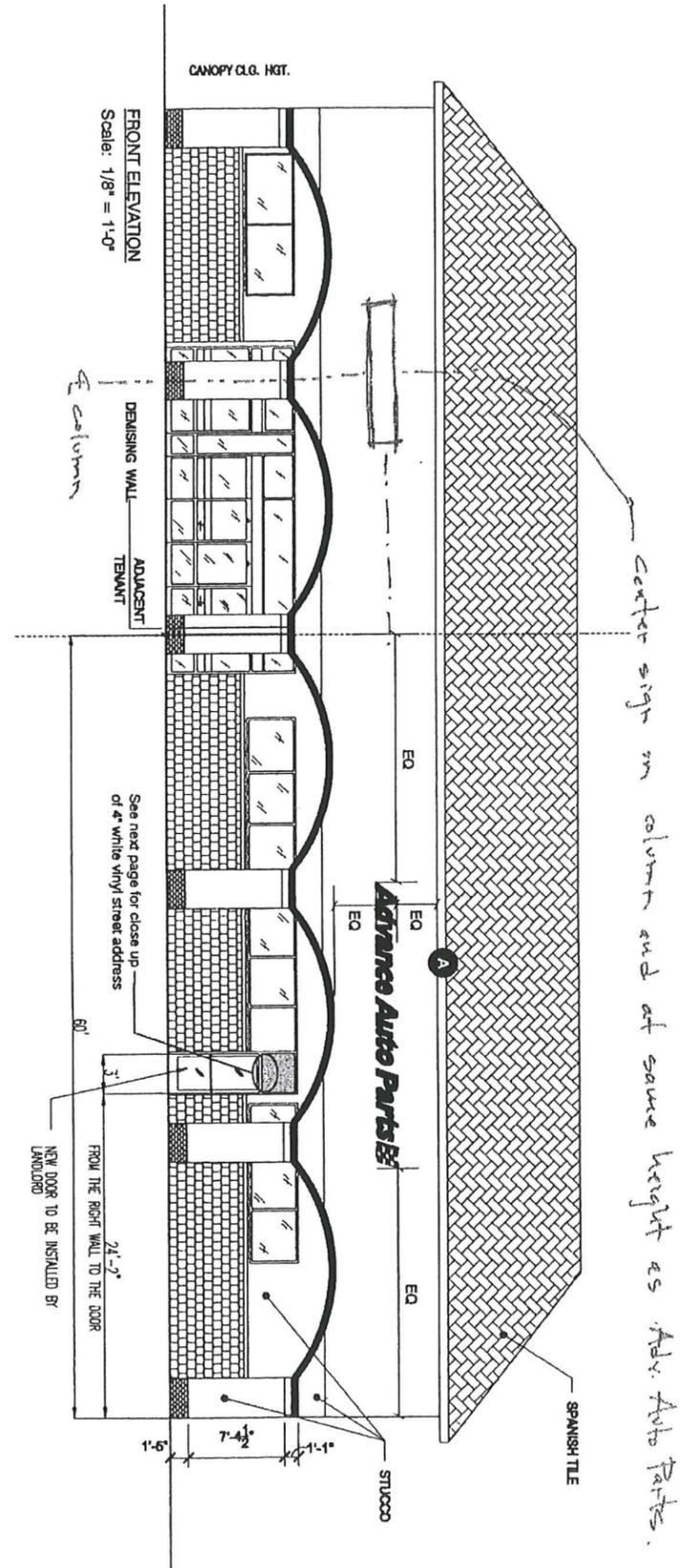
achment

<HSolano@coconutcreek.net>
om
09 3:37 pm
re -City requested location

ssion on the phone, I've attached an elevation showing a requested location for the Dance Theatre where the Advanced Auto Parts sign is located.

Coconut Creek, FL
Site Enhancement Services | Ph: 1. 888. 660. 1298 | Fax: 1. 574. 237. 6166 | www.siteenhancementservices.com

Page 5 of 6
SES



Advance Auto Parts
February 21, 2008

* attachment to 7.22.09
email sent to
property manager

DAVID M. BECKERMAN, P.A.

ATTORNEYS AT LAW
7000 WEST PALMETTO PARK ROAD
SUITE 500
BOCA RATON, FLORIDA 33433

DAVID M. BECKERMAN

ADMITTED TO PRACTICE IN
FLORIDA AND ILLINOIS

TELEPHONE (561) 391-6000
FACSIMILE (561) 391-6044
E-MAIL: dbecker86@aol.com

RECEIVED

JUN 9 - 2009

CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT.

June 5, 2009

City of Coconut Creek
Zoning Department
4800 West Copans Road
Coconut Creek, FL 33063

Re: **Dance Theatre of Parkland, Inc.**

Dear Sirs:

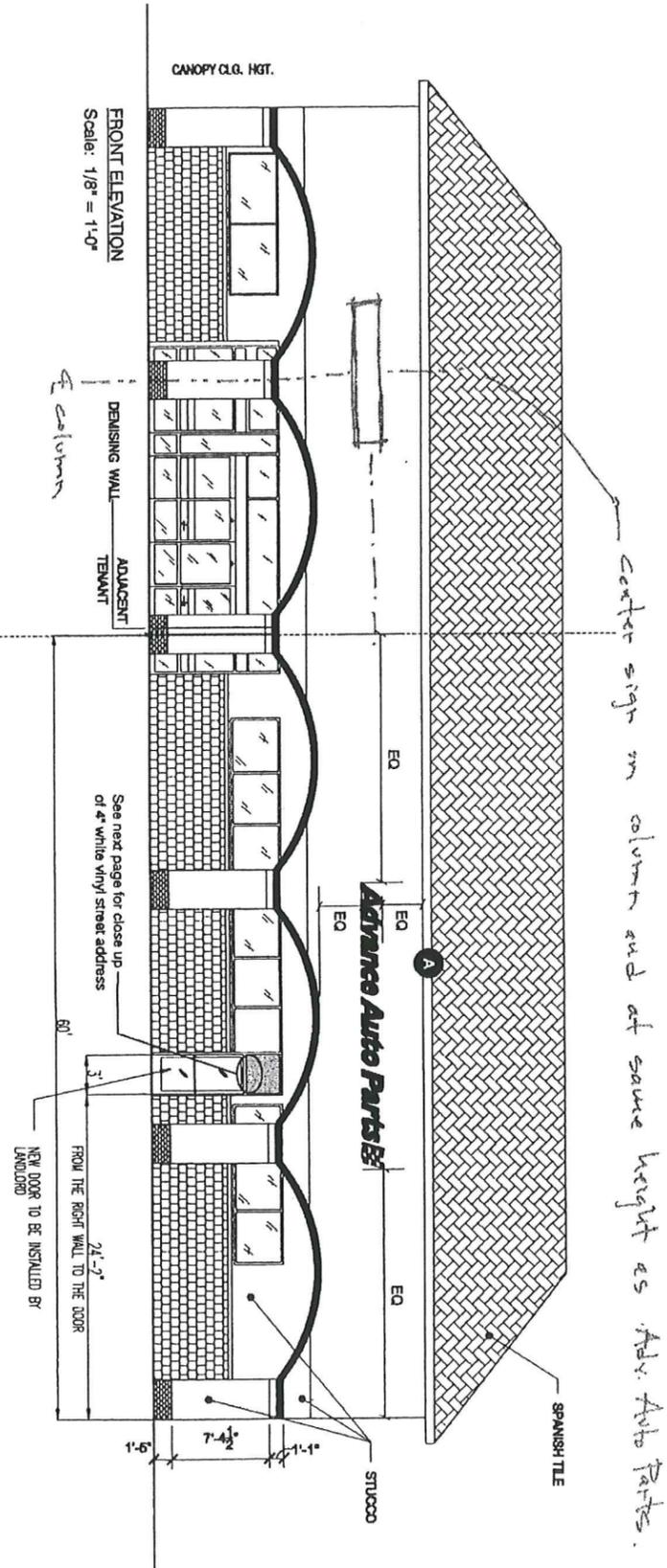
This is to advise you that this firm represents Dance Theatre of Parkland, Inc. We have been requested to provide to you information concerning the company and use of sign issues. Dance Theatre consists of several separate but related corporations, all with the name "Dance Theatre". The only difference in their corporate names revolves around the location in which they operate. They presently have several other retail operations in other towns, including Coral Springs and Wellington. In each of these locations, they have the similar signs that they intend to use in Coconut Creek. Since each of their corporate entities are listed with the Florida Secretary of State, and each have the name Dance Theatre in the name, they should be permitted to place a sign containing the name "Dance Theatre." That tradename has value to their business model and any inability for them to use such a sign would negatively impact their ability to operate effectively.

My client has provided copies of photographs of other signs which are presently located in shopping centers in Coral Springs and Wellington. These signs are similar to the one they intend to use for this location.

Thank you for your cooperation. If there is any problem or any reason why you could not consent to their use of the sign, please contact me.

Very truly yours,

David M. Beckerman
DMB/dme
Enclosure
cc: Randy Gerlick



Advance Auto Parts

February 21, 2008

* attachment to 7-22-09
email sent to
property manager

DAVID M. BECKERMAN, P.A.

ATTORNEYS AT LAW
7000 WEST PALMETTO PARK ROAD
SUITE 500
BOCA RATON, FLORIDA 33433

TELEPHONE (561) 391-6000
FACSIMILE (561) 391-6044
E-MAIL: dbecker86@aol.com

RECEIVED

June 5, 2009

JUN 9 - 2009
CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT.

Creek
ent
ns Road
FL 33063

Dance Theatre of Parkland, Inc.

You are advised that this firm represents Dance Theatre of Parkland, Inc. We have been provided to you information concerning the company and use of sign issues. The company consists of several separate but related corporations, all with the name Dance Theatre. The only difference in their corporate names revolves around the location. They presently have several other retail operations in other towns, including Coral Springs and Wellington. In each of these locations, they have the similar sign design. They tend to use in Coconut Creek. Since each of their corporate entities are registered with the Florida Secretary of State, and each have the name Dance Theatre in the name, they should be permitted to place a sign containing the name "Dance Theatre." That is due to their business model and any inability for them to use such a sign would impact their ability to operate effectively.

I have provided copies of photographs of other signs which are presently located in Coral Springs and Wellington. These signs are similar to the one they have at this location.

Your cooperation. If there is any problem or any reason why you could not use the sign, please contact me.


nan

rick

RECEIVED

JUN 9 - 2009

CITY OF COCONUT CREEK
DEVELOPMENT SERVICES DEPT.

