

Exhibit B Applicant Justification Statement

LOTIS WELLINGTON RETAIL BUILDING SIGNAGE TECHNICAL DEVIATION CHECKLIST

TECHNICAL DEVIATION DETAIL:

Lotis is requesting a Technical Deviation for signage to be installed on the second floor of its 2 prominent retail/commercial buildings (Buildings 3 and 6) at The Square at Lotis Wellington. The proposed signs will face east and will be visible to incoming main-entry vehicular and pedestrian traffic within the Lotis Wellington project. The height of the proposed signs is 15" (half the height of the permitted signage for the first floor tenants) and the designs are meant to be as unobtrusive and inconspicuous as possible while still affording the tenants occupying the office suites, all of them local business owners, moderate visibility of their name. The entries to these suites are on the west side of the buildings, so there is no permitted option for signage or placement visibility absent of this Technical Deviation. Lotis has worked with Staff to come up with a compromise on sizing and overall dimensions to keep the overall aesthetics as streamlined as possible. The channel letters on each sign will be the same font and color/design as the first floor tenants, leading to a complete cohesion of signage design for both sets of tenants.

AESTHETIC ENHANCEMENTS:

The placement of signs on the second floor of the building actually enhances the design rather than diminishing it. Signage on the first floor is quite prominent, and adding smaller signage above the windows of the second floor tenants allows for a visual "step up" and creates an additional detail on the top of the building. The channel letters of these second floor signs will be smaller versions of the first floor signage, leading to continuity of design and theming. As stated above, the need for this Technical Deviation is due to the entries of the office suites being on the west side of the buildings and the prominent area for visibility of these tenants is on the eastern façade of the buildings.

IMPACTS:

These signs will not adversely affect any other building or tenant within Lotis Wellington. They will also not cause any adverse impacts to any properties or persons off-site as they will be minimal in size and are primarily geared towards creating on-site presence and visibility.