

Exhibit A
Lotis 1 Master Sign Plan (Buildings 3, 4, 6 and 7)

Building 3 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,902	32 ft.	64 sq. ft.	2.5 ft.	25 ft.	Canopy ²
102&103	3,144	52 ft.	104 sq. ft.	2.5 ft.	41 ft.	Canopy ²
104	1,640	25.8 ft.	51 sq. ft.	2.5 ft.	20 ft.	Canopy ²
105	1,651	26.3 ft.	52 sq. ft.	2.5 ft.	21 ft.	Canopy ²
201	1,920	31.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
202	2,380	65.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
204	4,000	40.6 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ³
West Façade/Elevation-Secondary ⁴						
201, 202 & 204	N/A	N/A	0.97 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
101	N/A	N/A	13 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
Building 4 Signs ¹						
South Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	3,600	60 ft.	120 sq. ft.	2.5 ft.	48 ft.	Canopy ²
East Façade/Elevation-Secondary						
101	N/A	N/A	60 sq. ft.	1.25 ft.	24 ft.	Canopy ²

LOTIS
WELLINGTON
Master Sign Plan

Revised 05.05.25

Building 6 Signs ¹						
East Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101 & 102	4,056	67 ft.	75 sq. ft.	2.5 ft.	30 ft.	Canopy ¹
103	1,601	26 Ft.	52 sq. ft.	2.5 ft.	20 ft.	Canopy ¹
104	1,595	27.2 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ¹
105	1,650	26.3 ft.	53 sq. ft.	2.5 ft.	21 ft.	Canopy ¹
201	2,520	51.6 ft.	47 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
202	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
203	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
204	1,659	32.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
205	1,650	33.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
West Façade/Elevation-Secondary ⁴						
201, 202, 204& 205	N/A	N/A	1 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
South Façade/Elevation-Secondary						
101 & 102	N/A	N/A	37 sq. ft.	1.25 ft.	15 ft.	Canopy ²
Building 7 Signs ¹						
North Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,600	27 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ²
102	2,000	33 ft.	65 sq. ft.	2.5 ft.	26 ft.	Canopy ²
West Façade/Elevation-Secondary						
102	N/A	N/A	33 sq. ft.	1.25 ft.	13 ft.	Canopy ²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.
² Request to add tenant's allowed wall sign to the canopy structure.
³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.
⁴ May be allowed a maximum of three (3) square feet per condition of approval.

TENANT SIGN CRITERIA

The purpose of these criteria are to establish sign standards and general guidelines that ensure consistency in aesthetics and material quality for signage throughout the center.

Conformance to this criteria is strictly enforced. Any installed non-conforming or unapproved signage shall be brought into conformance at the expense of the Tenant and their sign contractor.

APPROVAL PROCESS

All signs installed or displayed on the premises must have written approval of the Landlord. The aesthetic characteristics of the signs (i.e., placement, size, proportion, font, colors, textures, method of fabrication, location of transformers and electrical devices, etc.) are subject to the discretionary approval of the Landlord/property manager within the context of these criteria.

Prior to submission to the City for permits, and prior to construction and installation of any sign or graphic covered by these criteria, Tenant must submit three (3) sets of professionally prepared drawings of their proposed signage meeting these criteria to Landlord/property manager for review and written approval.

All signs need written management approval, proper permits, engineering calculations and be constructed to current NEC codes.

SIGN DRAWINGS

Drawings must be color renderings of sign superimposed on fascia, showing elevation with dimensional location and scale. Drawings must include all specifications for construction and installation, including but not limited to, colors, materials, and illumination details. Following Landlord/property manager approval, Tenant must submit approved drawings to the City for review and permits prior to construction. All design, processing and construction shall be at the Tenant's sole cost and expense.

GENERAL REQUIREMENTS

All work is to be performed by a professional sign company. Sign company must be in possession of a current contractor's license to perform such work, in addition to a current city business license. Sign company must maintain a minimum of \$2,000,000 insurance to be working on property. Each Tenant shall submit or cause to be submitted to Lotis Wellington three (3) copies of detailed drawings, to scale, indicating the location, size, layout, design and color of the proposed signs. Including all lettering and/or graphics. These drawings should be submitted along with site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width. NOTE: All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent Tenant signage if applicable.

APPROVED TENANT SIGNS


Approved Tenant sign options shown on the following page. Sizing of the signage is based on Tenant suite. Tenant signage must follow the guidelines shown on the following page for sizing & logos. All electrical components must be remotely housed and contained in UL approved housing.

Note: Nationally recognized trademark logos / colors may be accepted with landlord approval.

Tenant signage may not exceed 80% of the tenant space. Tenant sign height may not exceed the approved sizes; however, may be reduced in size as needed. All tenant sign letters must be face illuminated channel letters mounted flush to wall. All electrical wiring & power supplies must be housed behind wall. Logo boxes require landlord approval and must adhere to the guidelines on the following page.

CODE REQUIREMENTS

As specified above, no sign shall exceed 80% of the tenant space. (1) sign per tenant principal facade shall be permitted with a maximum sign area of 2 square feet per linear foot of principal facade length, not to exceed 150 square feet. Tenants may have up to (2) additional secondary wall signs located on the rear, end and/or tower facade with only 1 sign on each face, if applicable. and shall be per the ARB approved Master Sign Plan



SOUTHEAST SIGN CO.
ELECTRICAL SIGN AND LIGHTING SPECIALISTS
5229 NW. 108TH Ave. • Sunrise, FL 33351
754-332-2263

LOTIS WELLINGTON

Master Sign Plan

Sales Associate: Nick Santoriello
Project Manager: Nick Santoriello
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval


☐ Approved
☐ Approved as Noted
☐ Rejected

Client Signature

Date

Notes

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Artwork History

Date	Revision	Revision Detail	Designer
01.01.24	00	Original	JO
04.08.25	R07	Add second level wall plaques, adjust 2nd levels sign up onto upper wall, reduce canopy signs to 15".	JDE
04.15.25		Add notes and details for approval.	JDE

Artwork Location

LOTIS_Master Sign Plan_250261_R08
O:\Client Files\Lotis Wellington\3-Design\Wall Signs\MSP

Page 2

RETAIL TENANT SPACE SIGN SPECIFICATIONS

APPROVED FONT

Font to be Sans Serif and be uniform throughout each sign. Colors will be white (daytime) and illuminated white (nighttime). Each letter will be surrounded by black aluminum. Tenants may place their logo with their brand specific color(s) within their allotted sign area with Landlord's approval.

Note: Trademark logos & colors may be accepted with landlord approval.

FONT EXAMPLE

Sans-Serif Font Example

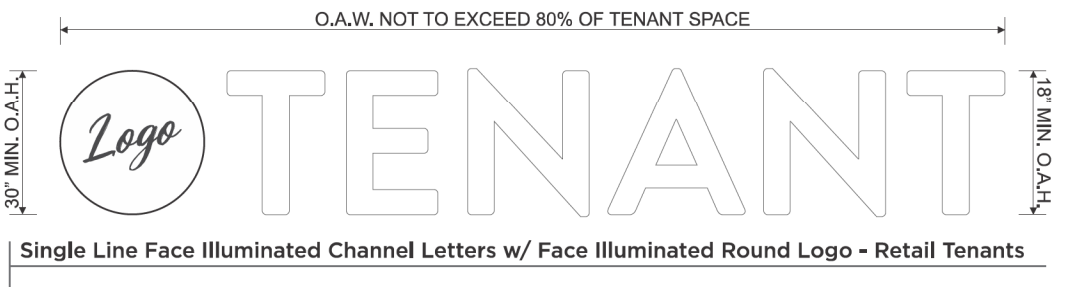
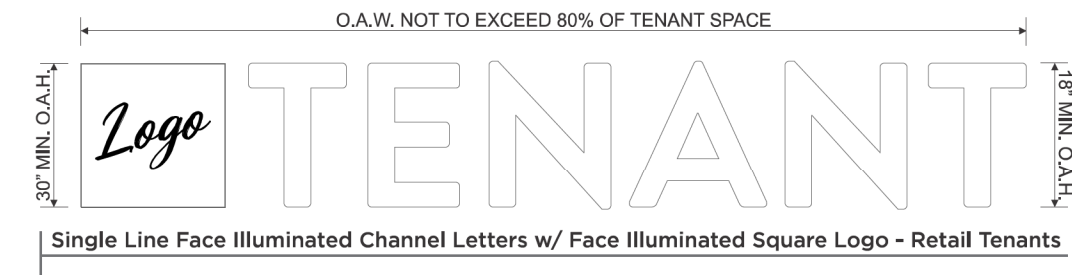
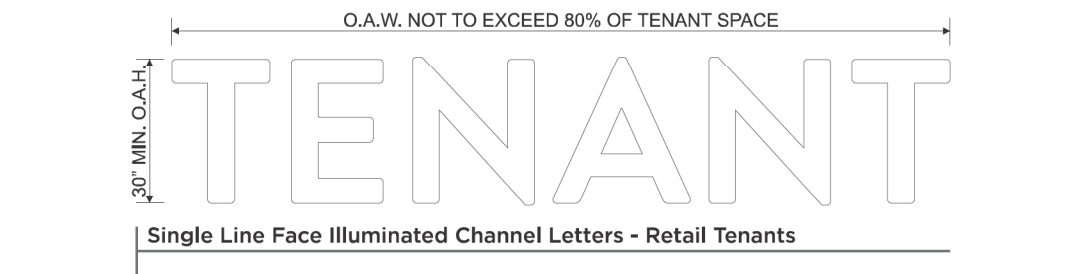
TENANT

APPROVED SIZING & LAYOUT

The following sizing and layout examples are approved by the landlord*.

**All signs require landlord approval prior to fabrication and installation as stated on page 2 of this document.*

STANDARD SIZING FOR RETAIL TENANTS



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OFFICE TENANT SPACE SIGN SPECIFICATIONS

APPROVED FONT

Font to be Sans Serif and be uniform throughout each sign. Colors will be white (daytime) and illuminated white (nighttime). Each letter will be surrounded by black aluminum. Tenants may place their logo with their brand specific color(s) within their allotted sign area with Landlord's approval.

Note: Trademark logos & colors may be accepted with landlord approval.

FONT EXAMPLE

Sans-Serif Font Example

TENANT

APPROVED SIZING & LAYOUT

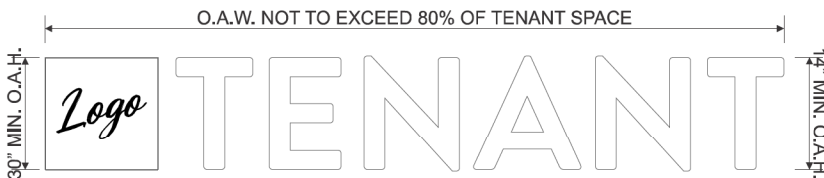
The following sizing and layout examples are approved by the landlord*.

**All signs require landlord approval prior to fabrication and installation as stated on page 2 of this document.*

STANDARD SIZING FOR OFFICE TENANTS



Single Line Face Illuminated Channel Letters - Office Tenants



Single Line Face Illuminated Channel Letters w/ Face Illuminated Square Logo - Office Tenants



Single Line Face Illuminated Channel Letters w/ Face Illuminated Round Logo - Office Tenants



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**LOTIS
WELLINGTON**

Master Sign Plan

Sales Associate: Nick Santoriello

Project Manager: Nick Santoriello

Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

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NIGHT ILLUMINATION - RETAIL & OFFICE

NIGHT ILLUMINATION

All tenant signs must illuminate at night. Channel letters to be face illuminated.
Logos approved by Landlord must be face illuminated

ILLUMINATION EXAMPLES



Single Line Face Illuminated Channel Letters - Retail & Office
1/2" = 1'-0"



Single Line Face Illuminated Channel Letters w/ Face Illuminated Square Logo - Retail & Office
1/2" = 1'-0"



Single Line Face Illuminated Channel Letters w/ Face Illuminated Round Logo - Retail & Office
1/2" = 1'-0"



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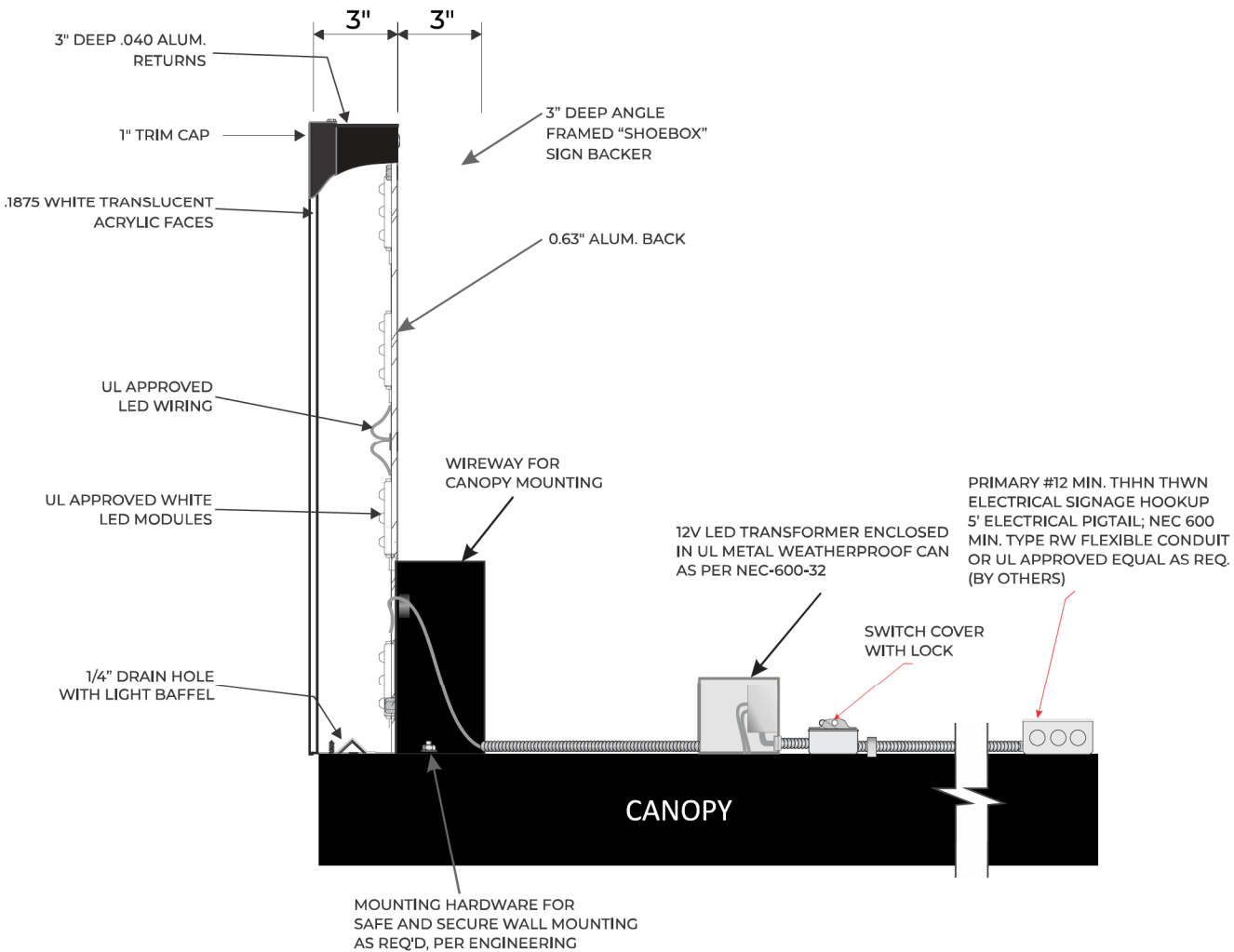
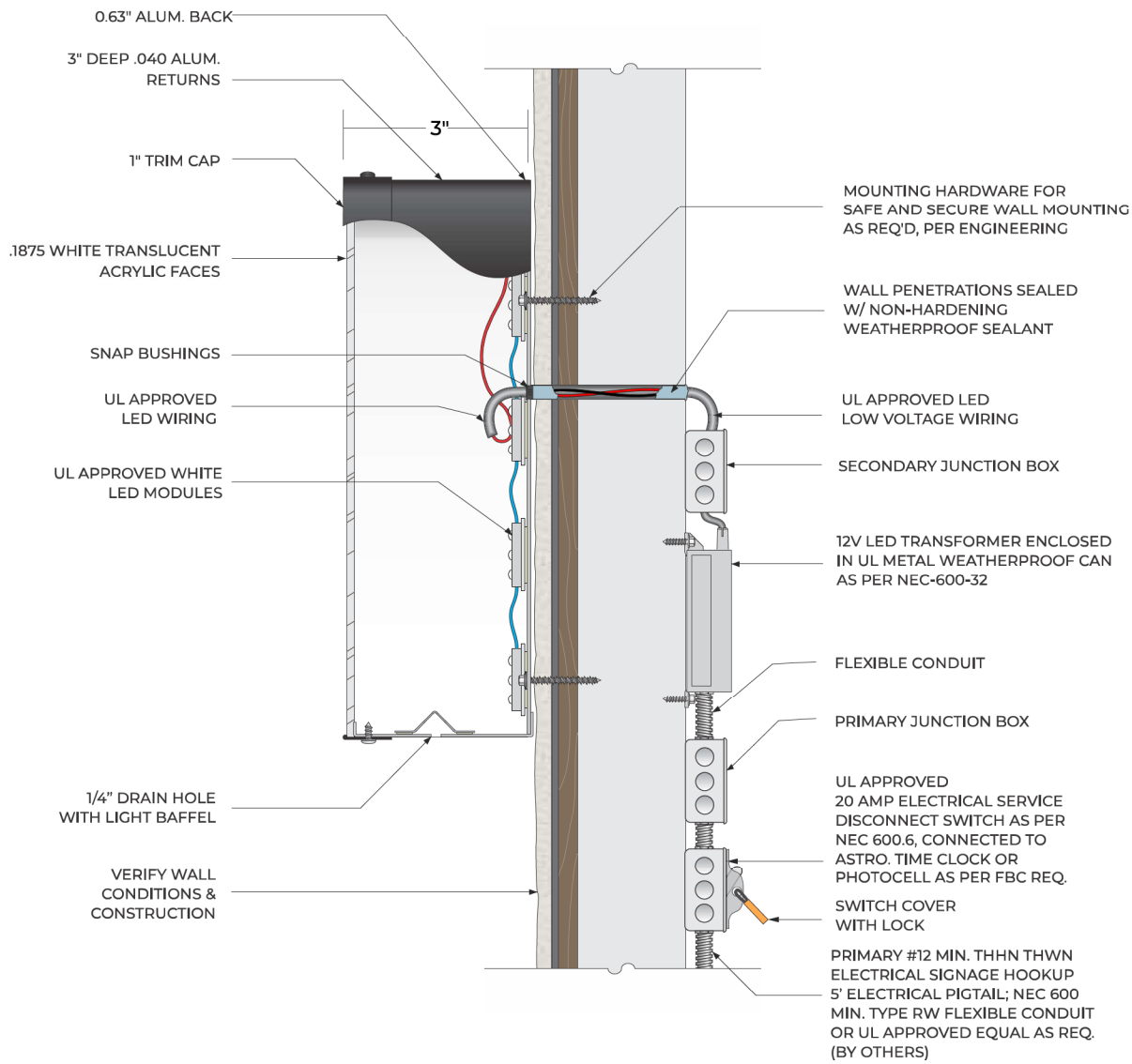
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FABRICATION DETAIL - FACE ILLUMINATED
CHANNEL LETTERS

All face illuminated channel lettersets to be fabricated to the following specifications:



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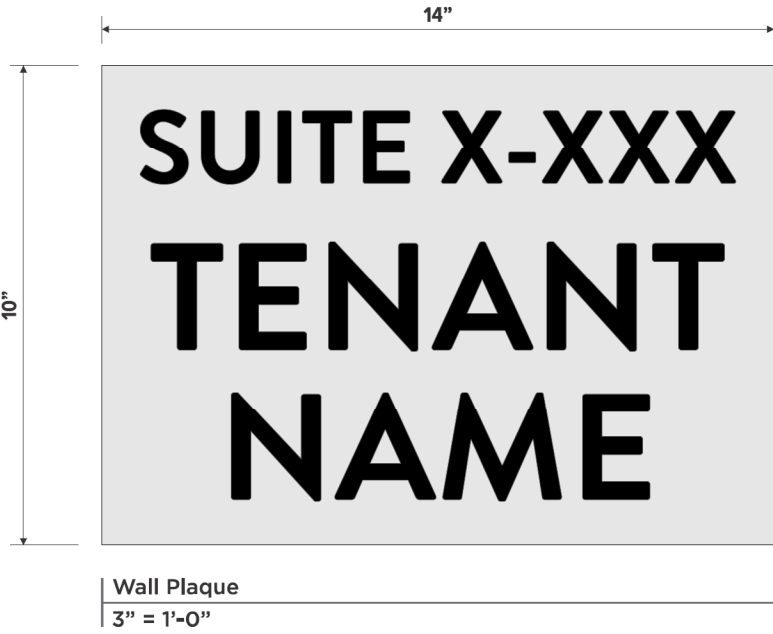
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SECOND FLOOR SUITE SECONDARY SIGNAGE



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**LOTIS
WELLINGTON**

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30" CHANNEL LETTERS ON WALL



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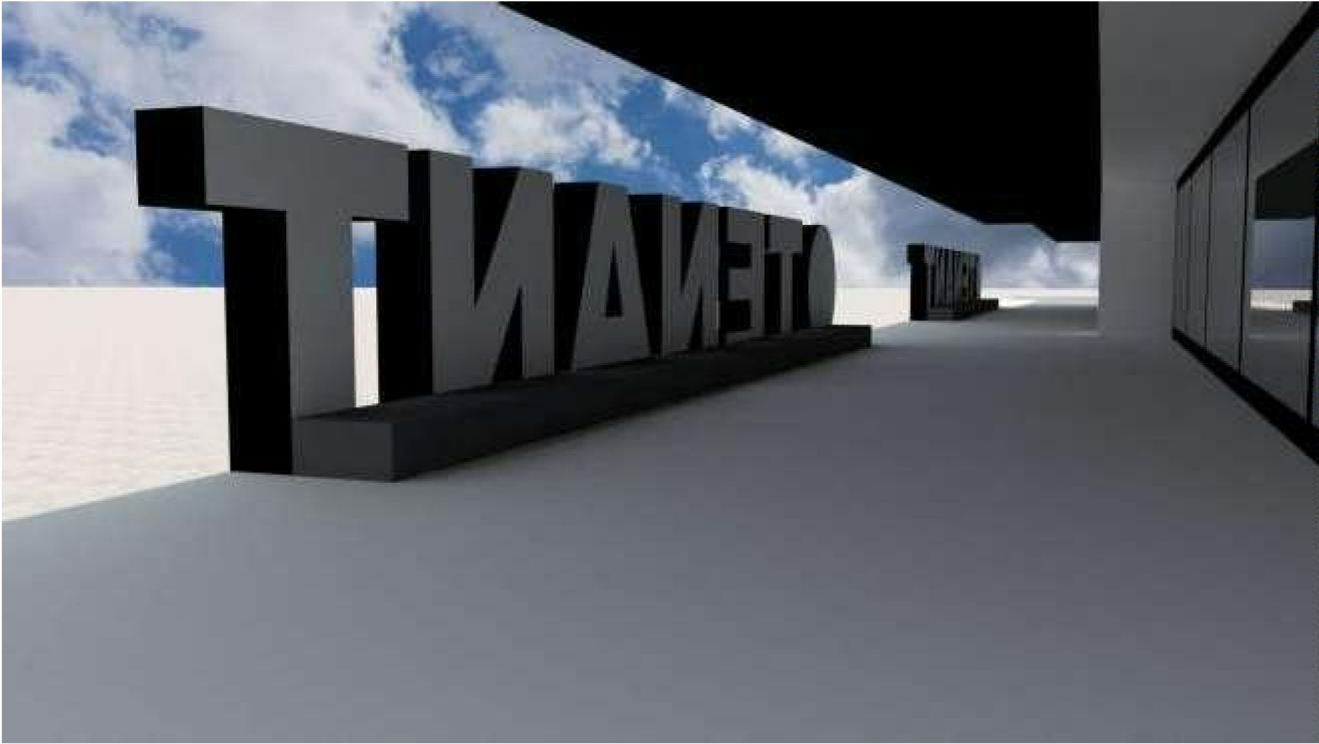
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30" CHANNEL LETTERS ON CANOPY





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30" CHANNEL LETTERS - WALL & CANOPY MOUNTED





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Complies with
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SIGN EXAMPLES

Building 3-4

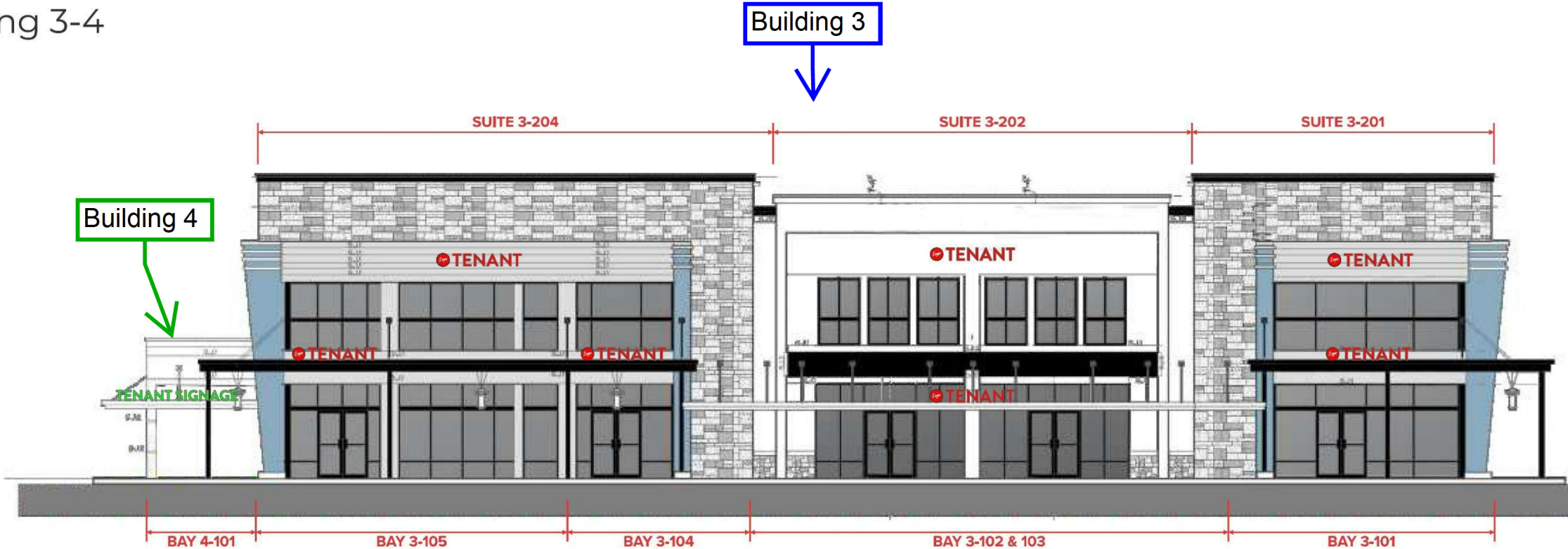


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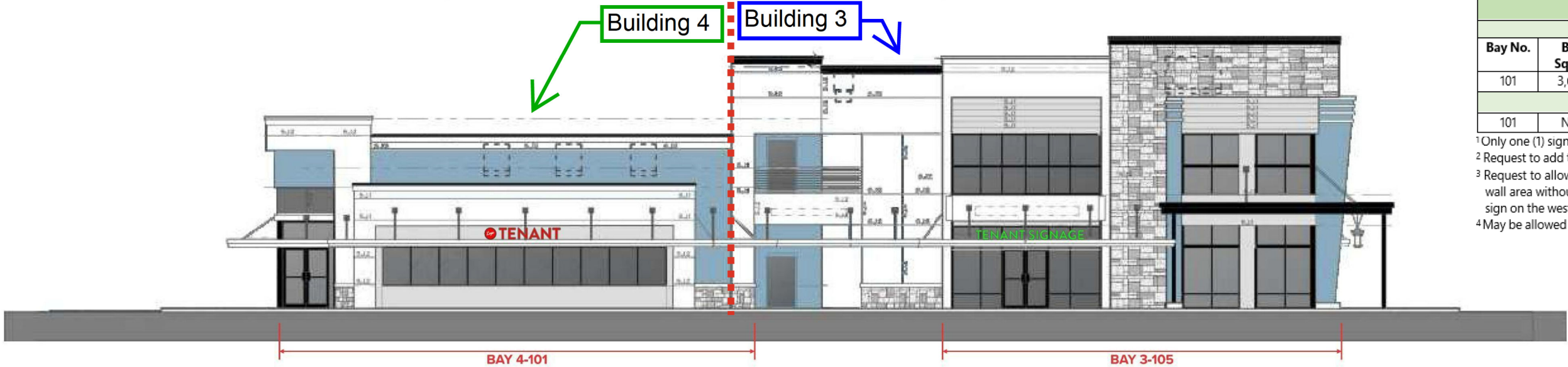
Permitting Info & Calculations



EAST ELEVATION (FRONT)
1/16" = 1'-0"

Color Key:
PRIMARY SIGNAGE
SECONDARY SIGNAGE

*NOTE: These are keyed colors to denote primary and secondary signage locations. Signs will not be these colors.




SOUTH ELEVATION (LEFT SIDE)
1/16" = 1'-0"

Building 3 Signs¹						
East Façade/Elevation-Primary						
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			Sign Area	Height	Length	
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102&103	3,144	52 ft.	104 sq. ft.	2.5 ft.	41 ft.	Canopy²
104	1,640	25.8 ft.	51 sq. ft.	2.5 ft.	20 ft.	Canopy²
105	1,651	26.3 ft.	52 sq. ft.	2.5 ft.	21 ft.	Canopy²
201	1,920	31.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor³
202	2,380	65.2 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor³
204	4,000	40.6 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor³
South Façade/Elevation-Secondary						
105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy²
Building 4 Signs¹						
South Façade/Elevation-Primary						
Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	3,600	60 ft.	120 sq. ft.	2.5 ft.	48 ft.	Canopy²
East Façade/Elevation-Secondary						
101	N/A	N/A	60 sq. ft.	1.25 ft.	24 ft.	Canopy²

¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.
² Request to add tenant's allowed wall sign to the canopy structure.
³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.
⁴ May be allowed a maximum of three (3) square feet per condition of approval.

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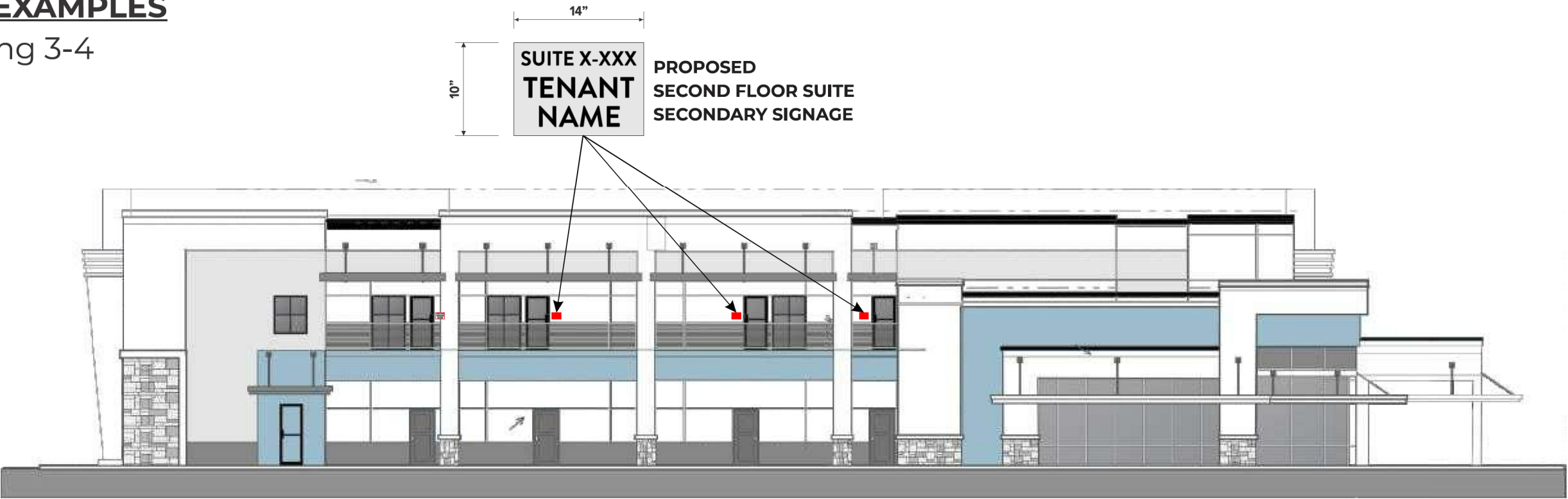
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SIGN EXAMPLES

Building 3-4



WEST ELEVATION (REAR)
1/16" = 1'-0"

ColorKey: Key:

SECONDARY SIGNAGE

*NOTE: These are keyed colors to denote primary and secondary signage locations. Signs will not be these colors.



NORTH ELEVATION (REAR)
1/16" = 1'-0"

Building 3 Signs ¹						
West Façade/Elevation-Secondary ⁴						
201, 202 & 204	N/A	N/A	0.97 sq. ft.	10 in.	14 in.	N/A
North Façade/Elevation-Secondary						
101	N/A	N/A	13 sq. ft.	1.25 ft.	10 ft.	Canopy ²

- ¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.
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SOUTHEAST SIGN CO.
ELECTRICAL SIGN AND LIGHTING SPECIALISTS
5229 NW. 108TH Ave. • Sunrise, FL 33351
754-332-2263

LOTIS WELLINGTON
Master Sign Plan

Sales Associate: Nick Santoriello
Project Manager: Nick Santoriello
Designer: J.D. Easton

Permitting Info & Calculations

This artwork is the sole property of Southeast Sign Company and may not be duplicated or utilized in any fashion without written consent from Southeast Sign Company management. This design is for illustration & concept purposes only. Not for production unless otherwise specified.

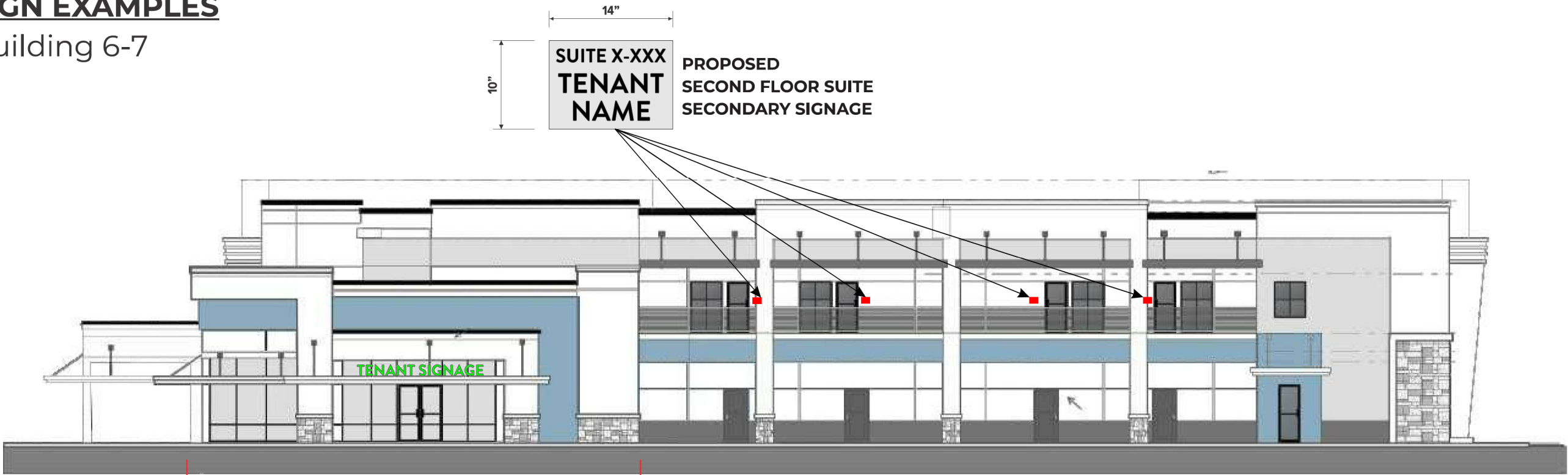


Date		Revision	Revision Detail	Designer
01.01.24	00	Original		JO
04.08.25	R07	Add second level wall plaques, adjust 2nd levels sign up onto upper wall, reduce canopy signs to 15"		JDE
04.15.25		Add notes and details for approval.		JDE

Artwork Location
LOTIS_Master Sign Plan_250261_R08
O:\Client Files\Lotis Wellington\3-Design\Wall Signs\MSP

SIGN EXAMPLES

Building 6-7



WEST ELEVATION (REAR)
1/16" = 1'-0"

Color Key:
 SECONDARY SIGNAGE

*NOTE: These are keyed colors to denote primary and secondary signage locations. Signs will not be these colors.



SOUTH ELEVATION (LEFT)
1/16" = 1'-0"

Building 6 Signs ¹						
South Façade/Elevation-Secondary						
101 & 102	N/A	N/A	37 sq. ft.	1.25 ft.	15 ft.	Canopy ²
Building 7 Signs ¹						
West Façade/Elevation-Secondary						
102	N/A	N/A	33 sq. ft.	1.25 ft.	13 ft.	Canopy ²

- ¹ Only one (1) sign is allowed per tenant bay on each façade/elevation.
² Request to add tenant's allowed wall sign to the canopy structure.
³ Request to allow the second-floor tenants to have their primary sign on the east façade wall area without the main entrance to the bay on that façade, and allow the secondary sign on the west façade wall area, which has the main entrance to the bay.
⁴ May be allowed a maximum of three (3) square feet per condition of approval.



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Building 6-7



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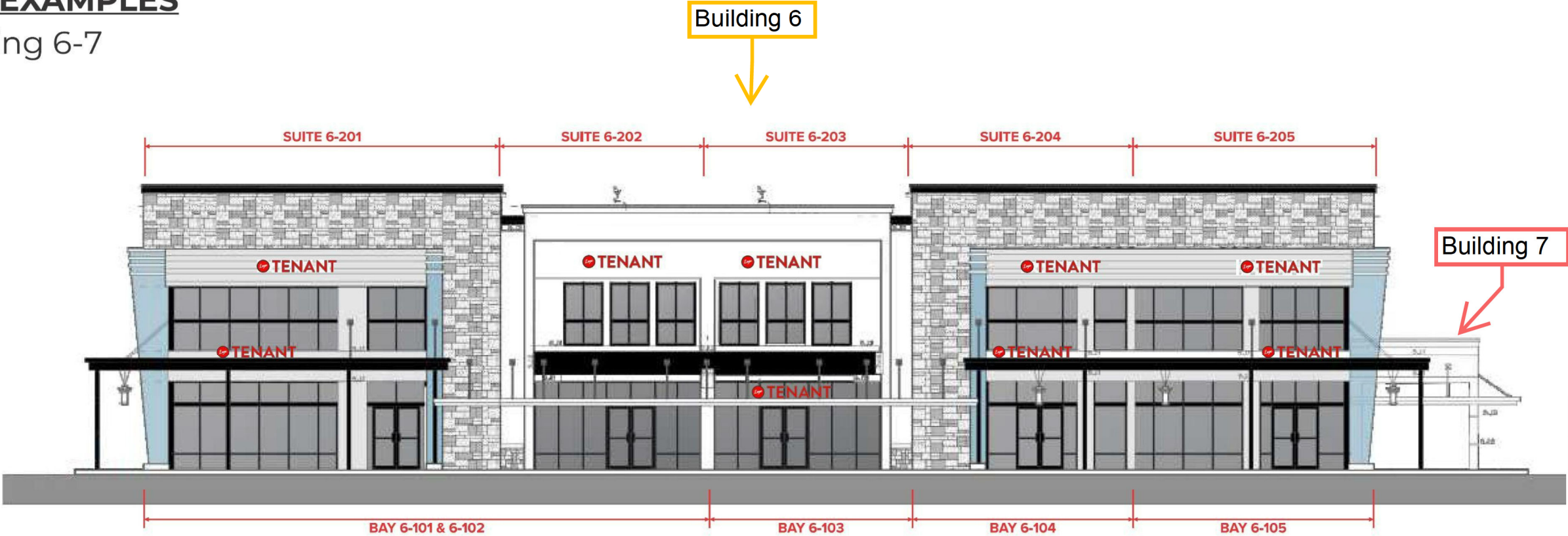
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LOTIS
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EAST ELEVATION (FRONT)
1/16" = 1'-0"

Color Key:

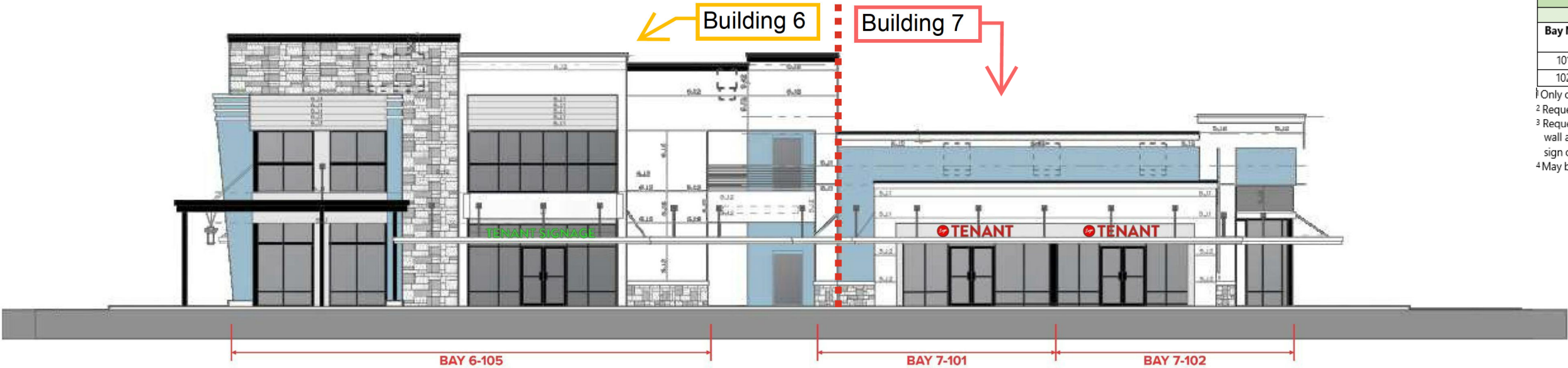


PRIMARY SIGNAGE



SECONDARY SIGNAGE

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NORTH ELEVATION (RIGHT SIDE)
1/16" = 1'-0"

Building 6 Signs¹

East Façade/Elevation-Primary

Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101 & 102	4,056	67 ft.	75 sq. ft.	2.5 ft.	30 ft.	Canopy ¹
103	1,601	26 ft.	52 sq. ft.	2.5 ft.	20 ft.	Canopy ¹
104	1,595	27.2 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ¹
105	1,650	26.3 ft.	53 sq. ft.	2.5 ft.	21 ft.	Canopy ¹
201	2,520	51.6 ft.	47 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
202	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
203	1,537	26 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
204	1,659	32.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²
205	1,650	33.5 ft.	50 sq. ft.	2.5 ft.	20 ft.	Second Floor ²

North Façade/Elevation-Secondary

105	N/A	N/A	26 sq. ft.	1.25 ft.	10 ft.	Canopy ²
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Building 7 Signs¹

North Façade/Elevation-Primary

Bay No.	Bay Sq. Ft.	Bay Length	Proposed			Deviation
			Sign Area	Height	Length	
101	1,600	27 ft.	54 sq. ft.	2.5 ft.	22 ft.	Canopy ²
102	2,000	33 ft.	65 sq. ft.	2.5 ft.	26 ft.	Canopy ²

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Complies with
UL 48

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