

EXHIBIT "1"

Design Guidelines

Design Guidelines
Scripps Ranch 4th Elementary School Site

The subject site for the location of the Fourth Elementary School in Scripps Ranch is prominently located at the entrance of the Scripps Ranch Villages master-planned community. Grantor desires that the design of the school be compatible with the surrounding community. Grantor's representative shall be invited to and included in the design process. Conceptual, schematic and design development plans shall be submitted to the Grantor for review and comment. School District shall consider Grantor's comments during the design process. In order to address Grantor's concerns about design of the school the following guidelines are required:

Landscape / Screening:

Landscape treatment at Spring Canyon Road shall be consistent with the landscape theme of the adjacent park and commercial development across Spring Canyon Road. Landscape treatment along Scripps Poway Parkway shall remain consistent with the landscape theme along this corridor. Species and sizes (as originally installed) of trees and shrubs and groundcover shall be the similar as those provided in these two landscape corridors, except where inconsistent with district landscape guidelines in terms of plant materials.

Parking areas, loading docks and storage areas shall be adequately screened from the street with berms and screen walls so that the cars and paving are partially obscured. Landscape at the boundary of park should remain consistent with the form, species and character of the park landscape treatment.

Fencing:

Security shall be incorporated as part of the building design to maintain design integrity along Scripps Poway Parkway and Spring Canyon Road. The building line shall be the security line. Where chain link fences are required, dark vinyl coated chain link fencing shall be specified.

Building Bulk and Scale:

Building bulk and scale shall be compatible with the adjacent residential neighborhoods, but still have the civic presence of a neighborhood elementary school. Two story forms shall be broken down in massing and form recalling the visual themes of the Scripps Ranch Villages neighborhoods. Long, two story masses with no visual relief are not desired.

Colors and Materials:

Colors and materials should be consistent with the theme of Scripps Ranch Villages. Grantor reserves the right to review exterior materials and colors of the proposed school project for conformance with this theme.

Galvanized, un-painted, metal surfaces will not be permitted as approved materials.

Roof Mounted Equipment Screening:

Provide visual screening of roof mounted equipment including vents, fans and other HVAC equipment. Preferably, design of roof shall provide this screening with the roof's form. If roof-screening elements are used, they should appear part of a unified total roof design.