

LA CUMBRE PLAZA

TENANT DESIGN CRITERIA

La Cumbre Plaza
August 2020



ADDENDUM LOG

June, 2011

Plumbing content updated to include Seismic Gas Shutoff Valve (52)

August, 2011

TC Contact Information updated

February, 2014

*Revised Walls/Partitions content (page 35)
TC contact information updated
Updated Primary Sign Design Requirements (page 41 #13)*

March, 2014

Distribution of utilities through exit corridors is prohibited with exception (54)

October, 2014

At grade level electrical conduit is not allowed to be installed in the slab (49)

February, 2015

Revised waterproof membrane beneath the finish floor surface up to 4". (a36)

March, 2015

Updated Plumbing content to list specific location for main water shut off valve to be at eye level. (t52)

April, 2015

All storefront metal panels must meet LL requirements (this note must appear on final drawing set). (a31)

July, 2015

Added Digital Display language (s44)

November, 2015

Radioactive material added to Prohibited Materials list (a32)

January 2016

*Trash Contractor information updated (g12)
Changes to Contact Directory, Required Contractors (g12)*

February, 2016

Data Service contractor Granite Grid contact info update

December, 2016

Tenant Coordinator contact information update

January, 2017

New Tenant Coordinator contact information (g11)

March, 2020

TC Contact info updated

August, 2020

language edits (24-25) to be, shall be replaced with may. Buidlings B and C added (25)

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PLEASE VISIT WWW.MACERICH.COM TO VIEW CONTRACTOR'S RULE & REGULATIONS	

INTRODUCTION AND BACKGROUND

SANTA BARBARA

Located on the coast 100 miles north of Los Angeles, Santa Barbara, a diverse upscale community known as the “American Riviera,” attracts seven million visitors per year. As the hub of an affluent region of nearly one million residents, this picturesque coastal city combines a unique sense of community with a relaxed lifestyle, spectacular topography, and a mix of Spanish and Mediterranean influenced architecture.

Since the establishment of the Presidio and the Mission at the end of the 18th century, Santa Barbara has been known for its distinctive architectural character. As in other moderate climates such as those found along the Mediterranean Sea and in Mexico, the climate and historical tradition of the coastal region of Southern California has encouraged the development of architectural forms employing traditional building materials which convey a vernacular handmade quality in its overall design and details.



LA CUMBRE PLAZA

A retailing landmark in Santa Barbara since 1967, La Cumbre Plaza offers one-stop shopping convenience for residents of the affluent communities of Santa Barbara, Montecito, Hope Ranch, Goleta and Carpinteria. The center’s family-oriented mix of specialty shops and services, anchored by full-line Macy’s and Sears department stores, effectively addresses the lifestyle needs of this affluent market.

La Cumbre Plaza is located 3.5 miles north of downtown Santa Barbara, with easy access from Highway 101. Composed of eight individual buildings and two department stores, the buildings are connected by outdoor garden pathways and a series of open plazas with tile fountains projecting an ambience of a Spanish streetscape.



MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting (Plaza common areas); and 2) Individual components (Tenant storefronts). Both affect the perception of La Cumbre Plaza as a prime retail establishment.

Generally, storefront design styles are the provenance of the Tenant. The Landlord provides input towards the full development of the design concept, promotes compatibility with adjacent Tenants and common areas, and insures compliance with design criteria.

Criteria applicable to specific areas in the Plaza specify certain requirements such as the extent of vertical and horizontal projections, the use of three-dimensional form, and proper material use. These criteria are intended to provide a basis for all storefronts to present merchandise in an exciting, promotional fashion.



All areas exposed to public view are subject to a thorough design review and approval process by the Landlord. Tenants must address storefront and interior design, materials, colors, signage, and lighting. Tenants are encouraged to employ sustainable design and construction practices.

These criteria act as a guide for the design of all work by Tenants in conjunction with the provisions of the Tenant's lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord and the Landlord's interpretation of these criteria is final and governing. All tenants should refer to the Technical Criteria for electrical, mechanical, plumbing and life safety information.

Tenants are encouraged to express their own unique design statement within the parameters of the design criteria as outlined in this manual. The design criteria calls for a three-dimensional storefront that carries into the store sales area and is expressive of both the merchandise sold and the overall La Cumbre Plaza design aesthetic.

National and regional "standard" storefront concepts are respected to the extent that they meet the design criteria. However, tenants should be aware that some concept modifications might be necessary to comply with the La Cumbre Plaza criteria as well as the unique architectural character of Santa Barbara. The same is true for proposed designs that are overly similar to a neighboring tenant's storefront design. We wish to make the Plaza as diverse and interesting as possible and enable each tenant to make a singular statement with their design.

The design guidelines set forth in the manual will be used in evaluating store designs for all future Tenants. This document supersedes all previous design literature.

DESIGN CONSIDERATIONS

These Tenant Design Guidelines are a part of the Design Package for your Tenant Space. Additional information can be attained online at www.macerich.com or by contacting the Tenant Coordinator. It is important to become familiar with the design intent and the details of this handbook.

The goal of this design criteria package is to provide for a variety of design, not a consistency of appearance. The design concepts are intended for use by all Tenants including those who have a national or regional storefront design. Special circumstances may require interpretation of these guidelines, and the Landlord may make individual considerations in the review process. However, deviations from these criteria which undermine their intent shall not be allowed.

Please keep in mind the required Landlord and Santa Barbara City submittal requirements that are outlined in *Section V. SUBMISSION REQUIREMENTS*. In this section please pay particular attention to the Storefront Concept submittal. Unnecessary confusion and time delays may be avoided by complying with this submittal procedure. The Tenant is responsible for all costs incurred for drawing revisions.

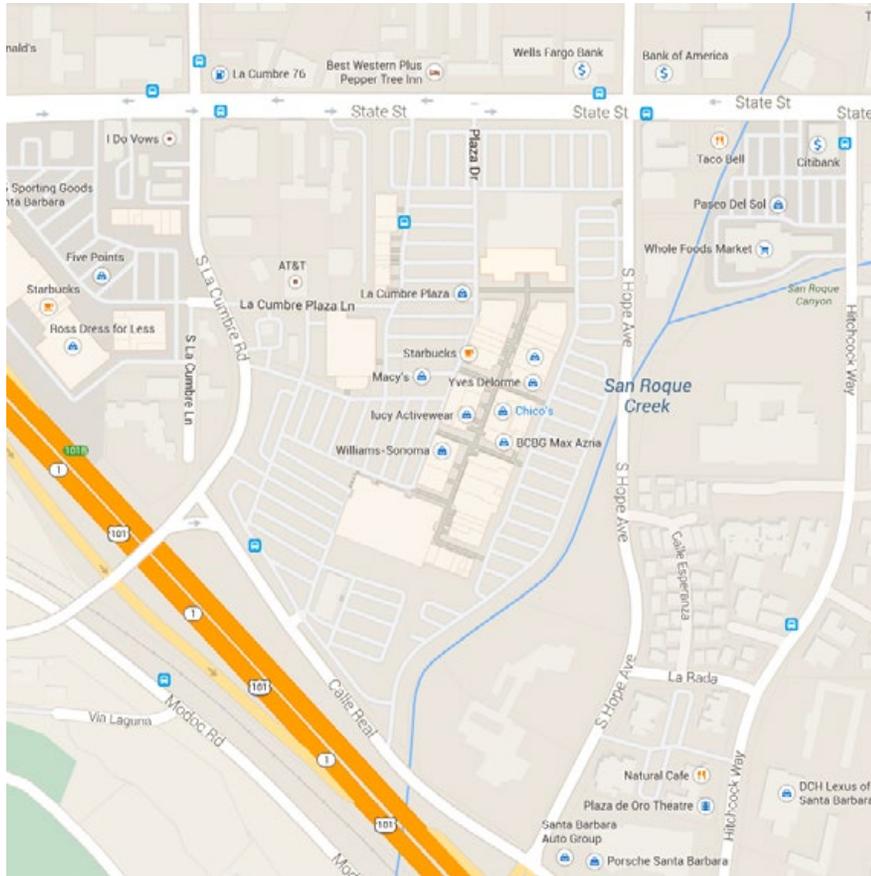
As with any commercial project it is imperative that licensed design professionals be used. Tenant's Consultants must be approved by the Landlord prior to the beginning of design work.

The Landlord reserves the right to require the Tenant to use certain contractors for specific types of construction. This list will be updated from time to time. Please verify required contractors as listed in this Criteria (Page 12) with the Operations Manager during the pre-construction meeting.



La Cumbre Plaza

VICINITY MAP



Hope & State Streets
Santa Barbara CA
(805) 642-0605 Phone
(805) 642-8029 Fax

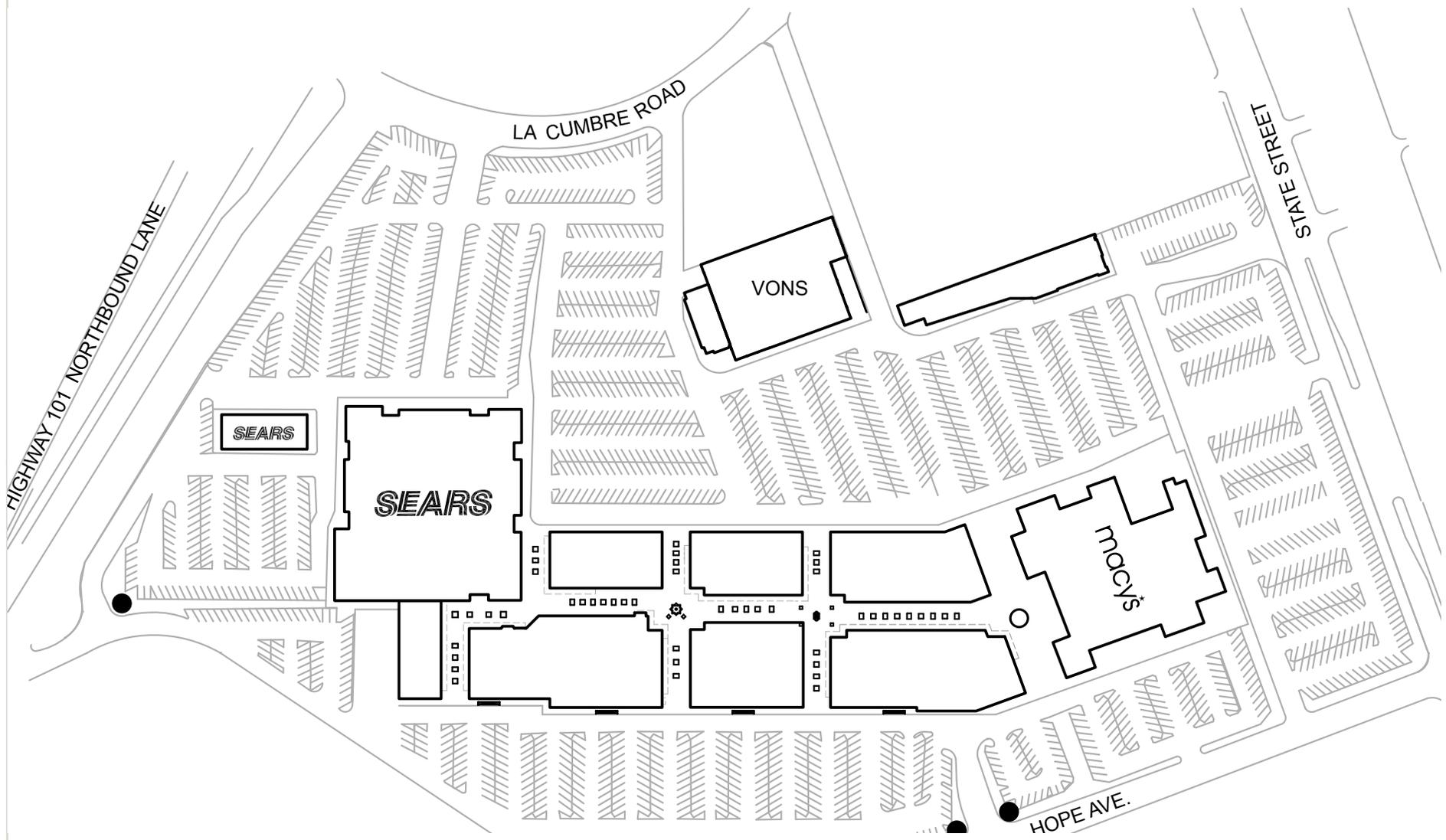
Plaza Hours

Monday - Friday: 10:00 AM to 9:00 PM
Saturday: 10:00 AM to 7:00 PM
Sunday: 11:00 AM to 6:00 PM
Holidays Hours may vary

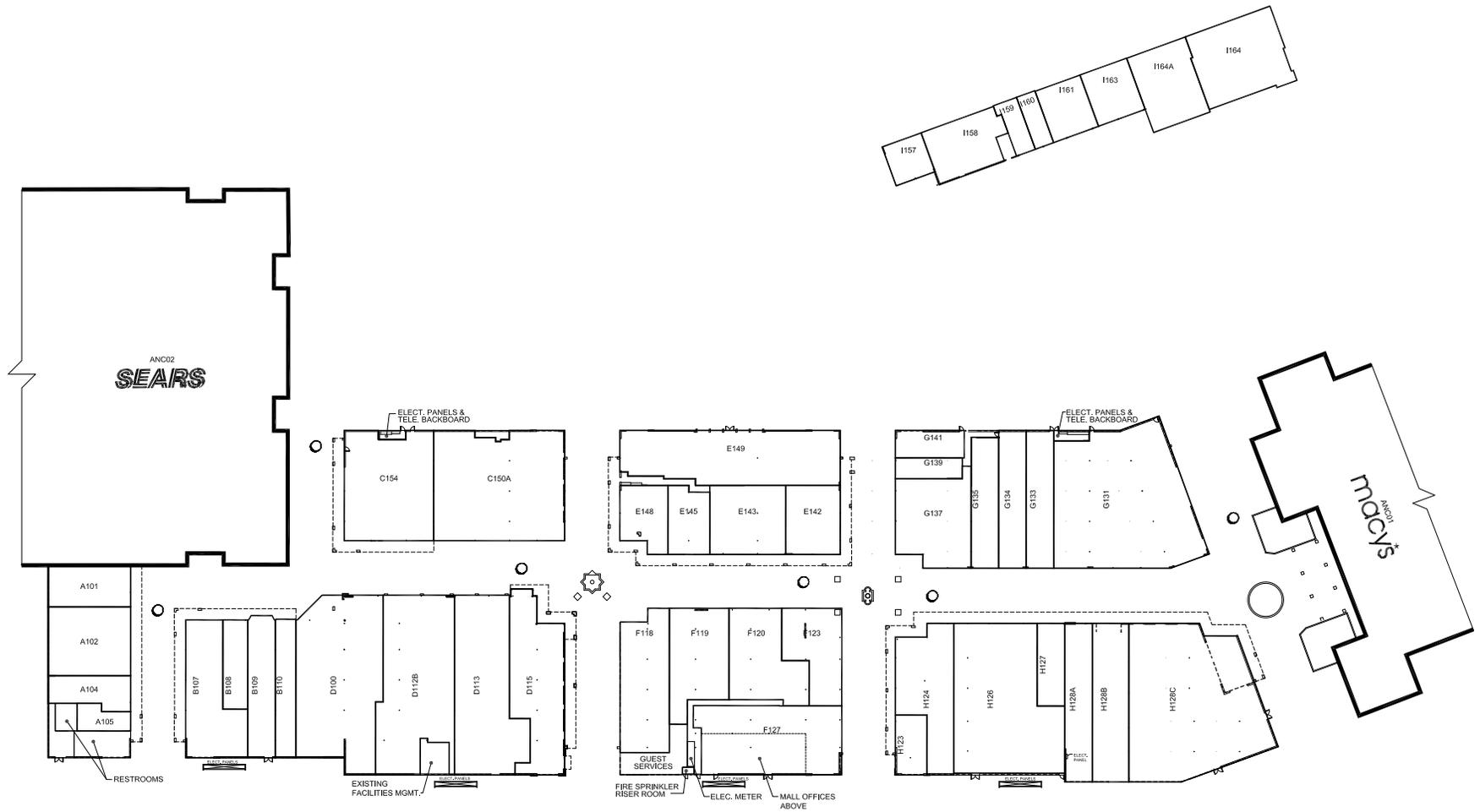
Department Store, Restaurant & Annex Hours: Hours may vary.

La Cumbre Plaza

SITE PLAN



PLAZA PLAN (DESIGN KEY PLAN)



TENANT SPACE ADDRESSES

Each of the buildings within La Cumbre Plaza is addressed individually. Following is the addressing and APN for each building. The “space number” is shown in the individual Tenant’s lease documents.

Building A
140 S. Hope Ave.
Suite A- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-007

Building B
136 S. Hope Ave.
Suite B- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-007

Building C
3835 State Street
Suite C- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-007

Building D
130 S. Hope Ave.
Suite D- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-007

Building E
3825 State Street
Suite E- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-014

Building F
120 S. Hope Ave.
Suite F- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-014

Building G
3815 State Street
Suite G- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-014

Building H
110 S. Hope Ave.
Suite H- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-014

Building I
3849 State Street
Suite I- (insert space number)
Santa Barbara, CA 93105
APN # 051-010-011



CONTACT DIRECTORY

Landlord/Owner:

The Macerich Company
401 Wilshire Blvd., Suite 700
Santa Monica, CA 90401
(310) 394-6000 Phone
www.macerich.com

Tenant Coordinator:

Aaron Pratt
Assistant Vice President,
Tenant Coordination
Macerich
11411 North Tatum Blvd
Phoenix, AZ 85028
(602) 953-6750 Phone
(602) 953-6449 Fax
aaron.pratt@macerich.com

Design Consultant/Permit Expeditor:

The Conceptual Motion Company
1501 Chapala St.
Santa Barbara, CA 93101
Phone: 805.966.5539
Fax: 805.966.3349
e-mail: awestfall@conceptualmotion.com

Health Department:

Santa Barbara County Environmental Health
225 Camino Del Remedio
Santa Barbara, CA 93110
Phone: 805.681.4900
www.sbcphd.org/ehs

Building and Safety:

630 Garden St.
Santa Barbara, CA 93101
Phone: 805.564.5485
www.santabarbaraca.gov

Fire Department:

*City of Santa Barbara Fire Department
121 West Carrillo Street
Santa Barbara, CA 93102
Phone: 805.965.5254
Fire Plan Checkers are Available Monday-
Friday, 1-2 p.m. at 630 Garden Street*

Local Utility Agencies:

ELECTRIC

Southern California Edison
103 Love Place
Santa Barbara, CA 93117
Phone: 800.990.7788
www.sce.com

GAS

Southern California Gas Company
134 East Victoria Street
Santa Barbara, CA 93101
Phone: 800.427.2000
www.socalgas.com

TELEPHONE

Verizon
Santa Barbara, CA
Phone: 800.483.5000
www.verizon.com

CABLE TV

Cox Cable Santa Barbara
22 South Fairview Avenue
Santa Barbara, CA 93117
Phone: 805.683.7751
www.cox.com

CONTACT DIRECTORY - Required Contractors

Roofing:

Cambron Roofing
Bob Cambron
805-685-9496 PHONE

DATA SERVICE

Rob Norton
Granite Services
(781) 884-5545
morton@granitenet.com

Fire Alarm

Bay Alarm
1-800-470-1000 PHONE

Fire Sprinkler:

A&S Fire Protection
805-650-2505 PHONE

Barricades:

Boston Barricade
877-345-9700 PHONE

HVAC

Carrier
805-942-1844 PHONE

Trash

Jessica Tenca
Billing Specialist
Keter Environmental Services
203-529-4692 PHONE
JTenca@keteres.com
www.keteres.com



BASE BUILDING & CODE INFORMATION

BUILDING TYPE

Single level regional shopping center of approximately 235,000 square feet of gross leaseable area.

Classification:

Covered center building type III-NR construction, mercantile, with business, storage.

Occupancy Type: Mercantile

BUILDING CODE INFORMATION

It is the sole responsibility of the tenant's architect, engineer(s) and contractor(s) to comply with all applicable federal, state, local codes and ordinances for their occupancy type.

Applicable Codes:

Currently adopted edition of the Uniform Building Code as amended and adopted by the city of Santa Barbara.

Note:

- Prior to the commencement of construction, building and other permits shall be obtained by Tenant and posted in a prominent place within the premises.
- All Tenant improvements must comply with governing building codes in effect at the time the application for the building permit is submitted.
- The Tenant is required to determine the jurisdiction and comply with all applicable code requirements.
- The Tenant shall secure their own building permits.
- All Tenants involved in food sales or service shall submit plans for review and approval by the local health department.



GLOSSARY

COMMON AREA

Any and all areas within the Plaza, which are not leasable to a Tenant including public areas, service corridors, etc.

DEMISING WALLS

Common wall between individual Tenant spaces. The wall shall extend from the floor slab to the underside of the roof deck (This does not apply in every case). The demising walls are to maintain a one (1) or two (2) hour fire rating dependent upon the Tenant use and the governing codes.

DESIGN CONTROL AREA “DCA” / DISPLAY AREA

The “DCA” (Design Control Area) is all areas within the neutral frame and lease lines, and areas designated for Tenant’s storefront and sign locations. The “DCA” (Design Control Area) is measured from the lease line or pop out / projected storefront, to a specific distance BEYOND the innermost point of closure “POC” of the premises, and extends the full width and height of the Tenant’s premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

HAZARDOUS MATERIALS

Any substance that by virtue of its composition or capabilities, is likely to be harmful, injurious, or lethal. For example: asbestos, flammables, PCB’s, radioactive materials, paints, cleaning supplies, etc.

LEASE LINE

Line establishing the limit of the leasable space. The Premises with all the Floor Area (GLA) provided in the Lease, including the pop out zone. Dimensions of the tenant Premises are determined in the following manner:

- A. Between Tenants: center line of demising wall.
- B. At exterior wall: to outside face of exterior wall.
- C. At corridors, stairwells, etc.: to corridor or stairwell side of wall.
- D. At service or equipment rooms: to service or equipment room side of wall.
- E. Neutral pier(s) are NOT subtracted from floor area.
- F. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the premises shall be subject to a re-measure at the Tenant’s sole cost.

LEASE OUTLINE DIAGRAM “LOD”

At the Landlord’s sole discretion, a Lease Outline Diagram (LOD) may be provided. The LOD shall show the legal extent of the Tenant Premises as defined the Tenant Lease and shall include the “Popout” Zone areas noted in these criteria. The Landlord makes no warranty as to the accuracy of anything shown or represented on the LOD and such information whether shown or not is the responsibility of the Tenant to field verify.

LIGHT TRESPASS

GLOSSARY (continued.)

Light produced by a lighting fixture that illuminates a surface beyond the intended boundaries.

LOGGIA

An open-sided, roofed or vaulted gallery along the front or side of a building, often at an upper level; an open balcony.

MID-BLOCK TENANT

Any tenant space that does not occupy a corner location, whether at an interior plaza or along the exterior frontage of the center.

NEUTRAL PIERS / NEUTRAL STRIP

A uniform frame separating the Tenants' storefront, which may or may not be provided by the Landlord.

POINT OF CLOSURE "POC"

A real or imaginary demarcation such as the center line of the Glass or any Entry Door(s) in their fully closed position.

PORCH

A covered platform, usually having a separate roof, at an entrance to a building. An open gallery attached to the outside of a building; a verandah.

RECESSED STOREFRONT

Any portion of the storefront located behind the lease line, the area between the lease line, the point of closure (POC) and the storefront shall be considered part of the design control area.

SERVICE CORRIDORS

A part of the common area used primarily for deliveries, employee entrance, and fire exits for the Tenant space and generally not used by the public.

SKYGLOW

The adverse effect of brightening of the night sky due to man-made lighting.



CONDITIONS & DEFINED WORK

CONDITION OF PREMISES

Upon the Delivery Date, Tenant shall accept delivery of the Premises in an “As Is” condition and “With All Faults” and Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant’s occupancy except to the extent otherwise expressly stated in the Lease Documents. Tenant hereby represents each of the following:

1. Tenant or its authorized representative has inspected the Premises and has made all inquiries, tests and studies that it deems necessary in connection with its leasing of the Premises,
2. Tenant is relying solely on Tenant’s own inspection, inquiries, tests and studies conducted in connection with, and Tenant’s own judgment with respect to, the condition of the Premises and Tenant’s leasing thereof, and
3. Tenant is leasing the Premises without any representations or warranties, express, implied or statutory by Landlord, or Landlord’s agents, brokers, finders, consultants, counsel, employees, officers, directors, shareholders, partners, trustees or beneficiaries.
4. The Work to be completed by Landlord, “Landlord’s Work” under the Tenant Lease shall be limited to that described in the foregoing sections.
5. All other items of work not provided for herein, to be completed by Landlord, shall be provided by the Tenant at Tenant’s expense and is herein referred to as “Tenant’s Work”.

FIELD CONDITIONS

1. Tenant is required to inspect, verify and coordinate all field conditions pertaining to the premises from the time prior to the start of its store design work and the commencement of its construction. Any adjustments to the work arising from field conditions not apparent on drawings and other building documents shall receive written approval of Landlord prior to start of construction.
2. Immediately following the installation by Landlord of metal stud framing defining the premises, the Tenant shall verify the accuracy of said installation and shall immediately advise Landlord of any discrepancies. Failure to so notify Landlord shall be deemed as acceptance by Tenant of said installation and layout.
3. Landlord shall have the right to locate, both vertically and horizontally, utility lines, air ducts, flues, drains, clean outs, sprinkler mains and valves, and such other equipment including access panels for same, within the premises.
4. Landlord’s right to locate equipment within the premises shall include the equipment required by other tenants. Landlord shall also have the right to locate mechanical and other equipment on the roof over the premises.

CONDITIONS & DEFINED WORK (continued)

TENANT'S WORK DEFINED

"Tenant's Work" means all work of improvement to be undertaken upon the Premises (excluding Landlord's Work, if any), including, without limitation, all related documents, permits, licenses, fees and costs, all of which shall be at the sole cost and expense of Tenant. Tenant's Work shall include, without limitation, the purchase, installation and performance of the following:

- A. Engaging the services of a licensed architect ("Tenant's Architect") to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.
- B. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
- C. Fees for plan review by Landlord and local governmental authorities.
- D. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord's reasonable standards of appearance, materials, specifications, design criteria, and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

LANDLORD'S WORK DEFINED

General

Landlord's Work Defined. "Landlord's Work" means the work, if any, which Landlord is expressly obligated to undertake in accordance with the Lease. Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy.

Center

Landlord or its predecessor-in-interest has constructed the Center, and the Building and other improvements upon the Center (exclusive of improvements constructed by or on behalf of each present and prior Occupant of the Center). Tenant has inspected the Center, the Building, the utilities, the types, quantities and qualities of the Utilities, and the other systems and Tenant has found the same to be suitable, sufficient and in acceptable condition for the purpose of Tenant conducting the Permitted Use upon the Premises. Landlord shall have no obligation to undertake any work or furnish any additional materials upon any part of the Center or provide any additional utilities or other systems for the benefit of the Premises.

STOREFRONT DESIGN GUIDELINES - GENERAL

All storefront designs and plans are subject to the general storefront design guidelines. The overall image should be well coordinated, fully integrating components such as entries, displays and signage. At La Cumbre Plaza architectural elements and techniques and materials are to create a subtle, regional identity appropriate to the environment and culture of Santa Barbara.

Storefronts must be of the highest caliber; to achieve this goal, Tenants shall be required to select an architect who has experience in retail tenant design. A successful Tenant storefront design relies on strong teamwork between the Tenant, the Landlord and the Landlord's Design Consultant. Although it is the Tenant's responsibility to develop a store design, all three parties will work together to ensure that the right image is created for the Tenant and the Plaza as well as for the City of Santa Barbara.

The emphasis on quality, together with the outdoor orientation, precludes the use of many materials and construction details that have become typical in malls. Also, the designer is to take into consideration the seagull population at the Plaza. The storefront design shall not invite bird roosting or nesting.

Digital photographs of recently approved storefronts can be e-mailed to the designer by contacting the Tenant Coordinator at the e-mail address found in Section I.

The enhancement of La Cumbre Plaza into an attractive community destination requires that it portray the look and feeling of an authentic downtown streetscape. As such, each new storefront should depict a unique building façade distinct in setting and form; the effect of which will be to create a cohesive "main street." It is important that new storefronts be compatible with and complement the design goals and character of La Cumbre Plaza.



STOREFRONT DESIGN GUIDELINES - GENERAL (continued)

While it is generally desirable for new storefronts to adapt and use design palettes similar to those of surrounding storefronts, they must also be made to possess unique characteristics and qualities. Storefronts may be of an architectural style that differs from surrounding storefronts and/or differ in size, bulk, scale, height,

1. Storefront composition should visually anchor the building, establishing a strong connection to the ground and the site.
2. Massing and details should be simple and proportionate to the scale of the storefront and be comprehensible to passing pedestrians
3. Storefront tops should be articulated using elements such as:
 - a. tapered or sculpted forms to create silhouettes against the sky
 - b. textural materials and overhangs to create strong shadow patterns
 - c. decorative cornices to provide visual interest.
4. The length and depth of cantilevers should be minimized.
5. Large or long, continuous wall surfaces should be avoided. The use of recesses and projections is encouraged to divide the surfaces of buildings into smaller scale elements. At the Landlord's discretion, pop-outs to the storefront facade may be required.
6. The expression of wall thickness is desirable.
7. Reveals, returns, and deep recesses at door and window openings are encouraged.
8. Break up the horizontal lines of parapets using variations in height or other design techniques. See STOREFRONT DESIGN CRITERIA (Pages 23-29) for additional parapet and roof design guidelines.



In order to achieve a dynamic mix of architectural expression while remaining sensitive to the architectural traditions of Santa Barbara, the Plaza has been divided into design zones based on location within La Cumbre Plaza.

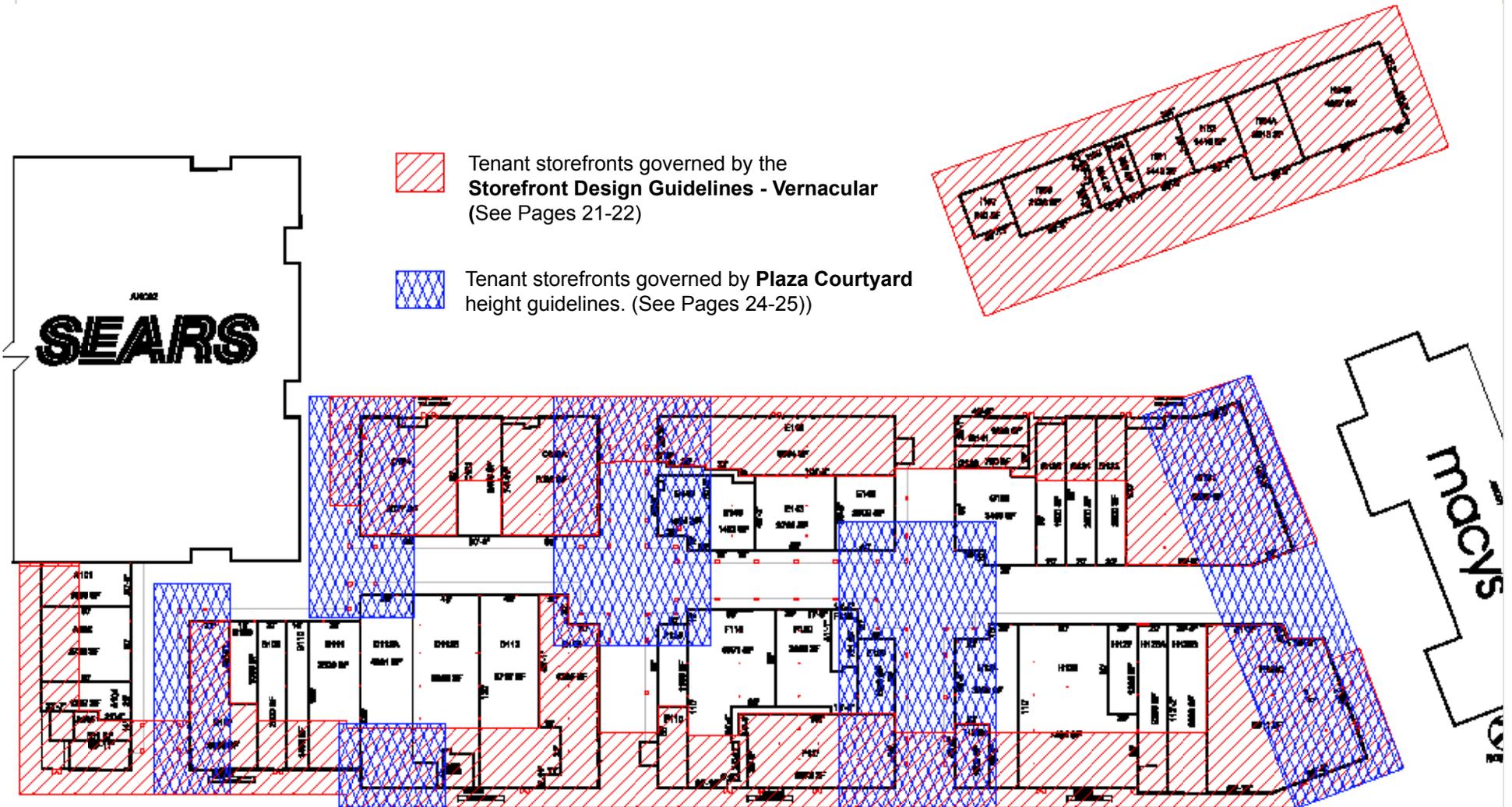
All tenants are to adhere to the **Storefront Design Guidelines – General**.

- Tenant spaces with a least one (1) elevation facing the exterior public right of way shall comply with the **Storefront Design Guidelines - Vernacular**.
- Tenants located at **Plaza Courtyard** corner locations shall be strongly encouraged to use the available building height of thirty feet (30'-0") to the maximum extent possible. Store entrances, display areas, and store layout should address the adjacent plazas and pedestrian ways.

See the following center plan for further location clarification.

Storefronts should be designed to actively contribute to the life of the La Cumbre Plaza pedestrian "streets and plazas". Corner Tenant spaces shall exhibit a strong visual and functional connection with adjacent pedestrian ways and shall be designed to enhance the character and pedestrian activities of the entire plaza, taking into consideration the contributions of all of the other existing corner buildings.

La Cumbre Plaza



NOTE: Hatched areas are for reference only and are not intended to represent distinct scalable boundaries or individual tenant spaces.

*Mid-block tenant spaces not hatched

STOREFRONT DESIGN GUIDELINES - VERNACULAR

Santa Barbara is known for its historic character and exemplary Spanish revival architecture. Within La Cumbre Plaza those architectural forms which have evolved out of the Hispanic/Mediterranean tradition will be utilized to maintain and enhance the unique architectural character and special sense of place which the City of Santa Barbara enjoys.

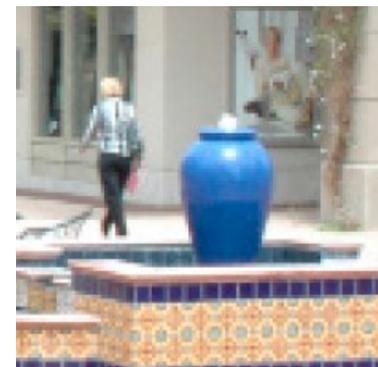
The following are typical design elements for storefronts that fall within the Storefront Design Guidelines - Vernacular locations. (See Page 20 for location map) Creative interpretations within this palette of vernacular architectural tradition are encouraged.

Design Elements:

1. The volumes which compose a building shall be broken up subtly into smaller units so as to better relate to the physical scale of La Cumbre Plaza and Santa Barbara.
2. The building surfaces should convey a visual suggestion of mass/thickness of construction and surfaces of the storefronts articulated by deep recessed openings. Lintels are traditionally of stone or wood.
3. Stucco is the preferred surface. Adobe and stone (in whole or part) are also encouraged where such surface material is compatible with the design.
4. Stucco surfaces are to be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.



5. Ceramic tiles bring a rich, decorative texture of graphic quality. The ceramic tile may be used as accents, field area or column and arch cladding. Ceramic tiles fabricated by local tile artisans is encouraged.
6. Brick, tile and stone are the preferred horizontal surface materials. Where concrete is used, it should be appropriately colored, textured, and designed in traditional geometric patterns.



STOREFRONT DESIGN GUIDELINES - VERNACULAR (continued)



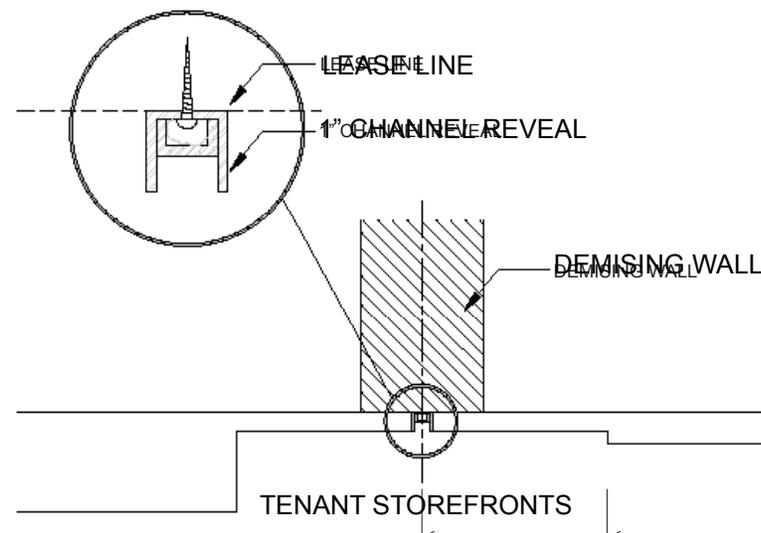
7. Full arches of appropriate scale are preferred to segmented or pointed arches. Generally, arches spring from traditionally detailed columns, piers or pilasters. The arches and supports should convey appropriate depth.
8. Metal grilles over windows and doors, as railings, as roof brackets, or as awning supports should employ a traditional design play between the rectangular and curvilinear. All decorative metalwork should be designed with individual members of appropriate thickness and give the appearance of hand-wrought work.
9. Ironwork to be treated in one of three traditional manners: hot wax technique, linseed oil technique, or painted a traditional black-green color.
10. Canvas awnings should generally be designed in the traditional form of a simple angled surface, open on the sides with plain or decorative valance and metal supports.
11. The use of such traditional features as balconies, decorative moldings, cornices, columns, piers, pilasters, light fixtures, awnings, decorative tile, and accent colors is encouraged.
12. Wood surfaces in the form of shiplap or board and batten may be employed in those designs relating to California's Monterrey tradition.



STOREFRONT DESIGN CRITERIA

The success of storefront design is largely dependent on how creatively materials and design details are used to develop a unique but well executed image. The following are minimum criteria for storefront construction.

1. The storefront design extends from centerline to centerline of demising partitions and from hardscape to above the existing building parapet. The Tenant must field verify to determine all dimensions.
2. Tenants with side plaza and parking lot elevations are responsible for designing and constructing storefronts and show windows on the side plazas and parking lot elevations.
3. A minimum of 60% of the storefront is to be display windows.
4. Three dimensional articulations in both store front plan and height are required for all storefronts.
5. Tenants will provide a flush transition between their flooring and the plaza hardscape.
6. Entry door minimum height is 9'-0" with a maximum opening width of 8'-0" to serve as an entry element.
7. The underside of the entry portal soffit shall be finished to match the storefront. Gypsum board will not be permitted.
8. Stores less than eight hundred (800) square feet shall be required to have durable floors and gypsum board ceilings throughout the sales area.
9. Parapet returns shall be a minimum of 3'-0" with the depth dependent upon adjacent conditions. Existing parapet conditions to be field verified by Tenant.
10. A one-inch (0'-1") black anodized aluminum channel reveal, fixed at the centerline of the demising partition is required to provide a separation and clean transition between different Tenant materials. (See below) Installation of the channel is by the Tenant and at Tenant's expense.

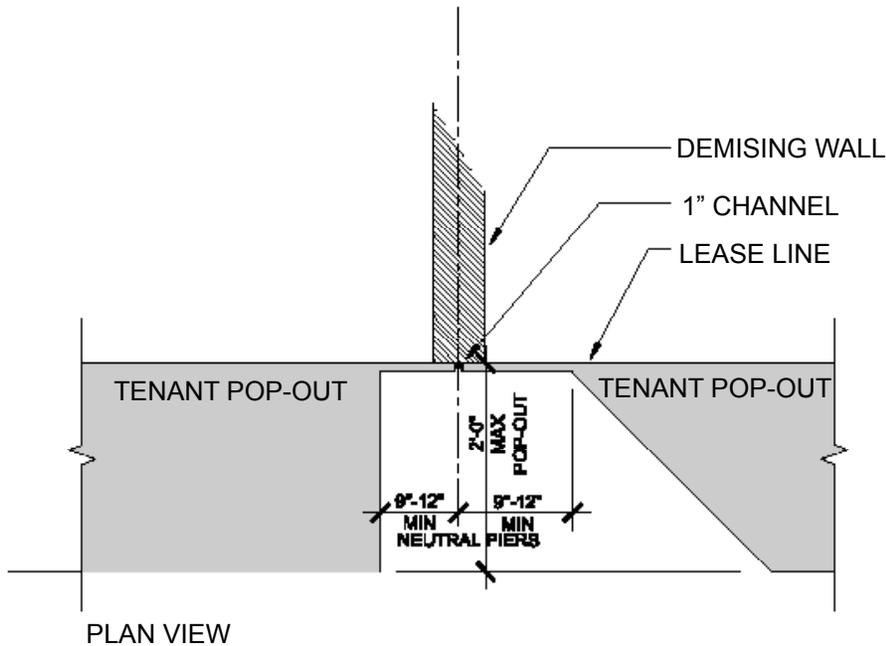


STOREFRONT DESIGN CRITERIA (continued)

- 11. A Neutral Pier shall be provided along the lease line beginning at the channel reveal and extending a minimum of 9"-12" from the center line of the demising wall.
- 12. Pop-outs from the lease line up to a maximum of two feet (2'-0") from the lease line are allowed but will be reviewed on an individual basis. Tenant to re-slope hardscape at pop-outs to accommodate required drainage.

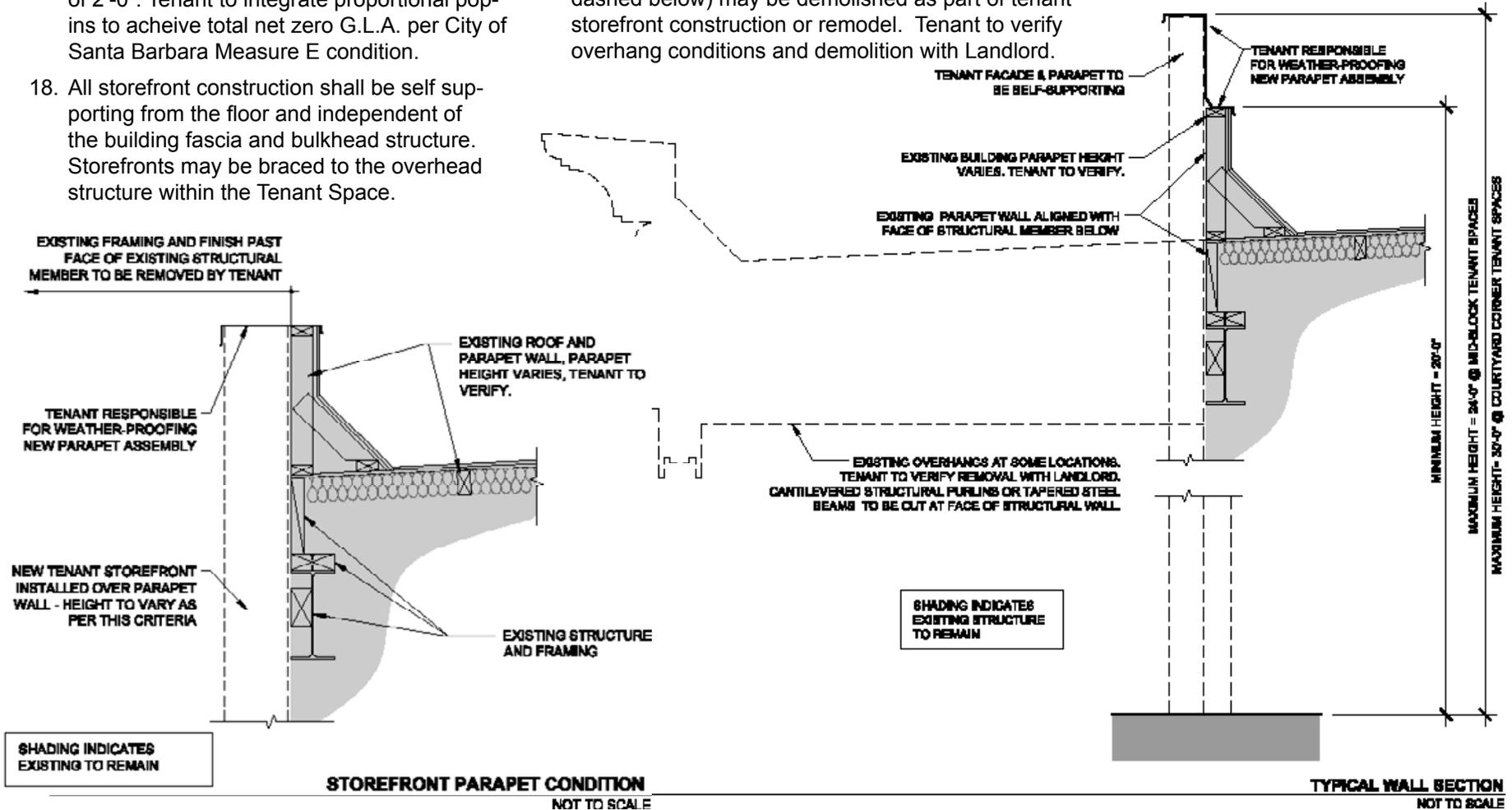
- 13. Detailing at storefronts and pop-outs must return to a logical termination and not create the appearance of a "sliced" architectural element.
- 14. The minimum allowable storefront height is twenty feet (20'-0").
- 15. Maximum storefront height is twenty-four feet (24'-0") at mid-block locations and thirty feet (30'-0") at **Plaza Courtyard** locations.

- 16. All Tenants within the **Plaza Courtyard** designated areas as shown on Page 20 may extend to a height of 26'-0" to 30'-0" for at least 60% of their total elevation(s)..



STOREFRONT DESIGN CRITERIA (continued)

- 17. Pop-outs from the lease line to be a maximum of 2'-0". Tenant to integrate proportional pop-ins to achieve total net zero G.L.A. per City of Santa Barbara Measure E condition.
- 18. All storefront construction shall be self supporting from the floor and independent of the building fascia and bulkhead structure. Storefronts may be braced to the overhead structure within the Tenant Space.
- 19. Existing overhangs on Buildings B and C (as shown dashed below) may be demolished as part of tenant storefront construction or remodel. Tenant to verify overhang conditions and demolition with Landlord.



STOREFRONT DESIGN CRITERIA (continued)

Storefront Articulations and Terminations

The proposed storefront should consider the ensemble design of the particular frontage. Elevation studies are required and shall include the immediate neighboring elevations.

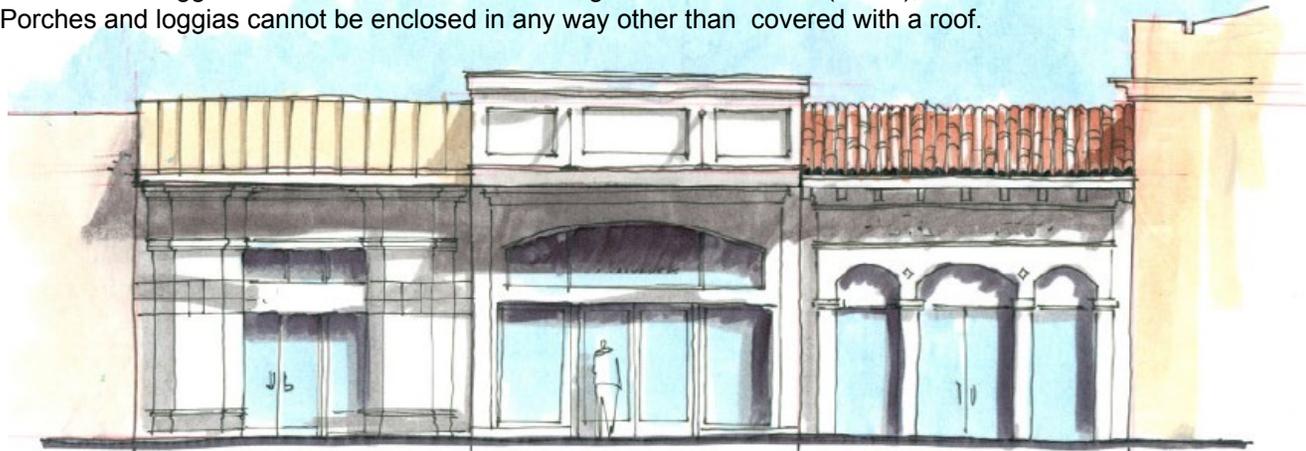
Facade modifications not affecting the structural integrity of the existing plaza roof include parapets and porches/loggias.

Parapets

1. Parapet heights are to be no lower than twenty feet (20'-0") and are limited to a maximum height of twenty-four feet (24'-0") mid-block and thirty feet (30'-0") at **Plaza Courtyard** corners. (See Page 20 for locations)
2. The tenant is encouraged to employ a parapet cap detail that is different from those immediately adjacent.
3. The height of the parapet should not match the neighboring stores, but kept to a different elevation to achieve the appearance of an organic urban district.

Porches/ Loggias

1. Porches or loggias may be added to storefronts with owner approval. All storefront additions will be reviewed on an individual basis.
2. Porches and loggias shall have minimum eave height of fourteen feet (14'-0"),
3. Porches and loggias cannot be enclosed in any way other than covered with a roof.



STOREFRONT DESIGN CRITERIA (continued)

Storefront Articulations and Terminations

Alterations affecting the structural integrity of the existing plaza roof may be considered. These may include: alternate roof shapes, extra-high entrance volumes, and/or faux second stories. This type of alteration will be reviewed individually and be subject to these additional criteria.

- Within a fifteen foot (15'-0") zone from the storefront lease line, tenants may be allowed to remove the structural roof deck and replace it with new framing.
- Such alterations are to be engineered by a professional structural engineer.
- If additional structural support is necessary to support the existing roof over the neighboring store, or to support the new floor/roof structure, this support shall be constructed completely within the tenant's leased space.
- Alterations must not interfere with the operations of any adjacent retail location.



Roof Shapes

Sloped roof shapes may be 'cut' into the existing parapet line and sloped from the storefront line to the plaza interior.

1. Roof eaves shall be no lower than fourteen feet (14'-0"), and the highest portion of the roof must not exceed the twenty four foot (24'-0") height limit mid-block and thirty feet (30'-0") at plaza corners.
2. The parapet of adjacent stores shall be returned at its storefront elevation to provide a continuous sidewall for the new sloped roof along the entire length of the new roof.
3. The sloped roof shall extend a minimum of fifteen feet (15'-0") towards the building interior.
4. Flat' roofs behind tall parapet walls are permitted.



STOREFRONT DESIGN CRITERIA (continued)

High Entrance Volumes

1. High entrance volumes may be constructed by removing the existing roof deck to a depth of fifteen feet (15'-0") to enclose a newly constructed and roofed entrance volume with clearstory windows.
2. Such solutions are especially encouraged for stores located on plaza corners and pedestrian intersections, but are also possible mid-block.
3. Maximum building height is twenty four feet (24'-0") at mid-block and thirty feet (30'-0") at plaza corners.

Unoccupied 'faux' Second Story Volumes

1. The areas on those second stories cannot be used and shall be accessible only for maintenance purposes
2. Unoccupied second stories may be constructed within the fifteen foot zone to simulate a mixed use main-street retail environment.
3. Such second stories are to be constructed with real windows and ceilings
4. Second stories are to be equipped with timed illumination to achieve the appearance of an occupied second story. Such second stories may have balconies into the pedestrian plaza, which shall not be any lower than twelve feet (12'-0") above finished hardscape.



STOREFRONT DESIGN CRITERIA (continued)

Windows & Glazing

Window configuration and glazing comprise the largest compositional elements of storefronts. They establish a great deal of the design character and define the relationship between interior and exterior. The glazing systems establish the framework for the display of the Tenants' image and merchandise. Size, proportion, and pattern should be carefully considered. The use of glazing should be creatively explored and carefully detailed. The following criteria applies:

1. Exterior glass units shall be a minimum of 1" insulated, low E units.
2. Large panes of glazing must be of sufficient thickness to meet code and be properly supported.
3. All glass shall be tempered.
4. In frameless assemblies, glass panel joint details must be top quality and are subject to strict Landlord review. Glazing edges must be polished, ground or chamfered. Glazing channels at corner conditions must be mitered. Silicone sealant at glazing joints is not permitted
5. Tenants may be required to provide seismic clips to stabilize tall expanses of glass.
6. Reflective glass (including the extensive use of mirror) and/or tinted glass is not permitted on storefronts or in the storefront entry zone.
7. Glazing shall be a minimum of 1/2" thick, clear tempered glass where used in conjunction with mullions or framed systems.
8. Window mullions are required to meet all material and finish standards.
9. Large panes of glass should be engineered by code requirements. Sections of glass are to be installed so that corners and abutting sections have no sash material providing separation or support.
10. Weather tight conditions must be maintained.

Awnings

Tenants will be allowed the use of awnings to provide additional color and design variety. The Landlord reserves the right to reject the use of awnings in any area where general visibility is adversely affected.

The final design of the awnings, including shape and color, fabrication technique and installation, are to be by the Tenant subject to Landlord's and City of Santa Barbara approval.

Umbrellas

Umbrellas are only allowed in the tenant's exterior leased premises and cannot overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more than nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved by the Landlord.



EXTERIOR LIGHTING

Exterior lighting at the storefront is required. Lighting should be designed as an integral part of the overall storefront design.

All fluorescent, incandescent, LED and HID lighting fixtures in public Tenant areas, other than track and decorative fixtures, shall be recessed with no directly visible lamp sources.

Storefront pedestrian-scale lighting should complement the surrounding built and natural environment. When determining the proper level of illumination, it is important to consider the quality of light versus the quantity of light as well as energy efficiency. The lighting should be subtle and avoid over-lighting while being bright enough to highlight the storefront. Lighting should not contribute to the problems associated with glare, light trespass, or skyglow.

Consider a variety of lighting types, including footlighting, indirect lighting (wall washing), and overhead lamps. The use of wrought iron lanterns is encouraged.

Wall sconces may be used to cast light onto storefront forms, provided that bare bulbs are not exposed and that the finish and form of these fixtures coordinate with the overall storefront design. Blinking, moving or changing intensity of illumination; illumination of roofs; and internal illumination of awnings are not allowed.

Plans are to contain complete lighting details with the type of fixture and intensity noted. All lighting fixtures shall conform to the City's Outdoor Lighting Design Guidelines.

Fixture cut sheets will be required for all lighting.

Lighting of signs shall be reviewed by the Sign Committee, and shall be consistent with these guideline.



EXTERIOR SPACES

Exterior seating space is allowed within the scope of the individual Tenant lease. All exterior furnishings, including seasonal heaters and landscaping containers must be approved by the Landlord and must remain within the designated area(s) at all times.

Plastic wind screens are prohibited. Awnings and umbrellas consistent with these Criteria are allowed. Lighting of exterior seating areas is required and should compliment both the Tenant design and the overall design of La Cumbre Plaza.

EXTERIOR MATERIALS

General Material Requirements

Materials used in the construction of storefronts shall be high quality, durable in exterior conditions, authentically portrayed, and code compliant. The use of natural materials is encouraged. The entire storefront area is subject to the Landlord's scrutiny for quality of finishes, detailing and construction methods.

Proposed materials and colors are to be submitted on a color material sample board to the Landlord for review during the preliminary design review process. (Refer to PLAN SUBMITTAL & REVIEW PROCEDURES for more detailed requirements.)

- Careful attention to the detailing or joinery of differing materials is necessary. A carefully defined edge must be established between different materials and surfaces on the storefront, as well as between the Tenant and Landlord finishes.
- All materials used in storefronts must be durable and non corrosive.
- All finished store materials within 6'-0" of the storefront point of closure shall be durable such as glass, tile, metal, stone, terrazzo, plaster, hardwood, or similar materials approved by the Landlord. Reflective wallpaper, vinyl wall coverings, plastic laminates, mirror, slatwall, or tambour will not be permitted within this zone.
- Any wood material used for storefront construction must comply with all code requirements.

Metals

All storefront metal panels must meet LL requirements below (this note must appear on final drawing set):

- All seams between metal panels must be identified on the storefront elevation and must be properly addressed during design review process. Metal panels will not be allowed to directly come into contact with adjacent panel. Reveals, turn-in seams, welding or similar must be specified and detailed out on the plans for approval.
- No visible fasteners
- Min ½" thick fire-rated plywood substrate is required and must be called out on the plans
- Minimum 18 gauge metal panels are required. This must be called out on their plans for approval.
- High quality is expected for all metal applications. Metal such as shop-painted aluminum and steel, stainless steel, solid brass, bronze, pewter, or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.
- Lap joints/seams must be even and straight and concealed when possible. Outside corners are to be mitered or continuous break shaped.
- Fabrication must be either heavy gauge material or thinner gauge material shop laminated to solid backing. In no case is oil

canning (resulting from light reflection from an uneven or buckled surface), scratches, warps, dents, occlusions, visible seams or other imperfections allowed.

- Sealants on natural metals are required to prevent tarnishing and must be maintained by Tenant at Tenant's expense.
- Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications.
- Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.
- Polished metals should be solid, not plated and limited to accent trim.
- Stimulated finishes, such as metallic laminates and anodized aluminum are not permitted

Stone

Granite, marble, limestone, slate, adoquin and other natural stone materials may be used in storefront applications. Stone may be polished, unpolished, sandblasted, flamed, honed, split- face or carved. Careful, craftsman-like attention to detail is required at all connections and material transitions.

- Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.
- The transition between stone and adjoining materials must be defined by use of metal reveals.

EXTERIOR MATERIALS (Continued)

- Stone used as a paving material must be flush when meeting other flooring materials.
- Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material.

Pre-cast Stone and Concrete

Many pre-cast stone and concrete products are currently available that may be acceptable for storefront applications. The use of these materials is at the discretion of the Landlord.

Wood

Painted or stained wood may be used in design applications, such as window frames, decorative trim or molding, and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements, such as columns and entablatures. Wood paneling and plank construction are not acceptable unless presented in a highly imaginative concept and approved by the Landlord.

- All detailing and construction is to be executed in a high quality, craftsman like manner.
- Wood used in the construction of the storefront must be kiln dried, mill quality hardwood and must meet local flame spread requirements (Class III 76-200).
- Painted wood must have a shop quality enamel finish. Wood without a paint finish must receive a clear, preservative sealant.

- Extensive use of natural wood finishes is discouraged. All stains and finishes must be approved by Landlord's Tenant Coordinator.

Plaster

Plaster, cement plaster (stucco), and Venetian plaster finishes are encouraged.

- Finish texture should be a light dash, sand or smooth finish. Skip trowel plaster is prohibited.
- Plaster or stucco finishes should be used in combination with other high quality materials such as stone, wood or metal.

Tile

Tile may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.

- Patterns used over large areas are expected to have a sophisticated, well executed design concept.
- All tiles must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.
- Grout color should match the background color of tile so as not to emphasize a grid pattern.

Painted Surfaces

Any paint applied to the materials in the storefront is to be specified. All paint should be of high quality for an even and durable finish. The following criteria must also be observed:

- Painted wood surfaces must be properly prepared and sealed prior to the application of a high grade enamel.
- Painted metal shall have a factory applied finish of baked enamel or powder coat treatment.
- Painted gypsum wall board will not be allowed on the exterior storefront.

Prohibited Materials

The following is a list of prohibited exterior materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review:

- Plastic laminates.
- Glossy or large expanses of acrylic or Plexiglas
- Pegboard
- Mirror
- Reflective glass
- Vinyl, fabric or paper wall coverings
- Particle board
- Sheet or modular vinyl
- Luminous ceilings, including "egg crate"
- Vinyl awnings
- Anodized aluminum
- Other materials deemed unacceptable by the Landlord.

INTERIORS

General Interior Requirements

Tenants are encouraged to produce high quality, well detailed interior solutions that are unique, imaginative, and stylized. The store interior is typically viewed as a continuation of the storefront in design and materials.

- Walls are to have modulation of display systems and built in architectural components that reinforce the store design theme.
- Tenants with above normal sound levels must provide sound isolation in demising walls and in ceilings within four feet (4'-0") of demising partitions.
- Security devices are to be entirely concealed within the store design elements. Under floor or in ceiling systems are preferred.
- Non-combustible and or fire-resistant materials are required within the entire lease area.
- Interior design must meet accessibility guidelines enforced by national or local jurisdictions, including the Americans with Disabilities Act.
- All materials acceptable or prohibited at the storefront are applicable to the store interior.

The store interior is typically viewed as a continuation of the storefront in design and materials. Walls are to have modulation of display systems and built in architectural components that reinforce the store design theme. Tenants with above normal sound levels must provide sound isolation in demising walls, floor, ceiling including pipes, conduits and wires must be designed so that in no event shall tenants noise emit sounds and/or vibrations which would cause the ambient noise level anywhere in the adjoining premises to be increased by more than 3 dBA during the adjoining space operating hours or (ii) which would cause the vibration level in the adjoining space to be more than 70 vdB during the adjacent premises store operating hours, or (iii) which can be unreasonably experienced in the Common Area.

The Landlord will strictly enforce all Tenant's right to quiet enjoyment of their Leased Premises.

Design Control Area (DCA)

The DCA is the area at the front of the Tenant space that extends from the point of closure to all points 6'-0" into the space. The DCA includes all display windows and retail graphics, display fixtures, signs, materials, finishes, color, and lighting fixtures within the area.

DCA can be considered an extension of the storefront presentation and should convey a store's merchandise identity and generate activity.

Proportion and scale of objects within the DCA is a specific concern in successful design. Incorporating elements that raise from the floor or lower from the ceiling can control the scale of the DCA. Pedestals to display merchandise or light pendants hanging down can be examples of object forms that can control scale. These solutions can vary and are somewhat different from traditional and typical display zones.



INTERIORS (Continued)

Design Criteria for Displays within the DCA

- Design drawings shall have a display layout plan. The layout plan shall have cut sheets for fixture and/or mannequin types and include photographs of any existing storefronts a Tenant may have that will enhance the layout plan. A rendering is required if photographs are not available.
- Displays shall be deliberate and designated as integrated elements of the storefront. Large temporary signs for special sales or clearances shall not be hung in the DCA including any signs taped or suction cupped to storefront glazing.
- No pegboard, slatwall or metal shelving of any kind may be placed in or extend into any part of the DCA.

Ceilings

Tenants can choose to have an open ceiling which may incorporate an open grid or be painted. Tenant installed ceilings shall conform to the following criteria:

- Hard surface ceiling required through the entire storefront DCA. This distance shall be a minimum width of six feet (6'-0") in from the innermost point of closure line.
 - Custom ceiling treatments are required. Multi level gypsum wallboard, concealed spline, decorative patterned ceiling panels and other "high-tech" materials are encouraged.
 - The use of ceilings on a single plane is not permitted. The use of beams, steps and 'islands' are required along with the imaginative use of lighting fixtures and fittings.
 - Fire sprinkler heads are to be fully recessed in hard or acoustical ceilings.
 - Standard 24" x 48" acoustical panels are not allowed in any public areas.
 - Ceiling concepts implementing exposed structure, electrical and mechanical systems must be coordinated with the Landlord for specific technical and design requirements.
- All suspended ceilings shall stop within 2'-0" of the partitions within the Tenant sales area. Suspended ceilings shall be terminated with a soffit, cove lighting detail, or other means of a finished edge along partition walls. Exposed edges shall be properly finished. Wall to wall suspended ceilings are not allowed.
 - All ceilings, related framing, blocking and accessories shall be noncombustible.
 - No combustible materials may be used above finished ceiling surfaces.

Lighting

Lighting can greatly contribute to the design of a Tenant's store, emphasizing architectural forms, highlighting signage, and adding color and visual drama to walls and other design elements. The creative use of dramatic lighting is encouraged at entries, show windows and merchandise displays. Fixture cut-sheets are required for all lighting and all lighting must be reviewed and approved by Landlord.

- The DCA of the Tenant space must employ lighting fixtures consistent with the character of the storefront design. All lighting fixtures within DCA must be recessed downlights, MR16 low voltage, or similar types. Fluorescent fixtures are not permitted.
- Track lights shall be finished to match ceiling; other finishes to be approved by Landlord. Track heads are to be accommodated with shields or louvers. Track lights are not allowed in DCA.
- Fixtures must be positioned so that bright glare is not directed onto the public areas.
- All fluorescent, incandescent, and H.I.D. lighting fixtures in public Tenant areas, other than track and decorative fixtures, shall be recessed.
- Bare lamp fluorescent or incandescent fixtures may be used only in concealed areas and/or stockrooms. Fluorescent fixtures shall have a maximum size of 2' x 2' and have silver parabolic louvers or metallic finished eggcrate diffusers.
- All lighting fixtures shall bear the U.L. label.
- Concealed light coves to highlight architectural elements within the storefront are highly encouraged.
- Exterior mounted decorative light fixtures are encouraged where appropriate for the storefront design concept. Fixture cut sheets must be submitted for review.

INTERIORS (Continued)

- Tenant is responsible for maintenance of all lighting within the entire Leased Premises.
- Tenant shall comply with all applicable energy conservation and building codes.
- No strobe, spinner or chase type lighting shall be used.
- All showcases and display cases must be adequately lit and ventilated. Direct visual exposure of incandescent bulbs and/or fluorescent tubes is prohibited.

Walls/Partitions

- **Demising Walls.** Demising walls may be provided between two Tenants and/or Tenant and exit/service corridors. Walls will typically consist of 6" metal studs (provided by Landlord), and 5/8", type X fire rated drywall, taped from floor to bottom of roof deck, or deck above (or as required by governing code) on each side (provided by Tenants). At Landlord's option, demising partitions shall be of unfinished masonry, concrete or metal studs. Demising walls are not designed to accommodate cantilevered or eccentric loads. If Tenant plans to use a demising wall for support of shelf standards, light soffits or heavy attachments, Tenant shall reinforce the wall as required by providing additional steel studs or independent supports for the shelf standards.
- Existing corridor separation walls adjacent to Tenant's space have finishes by the Landlord on the corridor side only. Tenant shall finish as required

for one-hour fire rated wall.

- A one-hour fire assembly shall protect penetration of one-hour walls.
- Demising walls and ceiling shall be sound insulated to achieve a minimum STC rating of 50 by Tenants who produce above 80 dB (including but not limited to music stores, arcades, etc.). The Landlord will strictly enforce all Tenants' right to quiet enjoyment of their leased premises.
- Tenant shall protect fireproofed columns and braces with gypsum board, and furr as required.
- The following are required for hair salons, pet shops and all food preparation type Tenants:
 - Walls containing "wet" areas to be constructed of metal studs with water resistant 5/8" type "x" gypsum board.
 - Demising walls of pet shops shall have sheet metal installed on studs, below drywall, up 3'-0" from floor.
- Tenant Premises adjacent to a two-hour wall condition will be required to apply two (2) layers of 5/8" type "X" gypsum board to Tenant side of studs.
- **Stockroom Partitions.** When Tenant chooses not to install a ceiling within Tenant's stockroom, Tenant shall extend the partition separating the stockroom from other areas of the store, to the underside of the structure above in order to isolate the stockroom from the sales area attic space.
- **Wall Finishes.** All interior wall surfaces must be finished appropriately and in compliance with all

applicable codes. All Tenant space interior wall finishes are to meet a Class III flame spread rating. Finish wood and trim need not be fire-resistant, but shall meet Class III. Certificates of compliance are necessary for interior finishes. One-hour corridors are to meet Class II flame spread.

- Metal or plastic laminate inserts are required for slatwalls. No visible substrate at slats. Slatwalls are not allowed in the first 6'-0" of store entry doors.
- Open shelving with visible brackets or surface mounted systems are prohibited.

Floors and Wall Base

Tenants shall install floor coverings in Tenant's sales area which conform to the following criteria:

- Hard surface floor and base required through the entire DCA, including any permitted pop out areas. Carpet, vinyl or rubber materials of any sort will not be permitted within the DCA.
- Exposed concrete floors shall be sealed.
- Wood installations shall be hardwood with wear resistant surface.
- Ceramic, quarry and stone tile installations must be commercial grade with non-slip surface.
- Carpet must be commercial grade and must have proper fire ratings to meet local codes. Carpeting will not be permitted where color, quality or weave is not suitable for high traffic areas. Note: Carpet may not be used at the store entry within the DCA.



INTERIORS (Continued)

- Sheet or modular vinyl may be used in support or stock rooms not visible from the sales area.
- Tenant shall provide a transition strip between opposing floor finishes. This includes but is not limited to carpet and wood, or carpet and tile.
- Tenant shall provide wood base in sales area.
- Any floor materials other than those mentioned above will not be allowed. Samples of all finishes must be submitted for approval and included in Tenant's preliminary submissions.

Toilet Room Requirements

Toilet facilities shall be designed in compliance with all applicable ADA & Building Department Codes.

- Provide a 3 inch floor drain and cleanout.
- Each restroom must have an exhaust system.
- Floor finishes in toilet rooms shall be ceramic tile or vinyl composition tile with a coved 6" base. Tenant is required to provide a waterproof membrane beneath the finish floor surface up to a height of four feet (4") along all walls.
- Toilet room walls and ceiling shall be constructed of metal studs with water-resistant 5/8" type "X" gypsum board applied to the interior side of the toilet room. At a minimum, interior wall finishes shall be a light colored enamel paint with a 4'-0" high wainscot of a smooth, hard, nonabsorbent surface extending 24" on each side of and 24" beyond the front portion of any water closet or urinal.
- The ceiling shall be a minimum of 8'-0" above the finished floor level, be constructed of 5/8" type "X" water resistant gypsum and be finished with

enamel paint. The ceiling shall contain a vent, which shall be vented to the roof.

Exiting

All retail Tenant spaces must provide two exits from the premises if required by code and/or Landlord's Tenant Coordinator. All exits must be engineered in compliance with all applicable ADA & Building Department Codes.

Service Entrance

(2nd means of Egress)

If the Tenant requires a second means of egress, doors leading to interior service or exterior corridors shall be installed by the Tenant at the Tenant's expense. The door shall be a minimum of;

- 3'-0" x 7'-0" x 1-3/4"
- prime coated,
- hollow metal door and frame, with
- commercial grade hardware, and
- fire rating as required by code.

Alcove and service doors are to be painted by Tenant to match Plaza standards. This door's primary use is that of an exit, and must be recessed the full width of the Tenant's door and swing in the direction of exit travel. The Tenant is required to make anchorage of the frame, providing proper opening, necessary headers, and other acces-

sories for a proper installation, as directed by code and subject to Landlord's approval.

Protective wainscot with steel-angle corner guards shall be installed within the Tenant's recessed door area. Material and details of wainscoting to match existing.

The Tenant shall have a doorbell. The button will be located 3'-6" above the finished floor, within the service doorframe. Work will be at the Tenant's expense. Service doors to Tenant areas will have only standard identification (i.e., Tenant's name and address number).

Critical Service Areas

The Landlord requires access to certain utility lines, conduit, sprinkler mains, ductwork, etc., within the Plaza. The Tenant shall not construct any improvements that block access to the Critical Service Areas within the Tenant's demised Premises. The Tenant shall provide access to the Landlord's equipment and service areas at all times.

Mezzanines

New storage mezzanines within the Plaza will be reviewed on an individual basis. All Tenant mezzanines shall require review and approval in writing by the Landlord's Structural Engineer at the Tenant's expense.

The Tenant shall be responsible for submitting all documentation required by the Landlord for review.

All mezzanines shall be self-supporting and not attached to the building structure, and must comply with local codes.

FOOD TENANT GENERAL OVERVIEW

Tenants who utilize standard designs at other shopping centers that are not in compliance with this design criteria must modify their design from that are normally used.

Clarification of any item in this Criteria must be addressed to the Landlord's Tenant Coordinator. Tenants must field verify all Landlord notes & existing space conditions prior to submittal of plans.

The Food Tenant Design Criteria is a sub section of the existing 'Tenant Design and Construction Criteria'. The details and requirements described herein are supplemental to those criteria and are specifically, although not exclusively, for Food Tenants.

Other documents developed for the Plaza and provided to the tenant under separate cover must also be followed by the Food Tenants. These include but are not limited to:

- The Lease and its exhibits
- Tenant Design and Construction Criteria
- Sign Design & Construction Criteria
- Construction Rules and Regulations for Tenant's Contractor
- Exhaust information for Food Tenants

Lighting

Lighting may include, but is not limited to:

- Recessed incandescent downlights
- Recessed compact fluorescent downlight fixture
- Special decorative fixtures.
- Any fixture allowed by code and approved by Tenant Coordination

Flooring

Any wet areas within Lease Premises shall be completely and properly sealed using a 'Dex-o-tex' NEOBOND II Fracture Resistant Membrane Waterproofing or equal membrane type sealer approved by Landlord, prior to the installation of any finished flooring material. The membrane must be turned up all perimeter storefront walls, counters and surfaces a minimum of 12 inches to protect the adjacent tenants and plaza common areas.

The finished floor must be sloped to the Tenant-installed floor drains.

Allowed flooring materials:

- Quarry tile
- Porcelain ceramic tile

Not allowed flooring materials:

- Vinyl
- Glazed ceramic tile
- Carpet
- Any other material deemed unsuitable by the Landlord

Ceiling

2'x4' Drop-in panels with an approved finish shall be permitted in storage areas so long as they are not visible to the customers.

Walls

All walls in the Prep Area must be of a durable, non-porous, washable surface as required by health codes.

Exit Door

All exit door specifications, hardware, door handles, recess dimensions, etc. shall be per Landlord criteria and conformant to local codes and ordinances.

ALL ROOF WORK must be by the plaza's required roofing contractor, at the tenants expense.

The tenant is required to REMOVE ALL ROOF-MOUNTED EQUIPMENT AND ROOF PENETRATIONS that will not be utilized by the tenant's build-out of the space. These shall be removed down to the roof deck and repaired by the plaza's required roofer. All roofing repairs shall comply with the plaza's roofing criteria.

Do NOT attach, hang, suspend, laterally brace, or in any way connect to the roof deck. All tenant construction must be self supporting or may connect to unistrut attached to the plaza structure but NOT TO THE ROOF DECK.

Mechanical

Tenants are required to furnish and install their own mechanical systems as required for their operation.

All rooftop equipment shall be adequately screened from public view. Barrier to be approved by Tenant Coordinator and per local regulations. Barrier to be provided and installed by Tenant and at Tenant's expense.

Grease Exhaust

A grease guard must be provided on all exhaust blowers and submitted for approval. "Sumprime" Heavy Duty GBD Exhaust Blowers are required for all kitchen exhaust or grease laden air removal.

FOOD TENANT GENERAL OVERVIEW (continued)

Fumes And Odors

The following constitutes the minimum requirements for special exhaust systems which Tenant must furnish and install in the Leased Premises for the elimination of fumes and odors due to Tenant operations:

1. A separate exhaust system must be provided and installed which will generate negative pressure in the Leased Premises as outlined below.
2. A total negative pressure of between five and ten percent (5-10%) must be maintained during all hours that Tenant is operating its business in the Leased Premises.
3. The HVAC system must be modified to provide additional make-up supply air to offset the quantity of air exhausted.
4. The Tenant must have a certified air balancing contractor test the completed system and verify its operation according to these specifications. A copy of the air balancing report must be submitted to the Plaza General Manager for review and approval prior to opening for business.
5. The combined HVAC and exhaust system per the above-noted specifications must be in operation during all hours that Tenant is operating its business in the Leased Premises.

Structural

The structure or substructure that supports any new or replacement HVAC unit, transformer, other heavy equipment, or modification of any structure or substructure, shall be designed, engineered and

installed at Tenant's sole cost and expense. Tenant shall provide structural engineering calculations and drawings from a licensed structural engineer (Registered in the State of the Center where the work is located) to Landlord for review and approval prior to installation of any such items or equipment.

All equipment is to be installed over structural members that can support the weight of the equipment in areas designated by Landlord.

All recommendations of design and verification of completion shall include the structural engineer's embossed seal from the state.

A letter stamped and signed by a licensed Structural Engineer verifying the structural integrity for the HVAC rooftop unit/curb will be required for the refund of the contractor's deposit and Tenant Allowances.

Utilities

Electrical

An Empty, separate meter socket will be stubbed to the Tenant premises from the electrical room.

Natural Gas

Natural Gas service is available for Tenants to obtain. Tenants will be responsible for obtaining gas service from the gas company.

Potable Water

A single water stub-in will be supplied by the Landlord from the Landlord's meter to each Tenant space. Tenant shall provide a water sub-meter that is accessible to plaza management.

Sanitary Waste

A 4-inch sanitary waste line shall be stubbed below each Tenant space by Landlord. Tenant shall route their own vent lines to a point above the roof.

Grease Waste

Tenant shall route their own vent lines to a point above the roof. Tenant is responsible to provide and maintain their own grease interceptor.

Fire Protection / Sprinkler System

Tenants must use the plaza's required sprinkler contractor.

Submittal & Approval Requirements

Landlords' review WILL NOT BEGIN until a COMPLETE submittal has been received, including any additional information necessary or helpful to make an evaluation of the design.

Make all submittals to the Landlord's Tenant Coordinator.

If any questions arise from the Tenant's interpretation of the design and criteria information, the Tenant shall assume all responsibility for clarification by written request to the Landlord.

SIGNAGE & GRAPHICS

All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image. Due to the variety of architectural treatments within La Cumbre Plaza, each storefront sign will be carefully considered in relationship to its particular location. Signs must be imaginative, well integrated, and constructed of quality materials. Each proposed sign will be evaluated on its originality, its compatibility with neighboring signs, and the overall image within La Cumbre Plaza.

A Tenant's typical signage will be considered, but some alterations may be required to meet the objectives of La Cumbre Plaza and the City of Santa Barbara's Sign Ordinance.

Size, character, typography, composition, illumination and height are important factors that make every Storefront sign unique. Acceptable signage formats are limited only by your artistic and creative ability to work within the guidelines of the City of Santa Barbara.

The final design of signage including shape and color, fabrication technique and installation, are to be by the Tenant subject to Landlord's and City of Santa Barbara approval. Submit concept drawings of the signage for Landlord approval prior to submission to the City of Santa Barbara Sign Committee. Provide information on the bracket designs, sign materials, signage size, mounting location, lighting, and color schemes.

The Landlord reserves the right to disapprove any sign design that is not compatible with these criteria and the aesthetics of the La Cumbre Plaza. Exceptions to these specifications are extremely rare and must be approved in advance by the Landlord. See Page 47 for signage submission requirements.



SIGNAGE & GRAPHICS (continued)

Signage Guidelines

1. Signage to occur within the limits of the storefront and may not encroach onto adjoining Landlord wall surfaces.
2. Sign shop drawings for all signs, logos and graphics visible from the common area are to be submitted to the Landlord and the City of Santa Barbara for final approval prior to fabrication/installation.
3. Sign wording is limited to the Tenant's trade name and shall not include specification of merchandise sold, services rendered, or website addresses, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord and City approvals and provided they are part of the Tenant's registered trademark. Phone numbers are not allowed.
4. One sign is permitted per store frontage unless the Tenant frontage exceeds 100 lineal feet. On elevations in excess of one hundred (100) lineal feet, a second sign is permitted only with both Landlord's and City approval.
5. Tenants facing the Hope Avenue entrance parking lot and the La Cumbre Road parking lot may incorporate additional signage at rear storefront entries and display windows. All signage must be integrated into the storefront and show window opening.
6. **Sign Length.** The length of signing shall not exceed one (1) square foot of sign area per linear foot of complex frontage or seventy-five (75) square feet, whichever is less, on the dominant facade. For Tenants with frontage on a public street or parking lot, one-half ($\frac{1}{2}$) square foot of sign area per linear foot or twenty-five (25) square feet, whichever is less is allowed
7. Letters shall terminate at least two feet (2'-0") from the centerline of the demising wall (lease line).
8. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of two (2) signs, or one sign on a corner.
9. Multiple signs; blade signs, window signs, awning signs, etc. may be used in conjunction with the storefront sign so long as they comply with the City of Santa Barbara's maximum allowed sign area.
10. The maximum projection of storefront mounted wall signs shall be four inches (4").
11. The maximum number of exterior wall signs for any tenant is three (3).



SIGNAGE & GRAPHICS (continued)

12. Sign height above floor: bottom of sign to be A.F.F. 9'-0" minimum.
13. **Letter size.** The City of Santa Barbara's Signage Ordinance limits the signage letter height to a maximum of twelve inches (12") throughout the City of Santa Barbara.
14. All storefront signage and lighting both interior and exterior is required to be on a separate circuit and controlled by a time clock. Storefront Signage and lighting are required to be on during operational hours and off during non-operation hours. This includes exterior building storefront signage.
15. Advertising placards, signs, devices, credit card logos, slogans, symbols or marks other than those specifically approved by Landlord shall not be affixed upon the glass panes or supports of the store windows, doors, or upon the exterior of the Storefront, or within five feet (5') of the Lease Line. Letter height shall not exceed 2".
16. High quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, cabinets, conduit, and other mechanisms are to be concealed. Backlit components must be contained wholly within the depth of the letter. All labels must be away from public view. Signs may not display, on any portion, the name, stamps or decals of the sign manufacturer or installer.
17. Painted signs must be silk-screened, including all signage and graphics on the awning.
18. Repetitive safety logo, circle or dot non-dimensional signs may be used on glass storefronts as required, and these shall not exceed 3" in height, nor conflict with other sections of this sign criteria, and shall be subject to Landlord approval. These safety logos shall be indicated on the Storefront elevation drawings for the Landlord's review and approval.
19. Light sources for all sign letters shall be of the same type, color and intensity. All lamps shall be positioned for uniform illumination of the letter. "Light leaks" which are not integral to the graphic design will not be permitted and must be repaired immediately.

20. All signs must be installed and operational before the Tenant opens their Premises for business
21. Interior exit signs shall be installed as required by code. The exit sign announcing egress from the store to the exterior through the primary Storefront entrance shall not be visible from the exterior of the Store.
22. Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with design district criteria.

Temporary Signs

Temporary signs located within the Design Control Area (DCA) shall be of professional quality. These signs shall not be in any way applied to the storefront. Temporary signs of this nature shall be incorporated into the design/display of the DCA, and require the Landlord's approval prior to installation. Banners and pennants are prohibited.

Temporary window signs are not to exceed ten (10) square feet in size or twenty-five percent (25%) of the window area, whichever is greater.

In no case shall such a sign be erected for more than thirty (30) days.

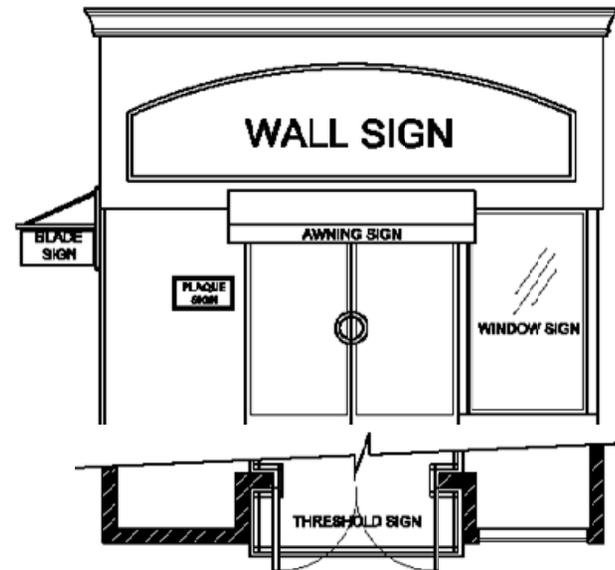


SIGNAGE & GRAPHICS (continued)

Signage Types

Non-Illuminated Signs

1. **Plaque Sign**
 - Plaque signs are to be mounted, typically at eye level, on the opaque surfaces of the storefront.
 - Plaque signs can display a logo or symbol related to the type of activity contained within the premises.
 - Plaque signs are limited to a maximum of 2 square feet in area.
 - Suggested materials are brass, bronze, or ceramic tile. Baked enamel paint finishes on metal are permitted subject to approval by the Landlord's Tenant Coordinator.
2. **Window Signs**
 - Window signs may be considered on storefront glazing other than the main entry.
 - The sign may not exceed 25% of the individual glazing area and may not have opaque backgrounds.
 - If allowed, accessory window signage letters within the window sign will not exceed 2" in height.
 - The use of simulated gold and silver leaf, etched, beveled or sand-blasted glass is approved for window signing.
 - Supergraphic or bas-relief treatment of large amounts of storefront area is prohibited for window signs, but may be used in the DCA, if well integrated with the DCA design.
 - Supplemental lighting may be required for some signs.
3. **Awning Sign**
 - The Tenant may provide an awning where indicated and approved by the Landlord.
 - A painted sign may be applied to the valance of the awning. Letter design and color to be selected by the Tenant and shall relate to the storefront design.
 - The height of the letters shall not exceed 7" for interior facing awnings and 9" for awnings facing the parking lots.
 - The letters of the awning sign will cover no more than 2/3 the length of the awning.
4. **Threshold Sign**
 - Threshold signs located at Storefront entries within the Lease Line shall be constructed of durable materials (e.g. stone or tile mosaics).
 - Carpeting, rubber, vinyl, and other such materials that are deemed of low quality are prohibited.
 - A.D.A. guidelines shall be adhered to with regard to design and construction of threshold signs.
5. **Operational Sign**
 - Signs indicating hours of business and emergency phone numbers are permitted, one at each store entrance.
 - These signs are not to exceed 144 square inches in size and must use metal leaf lettering not to exceed 1" in height.
 - Tenants shall install on the storefront the street address numbers in metal leaf lettering not to exceed 2" in height.
 - Tenants handicap access signs shall be metal leaf.
 - Tenants shall submit these sign drawings with the sign package.



SIGNAGE & GRAPHICS (continued)

Signage Types

Illuminated Signs

1. Externally-Illuminated Individual Letter Wall Sign
 - Letters for non-illuminated signs must be made from painted metal. Remote illumination from lights mounted on the surface of the storefront is required.
2. Panel Wall Sign
 - Panel Signs are permitted provided that the panels are integrated into the storefront design.
 - Signs may be constructed of painted wood or metal. Remote illumination from light coves or integrated flood lights is required.
3. Silhouette (Reverse Channel “halo”) Wall Sign
 - Reverse channel solid letters are to be lit from behind and should be properly integrated into the storefront design.
 - The mounting surface of the halo-type sign must be opaque and it shall not reflect the image of lamps contained within the letters.
 - All lamps must be fully concealed within the letters so as to not be visible from any location accessible to the public.
 - The rear face of each letter shall be no more than one inch (1”) from the background surface.
 - Maximum depth from the face of the letter to the signboard shall be four inches (4”).
 - Each letter is to be completely enclosed with the back surface made of white translucent Plexiglas.
 - Standoff brackets shall be center mounted and painted to match the adjacent surfaces, so as not to be visible to the public.
4. Blade Sign
 - Where indicated and approved by the Landlord, Tenant may install one blade sign per store.
 - The maximum letter height shall be 6” and
 - The maximum panel size shall be 600 square inches.
 - Tenant logos or images associated with their store, may be used as part of the blade sign design.
- The material selection, its method of application, and its detail construction shall be consistent with the storefront design and the Tenant’s overall design character.
- Blade signs shall clear a minimum of 8’ from the finished walkway and project no more than 4’-0” from the Tenant’s storefront.
- Approved materials for the blade sign are:
 - carved wood,
 - painted wood or steel,
 - torch cut steel, brass and
 - gold leafed wood or steel.
- The blade sign bracket is to be fabricated of wrought iron with a design compatible with the Tenants storefront and signage.
- The attachment of the blade sign bracket must be reinforced by the installation of fire-treated wood blocking during store construction. These details must be shown on the sign drawings and store construction drawings.
- If needed, illumination of the blade sign must be from an external source. The light fixture used to illuminate the signage must be attached to the building, be separate from the sign, and the source of light must be substantially concealed from view. Lighting fixture and mounting details must be shown on the sign drawings and store construction drawings.



SIGNAGE & GRAPHICS (continued)

Construction

All signage must be constructed of premium quality materials. All illuminated signs shall be fabricated and installed in compliance with all applicable building and electrical codes.

All signs shall bear an Underwriter's Laboratory (UL) label located in a discreet area as allowed by the code official.

Threaded rods or anchor bolts – concealed from public view – shall be used to "float" elements from a "mounting surface." Angle clips attached to letter sides will not be permitted.

All bolts, fastenings, and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron materials of any type shall be permitted.

Electrical

A 7-day, 24-hour time clock shall be provided by the Tenant for control of the illumination of the Tenant's sign.

No exposed raceways, crossovers or conduits will be permitted. All cabinets, conductors, transformers or other equipment related to lighting controls must be concealed from the public view or accessibility.

Electrical service to the Tenant's signs shall be from the Tenant's electrical panel. Access panels cannot be visible from the storefront.

All permits for signs and their installation will be obtained by Tenant with a copy sent to Landlord's Operations Director prior to installation.

Digital Display

Refer to Digital Display Manual on the Center's website for more information.

- Digital Display is required to become part of the storefront design.
- Pole mounted monitors are not allowed.
- Free Standing units are not allowed.

Prohibited Signage

The following sign types are not appropriate for La Cumbre Plaza and are prohibited for Tenant use:

- Any signage outside of the Tenant storefront area is prohibited.
- Temporary or "sale" signs attached to Storefront
- Detached special purpose signs such as "sandwich board signs" are prohibited outside the Tenant lease line
- Fluorescent lighting of signage is prohibited.
- Any and all types of face-lit Channel letter signs
- Animated components, flashing lights, formed plastic, or surface-mounted, box/cabinet type signs.
- Vacuum formed plastic or injection molded plastic signs
- Roof Signs
- Signs with exposed raceways, ballast boxes, transformers, crossovers or conduit.
- Internally illuminated blade signs are prohibited.
- Animated, Flashing, or Audible signs
- Self-Illuminated Box type signs. "Box" signs/Can signs with illuminated translucent background and silhouette letters
- Exposed skeleton neon applied directly to fascia elements.
- Paper, cardboard or Styrofoam signs
- Carpet or rubber entry mat signs
- Banners and pennants
- No radioactive material shall be allowed to be used or installed as part of any tenant construction scope of work. Furthermore, no radioactive signs such as Tritium exit signs shall be allowed in our shopping centers.

SUBMISSION REQUIREMENTS

Architectural Plans

Building plans and specifications must be prepared by Architects and Engineers licensed in the appropriate jurisdiction and must conform to all governing codes and laws. Drawings prepared by General Contractors, or other unlicensed persons, will be returned to the Tenant for re-submission. The services of a professional Architect experienced in retail store design are in the Tenant's best interest for an innovative, effective, cost efficient design. It is also strongly recommended that the Tenant retain the services of a local Architect or permit expediter experienced with the unique regulatory framework and discretionary review in Santa Barbara.

It will be the responsibility of the Tenant or Tenant's Architect and Tenant's Contractor to field verify all conditions and dimensions within the leased premises before commencing work. Plans are to be drawn in an appropriate and accurate scale.

MACERICH DESIGN REVIEW SUBMITTAL

Prior to each submission to the Santa Barbara Architectural Board of Review, the designer is required to send the submittal materials to the Landlord Tenant Coordinator in DWF format, per Macerich TENANT PLAN SUBMISSION & APPROVAL PROCEDURES (please visit www.macerich.com for requirements).

Upon approval of the submittal packages by the Landlord Tenant Coordinator, the Tenant may then submit to the City of Santa Barbara. As administrators of the Tenant Package, the Landlord Tenant Coordinator is the final arbitrator of design. Any material, configuration, sign or other aspect of the store which in the opinion of the above mentioned agents is unacceptable will be rejected.

The Landlord reserves the right to provide final design at the Tenant's sole expense, regardless of type of Storefront, if an acceptable design cannot be found otherwise.

CITY OF SANTA BARBARA DESIGN REVIEW SUBMITTAL

The City of Santa Barbara Design Review Submittal is intended to convey the Tenant's basic design intentions to the Design Review Boards. The City of Santa Barbara requires approval of the Tenant's exterior storefront design by the Architectural Board of Review prior to developing final construction drawings and specifications for building permitting..

The Architectural Review Board meets on alternate Monday's to review commercial projects - except for holiday rescheduling. Hearing dates are scheduled generally one to two weeks from submittal depending upon ABR schedule availability.

Filing Fee – A check in the amount of the appropriate fee made out to the City of Santa Barbara is payable upon submittal to the city. Contact City Planning and Zoning Counter Staff for the fee amount, at 805.564.5470.

A letter from the Landlord stating that the storefront concept is approved and complies with the Tenant Design Criteria is required as part of the ABR Submittal. Any deviation(s) from this Criteria that are approved by the Landlord are to be itemized in this letter.

SUBMISSION REQUIREMENTS (continued)

CITY OF SANTA BARBARA DESIGN REVIEW REQUIREMENTS

A. Storefront Concept Review Submittal – ABR Submission No. 1

The first step in the design and submittal process is the storefront concept review. Although this step is optional, it is best to receive a storefront approval and then develop your floor plan based on the City approved Storefront.

Applicants are encouraged to come in with sketches and/or very conceptual drawings. The Board usually gives comments to guide the applicant on the design of the project so that it can advance to the next level of review. The Board may give a preliminary approval if sufficient information has been given and no other discretionary review is required.

B. Preliminary Plan Submission – ABR Submission No. 2

Please visit the City of Santa Barbara Website at <http://www.santabarbaraca.gov/Resident/Home/Forms/planning.htm> for the latest requirements. The Design Review Submittal Packet and the Design Review Final Approval Submittal Checklist provide information and guidance on both the approval process and the required documents, forms, samples, and drawings.

For purposes of Government Code 65950, a Preliminary Approval shall be considered to be “approval” of the project by the Board and concludes the discretionary phase of project review; however, Final Approval is still required prior to application for a building permit.

C. Final Plan Submission – ABR Submission No. 3

If the completed working drawings for the project meet all conditions set at the preliminary level and details are provided, such as color samples, roof materials, window details, door hardware and exterior lighting fixtures, then Final approval may be granted. Final plans will be approved if they are in substantial conformance with the plans given preliminary approval and all conditions .

D. Building Permit Submission - Construction Drawing Submittal

After Final ABR approval, Construction Drawings and Specifications are to be submitted to the City of Santa Barbara Building and Safety Division. Please visit the City of Santa Barbara website: <http://www.santabarbaraca.gov/Resident/Home/Forms/building.htm> for the Commercial Plan Submittal Requirements.

Filing Fee - A check in the amount of the appropriate fee made out to the City of Santa Barbara will be required upon submittal of construction documents for permit.. Contact Building Department Counter Staff for the fee amount, 805.564.5485.

Final construction documents and specification must also be provided to the Landlord pursuant to Macerich TENANT PLAN SUBMISSION & APPROVAL PROCEDURES (**please visit www.macerich.com**).

Construction Drawings shall be prepared to comply with the ABR approved Preliminary Drawings. When Construction Drawings and Specifications are submitted for a building permit, city staff members of the respective Boards will review the construction drawings for conformance with the ABR and Sign Committee Approvals in addition to all Building and Safety requirements.

SUBMISSION REQUIREMENTS (continued)

Signage

The Tenant must receive both ABR preliminary approval and Landlord approval prior to being allowed to submit to the City Sign Committee and City Building Permit Division.

Landlord reserves the right to reject any signing which in its sole opinion is inappropriate for La Cumbre Plaza. In order to obtain Landlord's approval, three (3) sets of sign shop drawings, and the Project Statistics Form must be submitted to the Landlord Tenant Coordinator prior to submission to the City or for fabrication. Failure to obtain approval may result in removal of said sign.

After the Landlord's approval, a submittal package is required to the City of Santa Barbara's Sign Committee. Required with the submittal package is a letter from the Landlord stating that the signage is approved and specifying sign details and the extent of the sign's conformance with the Tenant Design Guidelines. Any deviation(s) from this Criteria that are approved by the Landlord are to be itemized in this letter.

Please visit the City of Santa Barbara Website <<http://www.santabarbaraca.gov/Resident/Home/Forms/planning.htm>> for detailed information regarding the Santa Barbara City Sign Ordinance and Discretionary Review and submittal for retail signage applications. It is the Tenant's sole responsibility to receive approval from the City of Santa Barbara's Sign Committee.

Exception

Tenants that propose signs that are conforming to the City Ordinance and the Landlord's Criteria and are not visible from the public right-of-way may receive approval from the Landlord and proceed to a Conforming Sign Review (without presenting to the full Sign Committee).

Building Permit for Signage

All signs require a building permit. Sign Contractors must go to the City of Santa Barbara office at 630 Garden Street to pick up sign approvals from the Planning Division, and bring them to the Building & Safety Division with the applicable fee to receive the building permit. Sign Committee exempt signage applications for permit must be accompanied by the Landlord approval letter. Sign Committee approvals are not valid unless a building permit is issued and an inspection has been completed by the City of Santa Barbara's Building and Safety Staff.

Filing Fee – The fee is based on the total square footage of all new signs. Contact the Planning and Zoning Counter at 805.564.5478 for signage fee information.



ELECTRICAL CRITERIA

General Design/Construction Coordination

The electrical criteria is provided for the purpose of designing the Tenant's electrical system. This criteria is provided as a guideline for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

1. Conduit and raceway hangers, clamps, light fixtures, junction boxes, supports, etc. must be fastened to joists and/or beams. Do not attach directly to the slab, roof deck, ductwork, piping or conduit above.
2. Tenant's equipment in the plaza electric room must be clearly identified with Tenant's name and space number.
3. Provide access panels at all junction boxes locations and at smoke detectors above the ceiling.
4. All outlet boxes, floor boxes, wire raceways, power/telephone poles, plug-in molding, wiring devices, hanger supports and other items required for a complete distribution must be furnished and installed by Tenant.
5. Furnish and install power to roof top units, water heater, store fixtures, signage, music systems and any other fixtures or equipment provided by Tenant. All cutting and patching must be provided by Tenant.

Complete Engineered drawings must be submitted to the Landlord's Tenant Coordinator for review and approval. Landlord will review the plans for conformance to basic plaza requirements.

The Landlord does not review for electrical design, nor does the Landlord accept responsibility for the Tenant's adherence to governing codes.

The documents to be submitted for Landlord approval must include the following:

1. Complete plans and specifications for all electrical work, including lighting, power and one line riser Diagram. Documents must be signed and sealed by a Licensed Engineer in the state where the Shopping Center is located.
2. Drawings must include panel schedules, load calculations and meter information.
3. Structural drawings must be submitted for all equipment that will be suspended from the steel structure.

Power Source

All work required to connect Tenant to the main power source must be performed by Landlord's designated electrician, at Tenant's expense. Exceptions to this requirement may be granted by the Tenant Coordinator.

Tenant is responsible for feeders to the tenant space, installation of a dry type transformer, panels and complete distribution throughout the tenant space. A General Electric demand check meter must be installed in the plaza electric room.

Landlord will provide the main power source for Tenant's connection. Power source will be 277/480v or 120/280v, 3 phase, 4 wire and will be available in the nearest plaza electric room. Tenants are responsible for installation of the fused buss duct disconnect switch and must pull the feeder wires to the Tenant's demised premises. Landlord will provide an empty 2" conduit with pull-wire from the plaza electric room to the Tenant space. If a larger conduit is required, Tenant is responsible for installation of same from the power source to the demised premises.

Telephone Service

Tenants are required to contact the local Telephone Company for service and shall comply with their requirements. Tenant is responsible for installing a complete telephone system within their premises.

ELECTRICAL CRITERIA (Continued)

Lighting

Provide a lighting schedule for review in conjunction with a reflected ceiling plan. Lighting must conform to the following guidelines:

1. Display window lighting must be controlled by a time clock and be on during the hours the Shopping Center is open. Display window lighting at the ceiling must be glare-free and at approved levels at the storefront glass line.
2. Recessed incandescent down lights may be used.
3. Exit, emergency and night lights must be provided throughout, as determined by governing codes.
4. Fluorescent lighting in the sales area must be recessed and must use metal parabolic louver type lenses with a minimum of 18 cell configuration for a standard 2 x 4 fixture. Bare lamp fluorescent or fluorescent fixtures with acrylic prismatic lenses may be used only in concealed areas or stock rooms.
5. Track lighting may be used if the track is painted to match the ceiling color.

Tenant is responsible for lighting and lighting system control, including connection to the Building Management system and connection to the Fire Alarm system. All emergency lighting, exit signs, horns and strobes must be provided by Tenant as required by code

Material/Equipment Specifications

1. Drawings must include complete material specifications, including manufacturer's name and product number and complete schedules of all equipment and fixtures to be installed.
2. All material and equipment must be new and of a commercial grade and must bear Underwriter's labels where such labeling applies.
3. At grade level electrical conduit may be installed at least 4" under the slab and must be in Schedule 40 PVC conduit. But never allowed to be installed in the slab or less than 4" below slab.
4. Floor boxes must be watertight
5. Pull boxes or junction boxes must be a minimum of 12 gauge galvanized steel outlets. Boxes in walls must be galvanized pressed steel or case metal. Caulk around boxes to eliminate noise transmission.
6. All main and branch feeders and circuitry wiring must be copper. All conductors to have 600 volt insulation type THW, THWN or THHN.
7. Convenience receptacles must be specification grade, 120 volt, 20 amps and be grounding type per NEC.
8. Manual or magnetic starters, switches, contactors, relays, time switches, safety devices, dimmers and other controls must be commercial type with heavy duty ratings and must be installed in strict conformance with the manufacturer's recommendation and applicable codes.
9. Switches, electric key switches, buzzers, etc. must not appear on the storefront elevation.
10. All wiring of any type must be installed in conduit Material/Equipment Specifications
11. All wiring of any type must be installed in conduit or must be armored cable (BX). Armored cable will only be allowed for concealed branch circuit wiring within the demised premises. Exposed and/or open wiring of any kind will not be allowed. Flexible conduits must be used for connections to vibrating equipment.

Fire Alarm System - Life Safety

1. Tenant must provide a complete fire alarm detection system within the Tenant space as an extension of the Landlord's building-wide addressable fire alarm system.
2. All emergency lighting, exit signs, horns and strobes must be provided by Tenant as required by code.
- 3.

Security Equipment

1. Electronic surveillance monitors located adjacent to the Tenant's entry must be concealed within interior architectural elements or the storefront construction.
2. Freestanding pedestals containing sensor equipment are prohibited.

MECHANICAL CRITERIA

General Design/Construction Coordination

The mechanical criteria is provided for the purpose of designing the Tenant's heating, ventilating and air conditioning system. This criteria is provided for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

Complete Engineered drawings must be submitted to Landlord's Tenant Coordinator for review and approval. Landlord will review the plans for conformance to basic plaza requirements. The Landlord does not review for mechanical design, nor does the Landlord accept responsibility for the Tenant's adherence to governing codes.

The documents to be submitted for Landlord approval must include the following:

1. Complete plans and specifications covering the heating, ventilating and air conditioning system work. Show make, type and performance of all equipment. Documents must be signed and sealed by a Licensed Engineer in the state where the shopping Center is located.
2. Calculations showing the heating and cooling required, including transmission and ventilation losses in the space and heat and cooling provided for the ventilation supply and exhaust required for the space. Calculations shall be as described in "Load Calculations" included below.
3. Temperature control system data showing make, control and energy management systems.

4. Exhaust system layout, including CFM and equipment specifications.
5. Structural details for support of all roof top equipment and equipment suspended from the steel structure.

Load Calculations

The Tenant must perform all calculations in accordance with methods set forth in the latest American Society of Heating, Refrigeration and Air Conditioning Engineers' Guide and Data Book and in accordance with good engineering practice. All calculations must be tabulated in a concise, orderly manner.

Heating load calculation: All spaces must be calculated to maintain the minimum space temperatures in sales and public spaces of 68 degrees F and 50 degrees F in non-public spaces.

Cooling load calculation: All spaces must be calculated to maintain the minimum space temperature of 73 degrees F and a maximum relative humidity of 55 degrees F and shall take into account all interior heat producing items such as people, equipment, roof and exterior walls.

The Tenant is required to submit calculations indicating the heating and cooling loads for the space and calculations for exhaust and make up air.

Tenants must design for a maximum noise criteria of NC40 for all spaces except kitchens and other similar work areas.

Exhaust Requirements

Tenants whose operation produces objectionable odors such as restaurants, pet shops, hair salons, nail salons, and the like must maintain 10% negative air pressure with respect to the Plaza by providing make up air equal to 90% exhaust air volume. Tenant may be required to provide, at Landlord's discretion, a separate make up outside air supply system to balance Tenant's exhaust system. Spaces that require exhaust must be designed to provide negative air pressure relative to adjoining conditioned spaces to prevent odor transfer.

Roof mounted exhaust fans must be ducted to ceiling grilles located approximately in the center and rear of the demised premises and specifically near the area where the odors are generated. The system shall be designed to cause the exhaust air to gravitate from the Plaza Common Area to the odor producing area and then exhausted out.

Air filtration systems and bathroom exhaust fans are not acceptable solutions.

The exhaust fan must be interlocked with the light switches for the store customer service area.

The combined HVAC and exhaust system must be in operation during all hours that the Tenant is open for business.

MECHANICAL CRITERIA (Continued)

Kitchen Exhaust Systems

Kitchen exhaust systems are subject to Landlord's review to ensure the exhaust does not compromise the ventilation air of adjacent plaza roof top units. Kitchen exhaust systems are subject to the following criteria:

1. The exhaust fan must be a SWSI centrifugal fan which must be fitted with a minimum 10'-0" stainless steel upblast. Guy wires must be attached to the roof in order to secure the stack. Use the plaza roofer for connection of the guy wires.
2. A "Grease Guard" grease containment system (or approved equal) must be installed to protect the Landlord's roof. A quarterly maintenance program must be in-place for the grease containment units. Proof of the maintenance contract must be presented to Landlord prior to the store opening.

Roof Penetrations

If use of roof top units, roof-type supplemental supply, condensing units or exhaust air units by the Tenant is permitted by the Landlord, units must be located on that part of the roof of the building directly above the demised premises as designated by Landlord. Tenant must provide and install all necessary piping and other necessary appurtenances for the operation of the roof top equipment. To the extent any of Tenant's equipment is to be located on the roof, the Tenant agrees to erect roof units in accordance with the requirements of the Landlord and the Tenant further

agrees to repair any and all damage to the roof and structure caused by hoisting installation and the maintenance and/or servicing of such equipment, all of which must be at the sole cost and expense of the Tenant.

The Tenant must furnish and install all curbs, supports, lintels, pipes, ducts, vent caps, air inlets, exhaust hoods, louvers, flashings, counterflashing, etc. as required for any equipment requiring openings through the roof and/or exterior walls. The use of curb adapters is not allowed.

The Landlord has the right to inspect the quality of the work and approve locations and, if found unsatisfactory, reject same.

All cutting, patching and restoring of roofing is to be done by the Landlord's roofing contractor at the Tenant's expense. All repairs, maintenance and damage to the roof and/or building due to Tenant's installation must be at the Tenant's cost and expense.

Building Management System

If applicable, Tenant must connect to the Plaza's existing Energy Management System. In the process of Tenant renovation, the system must be upgraded to meet current criteria at Tenant's expense. Tenant must contact Landlord's designated contractor for the purchase and installation of the necessary controls and connection to the main control panel.

Duct mounted smoke detectors are required and must be connected to the main fire alarm panel, if applicable. Each duct smoke detector must have a remote key operated reset/test device mounted within the Tenant space and an addressable relay module. Use Landlord's designated contractor for connection to the main fire alarm loop.

Closeout Requirements

1. Tenant must submit as-built drawings and certified air balance reports prior to construction close out showing the exact location of all equipment and duct work.
2. Tenant is required to properly abandon old and unused roof top equipment (HVAC units, exhaust fans, etc.) by full removal, including curb with an appropriate metal deck and roof material patch. All roofing work must be performed by the Plaza approved Roofing Contractor.
3. Pavers must be placed around the roof top equipment and from the main pathway to the equipment in order to protect the roof from traffic.

PLUMBING CRITERIA

General Design/Construction Coordination

The following criteria is provided for the purpose of designing the Tenant's plumbing system. This criteria is provided for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

Complete Engineered drawings must be submitted to Landlord's Tenant Coordinator for review and approval. Landlord will review the plans for conformance to basic plaza requirements. The Landlord does not review for plumbing design, nor does the Landlord accept responsibility for the Tenant's adherence to governing codes.

The documents to be submitted for Landlord approval must include the following:

- Complete plans and specifications covering the complete plumbing system. Documents must be signed and sealed by a Licensed Engineer in the state where the Shopping Center is located.

The Tenant shall provide a complete plumbing system for the Tenant space. The Landlord has provided connections in each tenant space for sanitary waste and potable cold water.

Tenant is responsible for all plumbing including toilets, sinks, urinals, drains, hot water heaters, water coolers and connections into existing water and sewer lines.

Water Efficiency

1. The Tenant is required to install waterless urinals in tenant restrooms when urinals are used.
2. Low-Flow water closets using 1.6 GPF or less gallons per flush will be installed in all tenant spaces.
3. Operation sensors and low-flow heads using 0.5 GPM or less in lavatories.

Tenant shall provide a main water shut off valve located at eye level in a wall behind a labelled access door. Locate in or near employee restroom as designated by Landlord.

All domestic supply lines shall be copper. Sanitary and vent lines traversing the ceiling area to be cast iron or copper (no PVC). Tenant will utilize electric or solar water heaters for domestic hot water.

Every Tenant must install a handicapped restroom facility with a minimum of one water closet and one lavatory and in accordance with local code officials. An exception to this requirement is only permitted for Food Court Tenants who are within close proximity to the public restrooms upon approval of the Landlord and local code official.

A water meter to measure the amount of water used must be installed by the Tenant below the lavatory. If applicable, second level restrooms must install a floor drain. Mop sinks and water fountains must be installed per local code requirements.

Tenant must install clean outs as required by code and Landlord's requirements and these shall terminate flush with the finish floor or wall. No clean outs are permitted above the ceiling.

Garbage disposals are not allowed.

Hair salons and pet shops shall provide hair and solids interceptors on all sinks and basins which may receive human or animal hair. After installation, these hair interceptors shall be properly maintained so as to keep the sanitary system free from any adverse conditions.

Except with Landlord's prior written permission for non-compliance, all pot sinks, scullery sinks, pre-wash sinks and other kitchen units must be connected to a grease trap. Dishwashers may not be connected to grease trap.

Waterproofing must be installed in all "wet areas" such as kitchens, restrooms, mop sinks, drinking fountains, etc. The waterproof membrane must extend 6" vertically on all demising walls. This membrane will be water tested, inspected and signed off by Plaza personnel. If the membrane fails the water test, it must be replaced.

Food service, hair salons or other Tenants with equipment or operations that have the possibility of backflow will be required to install an approved backflow preventer. These must be certified and acceptable to the water district and checked yearly or as required by the local authority having jurisdiction.

PLUMBING CRITERIA (Continued)

Tenants on the upper level must coordinate with lower level Tenants and the Landlord for floor penetrations and any plumbing under the upper level floor/deck. Tenant will be responsible for all cost associated with this work.

Tenants must submit calculations to the Landlord which show the size selection or basis of capacity of all equipment and piping.

Gas Service

Gas may be available at the center. Tenant, at its sole cost and expense and in compliance with local code must procure gas service to and within the demised premises and will make all necessary arrangements with the local Gas Company for such service. Tenant is responsible for installation of a gas meter at the gas meter header.

Pressure regulators and piping required for connection to Tenant's equipment is the responsibility of the Tenant. Coordinate with Landlord for regulator vent routing.

Gas piping on the roof must be placed on pillow blocks or similar arrangement.

Seismic Gas Shutoff Valve

All Tenants who use or have a gas line installed for their premises, or equipment that serves their premises, are required to install a code and Landlord-compliant seismic gas shut off valve on the main gas line serving the space.

Ventilation

Tenants will provide vertical exhaust ducts at a location designated by Landlord. All hood exhaust must be connected to vertical duct in accordance with code. Tenants are required to provide for the upkeep and maintenance for such vertical exhaust duct and related devices and materials.

All sanitary sewer and plumbing vent piping shall comply with all local codes.

STRUCTURAL CRITERIA

The following criteria is provided for the purpose of designing the Tenant's structural drawings. This criteria is provided as a guideline for Tenant's Engineer. It is the Tenant's responsibility to verify existing conditions and comply with all applicable codes and standards.

Complete Engineered drawings must be submitted to the Landlord's Tenant Coordinator for review and approval. Landlord will review the plans for conformance to basic plaza requirements. The Landlord does not review for design, nor does the Landlord accept responsibility for the Tenant's adherence to governing codes.

The documents to be submitted for Landlord approval must include the following:

- Complete plans and specifications for all structural work.
- Documents must be signed and sealed by a Licensed Engineer in the state where the Shopping Center is located.

General Requirements

1. The Tenant's storefront must be structurally self-supported. Tenant may not support the storefront from the bulkhead or fascia. Structural support for Tenant storefronts must be from the roof joists for lateral bracing.
2. Fixtures and equipment may not be attached to or supported from the floor or roof deck.
3. Structural drawings are required for all items that require support from the steel structure or for all roof top equipment weighing 300 lbs or more.
4. Joist reinforcing is required for roof top equipment as well as steel support for all roof openings.

EXIT CORRIDORS

Distribution of utilities through a newly constructed or an altered exit passageway is prohibited except for equipment and ductwork specifically serving the exit passageway, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit passageway.

LA CUMBRE PLAZA



TENANT DESIGN CRITERIA

La Cumbre Plaza
Santa Barbara, California
August, 2015