

# GENERAL INFORMATION CRITERIA

## LOS CERRITOS CENTER



MACERICH® THE PLACE TO SHOP

# LOS CERRITOS CENTER

## ADDENDUM LOG

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October 2008  
Revision

December 2008  
Revision

February 2010  
Updates to contractor contact information (gi9)

October 2010  
Updates to contractor contact information (gi9)

April 2011  
Removed Architect contact information (gi9)

May 2011  
Updated contact directory (gi8)  
Updated logo

July 2015  
For Data Services information contact (gi8)

February 2016  
Data Service contractor Granite Grid contact info updated

May 2016  
Roofing contractor info appended

December 2016  
Updated Flooring Contractor (gi9)

January 2017  
Updated TC contact information (gi8)

March 2017  
Updated Granite contact information (gi8, gi9) April, 2017

April 2017  
Previous Telephone contact information removed (gi8)  
Communications Services information note added (gi9)  
Added Low Voltage contact information (gi9)

July 2018  
Updated to new layout

# LOS CERRITOS CENTER

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TO VIEW  
PLAN SUBMITTAL & APPROVAL  
PROCEDURES  
and CONTRACTOR RULES &  
REGULATIONS

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# LOS CERRITOS CENTER



## MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting (Mall common areas); and 2) Individual components (Tenant storefronts). Both affect the perception of Los Cerritos Center 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 Mall 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. Additionally, specific architectural criteria, applicable to various locations in the Mall, must be met.

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 the merchandise sold.

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 Los Cerritos Center criteria. The same is true for proposed designs that are overly similar to a neighboring tenant's storefront design. We wish to make the Mall as diverse and interesting as possible and enable each tenant to make a singular statement with their design.

Three-dimensional opportunities afforded by the following criteria to emphasize creative and dynamic forms and designs. Storefront elements shall de-emphasize linear or boxy forms by the use of recesses, angles, curves, gables and material changes in both vertical and horizontal views.

# VICINITY MAP

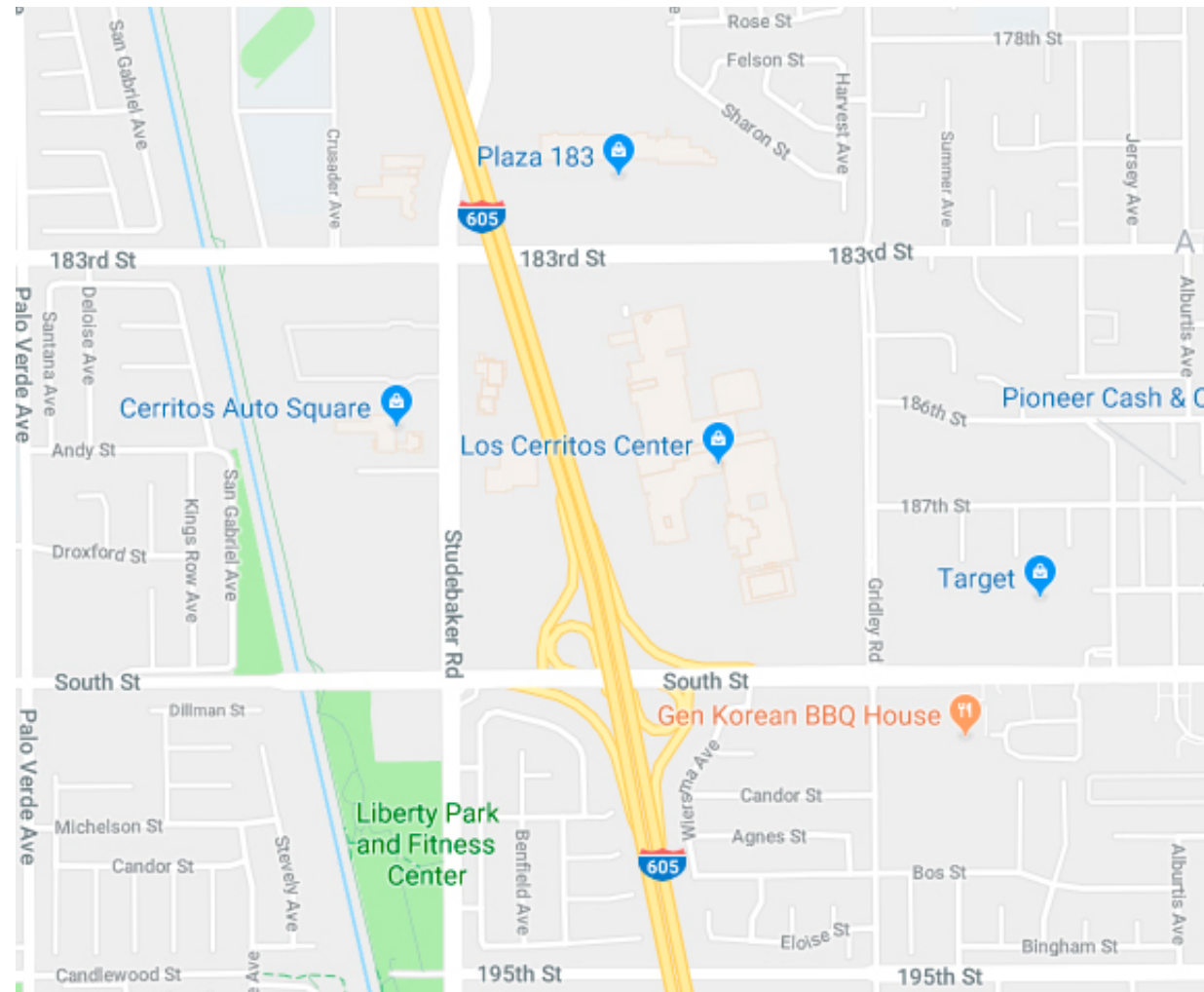
## LOS CERRITOS CENTER

**Mall Address:**

239 Los Cerritos Center  
Cerritos, CA 90703  
(623) 979-7720 Phone

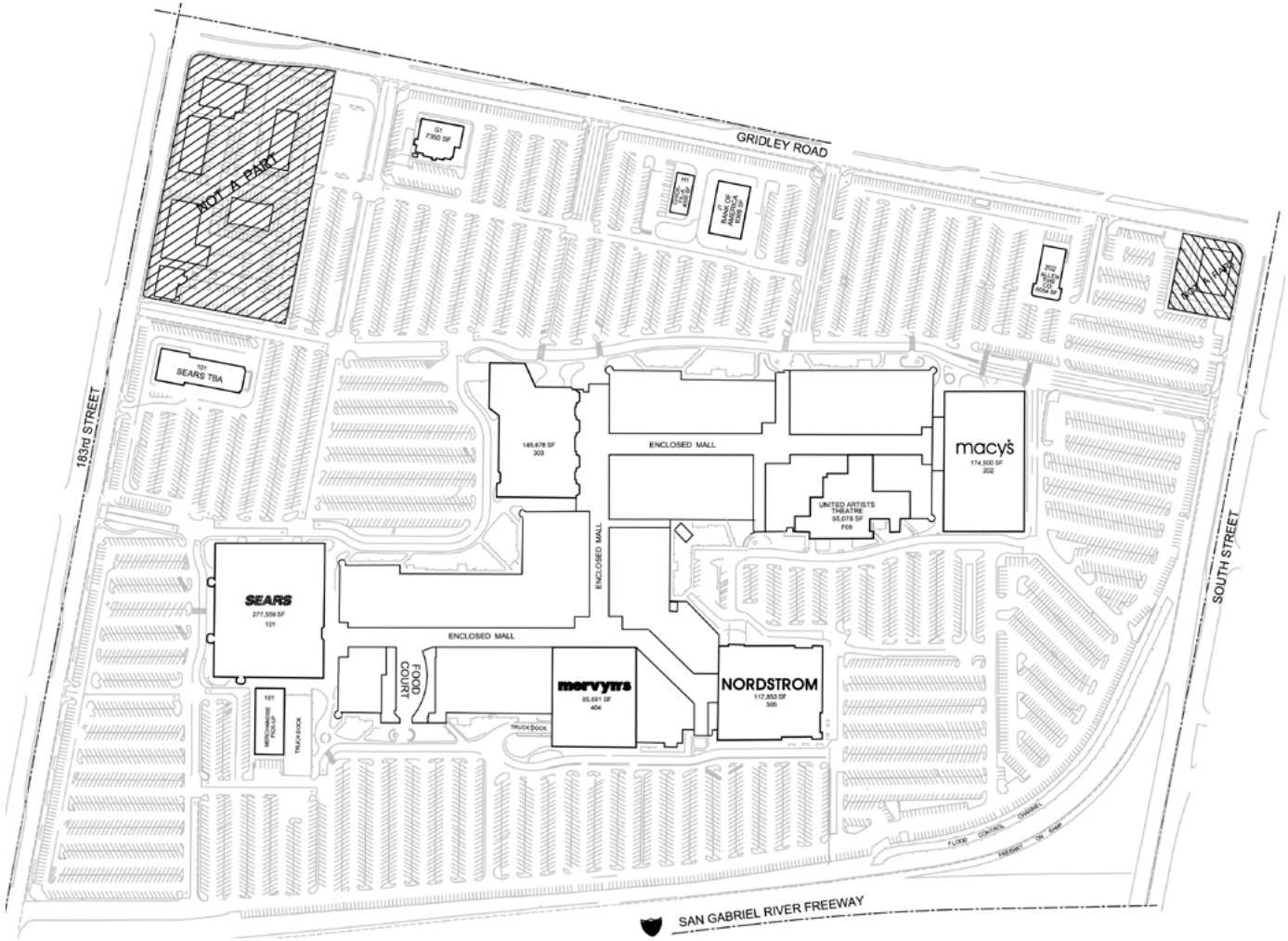
**Mall Hours:**

Monday - Friday: 10:00 AM to 9:00 PM  
Saturday: 10:00 AM to 8:00 PM  
Sunday: 11:00AM to 7:00 PM



# CENTER PLAN

## LOS CERRITOS CENTER



# CENTER VIEWS

## LOS CERRITOS CENTER



# CONTACT DIRECTORY

## LOS CERRITOS CENTER

### Landlord/Owner:

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

### Tenant Coordinator:

Gena Esposito  
Senior Manager, Tenant  
Coordination  
Macerich  
401 Wilshire Boulevard, Suite  
700  
Santa Monica, CA 90401  
gena.esposito@macerich.com  
(424) 229-3404 Phone  
(310) 434-9810 Fax

### LOCAL UTILITY AGENCIES:

#### *Electric*

Southern California Edison  
Company  
2800 East Willow  
Long Beach, CA 90806  
(800) 990-7788 Phone

#### *Gas*

Southern California Gas Company  
555 West 5th Street  
Los Angeles, CA 90013  
(800) 427-2000 Phone

#### *Water*

Contact Los Cerritos Center  
Management

#### *Sewer*

Contact Los Cerritos Center  
Management  
5850 W. Glendale Ave.  
Glendale, AZ 85301  
(623) 930-2730 Phone

#### *Sewer*

Cal Met Services  
Harry Gruhn  
(562) 869-0901 x512 Phone

### HEALTH DEPARTMENT:

L.A. County Health Services  
12440 E. Imperial Hwy. Rm. 519  
Norwalk, CA 90651  
(562) 345-6800 Phone

### FIRE DEPARTMENT:

County of Los Angeles Fire  
Department  
19030 Pioneer Blvd.  
Cerritos, CA 90903  
(562) 860-8014 Phone  
(562) 403-1454 Fax

### BUILDING AND SAFETY:

City of Cerritos  
Department of Building and  
Safety  
18121 Bloomfield Avenue  
Bellflower, CA 90701  
(562) 860-0311 Phone

### BUSINESS LICENSING:

City Of Glendale  
5850 W. Glendale Ave.  
Glendale, AZ 85301  
(623) 930-2730 Phone



# MALL REQUIRED CONTRACTORS

## LOS CERRITOS CENTER

**NOTE:**

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 your contractors with the Operations Manager during the pre-construction meeting.

**FIRE SPRINKLERS \***

Tri County Fire Protection  
Tom Pontolillo  
(760) 948-4414 Phone

**Ortiz Fire Protection**

Reggie Shelton  
(714) 767-9240 Phone

**FIRE ALARM \*\***

JMG Security  
Andy Schimmel  
(714) 545-8882 Phone

**ELECTRICIAN**

Cleggett Electric  
John Cleggett  
(562) 430-7732 Phone

**James Electric, Inc.**

James Hermans  
(714) 229-9911 Phone

**ROOFING \***

Emmons Roof Service  
Robert Emmons  
890 Ontario Blvd  
Ontario, CA 91761  
(909) 460-5900 Phone  
(909) 460-5994 Fax  
www.emmonsroof.com  
Lic. #638856

\* Required

\*\* Required for Food Court

**Cabral Roofs**

(323) 832-9100 Phone  
Anning Johnson Company  
Rafael Rodriguez  
(626) 369-7131 x117 Phone  
rrodrigu@ansonindustries.com

**DUMPSTER SERVICE**

Cal Met Services Inc.  
Harry Gruhn  
(562) 869-0901 ext. 512  
Phone

**TRASH REMOVAL**

Cal Met Services Inc.  
(562) 869-0901 x7 Phone

**BACK DOOR SIGNAGE**

Contact Los Cerritos  
Management

**KIOSK MANUFACTURERS / REPAIR**

Nakamura-Beeman, Inc.  
Mike Beeman  
(562) 696-1400 Phone

**The Elite Group LLC**

Aurelio  
(714) 763-1900 Phone

**HVAC CONTRACTOR**

Comfort Mechanical  
(909) 946-7180 Phone

**ELECTRIC METERS**

Amps/DMS  
David Chen  
(323) 933-9443 Phone

**PUMPING SERVICES**

Enviro Tech  
Rob Shoemaker  
(616) 296-2394 Phone

**PEST CONTROL**

ISO Tech Pest Control  
Mike Masterson  
(626) 421-0230 Phone  
Bee Busters  
David Marder  
(949) 497-6264 Phone

**SECURITY/FIRE ALARMS/MONITORING**

JMG Security  
Andy Schimmel  
(714) 545-8882 Phone

**GENERAL CONTRACTORS**

Rutilios General Contractor  
Rutilio Lopez  
(562) 426-1895 Phone

**Dancy & Co. Ltd.**

Terry Dancy  
(714) 814-1414 Phone

Control Construction  
Company, Inc. Service  
Management System, Inc.  
Alan

(201) 864-1900 Phone

**CRANE LIFTS**

Maxim Crane Rental  
(562) 989-5709 Phone  
Angle Meyer Crane  
(626) 334-5109

**VOICE / DATA SERVICE\***

Michael Young  
Granite GRID - HQ  
100 Newport Ave. Ext.  
Quincy, MA 02171  
(617) 892-3394  
MiYoung@granitenet.com  
Please refer to the Technical  
Criteria Manual, Page t5 for  
Communications Services  
information.

**NOTE:**

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 your contractors with the Operations Manager during the pre-construction meeting.

**PLUMBING CONTRACTORS**

American Rooter  
Richard Olson  
(562) 867-2884 Phone

Covenant Plumbing  
Ramon Fierros  
(562) 421-0230 Phone

**MALL FLOORING/TARAZZO**

Continental Marble & Tile  
Company  
2460 Anselmo Drive  
Corona, CA 92879  
Contact: David Guzman  
(951) 284-1776 Office Phone  
david@cmct.us

**STORE FRONT GLASS**

Azurelite, Inc.  
(562) 251-1440 Phone

**LOW VOLTAGE\***

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

# BUILDING CODE INFORMATION

## LOS CERRITOS CENTER

**NOTE:**

*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.*

**BUILDING TYPE:**

Single level regional shopping center of approximately 1,283,455 square feet of gross leaseable area.

**CLASSIFICATION:**

Covered center building type I-A mercantile, with business, storage.

**OCCUPANCY TYPE:** Mercantile

**APPLICABLE CODES:**

Currently adopted edition of the IBC as amended and adopted by the CITY.

**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 Mall, 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 is measured from the leaseline 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 corridor(s), 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 remeasure 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 "Pop out" 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.

## **NEUTRAL PIERS/NEUTRAL STRIP**

A uniform frame separating the Tenant's 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.

## **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.

# CONDITION OF PREMISES

## LOS CERRITOS CENTER

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.
3. Tenant is leasing the premises without any representations or warranties, express, implied or statutory by Landlord, 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

## LOS CERRITOS CENTER

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.

“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.

## 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.

For the purpose of all Tenant Criteria Manuals, all references to Preliminary/Construction "Plans" are considered the same as Preliminary/Construction "Documents".