

GENERAL INFORMATION CRITERIA

THE SHOPS AT ATLAS PARK



MACERICH® THE PLACE TO SHOP

THE SHOPS AT ATLAS PARK

ADDENDUM LOG

April, 2011 Updated to current layout	June, 2015 Updated required Sprinkler Contractor (gi13)	June, 2019 TC Contact info updated
June, 2011 Updated Contractor contact information per TC	September, 2015 Updated Working Environment to change language to current local building trades union. (gi14)	October, 2020 TC Contact info updated
December, 2011 Landlord Required Expediter (gi11) revised	Janaury, 2016 TC Contact info updated (gi12)	
February, 2013 Updated Building Type & Code information (gi12)	February, 2016 Data Service contractor Granite Grid contact info updated (gi13) Permit Expediting information updated (gi13)	
April, 2013 Union requirement language updated per VP request (gi12)	April, 2016 Updated TC contact information (gi12) Updated Fire Sprinklers contact information (gi13) Updated Dumpster Service contact information (gi13)	
July, 2013 Updated Fire Sprinkler & Alarm Contractor contact information per TC (gi11)	October, 2016 Updated Roofing contact (gi13)	
October, 2013 Updated required Expediter contact information per TC (gi11)	February, 2017 Added Additional Expediter (gi13)	
March, 2014 Updated required Expediter contact information per TC (gi11)	May, 2017 Updated TC contact information (gi12) Updated Layout	
December, 2014 TC contact info updated	March, 2019 Rochester office address updated. TC Info updated	
January, 2015 Cover Page (gi1) Added Lease Plans and Center View Photos - Page (gi7-10, gi11)		

THE SHOPS AT ATLAS PARK

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PLAN SUBMITTAL & APPROVAL
PROCEDURES
and CONTRACTOR RULES &
REGULATIONS

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THE SHOPS AT ATLAS PARK



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 The Shops at Atlas Park 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 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.

THE SHOPS AT ATLAS PARK

INTRODUCTION

The Shops at Atlas Park provides a fresh, new shopping and dining experience for residents of Queens and the New York area. A striking home for retailing and the perfect niche location for better merchandise venues already located in New York, New Jersey, and Connecticut, The Shops at Atlas Park provides a perfect alternative and an amazing in-fill opportunity to generate strong sales and to maximize distribution in a densely populated, under-retailed market.

The Shops at Atlas Park is located immediately to the southwest of Forest Hills, New York at the intersection of Cooper Avenue and 80th Street. The site is within easy access of the neighborhoods of Forest Hills, Elmhurst, Maspeth, Middle Village, Glendale, Ridgewood, and Woodhaven and is accessible to the Jackie Robinson Parkway and the Long Island Expressway.

THE SHOPS AT ATLAS PARK

OBJECTIVES

The Atlas Park Tenant Criteria includes basic objectives that each Tenant is expected to meet in the design of each store. The objectives are as follows:

- A. Creatively adapt storefront design
All tenants, new or established should consider new ways of employing the existing storefront designs and adapting them to the architecture that defines The Shops at Atlas Park.
- B. Design and develop a total store concept
A total-store image coordinates storefront and interior design with the store's merchandising plan. Tenants must consider creative adaptations to their interior design and planning to achieve a store unique to Atlas Park. Tenants are encouraged to build a total-store design concept around unique aspects of their business operation or product type.
- C. Enhance the customer experience
The objective of the design criteria is to enhance the customer experience through a commitment to an entrepreneurial pride of ownership, superior merchandising skills, excellence in customer service and the creation of a one-of-a-kind retail environment.

Good storefront design will:

- Will work with the building architecture.
- Clearly market the business identity and products offered.
- Allow potential customers visibility into the store's interior.
- Enhance The Shops at Atlas Park's overall integrity and identity.

VICINITY MAP

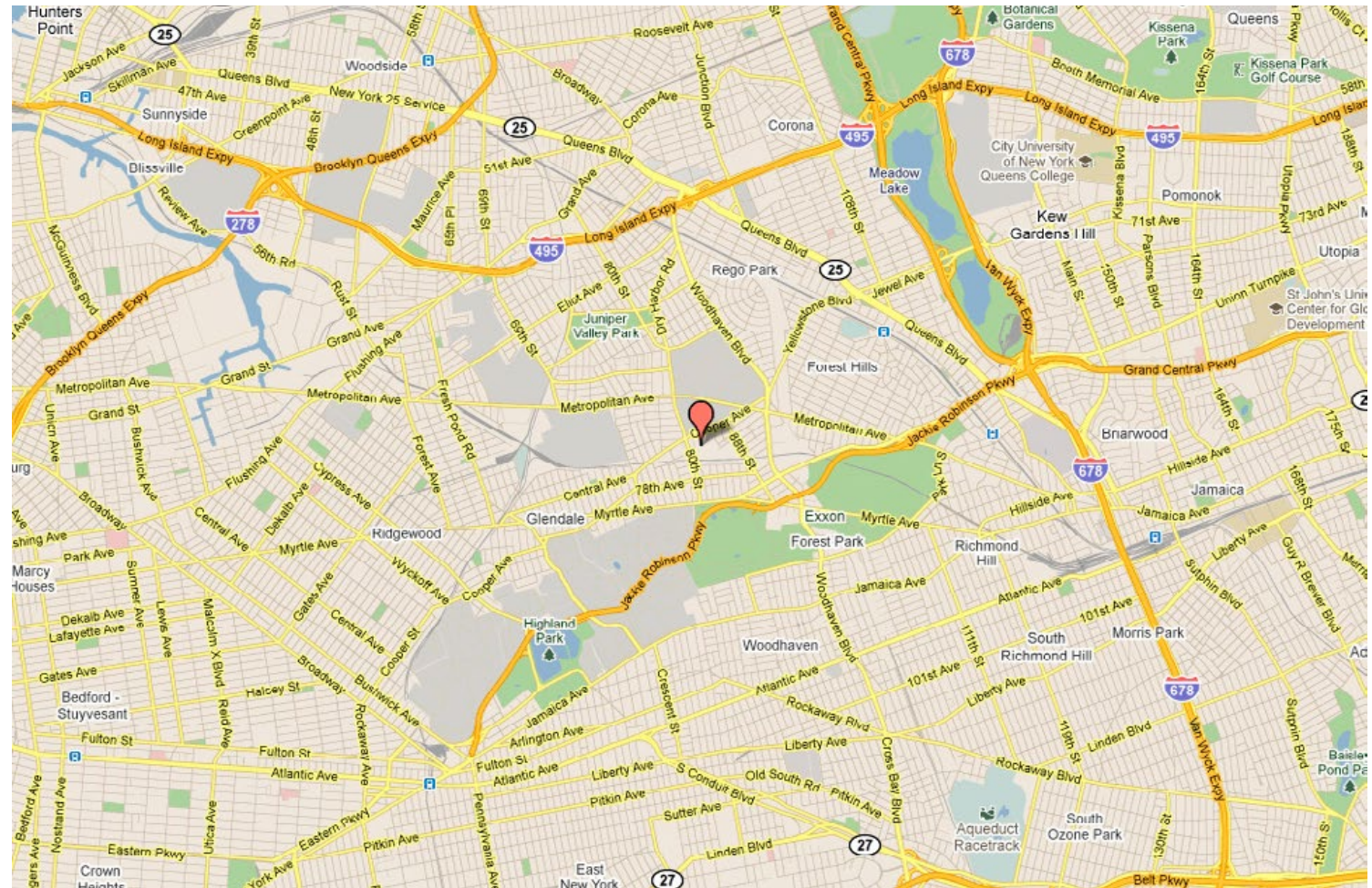
THE SHOPS AT ATLAS PARK

Mall Address:

8000 Cooper Avenue
Glendale, NY 11385

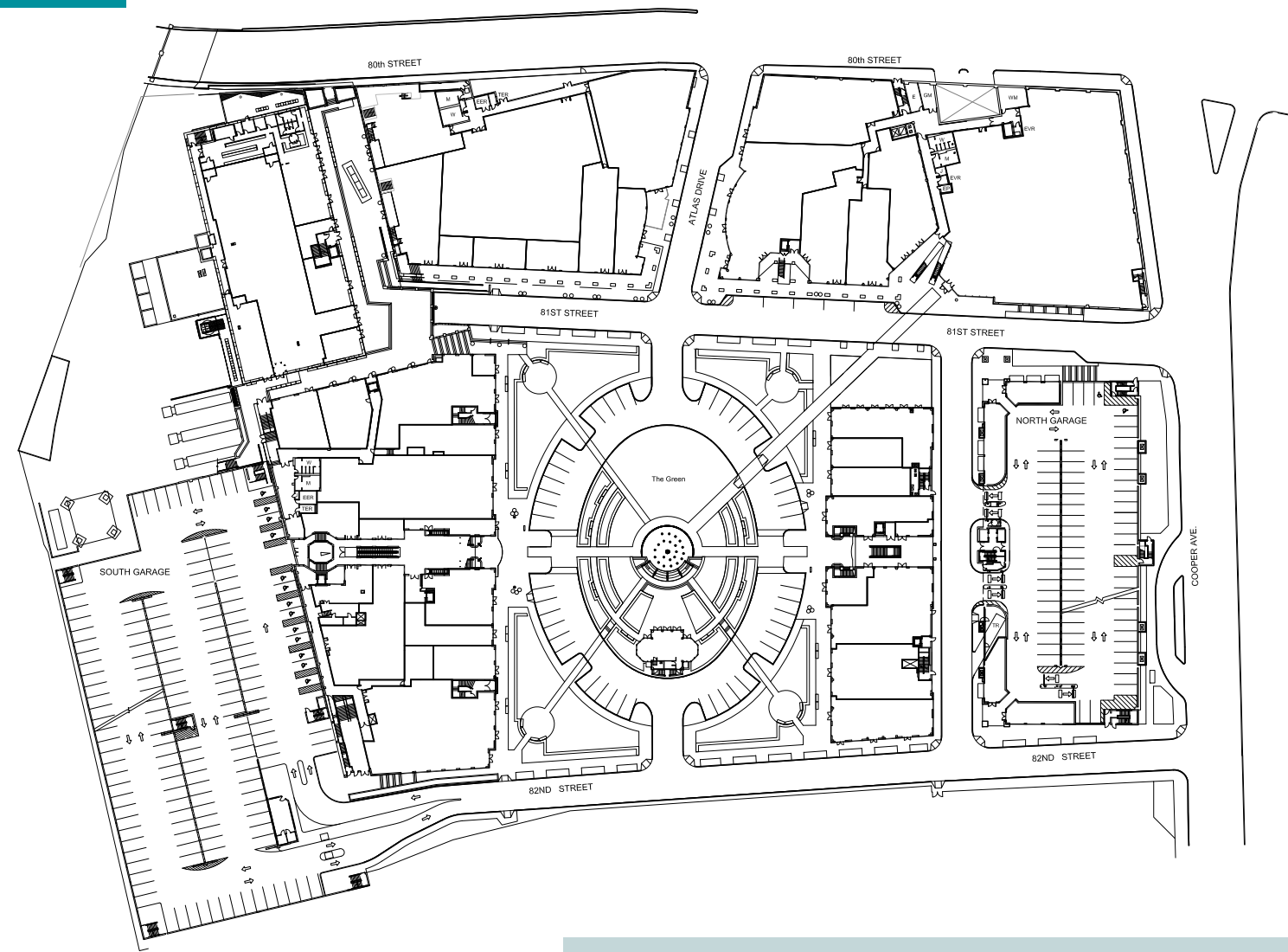
Mall Hours:

Monday - Saturday: 10:00 AM to 9:00 PM
Sunday: 11:00 AM to 6:00 PM



CENTER PLAN

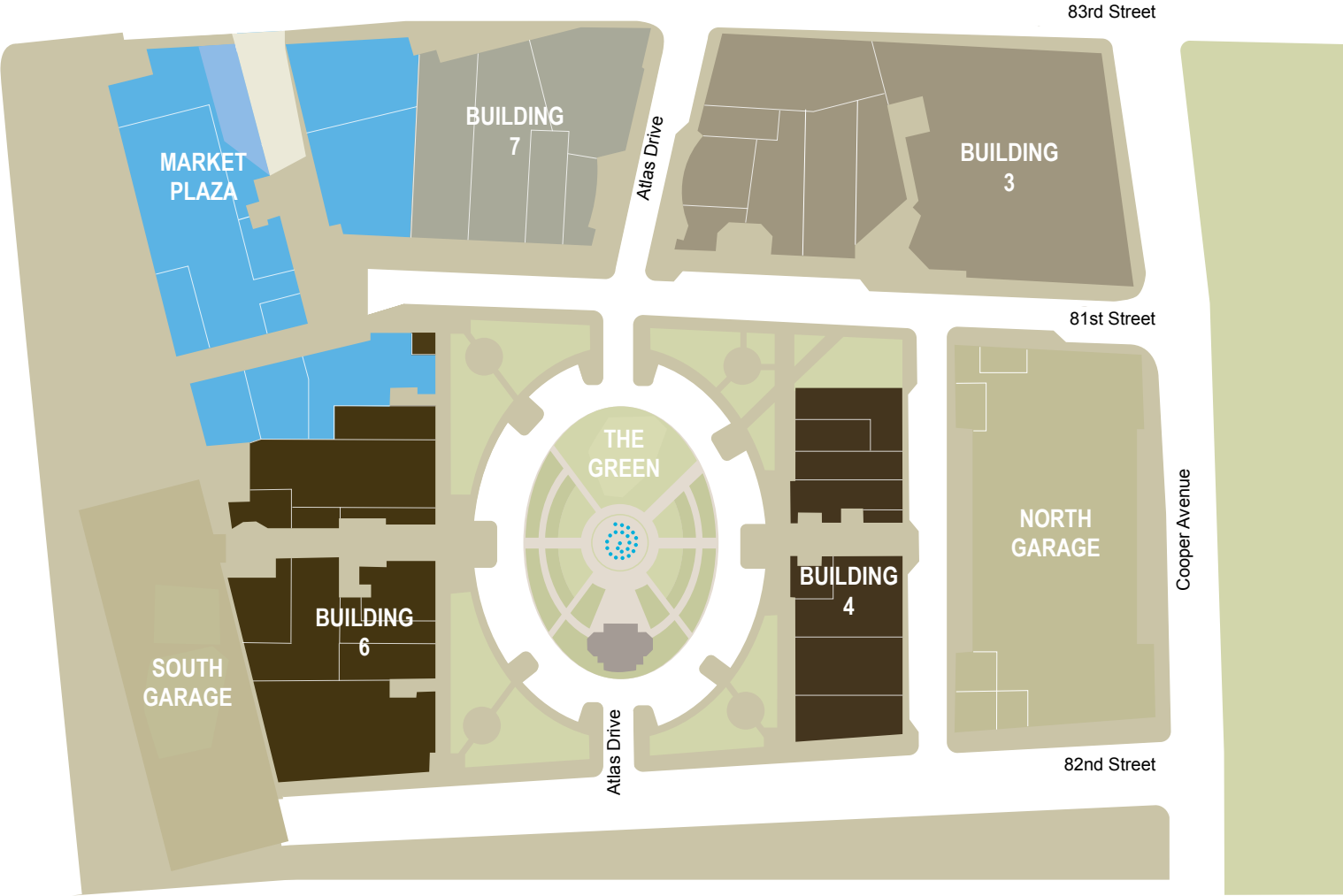
THE SHOPS AT ATLAS PARK



SITE PLAN

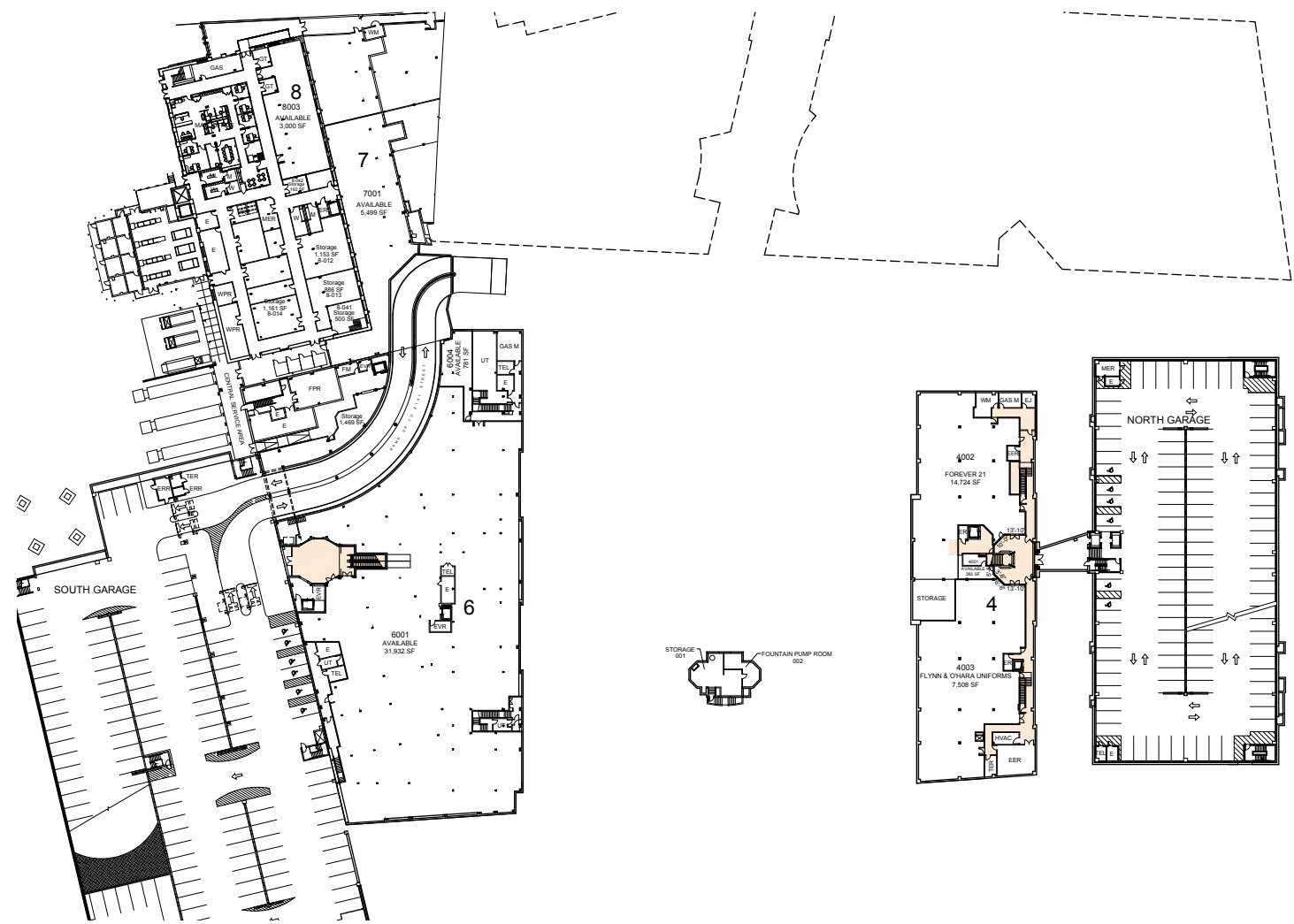
CENTER PLAN

THE SHOPS AT ATLAS PARK



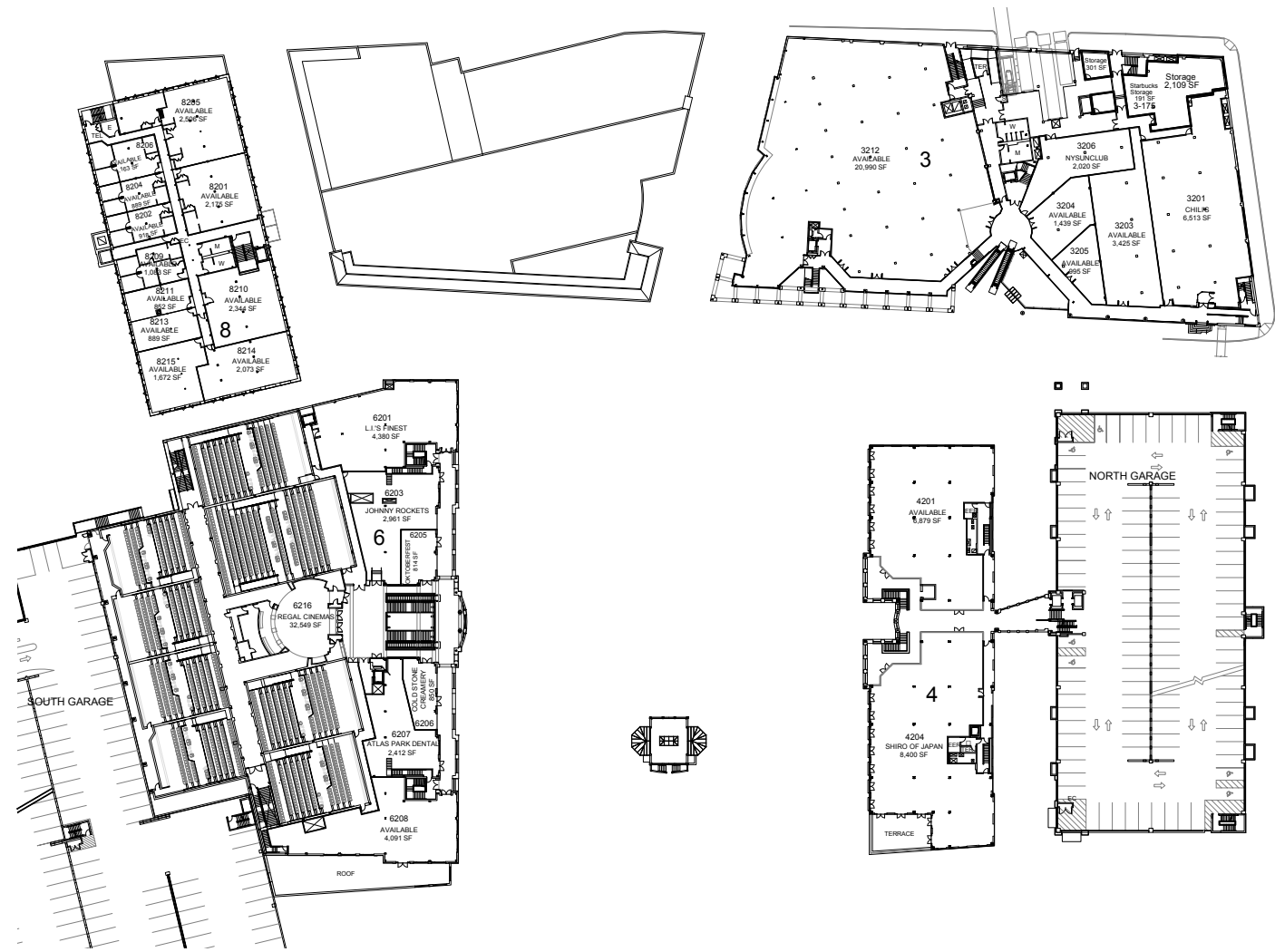
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THE SHOPS AT ATLAS PARK



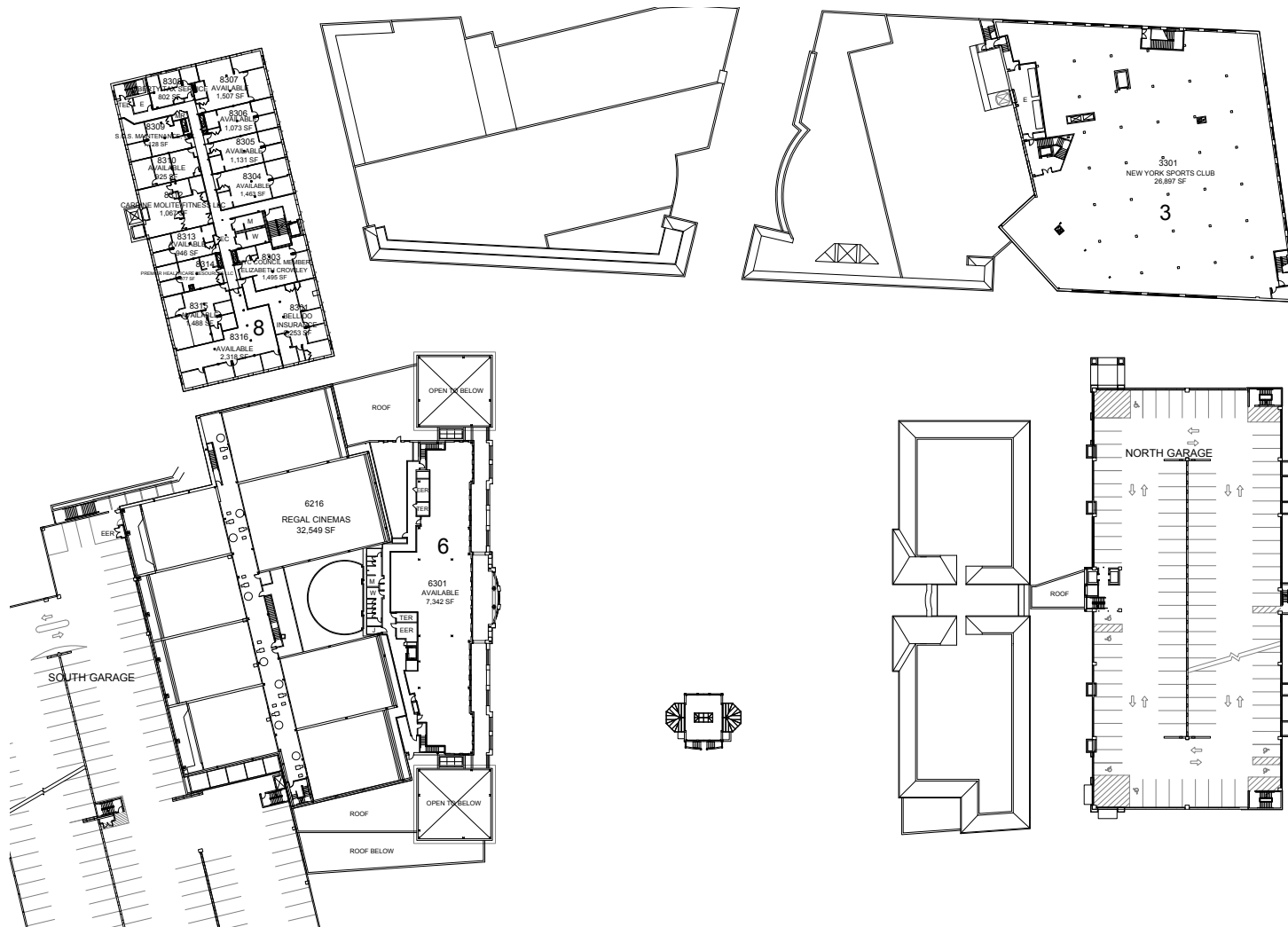
CENTER PLAN

THE SHOPS AT ATLAS PARK



CENTER PLAN

THE SHOPS AT ATLAS PARK



THIRD LEVEL / LEASE PLAN

CENTER VIEWS

THE SHOPS AT ATLAS PARK



CONTACT DIRECTORY

THE SHOPS AT ATLAS PARK

Landlord/Owner:

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

Tenant Coordinator:

Manager, Tenant Coordinator
Amy Christ
Macerich
1162 Pittsford-Victor Road, Suite 100
Pittsford, NY 14534
(585) 249-4413 Phone
(585) 249-9849 Fax
Amy.Christ@macerich.com

LOCAL UTILITY AGENCIES:

Electric

ELECTRIC (Submetered by
Landlord)
Source One
7 Penn Plaza
New York, NY 10001
(212) 612-7606 Phone
If Tenant work involves
installation of submeter, such
work must be performed by
Landlord’s designated installer,
Ral-Bak Electric.

Gas

National Grid
(718) 643-4050 Phone

Telephone

Verizon
(718) 890-2700

Cable/Internet

Time Warner
(817) 227-8711

HEALTH DEPARTMENT:

New York City Department of
Health and Mental Hygiene
Division of Environmental
Health
Bureau of Food Safety and
Community Sanitation
253 Broadway, 6th Floor
Box CN-59A
New York, NY 10007
(212) 676-1600, 1601 Phone

BUILDING AND SAFETY:

New York City Department of
Buildings
Queens Borough Office
(718) 286-0600 Phone

FIRE DEPARTMENT:

Fire Department of New York

LIQUOR LICENSING:

New York State Liquor
Authority

MALL REQUIRED CONTRACTORS

THE SHOPS AT ATLAS PARK

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

Sirina Protection Systems Corp.
151 Herricks Road, Suite 103
Garden City Park, NY 11040
Darren Naipaul, Service Coordinator
(212) 929-6800 Phone
(212) 929-6888 Fax

FIRE ALARM

Sirina Protection Systems Corp.
151 Herricks Road, Suite 103
Garden City Park, NY 11040
Darren Naipaul
Service Coordinator
(212) 929-6800 Phone
(212) 929-6888 Fax

ELECTRICAL (FOR FINAL CONNECTIONS)

Ral-Bar Electric
34-09 45th St.
Long Island City, NY 11101
(718) 786-9430 Phone

DUMPSTER SERVICE

Keter Environmental
4 High Ridge Park, Suite 202
Stamford, CT 06905
(203) 989-2996 Phone

ROOFING

JVS Restoration
139 Merrick Road
Lynbrook, NY 11563
Carlos A. Madariaga
Project Manager
(516) 792-1790 Phone
(917) 617-2192 Cell
cmadariaga@jvseusa.com
www.jvseusa.com

ENERGY MANAGEMENT

Lite-Trol Service Co., Inc.
485 W. John Street
Kicksville, NY 11801
(800) 548-3876 Phone

LANDLORD REQUIRED EXPEDITER

DOMANI Consulting
Mandie Malinoski
68 Whitehall Street
Lynbrook, NY 11563
(516) 256-0317 Phone
(516) 256-0335 Fax
mandiel@crs-group.com

OR

Green Light Expediting LLC
43-24 21st Street - STE 202
Long Island City, NY 11101
(718) 514-7562 Phone
Manny Russell

ENGINEERS OF RECORD:

STRUCTURAL ENGINEER

Rodney D. Gibble
Consulting Engineers
1123 Broadway, Suite 917
New York, NY 10010
(212) 989-2853 Phone
(212) 989-4017 Fax

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER

DLB Associates Consulting Engineers, P.C.
2403 State Route 66
Ocean, NJ 07712
(732) 774-2000 Phone
(732) 774-5000 Fax

BUILDING CODE INFORMATION

THE SHOPS AT ATLAS PARK

NOTE:

The following is a general reference list of applicable codes. 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.

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.

BUILDING TYPE:

Single level regional shopping center of approximately 371,144 square feet of Gross Leasable Area.

CLASSIFICATION:

Building Use Group Mercantile (Group C)

All tenant intrusive construction work taking place within Building 3, Building 7, and Building 8 (Parcel B) must be conducted in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP). The SMP details institutional and engineering controls required for Parcel B to address residual contamination remaining after remediation under the Brownfield Cleanup Program (BCP). To comply with the SMP, Tenant is responsible for notifying Macerich management and providing required submissions to Macerich and their remedial engineer at least 15 days prior to intrusive construction. The notification procedure and required submissions are described below:

At least 15 days prior to ground intrusive construction:

- Tenant must notify Macerich management about the proposed intrusive activities; and

- Macerich management will notify the remedial engineer.

Concurrent with the notification, tenant should provide the following documents to Macerich and remedial engineer:

- Detailed plans indicating the extent of concrete cutting, disruption of materials below slabs/ asphalt/clean cover, etc;
- OSHA certificates for equipment operators and laborers (if deemed necessary), in accordance with the Health and Safety Plan (HASP) previously prepared for the site;
- Proposed plan for off-site disposal or on-site reuse of excavated materials;
- Proposed sources and clean certifications for any imported material for backfill purposes;
- Procedures for soil stockpiling (i.e., protection of stockpile surfaces, and covering);
- Procedures for odor, dust, and nuisance control.

Proceeding with intrusive work without the property notifications and without following the procedures outlined above is in violation of NY State Laws and could result in a revocation of the NYSDEC Certificate of Completion (COC)

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THE SHOPS AT ATLAS PARK

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APPLICABLE CODES:

Building Code of the City of New York

WORKING ENVIRONMENT

Tenant, at Tenants sole cost and expense must ensure the following:

1. All tradespersons entering the job site must be a current member of local building trade union and must, at all times, carry on their person such evidence of proof of their membership as may be required by the Landlord.
2. All materials transported to and from the site must be done so by members of a current local building trades union.

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

THE SHOPS AT ATLAS PARK

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

THE SHOPS AT ATLAS PARK

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:

1. Engaging the services of a licensed architect (“Tenant’s Architect”) to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.
2. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
3. Fees for plan review by Landlord and local governmental authorities.
4. 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.

THE SHOPS AT ATLAS PARK

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.

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