GENERAL INFORMATION CRITERIA

GREEN ACRES COMMON

MACERICH® THE PLACE TO SHOP

GREEN ACRES COMMON

ADDENDUM LOG

September, 2014
Manual generated

October, 2014
Consultant revisions

November, 2014
Consultant revisions

September, 2015
Updated Working Environment to change language to current local building trades union. (gi10)

October, 2015
Added Mall Required Contractors (gi9)
Added #3 and #4 under Working Environment requiring 90% of workers and building materials to come from Nassau and Suffolk Counties and reference soil import or export in attached memorandum (gi10)

February, 2016
Data Service contractor Granite Grid contact info updated

May, 2016
Updated TC to AVP

April, 2017
Communications Services information note added (gi9)
Added Low Voltage contact information (gi9)

June, 2017
Added Roofing Contractor (gi9)
Updated Layout

September, 2017
Updated TC contact information (gi9)

March, 2019
Updated TC contact info x2

June, 2019
Updated TC contact info

GREEN ACRES COMMON

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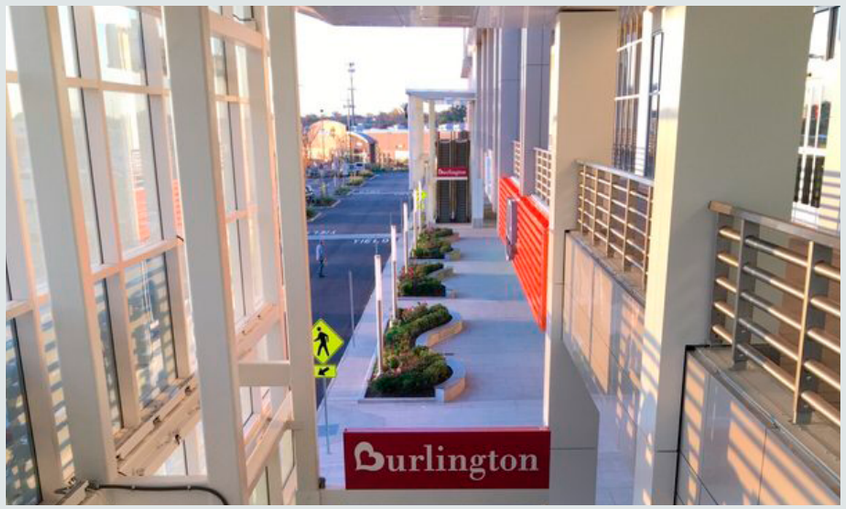
TO VIEW
PLAN SUBMITTAL & APPROVAL
PROCEDURES
and CONTRACTOR RULES &
REGULATIONS

TABLE OF CONTENTS

GENERAL MALL INFORMATION

Mission Statement	gi4
Vicinity Map, Site Plan, First & Second Level	gi5-gi7
Center Views	gi8
Contact Directory, Mall Required Contractors	gi9-gi10
Building Type & Code Information	gi11
Glossary	gi12
Condition of Premises	gi13
Field Conditions	gi14
Tenant's Work Defined	gi15
Landlord's Work Defined	gi16



GREEN ACRES COMMON

MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting; and 2) Individual components (Tenant storefronts). Both affect the perception of Green Acres Commons as a prime retail establishment destination.

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 Commons 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 Commons, 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 Commons 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.

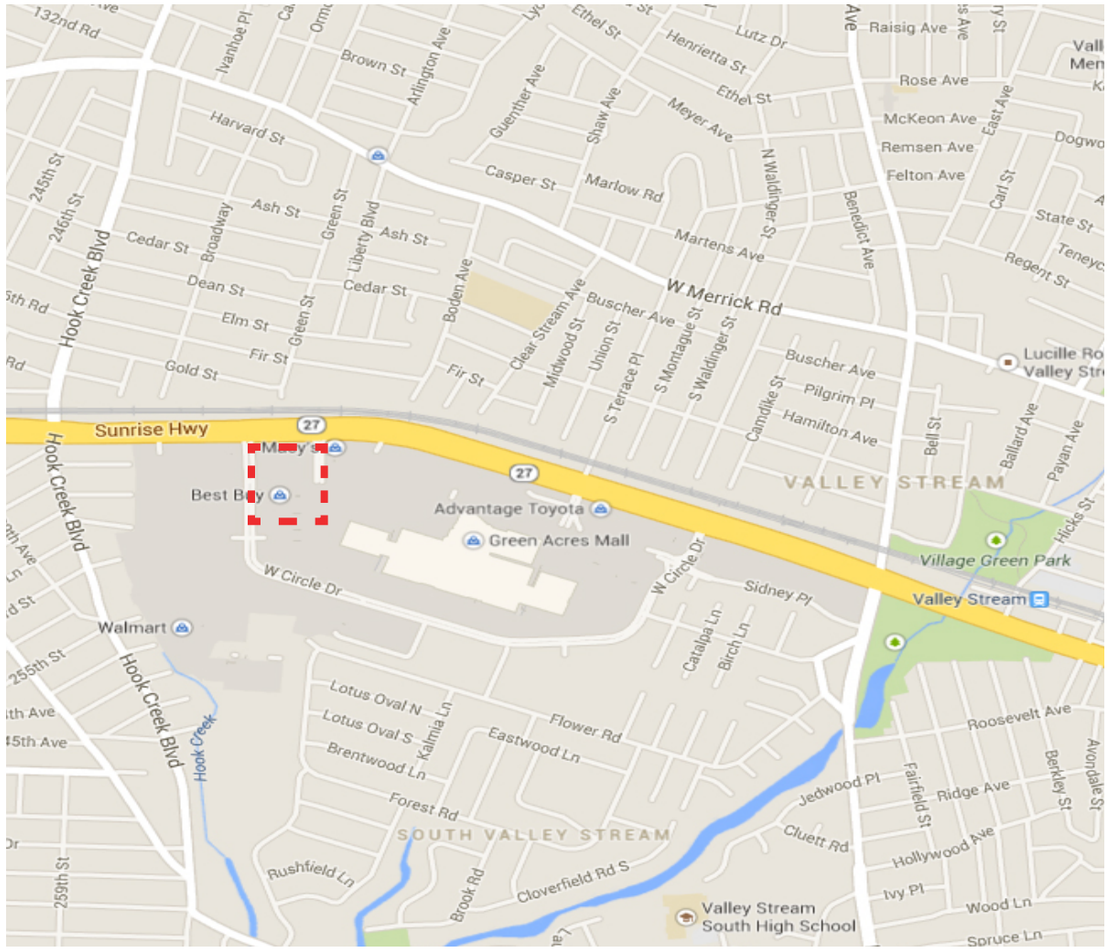
As an open center, storefronts and signage should be designed to appeal to shoppers both in the parking fields and in the Commons walkways.

GREEN ACRES COMMON

Mall Address:
2034 Green Acres Mall, Sunrise Highway
Valley Stream, NY 11581
(516) 561-1157 Phone

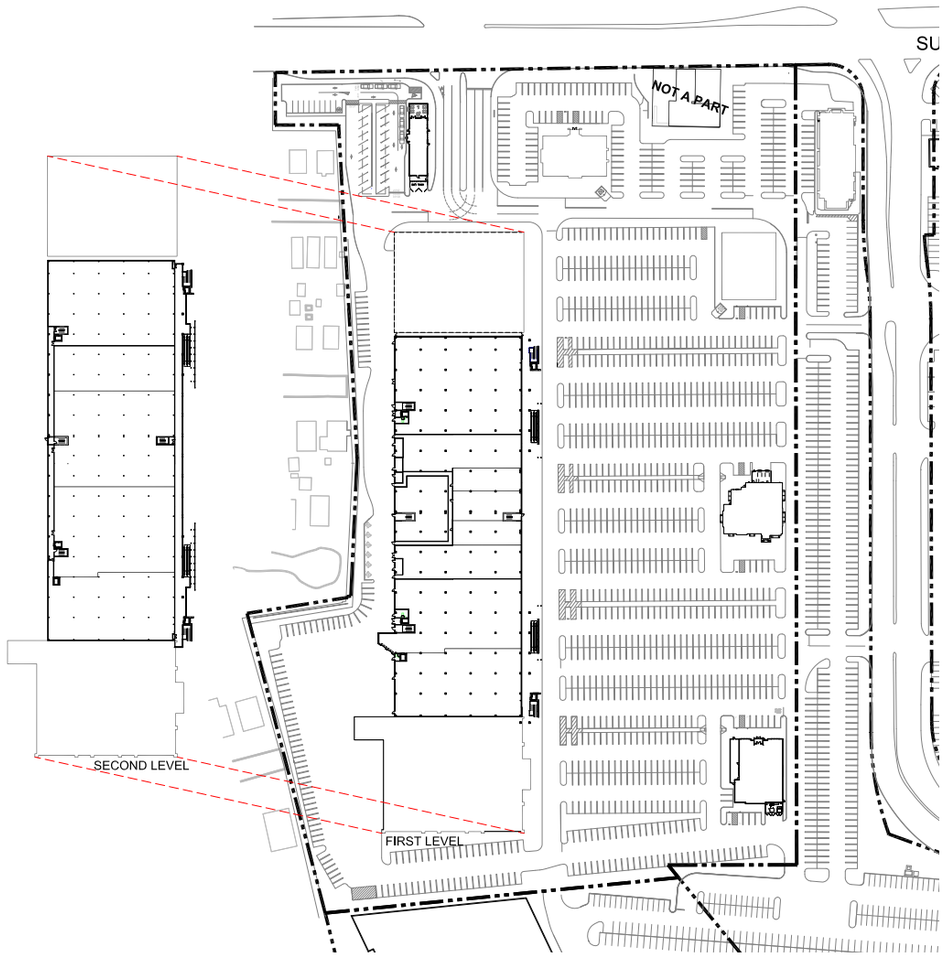
Mall Hours:
Monday - Saturday: 10:00 AM to 9:30 PM
Sunday: 11:00 AM to 7:00 PM

VICINITY MAP



GREEN ACRES COMMON

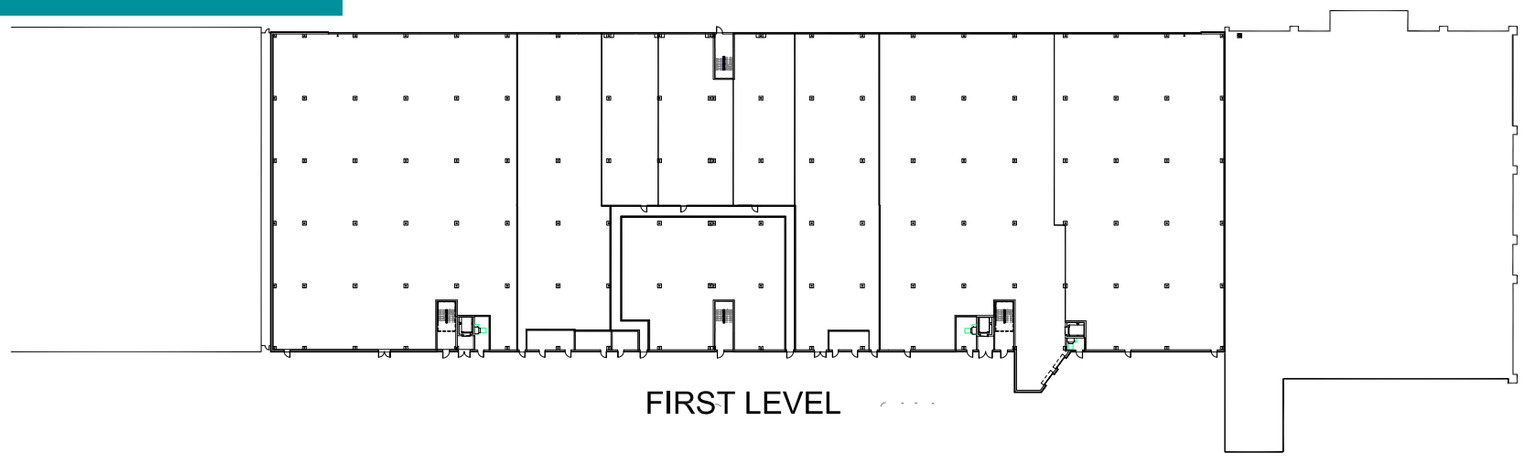
CENTER PLAN



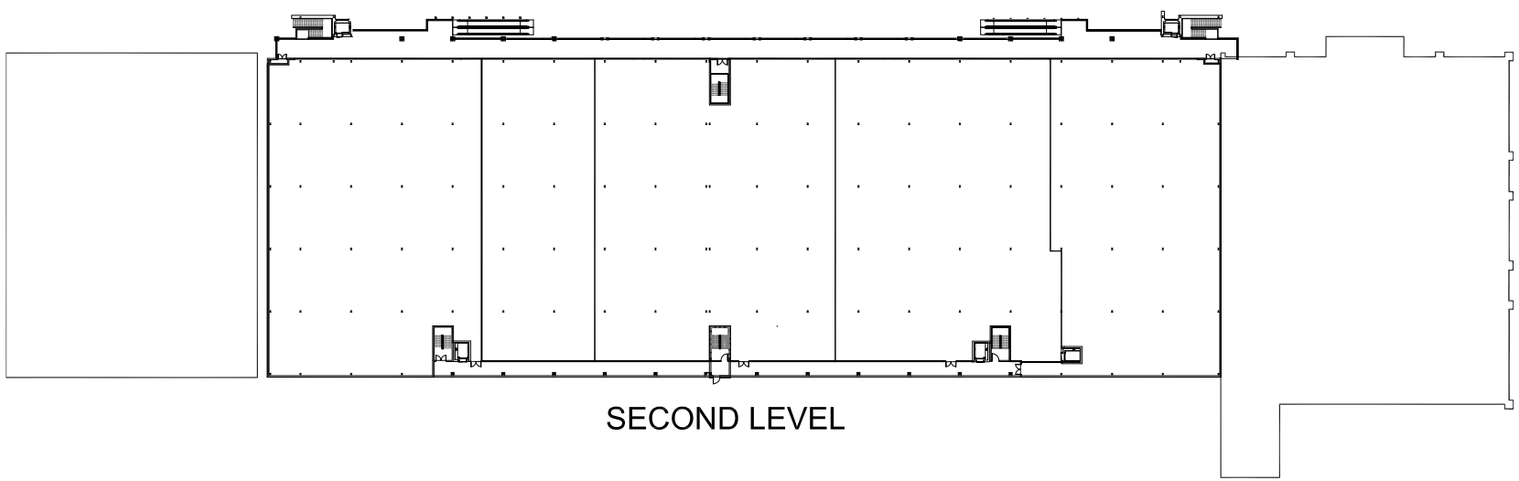
SITE

CENTER PLAN

GREEN ACRES COMMON



FIRST LEVEL



SECOND LEVEL

FIRST & SECOND LEVEL

CENTER VIEWS

GREEN ACRES COMMON

CONTACT DIRECTORY

GREEN ACRES COMMON

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

Tenant Coordinator:
Jodi Mason, Manager
Tenant Coordination
Macerich
1162 Pittsford-Victor Road, Suite 100
Pittsford, NY 14534
(585) 249-4479 Phone
(585) 249-9849 Fax
jodi.mason@macerich.com

LOCAL UTILITY AGENCIES:

Electric
PSEG
PO BOX 888
Hicksville, NY 11802
(800) 966-4818

Gas
National Grid
25 Hub Drive
Melville, NY 11747
(631) 755-4869

Water
New York American Water
733 Sunrise Highway
Lynbrook, NY 11563
(516) 596-4800

Refuse
Universal Environmental
Consulting, Inc.
PO Box 346
Carle Place, NY 11514
(516) 489-3708

Sewer
New York American Water
733 Sunrise Highway
Lynbrook, NY 11563
(516) 596-4800

HEALTH DEPARTMENT:
County of Nassau
Department of Health
106 Charles Lindberg
Blvd.
Uniondale, NY 11553
(516) 571-7319
(516) 227-9671

FIRE DEPARTMENT:
Nassau County of Fire
Marshal's Office
1194 Prospect Avenue
Westbury, NY 11590
(516) 573-9924

BUILDING AND SAFETY:
Town of Hempstead
Department of Buildings
1 Washington Street
Hempstead, NY 11550

BUSINESS LICENSING:
Theodore Roosevelt
Executive and Legislative
Building
1550 Franklin Avenue
Mineola, NY 11501
(516) 571-6000

MALL REQUIRED CONTRACTORS

GREEN ACRES COMMON

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
ABCO Peerless Sprinkler Corp.
50 Midland Avenue
Hicksville, NY 11801
(516) 294-6850

FIRE ALARM
Roland Electric Inc
307 Suburban Avenue
Deer Park, NY 11729
(631) 242-8080

REQUIRED EXPEDITOR
Above Par
Zack DiResta
(516) 308-3480
zackd@abovepar.us

ROOFING
Kevin Maskiell
Nationwide Restoration, Inc.
1150-2 Lincoln Avenue
Holbrook, NY 11741
(631) 563-2100

VOICE / DATA SERVICE
Rob Norton
Granite Services
(781) 884-5545
rnorton@granitenet.com
Please refer to the Technical Manual,
Page t4 for Communications Services information.

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

ENGINEERS OF RECORD:

STRUCTURAL ENGINEER
Mclaren Engineering Group
(845) 353-6400 Phone
Peter Koklanos
pkoklanos@mgmclaren.com
Richard Mahoney
rmahoney@mgmclaren.com

MECHANICAL ENGINEER
Wick Fisher White
(215) 627-0200 Phone
Steve.marks@wfweng.com
steve.white@wfweng.com
jeff.pilla@wfweng.com

ELECTRICAL ENGINEER
Wick Fisher White
(215) 627-0200 Phone
Steve.marks@wfweng.com
steve.white@wfweng.com
jeff.pilla@wfweng.com

PLUMBING ENGINEER
Wick Fisher White
(215) 627-0200 Phone
Steve.marks@wfweng.com
steve.white@wfweng.com
jeff.pilla@wfweng.com

ARCHITECT (BASE BUILDING)
SPG 3 Architects
(215) 735-1524 Phone
Richard Gelber
gelber@5pg3.com
Brue Keller
Keller@5pg3.com

BUILDING CODE INFORMATION

GREEN ACRES COMMON

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.

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:
Two-level open shopping center of approximately 350,000 square feet of Gross Leasable Area.

OCCUPANCY TYPE: Mercantile and assembly with assembly storage

CLASSIFICATION:
Retail building of type I-B construction

BUILDING CODE INFORMATION
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.

APPLICABLE CODES:
Currently adopted edition of the Building Code of the State of New York as amended and adopted by the Town of Hempstead, NY.

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.
3. Reasonable efforts must be made to ensure that 90% of all workers and 90% of building materials purchased shall be from within Nassau and Suffolk Counties.
4. For soil import or export, please see ttached orandum for treatment of historical fill or import of new fill to this project.

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

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

GREEN ACRES COMMON

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, shafts, 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 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:

Engaging the services of a licensed architect and engineers ("Tenant's Architect") to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.

1. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
2. Fees for plan review by Landlord and local governmental authorities.
3. 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.

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