

TECHNICAL CRITERIA

PACIFIC VIEW



MACERICH® THE PLACE TO SHOP

ADDENDUM LOG

February, 2009
Entire Booklet

June, 2011
Plumbing content updated to include Seismic Gas Shutoff Valve (t12)

September, 2011
Waterproof membrane requirement updated

December, 2012
Updated Gas Shut-off Valve language (pg. t11)

March, 2014
Distribution of utilities through exit corridors is prohibited with exception (t13)

October, 2014
At grade level electrical conduit is not allowed to be installed in the slab (t5)

December,2014
Wiring language updated (t5, #9)

January, 2015
Language regarding the waterproofing membrane on page t11 revised. (t11)

March, 2015
Updated Plumbing content to list specific location for main water shut off valve to be at eye level. (t11)

March, 2016
Added Electric / Water Sub-meter Requirements. (t4)

April, 2016
Added Water Efficiency language. (t12)

April, 2017
Remove language regarding Telephone Service (t6)
Replaced with language regarding Communications Services (t6)

February, 2018
Updated to new layout

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REGULATIONS

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As applicable for property, if there is an existing electric or water sub-meter in the Tenant's space, then the Tenant must have the meter recommissioned to ensure proper installation and functionality. Alternatively, the Tenant can choose to install a new meter that meets Macerich's meter specifications. Either option must be performed by a Landlord-approved electrician and verified by Macerich, and will be at the Tenant's sole cost.

METER SPECS

Tenant may install the meter specified by Macerich or the like. Meter must meet the following criteria:

Electric:

- Meters must be revenue grade.
- There must be at least a 6-digit display.
- Meter must be able to read demand (kW) and usage (kWh).
- The meter must capture the electric usage of the entire Tenant space, including HVAC units. If this is not possible, then it must be noted.
- If using a meter with CTs, note if a multiplier is required and what the multiplier is on the face of the meter.

Water:

- Meter must be properly sized for the water flow in the space. Generally this means the size of the meter should match the size of the water line, or the meter can be 1/4" smaller than the line. This means that if there is a 1" water line servicing the space, a properly sized meter would be 3/4" or 1".

Installation Requirements:

1. Meters must be installed by a Landlord approved electrician.
2. Installation must be verified and approved by the Operations Manager, or a member of the Operations staff, at the property.
3. Proof of inspection must be sent to the Energy Management Department (Alaine Marx, alaine.marx@macerich.com) and should include the following:
 - Date of installation or recommissioning
 - Picture of the meter at time of installation or recommissioning.
 - Picture should be clear and should display kWh and kW legibly.

- Confirmation that the meter covers whole tenant space.
- Meter make and model
- Units that the meter reads in
- Multiplier, if applicable

ELECTRICAL CRITERIA

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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 mall 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 mall 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.

All work to Landlord's Switchgear shall be performed during off-hours, and no one will be permitted to work on switchgear while energized.

At no time shall the meter switchboard be left unattended or the covers on the switchboard be left off while work is being performed. It is the responsibility of the electrical contractor to maintain the area while working and maintain safety standards for all individuals.

Upon completion, the meter switchboard shall be clear of all debris. All covers and associated hardware shall be replaced in their original location or position.

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

When temporary electrical service is provided a monthly charge of \$300 or 15 cents per square foot of gross leasable area of the demised premises, whichever is greater, shall be paid by Tenant to Landlord as additional monthly rent and in no case later than the commencement date.

Temporary wiring needed to work in the space should be connected to the Tenant’s electrical service or remote electrical generator, and not common area outlets.

Communications Services

- 1. Landlord has installed a high-speed fiber infrastructure at the Center for purposes of providing voice and data access throughout the Center. All access for Tenant’s voice and data services must be sourced through Landlord’s designated provider which is currently Granite Telecommunications or such alternative provider as designated by Landlord. The vendor contact for voice and data services can be found in the Tenant Criteria Package under General Information.
- 2. For all wiring needs in common electrical rooms, a required vendor must be used to maintain the integrity of the electrical room. The vendor contact for low voltage wiring needs can be found in the Tenant Criteria Package under General Information.

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 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. Floor penetrations - All pipe and conduit penetrations in the upper level floor must be sleeved with the sleeve protruding at least one and one-half inches (1.5”) above the finished surface of the flooring. Roof penetrations for HVAC electrical shall be within 30” of the curb or penetrate within the curb to the unit.
- 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.

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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. Any exposed low voltage wiring must be plenum graded.
10. All wiring of any type must be installed in conduit 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.
11. Transformers - Transformers shall be floor mounted and not suspended from the Landlord's structure or mounted above any element within the premises, as per code. Dry type transformers should be Class H rated, UL listed, 480 volt primary to 120/208 volt, 3-phase, 4-wire secondary of capacity adequate to service Tenant's requirements. Noise level should be

a maximum of 50 dB average, measured at distance of 1' from the case per NEMA Publication #TR-1-1960 or latest revision thereof. Restaurant and Food Court Tenants exhaust hood fire suppression systems shall have one (1) set of dry contacts; N.O. Contacts shall be close, completing the annunciation from the main fire alarm panel of the Mall.

12. Panel Boards - Lighting panel boards shall be of the 3-phase, 4-wire circuit breaker type. Cabinets shall be constructed of code gauge steel, having not less than a 4" gutter space on all sides. Doors should be hinged with keyed cylinder locks. All locks should be keyed alike. Circuit breakers should be thermal magnetic type with molded case with all 2 and 3-pull breakers of the common handle type. Distribution panels should be of the convertible type utilizing automatic circuit breakers or fusible switches. Fusible disconnect switches shall be provided with current limiting fuses. Do not recess panels in demising walls.

Permanent labels for circuits - Tenant shall provide labels at switchgear with Tenant's name and space number.

Fire Protection/Sprinkler System

1. If required, Tenants will furnish and install their own complete fire alarm system that is compatible with the landlord's system. Tenant is responsible for any

devices and connection costs as may be required to interface with the landlord's system with all work performed at the Tenant's expense for any portion of the monitoring system, whether inside or outside the Tenant premises.

2. Tenant is required to use Landlord's designated contractor for installation of the necessary smoke detectors and connection to the main fire alarm system. System must comply with the requirements of the governing authority.
3. All emergency lighting, exit signs, horns and strobes must be provided by Tenant as required by code.
4. Tenant shall use the Centers pre-approved certified sprinkler contractor for any sprinkler modifications, at the sole cost of the Tenant.
5. A fire sprinkler main will be installed across the space with two inch (2") plugged outlets at approximately 12'-0" on center. Tenant will design, furnish and install their own system, at their sole cost.
6. All shut downs required for Tenant modifications to system will be at a cost of \$250.00 per occurrence.
7. Contractor shall notify the Lndlord in writing at least 24 hours in advance of making any modifications to the sprinkler systems. Contractor must notify fire department and any alarm monitoring company for verification that the system is fully drained. The con-

tractor must notify the Landlord when the system is back on line.

8. In order to clear alarms, contractor shall contact security or mall maintenance supervisor at least 60 minutes prior to any drain down. Contractor shall remain for one hour after the system has been refilled to check for leaks or other problems.
9. No system will be left to drain over night. All systems have to be charged and operational when workers leave for the night.

Emergency Smoke Evacuation

An emergency smoke evacuation system may be required to be installed at Pacific View. Tenants must install and maintain emergency smoke evacuation equipment in compliance with the governing codes. Tenant and the Architect should consult the details sheets at the back of these Criteria for more information and coordinate installation with the Tenant Coordinator or Mall Manager.

The following criteria should be observed when an emergency smoke evacuation system is required by the governing code and/or by the Landlord.

1. The Tenant shall arrange for the installation of detectors and maintenance agreements for smoke evacuation systems from the Landlord's fire protection

contractor. The total cost of installation is the Tenant's responsibility. This includes all required components as necessary for Tenant system to interface and must be compatible with the landlord's system. The Tenant's detectors, smoke evacuation fans and the hookup with the Mall detection system shall be coordinated with the Landlord. All work shall be in compliance with the governing building codes.

2. The Tenant shall supply the Landlord with a copy of the service contract and maintenance agreement for the detectors.
3. Tenant shall meet all governing codes, and plans must be submitted to fire marshal and all other required parties for approval.
4. HVAC units controls shall be interlocked with smoke evacuation system to regulate the operation of the HVAC when smoke is detected or as required by governing code.
5. Prior to Tenant's opening, the smoke evacuation system shall be tested and found to be functioning properly. Testing and verification shall be done in the presence of the Landlord's representative.

MECHANICAL CRITERIA

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

1. Tenants may be limited to not more than TWO (2) HVAC Units set on structure provided by Landlord. Sub-structure supporting units shall be designed, engineered and installed at Tenant's sole cost and expense. Tenant shall provided structural engineering calculations and drawings from a licensed structural engineer (Registered in the State of California) to Landlord for review and approval prior to installation of any unit. 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 have the structural engineer's embossed

seal from the state,

2. All mechanical equipment including housings, coils, fins and tubes, must be coated to withstand corrosion that may be caused by proximity of such equipment to the ocean. In lieu of coatings the tubes and fins, Tenant may use copper tubes and fins.
3. Vibration isolators are required to be installed on all HVAC equipment, whether on the roof or within the Tenant's space.
4. All HVAC units shall be bottom fed for supply and air return.
5. The Tenant's contractor shall coordinate with the Landlord's approved roofing contractor all cutting and drilling necessary for the proper installation of equipment. The Landlord's approved roofing contractor shall do all repairs of damage to work under other headings caused by the work under this heading, at the direct and sole cost of the Tenant. These repairs and patching shall be made in a manner satisfactory to the Landlord.
6. All condensation lines from HVAC units shall be copper. No PVC lines will be permitted.
7. Tenant must provide welding blankets to protect Landlord's roof during any welding on the roof level. Tenant is required to use a Deputy Inspector to inspect all welds at the sole cost and expense of the Tenant.

All materials, welds, connections, etc. installed by Tenant for the HVAC system must be coated to withstand corrosion that may be caused by proximity of such equipment to the ocean.

8. All electrical conduit, metal pipe, or plastic piping should be restrained to appropriate sized wood blocking set into roofing cement. Attachment to blocking should allow for movement due to thermal expansion and contraction. (See detail)
9. For first level Tenants, Landlord has provided one (1) five-inch (5") diameter conduit for Tenants HVAC refrigerant lines. Tenant shall install a 180-degree sweep on top of conduit (at roof) to form "Goose-neck". Entire assembly to be weathertight.
10. Toilet exhaust ducts are to be connected to Landlord provided exhaust ducting near Tenants premises.
11. Platforms, curbs, and sleepers are to be tied into the existing roof membrane by the landlord's approved roofing contractor, at the sole cost of the Tenant, in a manner acceptable to the roofing manufacturer and the Landlord.
12. Provide new prefabricated lead or metal pipe sleeve flashing to seal any new pipe penetrations through roof. Flashing flanges should be sealed in a manner acceptable to the Landlord's roofing contractor and the roofing manufacturer.

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.

Air Balancing

Balancing of the air conditioning system will be performed by an independent test and balancing agency. The mechanical contractor shall cooperate with the selected balance agency in the following manner:

1. Provide sufficient time before final completion date so that testing and balancing can be accomplished.
2. Provide immediate labor and tools to make corrections when required without undue delay. Install balancing dampers as required by test and balance agency.
3. The contractor shall put all heating and air conditioning systems and equipment into full operation and shall continue the operation during each working day of testing and balancing.
4. Testing and balancing agency shall be kept informed on any major changes made to system during construction and shall be provided with a complete set of as-built drawings.

MECHANICAL CRITERIA

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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 Mall 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 Mall 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.

Kitchen Exhaust Systems

Kitchen exhaust systems are subject to Landlord’s review to ensure the exhaust does not compromise the ventilation air of adjacent mall 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 mall 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 Mall’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 Mall 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

PACIFIC VIEW

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 mall 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 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 4" vertically on all demising walls. This membrane will be water tested by the General Contractor and inspected and signed off by Mall Personnel. If the membrane fails the water test, it must be replaced.

PLUMBING CRITERIA

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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.

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

All new development and newly Tenanted restaurants need to have seismic gas shut-off valves installed on Landlord side of the meter, at each individual space. Seismic valves must be:

1. UL-approved;
2. FM-approved; or,
3. ACSE 25-compliant.

All devices must be installed consistent with manufacturer's instructions and following jurisdictional code.

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

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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 mall 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

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.

Fixtures and equipment may not be attached to or supported from the floor or roof deck.

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.

Joist reinforcing is required for roof top equipment as well as steel support for all roof openings.

Upper level Tenant's must review base building structural drawings prior to installing a security safe, ovens or any equipment weighing 300 lbs. or more.

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.

LEED CRITERIA

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Energy & Atmosphere

- The tenant is encouraged to utilize high efficiency HVAC systems that exceed the California Title 24 Code requirement for HVAC energy consumption by 20%.
- Utilize efficient lighting systems such as Compact Fluorescent Lighting (CFL) and T8 linear fluorescent lamps with electronic ballasts to reduce energy consumption. Tenants are encouraged to exceed the California Title 24 Code requirement for lighting energy consumption by 20% or more.
- Tenants are encouraged to install tenant space electrical sub-meters to monitor and track energy consumption and efficiency initiatives. The measurement and verification of energy usage helps the tenant more effectively understand their energy usage & behavior patterns to optimize energy performance and reduce consumption.

Indoor Environmental Quality

- Tenants are encouraged to meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 1995, Chapter 3 during tenant space build outs. Utilizing this guideline will help ensure the well-being of construction workers and

building occupants.

- It is recommended that the tenant install CO2 monitoring and control capabilities within their HVAC system to optimize outdoor fresh air delivery. This capability helps sustain occupant comfort and well-being.
- If the tenant is utilizing any hazardous gases or chemicals (including painting or copying/printing rooms), it is recommended that each space employ sufficient exhaust to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, it is also recommended that the tenant provide self-closing doors and deck to deck partitions or a hard lid ceiling. Ensuring sufficient exhaust will help sustain space air quality and occupant well-being.

Water Efficiency

1. The Tenant is required to install waterless urinals in tenant rest rooms when urinals are used.
2. Low flow water closets using 1.1 gallons per flush or less will be installed in all common area rest rooms.
3. Operation sensors and low flow heads using 1.8 GPM or less will be installed on all lavatories.

Impact - Each waterless urinal can save approximately

7,800 gallons of water per year over traditional flush urinals. While waterless urinals can save valuable water resources, they also require less cleaning time and have no flushing mechanics that can breakdown.

Energy & Atmosphere

1. Restaurants will use HVAC&R refrigeration equipment with no CFC based refrigerants.

Impact - reduces ozone depletion and reduces the accumulation of greenhouse gases that contribute to Global Warming.

Materials & Resources

1. Provide an easily accessible dedicated area that serves the tenant space for the collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass plastics and metals.

Impact - facilitates the reduction of waste generated by building occupants that is hauled to and disposed of in landfills thus reducing land, water and air pollution impacts.

Indoor Environmental Quality

1. Automatic occupancy sensing lighting controls will be

installed in all spaces not regularly occupied such as storage rooms and rest rooms.

- 2. Tenants are required to use Low-E glass in storefronts and doors with a maximum E-value of 0.25.

Impact - reduces lighting and energy costs while reducing heat loads in the tenant space.

- 1. All adhesives and sealants, interior paints and coatings, carpet systems, composite wood and laminate adhesives, materials, furniture and seating used in the building interiors should not exceed the VOC content limits as set forth in the guidelines prescribed by LEED IEQ credits 4.1, 4.2, 4.3, 4.4 and 4.5.

Impact - reduces the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and wellbeing of installers and occupants.

LEED CRITERIA RECOMMENDATIONS

Energy & Atmosphere

- 1. The tenant is encouraged to have 70% by rated power, of ENERGY STAR eligible equipment and appliances (excluding HVAC, lighting and building envelope products) ENERGY STAR rated.

Impact - achieves increasing levels of energy conservation beyond the prerequisite standard to reduce environmental impacts associated with excessive energy use.

Materials & Resources

- 1. Use materials, including furniture and furnishings, with recycled content such that the sum of post-consumer recycled content plus 1/2 of the preconsumer content constitutes as least 20% of the total value of the materials in the project.
- 2. Use a minimum of 20% of the combined value of construction and furniture materials and products that are manufactured regionally within a radius of 500 miles.
- 3. Use rapidly renewable construction, materials and products, man-made from plants that are typically harvested within a 10-year or shorter cycle.
- 4. When using new wood-based products and materi-

als, use a minimum of 50% that are certified in accordance with the Forest Stewardship Council's Principles and Criteria.

Impact - increases the demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of virgin materials; supports the regional economy and reduces the environmental impacts resulting from transportation; reduces the use and depletion of finite raw materials and long-cycle renewable materials; and encourages environmentally responsible forest management.

PACIFIC VIEW



PACIFIC VIEW

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PACIFIC VIEW

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PACIFIC VIEW

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ROOF FRAMING DETAILS

PACIFIC VIEW

CONTINUED



Roof Framing at Food Court

ROOF FRAMING DETAILS

PACIFIC VIEW

CONTINUED

NOTE:

Mechanical units shall bear directly on supporting framing members.
In no case shall units bear directly on roof deck.

For balance of beam sizes, see roof framing plans.

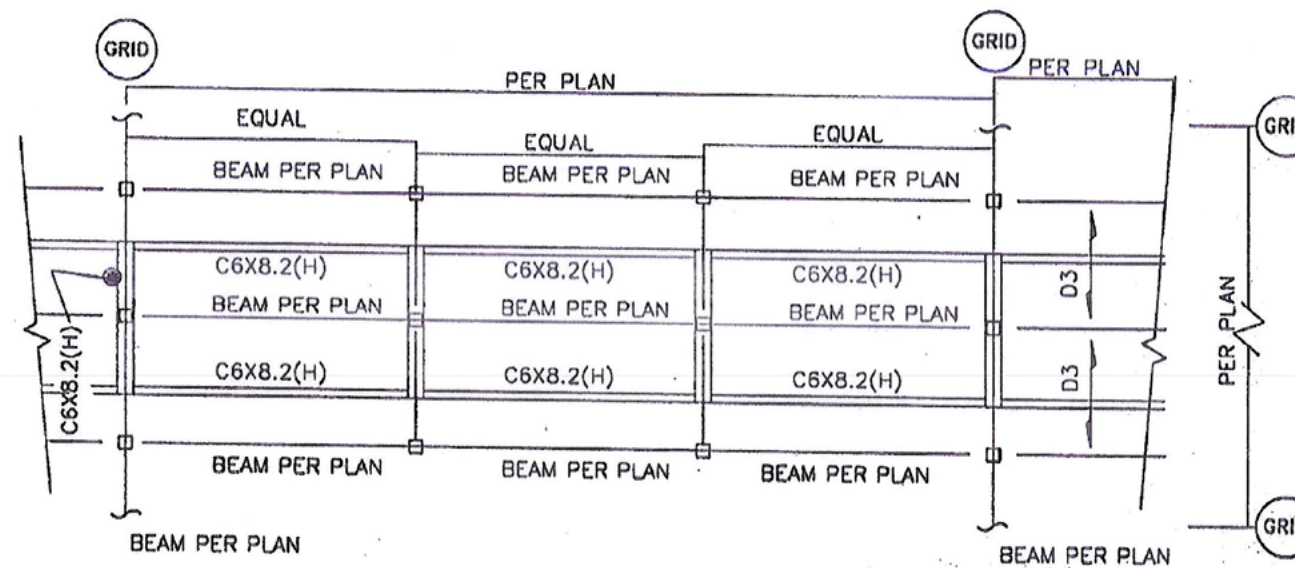
Added framing shall be provided by Tenant.

Roofing repair to be coordinated with owner.

ROOF FRAMING DETAILS

PACIFIC VIEW

CONTINUED

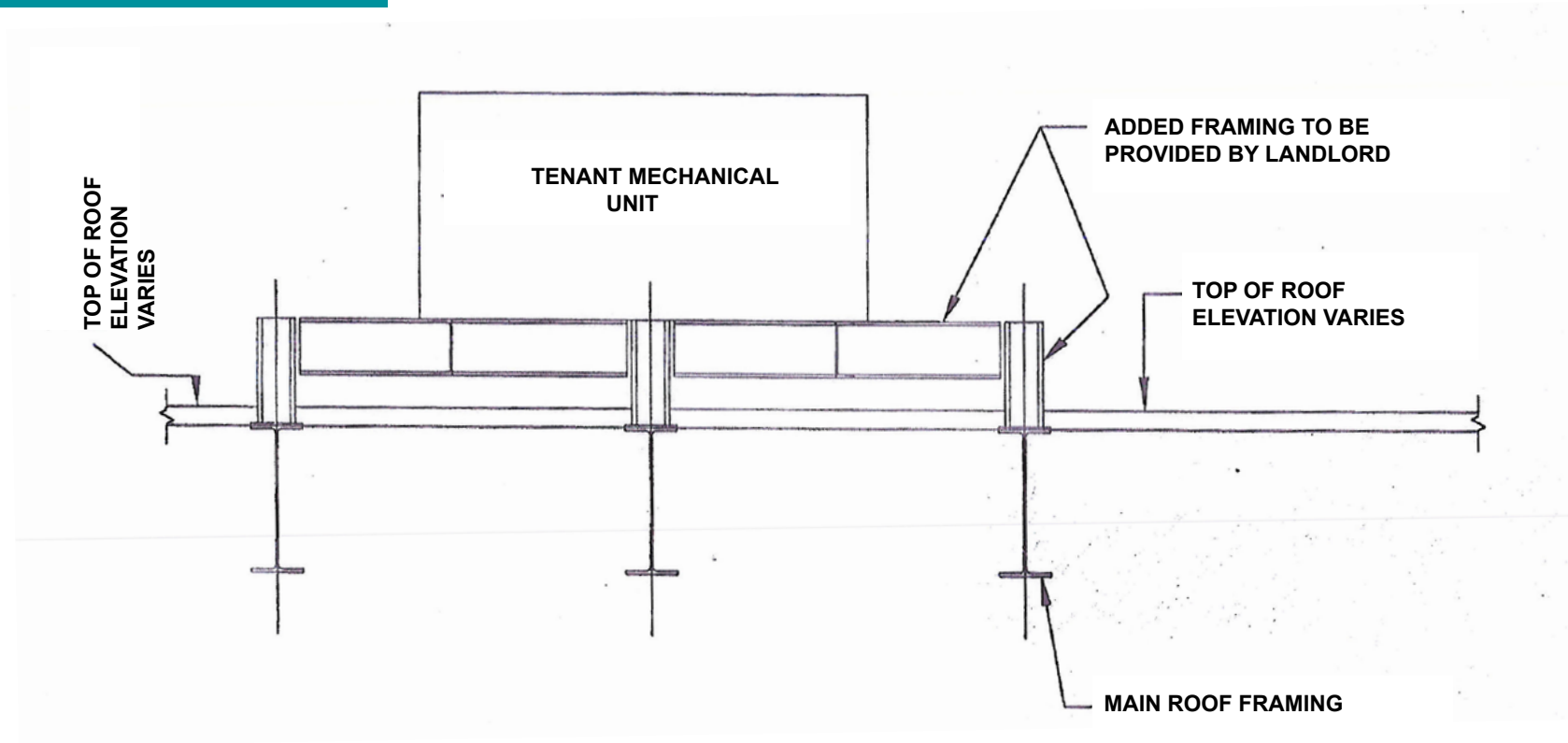


Typical added framing at Tenant mechanical units

ROOF FRAMING DETAILS

PACIFIC VIEW

CONTINUED



Typical added framing at Tenant mechanical units