

GENERAL INFORMATION CRITERIA

SCOTTSDALE FASHION SQUARE



MACERICH® THE PLACE TO SHOP

ADDENDUM LOG

May, 2008	Entire Criteria Manual	March, 2016	TC contact information update (gi11)
February, 2009	Full Layout/Content Revision	May, 2016	Dataline Resource Company info updated (gi12)
May, 2009	Revision of full update	August, 2016	Added information to Fire Alarm & Fire Sprinkler (gi12)
June, 2009	Revision to current Technical Information	September, 2016	TC contact information update (gi11)
January, 2010	TC Contact information Updated	March, 2017	TC contact information update (gi11)
August, 2012	TC Contact information Updated	April, 2017	Previous Telephone contact information removed (gi11) Communications Services information note added (gi12) Added Low Voltage contact information (gi12)
January, 2013	Required Contractors information Updated	June, 2017	TC contact information update (gi11) Updated Layout
February, 2013	Correction to Fire Alarm contractor contact information (gi12)	February, 2018	Added Sprinkler contractor info (gi12)
April, 2013	Correction to Fire Alarm contractor contact information (gi12)	February, 2019	Fire Sprinkler contractor info updated (gi12) TC Contact info updated
August, 2013	Added Note to Mall Required Contractors per TC request (gi12) Updated Fire Alarm contact info Updated TC contact info (gi11)	July, 2020	Updated Contractor info (gi12)
September, 2013	Updated Equipment Controls contact info per TC (gi12)		
January, 2014	Updated Mall Required Contractors contact info per TC (gi12)(gi11)		
February, 2016	Data Service contractor Granite Grid contact info updated		

SCOTTSDALE FASHION SQUARE

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

TABLE OF CONTENTS

Mission Statement	gi4
Vicinity Map, Site Plan, Food Court Plan, Level One, Level Two	gi5-gi9
Center Views	gi10
Contact Directory, Mall Required Contractors	gi11-gi13
Building Type & Code Information	gi14
Glossary	gi15
Condition of Premises	gi16
Field Conditions	gi17
Tenant’s Work Defined	gi18
Landlord’s Work Defined	gi19

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 Scottsdale Fashion Square 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.

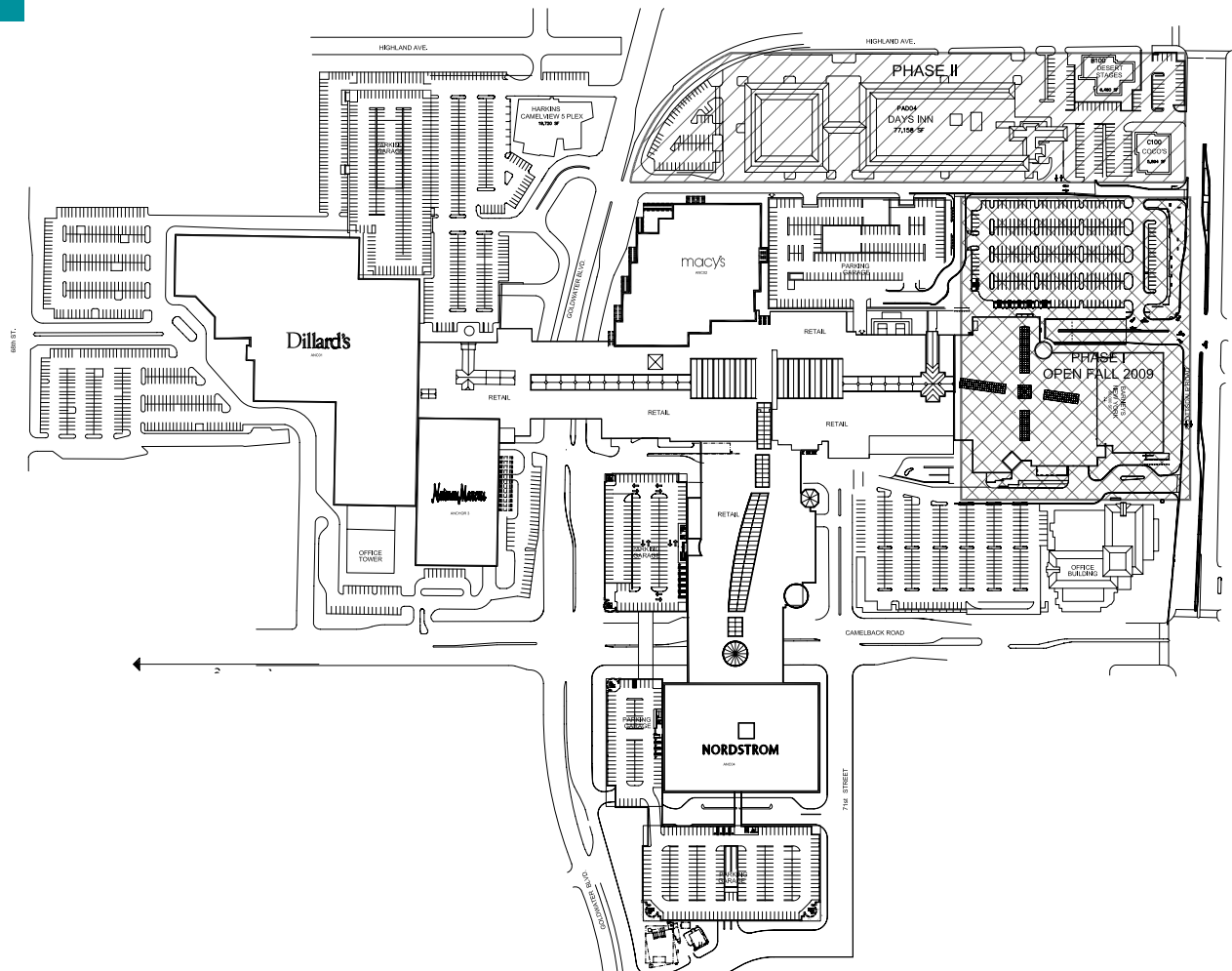
SCOTTSDALE FASHION SQUARE



SCOTTSDALE FASHION SQUARE

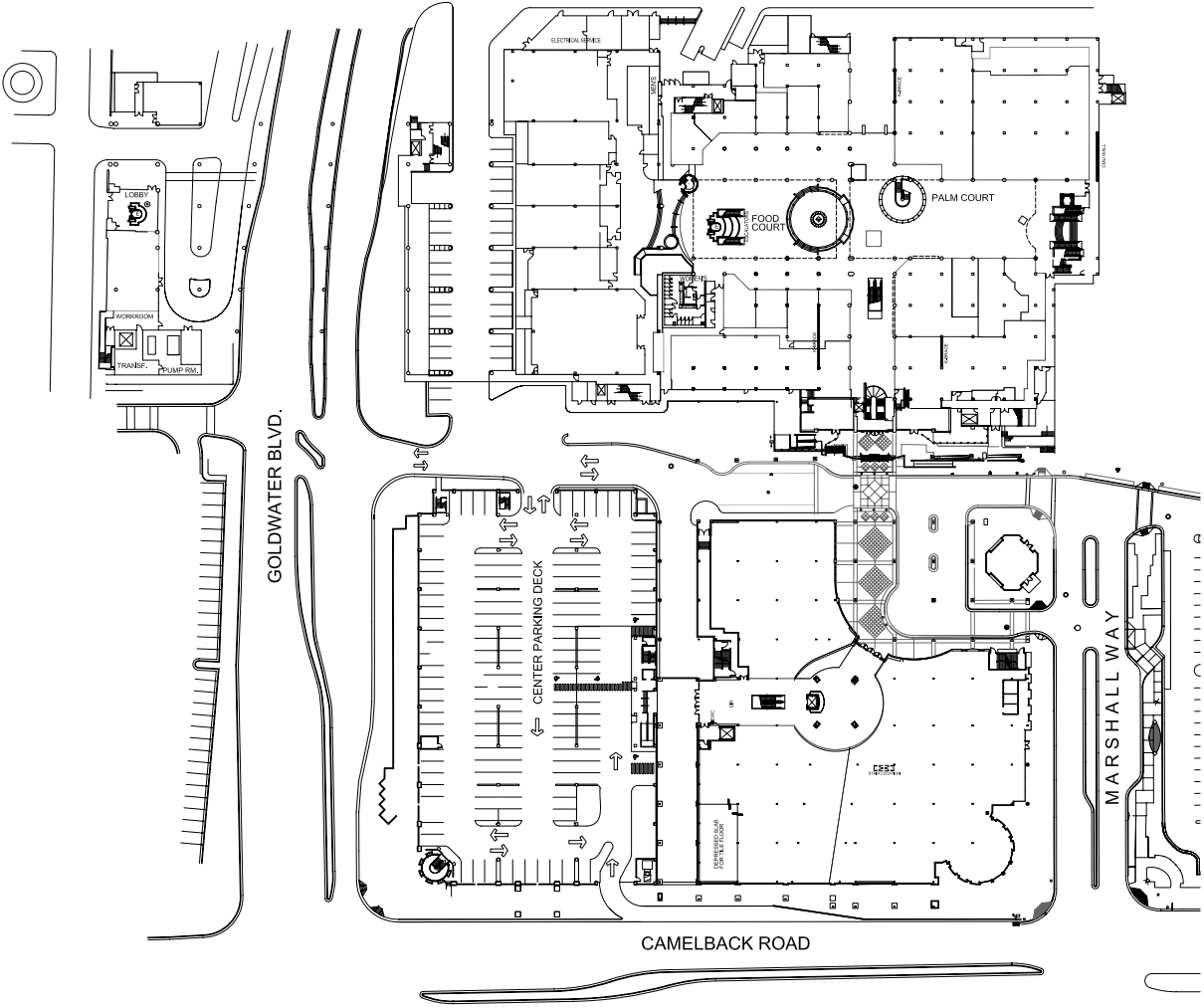
CENTER PLAN

SCOTTSDALE FASHION SQUARE



CENTER PLAN

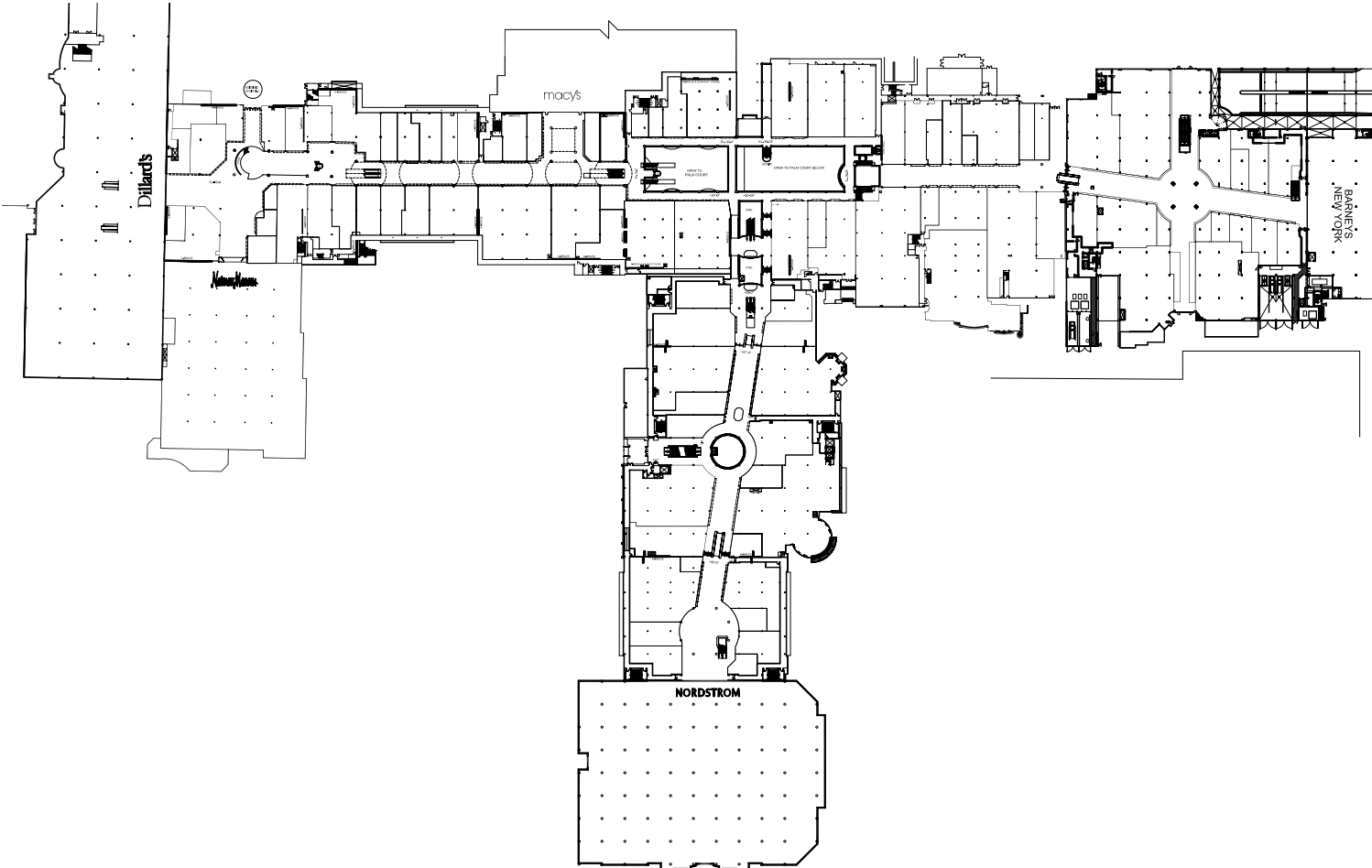
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FOOD COURT LEVEL

CENTER PLAN

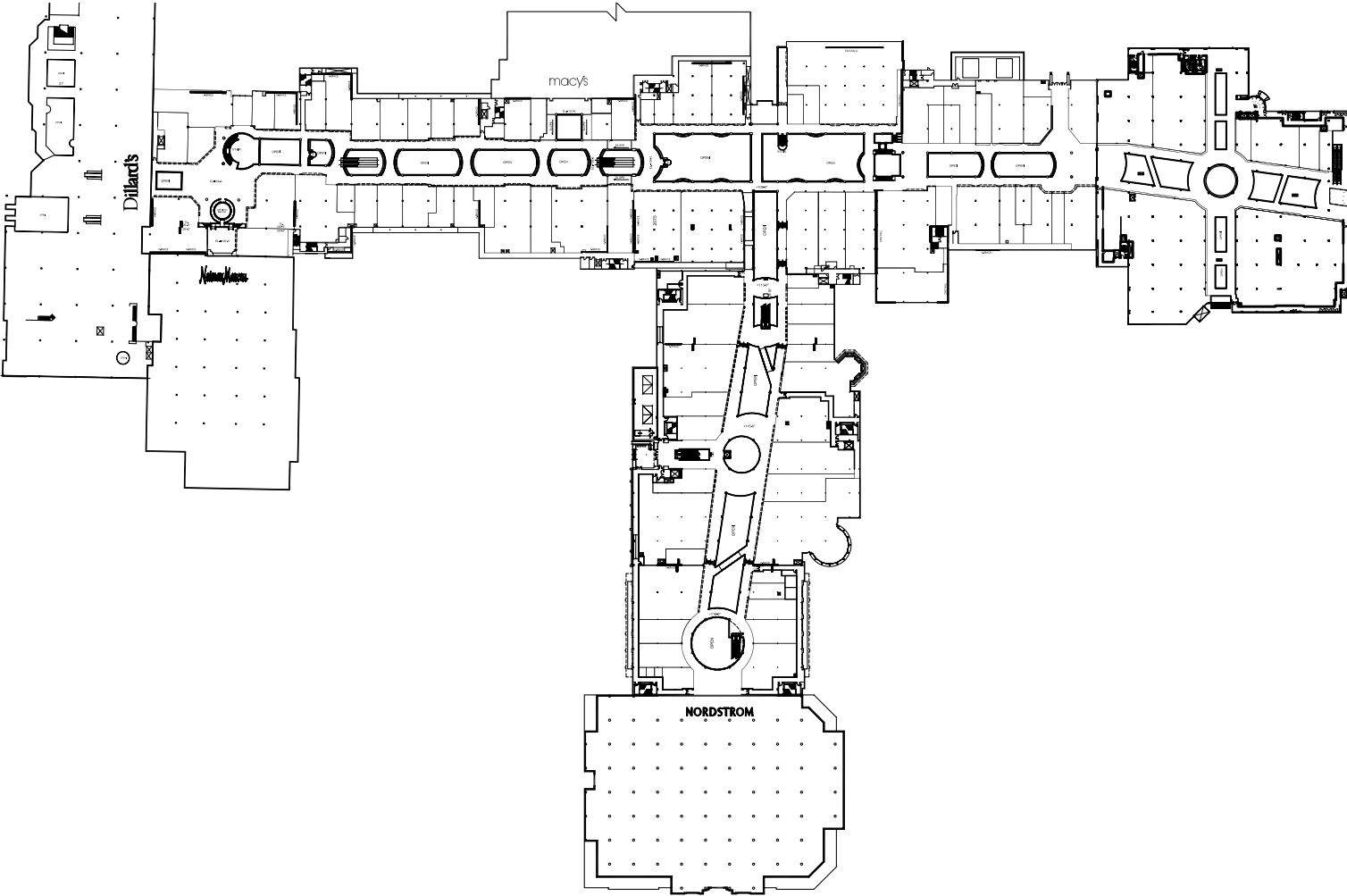
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LEVEL ONE

CENTER PLAN

SCOTTSDALE FASHION SQUARE



LEVEL TWO

CENTER VIEWS

SCOTTSDALE FASHION SQUARE



CONTACT DIRECTORY

SCOTTSDALE FASHION SQUARE

Landlord/Owner:

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

Tenant Coordinator:

Karen Maynard, AVP,
Tenant Coordination
Macerich
11411 N. Tatum Blvd.
Phoenix, AZ 85028
(602) 953-6526 Phone
(602) 953-6449 Fax
Karen.Maynard@Macerich.com

Katie Roudabush, Manager,
Tenant Coordination
Macerich
11411 N. Tatum Blvd.
Phoenix, AZ 85028
(602) 953-6433 Phone
(602) 953-6449 Fax
Katie.Roudabush@Macerich.com

LOCAL UTILITY AGENCIES:

Electric

SRP
1521 N. Project Dr.
Tempe, AZ 85281
(602) 236-8833 Phone

Gas

Southwest Gas Company
10851 N. Black Canyon
Hwy.
Phoenix, AZ 85029
(602) 861-1999 Phone

HEALTH DEPARTMENT:

Maricopa County
Department of Public Health
4041 N Central Avenue
Suite 1400
Phoenix, AZ 85012
(602) 506-6900 Phone
(602) 506-6885 Fax

BUILDING AND SAFETY:

City Scottsdale Planning and
Community Development
7447 Indian School Road,
Suite 105
(480) 312-2500 Phone
(480) 312-7088 Fax

FIRE DEPARTMENT:

City of Scottsdale Fire Dept.
8401 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-1855 Phone

BUSINESS LICENSING:

City of Scottsdale
(480) 312-2500 Phone

LIQUOR LICENSING:

City of Scottsdale
(480) 312-2500 Phone

MALL REQUIRED CONTRACTORS

SCOTTSDALE FASHION SQUARE

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.

NOTE:

Security Officer Availability: If a general contractor needs Unlimited after-hours access through mall entrances or corridor doors, a security officer must be posted at said entrance at all times. The cost of providing this security officer is currently \$27/hour, and could be increased in the future to cover future costs to the mall. If access is only Periodic, which is defined as no more than four (4) times during off-mall hours on any given night, the access will be provided at no cost to the general contractor. In both cases, the general contractor must notify the Mall's Security Department at least 24 hours in advance of the need for a security officer at a mall entrance or service corridor door - contact the Mall's Property Management Office at 480-945-5495.

FIRE ALARM

Johnson Controls
Derek McConnell
602-293-7437
derek.mcconnell@jci.com

FIRE SPRINKLERS

Summit Fire Protection
Rick Mull
(480) 603-3881 Office
(480) 695-1407 Cell
rmull@summitcous.com

Climatec
Charles Feuerborn
602-402-8290
cfeuerborn@climatec.com

ELECTRICAL ROOM

Rehco Electric
Shaun Harris
602-316-7875
seharriselect@gmail.com

HVAC /EMS TAP-IN TO MALL WATER LINE

Mechanical Air Design
Dave Mure'
(480) 483-9622 Phone

HVAC (ADDL INFO)

Contact Scottsdale Fashion Square's
HVAC Department
(480) 990-7502 Phone

ROOFING

Progressive Roofing
Mark Farrell
(602) 278-4900 Phone

ROOFING-PHASE 10 ONLY

Classic Roofing
Andy Clark
(602) 442-5550 Phone

CONTROLS CONTRACTOR

Urban Energy Solutions
Loren Waxman
602-429-3056.
lorenwaxman@urbanenergyinc.com

VOICE / DATA SERVICE

Rob Norton
Granite Services
(781) 884-5545
rnorton@granitenet.com
Please refer to the Technical Criteria
Manual, Page t5 for Communications
Services information.

LOW VOLTAGE

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

MALL REQUIRED CONTRACTORS

SCOTTSDALE FASHION SQUARE

CONTINUED

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.

NOTE:

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ENGINEERS OF RECORD:

STRUCTURAL ENGINEER

A.V. Schwan & Assoc., Inc.
6000 E. Thomas Rd. Ste. 1
Scottsdale, AZ 85251
Stephen Schwan
(602) 265-4331 Phone
(480) 662-1788 Fax

ELECTRICAL ENGINEER

Sparling
111 SW 5th Ave, Suite 1575
Portland, OR 97204
(503) 273-0600 Phone

ENGINEERS OF RECORD

CONT'D

PLUMBING ENGINEER

R&S Plumbing
Rob Dockall
(623) 535-1044 Phone

Rainforest Plumbing Works
Aimee Guidali
(480) 615-7766 Phone

PM Plumbing
Leon Black
(480) 844-2892 Phone

ARCHITECT (BASE BUILDING)

Sixty-First Place Architects
(480) 947-6844

Wilkes Architecture
(602) 339-4247 Phone

Callison, LLC
1420 Fifth Ave, Suite 2400
Seattle, WA 98101
(206) 623-4646

BUILDING CODE INFORMATION

SCOTTSDALE FASHION SQUARE

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 1,840,182 square feet of Gross Leasable Area.

OCCUPANCY TYPE: Mercantile

CLASSIFICATION:

Covered center building type II construction, mercantile, with business, storage.

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:

2006 IBC, IMC, IPC, IFC, IECC
2005 NEC

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 lease line or pop out/projected storefront, to a specific distance beyond the innermost point of closure “POC” of the premises and extends the full width and height of the Tenant’s premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

HAZARDOUS MATERIALS

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

LEASE LINE

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

- A. Between Tenants: center line of demising wall.
- B. At exterior wall: to outside face of exterior wall.
- C. At 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

SCOTTSDALE FASHION SQUARE

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

SCOTTSDALE FASHION SQUARE

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 DEFINED

SCOTTSDALE FASHION SQUARE

“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.

LANDLORD'S WORK DEFINED

SCOTTSDALE FASHION SQUARE

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".