

Tenant

Design and

Technical

Criteria Manual

September 24, 2004

WASHINGTON SQUARE

Addendum to Existing Criteria - Expansion Area

Washington Square Expansion - General Information

Introduction

Washington Square is located in Tigard, Oregon, southwest of Portland, Oregon. Washington Square's total retail area will be 1,345,528 following the current expansion which features 80,000sf of new retail. Washington Square is mostly a one level shopping center with approximately 56,000sf of second level space. The expansion area will be constructed as a two level envelope in order to permit certain retailers to construct two level spaces and also allows for certain tenants the opportunity to create exterior storefronts and entries facing the Beaverton-Tigard Expressway. The remaining second level space will provide the opportunity to add retail stores at a later date. The anchor tenants at Washington Square include Nordstrom, Meier & Frank, J.C. Penney, Mervyn's and Sears.

Design Intent

The design of the mall expansion area will reflect the existing mall design in its upscale look with carpeted soft seating areas added throughout. The various design zones add a variety of areas to experience and it is our expectation that the storefronts will follow the intended variations. Rich materials with skylights create a light filled, elegant environment. Each individual merchant design must reflect the same quality of finish and appearance and standard prototype designs may not be appropriate.

In each of the design zones, storefront, design control area and the entire sales area must be carefully considered in order to contribute to the overall design intent of Washington Square.

Interior Storefront Criteria

- a) Three dimensional articulations in both storefront plan and height are required for all storefronts in the new tenant areas. There will be no exceptions to this requirement.
- b) The required storefront height is fifteen feet, ten inches (15'-10"). In areas where the primary façade does not extend the full height, the tenant will be required to provide an infill panel flush with the Landlord bulkhead, matching in finish and color. These infill areas shall be kept to a minimum and approval is at the discretion of the Tenant Coordinator.
- c) The lease line is popped out three feet (3'-0") beyond the centerline of columns which creates a two foot, six inch (2'-6") projection beyond the soffit above.
- d) A three quarter inch ($\frac{3}{4}$ ") neutral reveal installed by the Landlord is located one foot (1'-0") back from the lease line which is the maximum projection for main areas of the storefront. Projections to the three foot (3'-0") lease line at the floor line are required for entry portal frames and other vertical elements.
- e) Tenant storefronts are required to have a minimum six inch (6") opaque material adjacent to the neutral reveal. Projections to the lease line are not to occur within twelve inches (12") of the neutral reveal.
- f) Other projections above nine feet (9'-0") such as awnings, canopies or ledges are encouraged as are clerestory windows.
- g) The minimum height for storefront doors is nine feet (9'-0") and entry areas shall be twelve feet (12'-0") high. Recessed swinging doors are required (roll up grilles are not

permitted). Similarly, glazing areas should be twelve feet (12'-0") high. Areas above the twelve foot (12'-0") glazing should be projected out to the lease line.

- h) The Landlord floor finish shall be extended into the recessed storefront entry by the Tenant.
- i) The underside of the entry portal soffit shall be finished to match the storefront. Gypsum board will not be permitted.
- j) The top of all storefronts shall be finished to match the storefront materials. These areas will be visible from the second level and shall be cleaned and maintained by the Tenant as part of the storefront maintenance.
- k) In the case of a storefront that is higher or projects further out than the adjacent storefront, the Tenant shall be required to provide finished returns.
- l) The design control area is six feet (6'-0") from the point of entry. This area must have gypsum board ceilings; durable tile or stone flooring, and may be used for display only. Mass merchandising will not be acceptable nor will the following:
 - Carpet; vinyl tile; stained concrete
 - Acoustical Ceiling Tiles or open to deck above.
 - Track lights that are visible from the common area.
 - Slatwall
- m) Stores less than eight hundred (800) square feet shall be required to have durable floors and gypsum board ceilings throughout the sales area.
- n) Mall tile is required to extend into Tenant vestibule area to the line of closure. This is at the Tenant's expense.

- o) Sales area ceilings shall be twelve feet (12'-0") in height. Different ceiling planes are encouraged.
- p) Security pedestals will not be permitted under any circumstance.

The following is a list of materials that is not permitted on the storefront, signs or merchandising control area. Any deviation from this shall be at the sole discretion of the Landlord and will only be considered under special consideration if the application of the material is highly original, creative and essential to the concept of the store.

- Roll down gates or grilles of any type.
- Wood, construction grade, wood paneling, planking or tambour.
- Distressed wood such as pecky cedar, rough sawn, re-sawn, softwood or shingles.
- Mill finish aluminum or field painted metal.
- Painted drywall;
- Hardboard or high density particle board;
- Simulated brick, stone and/or wood;
- Cork and/or cork tile;
- Plexiglas, similar plastics or acrylics;
- Vinyl or fabric wall coverings;
- Rough or patterned plaster and gypsum plaster;
- Plastic laminates and/or;
- Any other materials deemed unsuitable by the Landlord.

Interior Signage

- The Tenant sign design shall be an integral part of the overall architectural design. While there is no mathematical formula for the maximum size of a Tenant signage, it is entirely at the discretion of the Landlord's Tenant Coordinator to determine appropriateness of scale for each individual storefront.
- The signage should enhance the character of the mall and serve as an expression of quality of the merchandising within.

Each sign shall conform to the following criteria:

- Signs shall be limited to letters designating the store name (dba of lease agreement) and logo.
- The height of individual letters shall not exceed fourteen inches (14").
- Depth of the face of the sign shall not exceed five inches (5") from face of the storefront wall or plane upon which the letters are mounted.
- The total sign area for any storefront is limited to a maximum of fifty percent (50%) of the total width of the storefront or twelve (12) square feet, whichever is greater and will not be within three feet (3') of demising lease line.
- All signs shall be fabricated and installed in compliance with all applicable building and electrical codes and bear a UL label concealed from public view.

- All signs must be controlled/operated on a separate circuit via a seven (7) day time clock.
- Stores may have a single sign on each façade with illumination brightness no greater than 100 foot candles.

The following sign types are **NOT** permitted at any location in the storefront:

- Individually illuminated Plexiglas-faced channel letter signs (except on exterior locations).
- Internally illuminated box signs.
- Signs made from paper, fabric or sheet polyethylene.
- Moving, rotating, smoke emitting or flashing signs.
- Credit card signs or symbols.
- Non-illuminated signs (signs that are not accentuated by a remote illumination source).
- Any other materials and/or designs deemed unsuitable by the Landlord.

The following types of signs **ARE** acceptable:

- Non-Illuminated Individual Letters
 - a) Letter for non-illuminated signs shall be made from painted or polished metal.
 - b) Remote illumination from lights mounted on the surface of the storefront is required.
- Reverse Halo Letters

- a) The use of reverse channel solid letters lit from behind is encouraged, provided they are properly integrated into the storefront design.
 - b) Each letter shall be at least two inches (2") and not more than five inches (5") maximum depth.
- Push Thru with Cabinet
 - a) Cabinet must be fully recessed or an integral part of the storefront design.
 - b) Push-thru plex must have a three quarter inch (¾") thick projection.

Awnings/Canopy Signage

Fabric awnings will not be permitted. Instead, awnings and canopies must be made of glass or metal. Additional signage in addition to the primary main identification sign, is permitted at the sole discretion of the Landlord. Awnings will not be permitted in lieu of a main identity sign.

- Signage may occur on the valance of the awning only. Dimensional letters are not acceptable.
- Letters must be proportionate to valance.
- Wording is limited to Tenant trade name only.
- Logos are encouraged on the awning face and size/placement is at the discretion of the Landlord.
- The lowest point of the awning shall be eight feet (8') above finished floor. It is the Tenant's responsibility to ensure that awnings meet all applicable codes.
- Awnings are not permitted to be enclosed or internally illuminated.
- Awnings shall be cleaned and maintained in good condition with the entire storefront.

Storefront Glazing Signage

Tenants are permitted to use lettering and logo applied directly to the storefront glazing under the following conditions.

- Approved techniques for this include computer cut vinyl graphics applied to the Tenant side of glazing, etched or sandblasted metal leaf and individual dimensional letters.
- Graphics/letters and logos are limited to three (3") in height.
- Limited to trade name and/or logo.

Plaque Signs

Plaque signs are another means of providing secondary, smaller scale signage at pedestrian height. They are typically mounted directly on or recessed into solid elements of the storefront at eye level or lower.

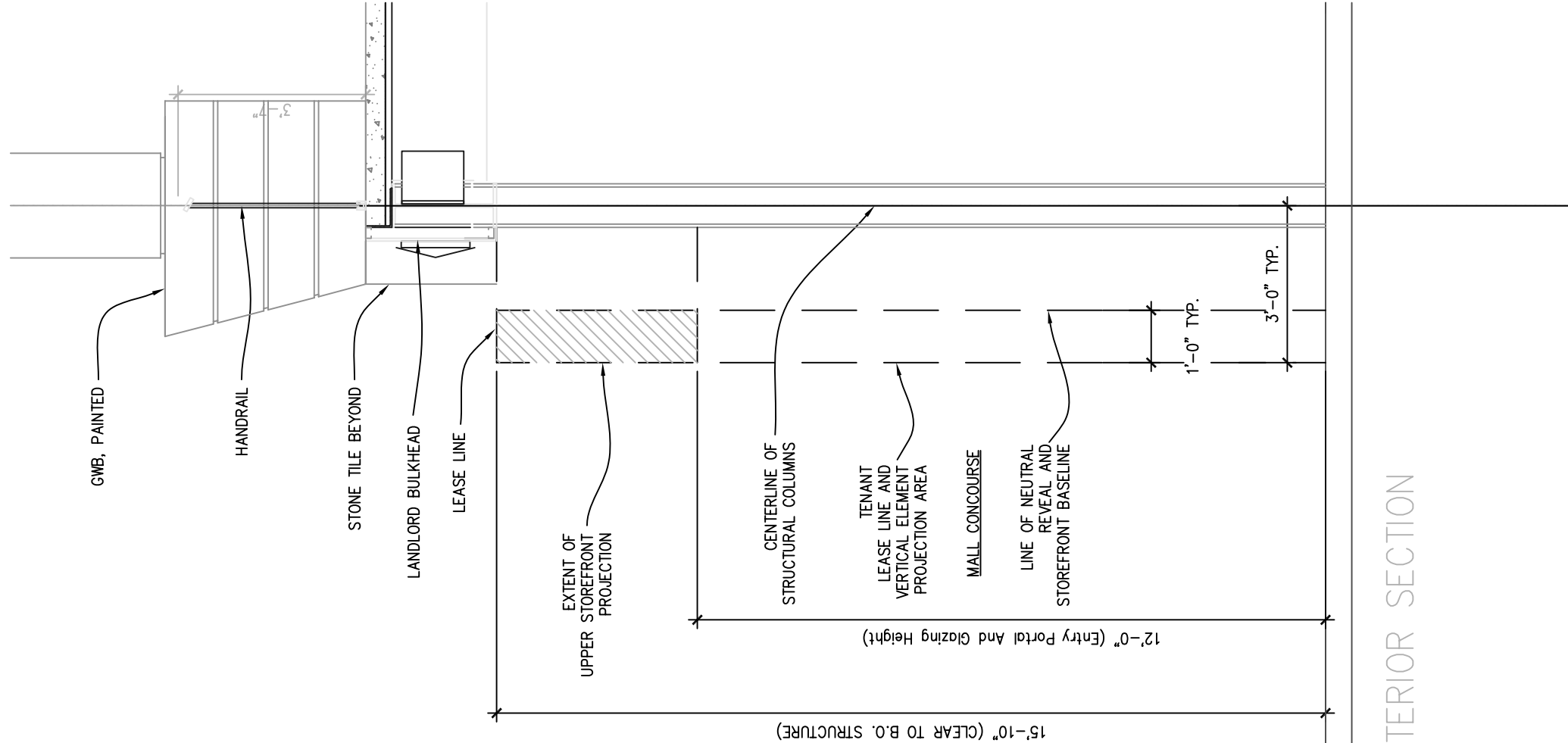
- The maximum area for a plaque sign is two (2) square feet with individual letters or logos not exceeding ten inches (10").
- Relief or three dimensional forms are encouraged.
- Appropriate durable materials shall be used and may include cast, polished or painted metal; painted, stained or natural wood; glazed or mosaic tile; etched, cut or stained glass; cast, natural or polished stone; or other unique materials as may be deemed suitable by the Landlord.

Exterior Storefront Criteria

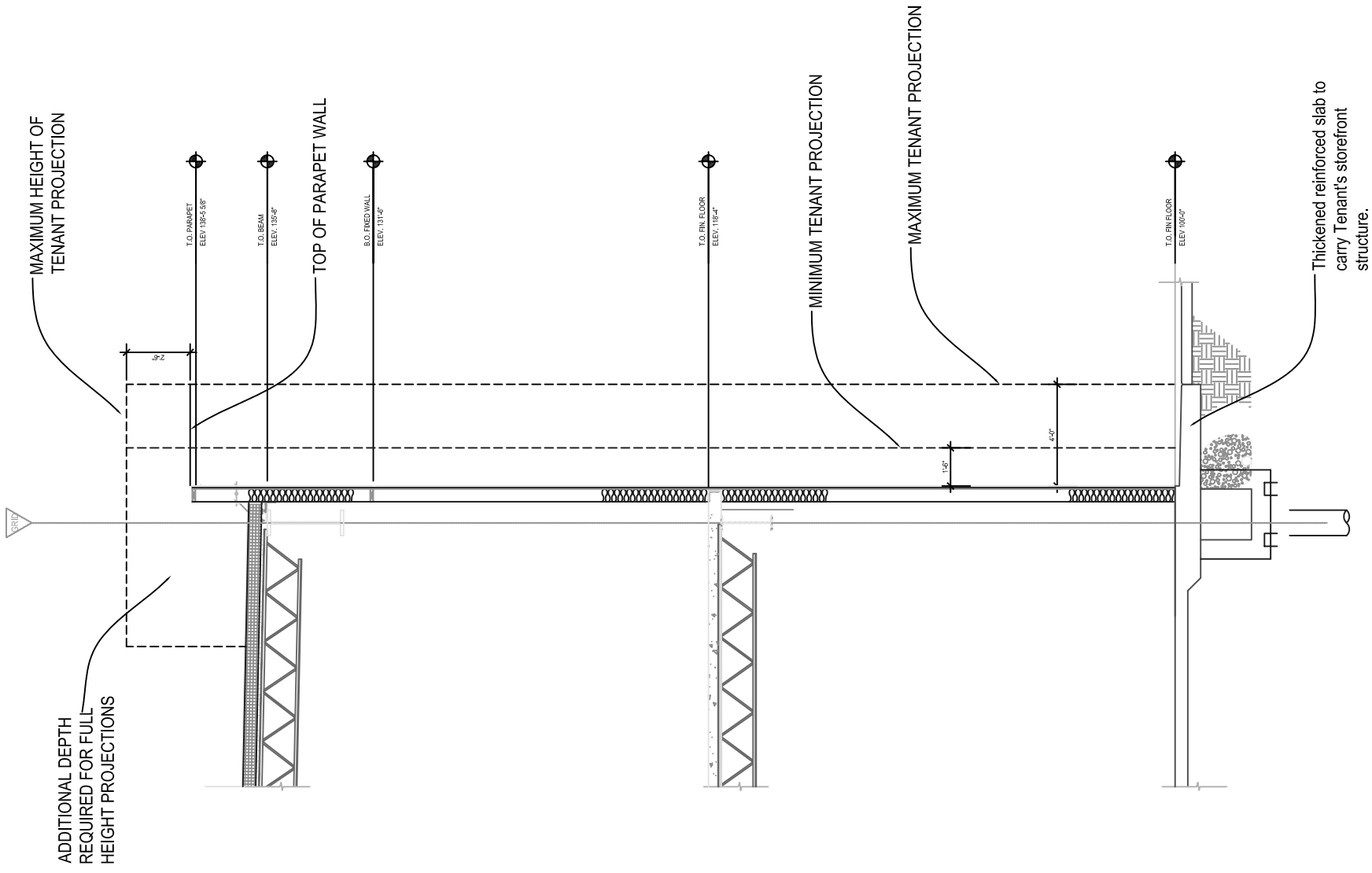
- Three dimensional articulations in both storefront plan and height are required for all exterior storefronts. There will be no exceptions to this requirement.
- The Landlord has provided a shell exterior and the Tenant storefront is required to utilize the entire leased area width and the full height of the two story building for the exterior storefront designs.
- The overall elevation of the building will be considered during the review process and modifications may be required if deemed necessary by the Tenant Coordinator.
- Use of the full two story space for display and graphics is encouraged.
- The maximum projection of Tenant storefronts is four feet (4'-0") from the face of the building. The minimum projection from the face of the building is one foot six inches (1'-6").
- The main mall entrance details must be maintained and respected as a main architectural feature of the building. No Tenant storefront will be permitted within a five foot (5'-0") vertical line from the furthest projection point of the Landlord entry detail.
- Pop-outs should include awnings, canopies and other projections.
- The maximum vertical projection is five feet (5'-0") above the Landlord's parapet wall. Storefronts that project above the parapet will be required to extend the depth back to maintain appropriate proportions. The depth will be determined on a case by case basis by the Tenant Coordinator. The tenant is

responsible for detailing the roof for proper connection and draining.

- There will be a two inch(2") neutral reveal between the tenants on the exterior. All Tenant storefronts shall end on a clean vertical line. The second tenant to build out shall install the neutral strip. The first tenant shall finish the return on their storefront to ensure that a finished edge is maintained should their pop-out extend beyond the second storefront.
- Where storefronts of varying height or depth connect, the higher or deeper storefront must provide a return finish.
- Entry areas must be recessed.
- Exterior storefront finishes must be of a high quality durable material appropriate for an exterior application.



INTERIOR SECTION
NTS



EXTERIOR SECTION

NTS