

TECHNICAL CRITERIA

FREEHOLD RACEWAY MALL



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FREEHOLD RACEWAY MALL

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REGULATIONS

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ELECTRICAL CRITERIA

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ELECTRICAL CRITERIA

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 box 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 rooftop 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

Landlord will provide the main power source for Tenant's connection. Power source will be 277/480v, 3 phase, 4 wire and will be available in the nearest Mall electric room. The Landlord will provide for each Tenant an open "window" in the "Westinghouse Pow-R- Way" buss duct system. 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.

Tenant is responsible for feeders to the Tenant space, installation of a dry type transformer, panels and complete distribution throughout the Tenant space.

Tenant may elect to install a General Electric 15-minute demand check meter in the mall electric room serving the premises. If Tenant chooses to install this meter the following criteria must be adhered to:

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Adhere to the following demand meter criteria:

1. Load survey should be made of entire space to include lighting, HVAC and miscellaneous electrical equipment.
2. Meter should be sized for mid-range reading at design load.
3. Meters over 200 amps will require current transformers and CT meters. CT ratio shall be selected such that CT secondary current is not less than .125 amps when the space is under minimum load conditions.
4. Always use current transformer meter with CT, not self-contained.
5. Be sure that CT is installed on all three legs of service being metered.
6. Take amp readings on each leg to verify accuracy of meter during normal operating hours.
7. Furnish Mall owner with the following information on meter prior to installation for approval by Mall owner:
 - Model number
 - Multiplier
 - Service type
 - Wiring diagram on installation
8. Meter should be tested by an independent testing agency and a certificate furnished to the Mall owner.
9. Furnish the Mall management with underwriters certificate upon completion of work.
10. Must use mall required electrical contractor for this meter installation. Ashtin Electric Frank Young 732-261-5772.

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 downlights may be used.
3. Exit, emergency and night lights must be provided throughout, as determined by governing codes.

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4. Fluorescent lighting in the sales area must be recessed and must use metal parabolic louver type lenses with a minimum of 9 cell configuration for a standard 2 x 2 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.
6. No track lighting is permitted within the Design Control Area (DCA), which is from the storefront point of closure to within 6'-0" of the premises.

Tenant is responsible for lighting system control, including connection to the Building Management system and connection to the Fire Alarm system (see General Information manual for Mall required contractors). 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..
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.
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 or 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. No trenching of any kind is permitted on the second floor. Specify core drilling only.

Fire Alarm System - Life Safety

1. Tenant must provide a complete fire alarm detection system within the Tenant space as an extension of the Landlord's building-wide addressable fire alarm system.
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.

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3. Tenant will contract directly with ORR Protection Services to provide a complete fire alarm system within the demised premises. ORR will provide the following:

- a. Equipment
- b. Shop Drawings
- c. AS-built record drawings
- d. Project management and supervision
- e. Electrical Installation
- f. All necessary permits and inspections
- g. System programming
- h. System start-up
- i. System troubleshoot
- j. System acceptance

Landlord required contractor:

ORR Fire protection

533 Plainfield Avenue

Berkeley Heights, NJ 07922

(513) 672-8500 Phone

Charlie Johnson

cjohnson@orrprotection.com

Fire Protection

The sprinkler grid and heads are existing. Any modifications made to the system as necessary for Tenant's design/floor plan must be performed by one of the Mall required contractors.

** At Freehold Raceway Mall the fee for a sprinkler draindown is \$300.

FLEXIBLE SPRINKLER HEAD EQUIPMENT IS NOT PERMITTED IN FREEHOLD

MECHANICAL CRITERIA

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MECHANICAL CRITERIA

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.

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. 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 (Interior Tenants only).

4. Exhaust system layout, including CFM and equipment specifications.
5. Structural details for support of all rooftop equipment and equipment suspended from the steel structure.

HVAC Design Criteria (Interior Tenants)

For interior Tenants, the HVAC system is a central variable air volume (VAV) system with an integral DDC control system that each Tenant will be required to connect in order to maintain the integrity of the system. The Tenant's HVAC system must be designed in accordance with the following criteria and the Tenant's Lease Agreement.

Roof Penetrations (Exterior Tenants)

For exterior Tenants, 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.

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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.

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.

The Tenant's air handling unit shall furnish ample supply air to the premises during occupied Center hours on a year round basis based on the following:

Heating load calculation: All spaces must be calculated to maintain the minimum space temperatures in sales and public spaces of 68° F and 50° F in non-public spaces.

Cooling load calculation: All spaces must be calculated to maintain the minimum space temperature of 73° F and a maximum relative humidity of 55% 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.

Vibration isolators are required to be installed on all HVAC equipment, whether on the roof or within the Tenant's space.

All condensate lines from HVAC units shall be copper and installed as follows:

- a. Drain lines shall be run at right angles to the nearest drain.
- b. Pipe supports shall be spaced no further than 6'-0" apart.

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.

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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.

Tenant Toilet Exhaust

Interior Tenant's shall furnish and install a ductless charcoal filtered exhaust fan which vents above the ceiling. There is no common exhaust at this Center. Exterior Tenants can exhaust directly through the roof of their demised premises.

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 rooftop units. Kitchen exhaust systems are subject to the following criteria:

1. 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.
2. All roofing must be performed by the Mall required roofer. (See General Information for Mall required roofer.)

Ductwork

Air conditioning ductwork must be galvanized sheet metal type constructed in accordance with SMACNA requirements for low-pressure ductwork. Duct velocities must not exceed 1600 fpm. A maximum of 8'-0" of flexible round duct may be used for run-outs to individual outlets. No other flex duct will be allowed. Round duct will be externally wrapped with 1" thick 1½ # density insulation.

The Tenant will furnish all distribution duct-work within the Tenant's demised space. Grilles or diffusers will be furnished and installed by the Tenant.

Building Variable Air Supply System

Interior Tenants will furnish and install Trane VPEF parallel fan-powered variable air volume (FPVAV) units and controls, as noted in EMS section below, that conform to the Landlord's variable air volume system. Heating must be with an electric coil integral to the VAV box (see schedule).

Tenants or their Mall approved contractor will deal directly with Trane for purchase and installation of each VPEF unit.

The Tenant's engineer will determine the size and number of VAV units. Note: The Mall is capable of providing each Tenant with a maximum of one (1) cfm/per square foot for cooling. The conditioned supply air temperature will be between 55° F and 60° F at 55% + 10% relative humidity. The static pressure available at the Owner's supply duct will be 0.65" TSP, minimum.

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If reusing existing HVAC unit(s), the equipment must be serviced and recharged to meet original manufacturer specifications; proof of which must be provided to Mall Management prior to store opening for business.

For VAV box engineering information, submittal data and ordering information, contact:

THE TRANE COMPANY
P: (973) 887-8800

TRANE SUBMITTAL DATA

VPEE SIZE	MAX CFM	P"	NC	FAN CFM	FAN SP	HTG KW	HTG STAGE	HTG FLS	AIR T	FAN HP
0607	600	.47	32	420	low	2.0	1	2.4	15.0	1/8
1107	1100	.25	30	525	med	3.5	1	4.2	21	1/8
1711	1700	.38	37	725	low	4.5	1	5.3	19.3	1/3
2415	2400	.27	33	950	low	5.5	1	6.6	18.2	1/3
3220	3200	.30	33	1420	med	7.5	1	9.1	16.6	1/2

Each FPVAV unit includes the following:

- a. 480/60/3 door interlocking disconnect switch
- b. Main power fusing
- c. Transformer for 24 volt control switch
- d. Throwaway filter
- e. Motor starter
- f. Reheat contacts
- g. Flow ring

The Tenant’s HVAC design will be reviewed by the Landlord for conformance to the main ductwork design. Drawings will be submitted to the Landlord by the Tenant and made a part of the final review process. The Mall ductwork shop drawings are available from the Landlord’s Tenant Coordinator indicating duct locations within the Tenant’s demised premises. The Tenant’s Engineer is responsible for locating the existing supply and return taps. If the existing taps are to be abandoned, they must be capped and sealed airtight. During construction, all supply and return air taps must be capped. No conditioned air will be supplied to the space until the VAV box is installed and under EMS control.

ENERGY MANAGEMENT SYSTEM (Interior Tenants only):

- I. The building EMS system is a Niagara Based Tridium system. Each control package must include the following:
 - A. All control hardware as noted below
 - B. Wiring diagrams and sequence of operations
- II. Specifications for the compatibility of VAV controls with the Macerich Tridium Network
 - General
 - A. VAV controls will be upgraded to meet the enclosed specifications during the following conditions:
 - 1. All tenant fit-outs
 - 2. All tenant renovations
 - 3. New VAV installations
 - 4. Existing controller failure

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B. Controls shall be supplied and installed by the Mall's Authorized Digital Controls Vendor – Contact: Automated Building Controls - Darrel Golden - 732-918-8958.

C. VAV installation shall include (but not be limited to) the following:

1. Mounting and wiring of all control devices
 - a. VAV Controller
 - b. Space Sensor
 - c. Transformer
 - d. Supply air temperature sensor
 - e. Pressure sensor and tubing
 - f. BUSS wire
 - g. Contractor shall run a communication BUSS wire (See wiring specification for detailed parameters) from the VAV controller to the nearest JACE panel or BACnet BUSS junction.
2. All low volt control wiring
3. Integration into Macerich Tridium Network system including the following points
 - a. Space Temperature
 - b. Supply Air Temperature
 - c. CFM
 - d. Damper Position
 - e. Reheat Stages
 - f. Setpoints
4. Start-up, program, and commission controls including:
 - a. Damper operation
 - b. Reheat operation (If applicable)
 - c. CFM accuracy
 - d. Sensor accuracy

5. Contractor shall inspect pressure pick-up and replace as necessary

6. All work shall be warranted for one year after Macerich acceptance

Technical Specification

- A. VAV controller shall be a Honeywell PVB Series Spyder BACnet VAV controller.
1. Rated Voltage: 20–30 Vac; 50/60 Hz
 2. Power Consumption:
 - a. 100 VA for controller and all connected loads (including the actuator on model PVB6463AS)
 - b. Controller Only Load: 5 VA maximum; models PUB6438S and PVB6438NS.
 - c. Controller and Actuator Load: 9 VA maximum; model PVB6436AS
 - d. External Sensors Power Output: 20 Vdc $\pm 10\%$ @ 75 mA maximum
 3. VAV Operating & Storage Temperature Ambient Rating (models PVB6436AS and PVB6438NS): Minimum 32 F (0 C); Maximum 122 F (50 C)
 4. Relative Humidity: 5% to 95% non-condensing
 5. LED: Provides status for normal operation, controller download process, alarms, manual mode, and error conditions
 6. Real Time Clock Operating Range: 24 hour, 365 day, multi-year calendar including day of week and configuration for automatic daylight savings time adjustment to occur at 2:00 a.m. local time on configured start and stop dates
 7. Power Failure Backup: 24 hours at 32 F to 122 F (0 C to 50 C)
 8. Accuracy: ± 1 minute per month at 77 F (25 C)

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9. Digital Input (DI) Circuits
 - a. Voltage Rating: 0 to 30 Vdc open circuit
 - b. Input Type: Dry contact to detect open and closed circuit
 - c. Operating Range: Open circuit = False; Closed circuit = True
 - d. Resistance: Open circuit > 3,000 Ohms; Closed circuit < 500 Ohms
10. Digital Triac Output (DO) Circuits
 - a. Voltage Rating: 20 to 30 Vac @ 50/60Hz
 - b. Current Rating: 25 mA to 500 mA continuous, and
 - c. 800 mA (AC rms) for 60 milliseconds
- B. Velocity Pressure Sensor shall be a Honeywell PVB Series(models PVLB6436AS and PVB6438NS only)
 1. Operating Range: 0 to 1.5 in. H₂O (0 to 374 Pa)
 2. Accuracy: ±2% of full scale at 32 F to 122 F (0 to 50 C); ±1% of full scale at null pressure
- C. Actuator shall be Honeywell PVB6436AS
 1. Rotation Stroke: 95° ± 3° for CW or CCW opening dampers
 2. Torque Rating: 44 lb-in. (5 Nm)
 3. Run Time for 90° rotation: 90 seconds at 60 Hz
 4. Operating Temperature: -4 F to 140 F (-20 to 60 C)
- D. Space sensor shall be the Honeywell TR Series (TR70, TR71, TR75)
 1. Compatibility: Full feature set, including scheduling and password protection requires the latest Spyder firmware (field upgradeable with Spyder Flash Tool), Spyder Tool version greater than 5.18, and WEBs-AX Workbench version 3.4.57 or greater.
 2. Construction: Two-piece construction, cover and internally wired sub-base. Field wiring, 18 to 24 AWG (0.82 to 0.20 sq. mm), connects to a terminal block in the subbase.
 3. Mounting Options: The LCD wall modules can be mounted on a standard two by four inch junction box or on a 60 mm diameter junction box. The modules may be mounted up to 200 ft. (61 m) from the programmable controller. Twisted pair wiring is recommended for distances longer than 100 ft. (30.5 m).
 4. Environmental Ratings: Operating Temperature: 30°F to 110°F (-1°C to 43°C) Shipping Temperature: -40°F to 150°F (-40°C to 65.5°C) Relative Humidity: 5% to 95% non-condensing
 5. Temperature Setpoint Range: Default range is 55°F to 85°F (10°C to 35°C); configurable for other ranges. Temperature Sensor Accuracy: ±0.36°F at 77°F (±0.2°C at 25°C)
 6. Power: 18 Vdc power is supplied to the wall module from the 2-wire S-BUS connection to the programmable controller.
- E. BUSS wire shall be UL Level 4, 22 AWG (0.65 mm) twisted pair.

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- III. Tenant specific programming of the EMS utilizing the Mall criteria
- IV. Electrical Contractor is to provide power to Trane FPVAV box and reheats. Motor starter, reheat contactors, flow ring to be provided by Trane.
- V. In the event the Tenant reuses an existing FPVAV box, it is mandatory that Automated Building Controls be employed to
 - A. Replace VAV controls (as noted above)
 - B. Modify Tenant specific programming

Air Balance

Each Tenant system must be air balanced by a certified air balance contractor. The contractor must contact the Mall maintenance supervisor prior to and upon completion of the air balance. The air balance report will be submitted with the as-built drawings for final closeout. Once installed, access to the fan-powered VAV units is vital. Engineers must note appropriate access doors or lift out panels at every fan-powered VAV unit location. There may not be any obstructions to the fan-powered VAV unit. Tenants are encouraged to pre-order their fan-powered unit(s) and controls from Trane. There will be a six-week minimum lead-time required on all units.

Closeout Requirements

Tenant must submit as-built drawings and certified air balance reports at construction closeout showing the exact location of all equipment and ductwork.

Tenant must contract for, at the commencement of the Term and maintain throughout the entire Term of the Lease, at its cost and expense, a Maintenance Contract covering the portion of the heating and air conditioning systems serving the Demised Premises with a service company approved by the Landlord. The maintenance contract must be provided to the Mall Manager prior to the store opening.

Tenant is required to properly abandon old and unused rooftop equipment (HVAC units, exhaust fans, etc.) by full removal, including curb removal, with an appropriate metal deck and roof material patch. Mall personnel will inspect to insure compliance.

All final Punchlist items must be completed prior to construction closeout and prior to the return of the construction deposit.

PLUMBING CRITERIA

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PLUMBING CRITERIA

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 cleanouts as required by code and Landlord's requirements and these shall terminate flush with the finished floor or wall. No cleanouts are permitted above the ceiling.

PLUMBING CRITERIA

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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.

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.

All new Food Court Tenants or Tenants going under a remodel must remove or replace all underground plumbing. Any unused plumbing or plumbing fixtures may NOT be left abandoned in the floor.

Tenants must submit calculations to the Landlord which show the size selection or basis of capacity of all equipment and piping.

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 extend up through the roof and must comply with all local codes.

STRUCTURAL CRITERIA

FREEHOLD RACEWAY MALL

STRUCTURAL CRITERIA

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

1. 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.
2. Fixtures and equipment may not be attached to or supported from the floor or roof deck.
3. Structural drawings are required for all items that require support from the steel structure or for all rooftop equipment weighing 300 lbs or more.

4. Joist reinforcing is required for rooftop equipment as well as steel support for all roof openings.
5. 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.