



MACERICH®

The Oaks Expansion

350 West Hillscrest Dr | Thousand Oaks, CA 91360



Tenant **Design** Criteria

Updated: March 2008

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The Oaks Expansion

350 West Hillcrest Dr | Thousand Oaks, CA 91360

MISSION STATEMENT

It is our mission at Macerich to distinguish ourselves through superior performance in retail development and continuous improvement of our portfolio to meet the changing needs of our customers and the retailers we serve. Our commitment to you is to furnish a well designed, maintained and marketed retail environment capable of maximizing traffic and sales. Macerich will become your partner in upgrading the quality of retailing through better Tenants.

We are pleased to become partners with retailers striving for these same goals and are ready to meet your needs, facilitate communication and share our expertise with you to complete your store on schedule.

Welcome to The Oaks. We wish you great success with the completion of your store and we look forward to a mutually beneficial relationship.

DESIGN INTENT

The Oaks is a two level center located in the heart of Thousand Oaks and is one of the premiere shopping centers in Ventura County. Major anchor tenants include Macy's, Macy's Men's & Home and JCPenney, as well as a new Nordstrom. The already successful center will also be expanding the existing center with new and exciting new outdoor retail shops, full service restaurants, food court and a new Mann theater complex. The Old World feeling of the common areas of the center will contribute to the overall ambiance of the project through a combination of articulation and refined detail utilizing richly textured materials and finishes.

The retail environment is primarily influenced by two factors: overall setting (Mall common areas); and individual components (Tenant storefronts). Both affect the perception of The Oaks as a prime retail establishment.

Design Intent (Continued):

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.

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. 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 these 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.

Welcome to The Oaks Expansion!

The Macerich Team



The Oaks Expansion

350 West Hillscres Dr | Thousand Oaks, CA 91360



The Oaks - Ariel View

The Oaks

Address:

350 West Hillscres Dr.
Thousand Oaks, CA 91360
(805) 495-4628 Phone
(805) 495-9656 Fax

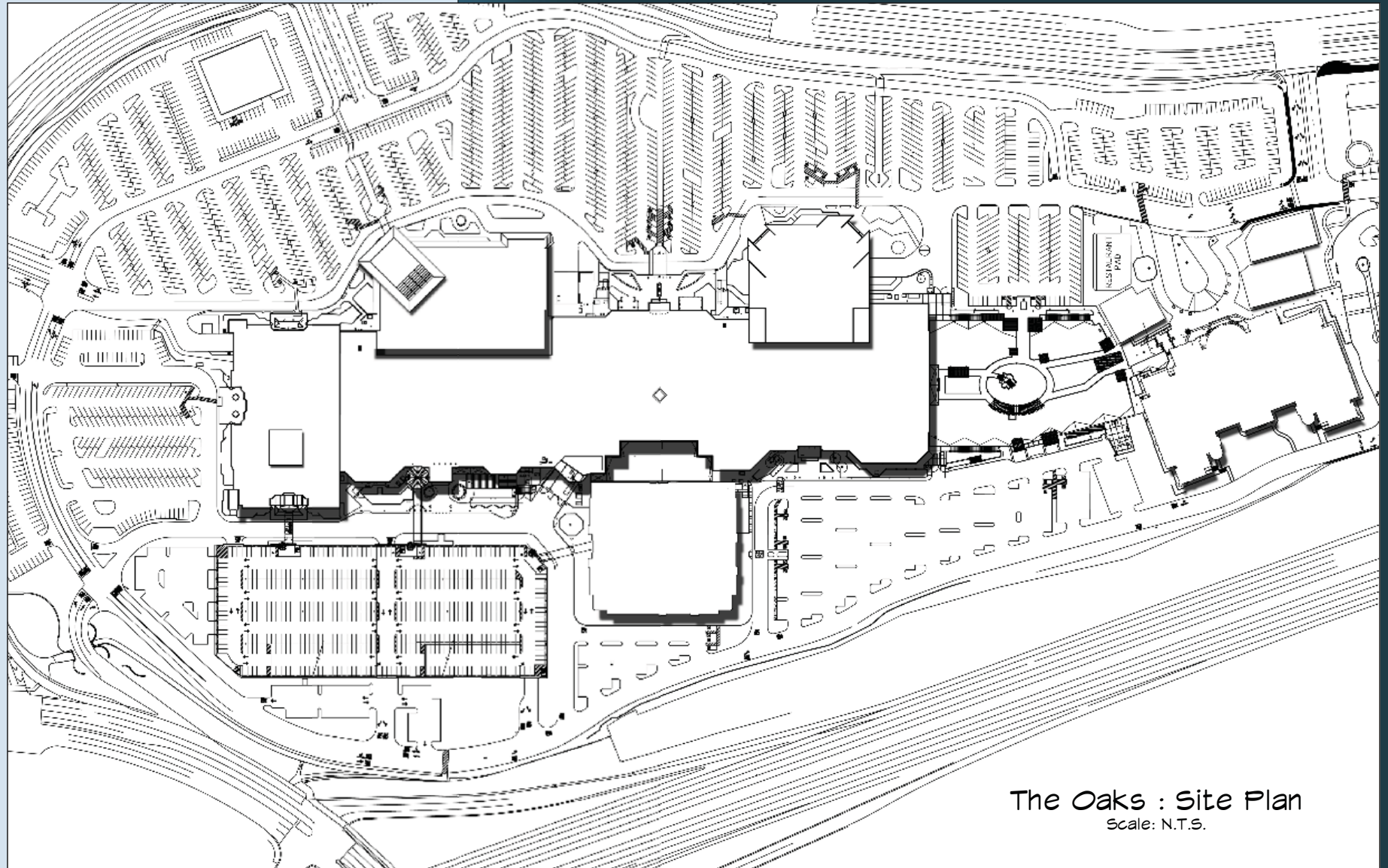
Mall Hours:

Monday - Friday: 10:00 AM to 9:00 PM
Saturday: 10:00 AM to 8:00 PM
Sunday: 11:00AM to 7:00 PM

PLEASE VISIT WWW.MACERICH.COM TO VIEW PLAN SUBMITTAL & APPROVAL PROCEDURES, CONTRACTOR'S RULES & REGULATIONS AND SITE LINE PLAN (REQUIRED TO BE PART OF TENANT'S CITY SUBMITTAL BY THE CITY OF THOUSAND OAKS).

The Oaks Expansion

350 West Hillcrest Dr | Thousand Oaks, CA 91360



The Oaks : Site Plan
Scale: N.T.S.

Renderings
(Lower Level)



Renderings
(Upper Level)



Contact Directory:

Landlord/Owner:

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

Property Contact:

Julia Ladd, Sr. Property Manager
John Corkery, Operations Manager
The Oaks
222 West Hillcrest Dr.
Thousand Oaks, CA 91360
(805) 495-4628-Phone
(805) 495-9656-Fax

Tenant Coordinator:

Steve Ouimet
Macerich
401 Wilshire Blvd., #700
Santa Monica, CA 90401
(310) 394-6000-Phone
(310) 434-9810-Fax

Tenant Coordinator:

Andy Greenwood
Macerich
11411 N. Tatum Blvd.
Phoenix, AZ 85028
(602) 953-6547-Phone
(602) 953-6449-Fax

Contact Directory (Continued:)

Leasing Agent:

Andy Cook
Santa Monica Place
395 Santa Monica Place
Santa Monica, CA 90401
(310) 394-5451 Phone

Health Department:

Environmental Health Condition
County Government Center
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2813-Phone

Building and Safety:

City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362
(805) 449-2100-Phone
(805) 449-2500-Building Permits

Fire Department:

Ventura County Fire Department
165 Durley Ave.
Camarillo, CA 93010
(805) 389-9710-Phone

Business Licensing:

City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362
(805) 449-2100-Phone

Contact Directory (Continued:)

Local Utility Agencies:

ELECTRIC / GAS:

Southern California Edison
P.O. Box 600
Rosemead, CA 91771
(626) 302-1212-Phone

WATER:

California American Water Co.
2439 W. Hillcrest Dr.
Newbury Park, CA 91320
(805) 498-6770-Phone

SEWAGE:

City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362
(805) 449-2100-Phone

TELEPHONE:

Verizon Communications
(800) 483-5000-Phone

PLAN EXPEDITOR:

Valerie Clay
(805) 584-8804 x27-Phone
val@expeditingservicesinc.com

Mall Expansion Required Contractors:

It is the Tenant/Tenant's Architect/Tenant Contractor responsibility to contract directly with Landlord required vendors (as listed below) at the Tenant's sole expense.

Electrician: (For Final Connections)

Sage
(718) 370-3000-Phone
(718) 370-0373-Fax

Roofing:

- *Roofing for the Expansion & Nordstroms Infill Area's:*
Anning-Johnson
Rafael Rodriguez
(626) 369-7131-Phone
rrodriqu@ansonindustries.com

Waterproofing:

DRI Commercial
Chris Mcgeady
(818) 301.5513 -Phone
cmgeady@dricompanies.com

(Contact Directory Continued:)

Fire Sprinklers:

Conejo Fire Protection
Jack Ford
(805) 583-1777-Phone
jackcfg@attglobal.net

Elite Fire Protection
Eric Neumann
(805) 390-0325-Phone
enelitefire@aol.com

Viking Fire Sprinkler
Gene Janecko
1011 E. Lacy Ave.
Anaheim, CA 92805
(714) 778-6070 -Phone

Electrical Termination:

Berg Electric
Steve Parks
(818) 991-8600
sparks@bergelectric.com

Lath/ Plaster:

Berger Brothers
Ryan Christian
(626) 334-2699
ryan@bergerbro.com

(Contact Directory Continued:)

SLAB X-RAY:

GE Inspection Services

Ultra Sonic Devices
(310) 635-2700-Phone

Structural Plan Reviewer

TMAD Taylor & Gaines:
Saurin Chakrabarti
Stan Rapp
280 N. Westlake Blvd., Suite 210
Thousand Oaks, CA 91362
(805) 418-9929-Phone

Barricades:

Service Management Systems, Inc.
350 West Hillcrest Drive
Thousand Oaks, CA. 91360
Michael Ladd
(805) 391-1340

The Oaks Expansion

350 West Hillscres Dr | Thousand Oaks, CA 91360

Engineers Of Record:

Architect: *(Base Building)*

Omniplan
1845 Woodall Rodgers Freeway
Suite 1500
Dallas, TX 75201
(214) 826-7080-Phone

Structural Engineer:

Englekirk Partners
2116 Arlington Ave.
Los Angeles, CA 90018
(323) 733-6676-Phone

Mechanical / Plumbing Engineer:

The Sullivan Partnership, Inc.
529 Hahn Ave., Suite 201
Glendale, CA 91203
(818) 240-6873-Phone

Electrical Engineer:

Nikolakopoulos and Associates
2780 Skypark Dr., Suite 280
Torrance, CA 90505
(310) 530-7277-Phone

Lighting Engineer:

Candela Lighting Design
720 Olive Way, Suite 1400
Seattle, WA 98101
(206) 667-0511-Phone



The Oaks Expansion
Thousand Oaks, CA

Code Summary:

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.

Currently adopted edition of the Uniform Building Code as amended and adopted by the County of Los Angeles.

Covered mall building. Existing mall area 574,587 sq. ft. of covered mall. New addition outdoor mall area 163,077 sq. ft. of outdoor mall.

Occupancy Type:

- Mall area - group M
- Food Court - group A-2.1

Construction Type:

Type II-N

Per CBC section 404.2, two story mall may be any construction type with unlimited area when the mall, attached parking garages and anchor stores are adjoined by public ways, street or yards not less than 60 feet in width along the exterior walls.

Automatic sprinkler system provided throughout.

Code Summary (continued):

2001 California Building Code (CBC)
 2001 California Fire Code (CFC)
 2001 Mechanical Code (CMC)
 2002 NEC
 Accessibility - Title 24, Chapter II CBC
 NFPA 72 National Fire Code 1999 Edition

Code Summary (continued):

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.

NOTE: Tenant's drawings will be required to have a Macerich Stamp of Approval on all drawings prior to submitting plans for City Approvals.



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

HAZARDOUS MATERIALS

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

LEASE LINE

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

- A. Between Tenants: center line of demising wall.
- B. At exterior wall: to outside face of exterior wall.
- C. At corridor(s), stairwells, etc.: to corridor or stairwell side of wall.
- D. At service or equipment rooms: to service or equipment room side of wall.
- E. Neutral pier(s) are NOT subtracted from floor area.
- F. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the premises shall be subject to a re-measure 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 “Popout” 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.



Glossary (continued):

NEUTRAL PIERS / NEUTRAL STRIP

A uniform frame separating the Tenants' 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.

TENANT COORDINATOR

The Landlord's representative for Tenant design/construction coordination.



Condition of Premises:

Upon the Delivery Date, Tenant shall accept delivery of the Premises in an “As Is” condition and “With All Faults” and Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant’s occupancy except to the extent otherwise expressly stated in the Lease Documents. Tenant hereby represents each of the following:

1. Tenant or its authorized representative has inspected the Premises and has made all inquiries, tests and studies that it deems necessary in connection with its leasing of the Premises,
2. Tenant is relying solely on Tenant’s own inspection, inquiries, tests and studies conducted in connection with, and Tenant’s own judgment with respect to, the condition of the Premises and Tenant’s leasing thereof.
3. Tenant is leasing the Premises without any representations or warranties, express, implied or statutory by Landlord, or 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:

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:

"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:

- A. Engaging the services of a licensed architect ("Tenant's Architect") to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.
- B. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
- C. Fees for plan review by Landlord and local governmental authorities.
- D. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord's reasonable standards of appearance, materials, specifications, design criteria, and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

Landlord's Work Defined:

General

Landlord's Work Defined. "Landlord's Work" means the work, if any, which Landlord is expressly obligated to undertake in accordance with the Lease.

Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy.

Center

New construction for expansion - The space between the sales area ceiling and the structural frame of the building shall generally allow for Tenant's installation of recessed lighting fixtures, duct work and the automatic fire protection system. A clearance of twelve (12'-0") between the floor slab and the Tenant's proposed finished ceiling is generally available. Certain Landlord utilities shall share the ceiling space within the Tenant's premises. Tenant shall or cause their representative to field verify all proposed ceiling heights for clearance.

1. 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. .



Barricade Requirements:

During construction of the Tenant space, it shall be the Tenant's responsibility to hire the Landlord's designated vendor to provide and install a construction barricade no further than 3'-6" from Tenant's Lease line at the Tenant's sole cost and expense. The barricade must meet the following specifications:

- Metal studs
- 5/8" Densglass finished with 2 coats of drywall mud at all joints and screws. Joint compound must be sanded between applications.
- 1 coat of paint primer
- 2 coats of paint (color selected by Landlord)
- (1) 3070 door centered on the lease space with trim to swing in to Tenant space.
- Tenant to install graphics per Landlord's Barricade Graphics Criteria at Tenant's sole cost and expense

In the event the Landlord has constructed a barricade in the space already, then the Tenant shall be responsible to reimburse the Landlord for such costs prior to starting construction in the space. It is the Tenant's responsibility to modify the barricade (if constructed by the Landlord) to meet their construction needs at the Tenant's sole cost and expense. At no time can a Tenant's barricade prohibit or restrain the Landlord from completing its work. The demolition and disposal of the barricade materials is to be completed by the Tenant

Barricade Requirements *(continued)*:

Tenant's GC is required to identify the name of the company, name of the superintendent and a 24-hour contact phone number stenciled on the exterior surface of the barricade using 4" tall block letters / numbers. The information is to be placed at a location determined by Landlord's representative. Banners or other corporate information is not allowed.