

Metrocenter

TENANT CRITERIA HANDBOOK

Design and Technical Information for Tenant Improvements

With the WESTCOR PARTNERS as Managing Agent

Updated April 2005

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Phoenix, AZ 85028
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Fax: 602-953-6449

LEASING AGENT

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TENANT COORDINATOR

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PROJECT ARCHITECT

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STRUCTURAL ENGINEER

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7000 E. Camelback Road
Suite 220
Scottsdale, AZ 85251
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ELECTRICAL ENGINEER

Lowry Sorenson-Wilcoxson, Inc.
2333 W. Northern Avenue
Phoenix, AZ 85021
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Fax: 602-336-3276

MECHANICAL ENGINEER

Bridgers & Paxton, Inc.
3519 E. Shea Boulevard
Suite 133
Phoenix, AZ 85028
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Fax: 602-996-3267

Project Directory - continued

FIRE PROTECTION ENGINEER

Grainger Consulting
86 W. University, #100A
Mesa, AZ 85201
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Fax: 602-833-2941

PUBLIC AGENCIES

CITY OF PHOENIX

Commercial Plan Review
Tel: 602-262-7131

Commercial Remodel Plan Review

Tel: 602-262-7131

Fire Department

Tel: 602-262-6771

Building / Structural Inspections

Tel: 602-262-7811

Plumbing / Mechanical Inspections

Tel: 602-262-6561

Electrical Inspections

Tel: 602-262-6732

UTILITIES

POWER

Tel: 602-371-7171
Fax: 602-944-8208

WATER

Tel: 602-262-6509
Fax: 602-495-5670

GAS

Tel: 602-395-4156
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TELEPHONE

Qwest

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Fax: 602-630-6414

II. PREFACE

PREFACE

Located in northwest Phoenix, Metrocenter is one of Arizona's largest shopping centers. This exciting, unique retail center draws a large cross-section of shoppers from the Phoenix metropolitan area and beyond. Metrocenter's nearly 1,352,000 square feet includes four department stores: Dillard's, Robinsons-May, J.C. Penney and Sears, as well as restaurants, a food court and theaters. The carefully selected tenant mix provides year round, one stop shopping convenience.

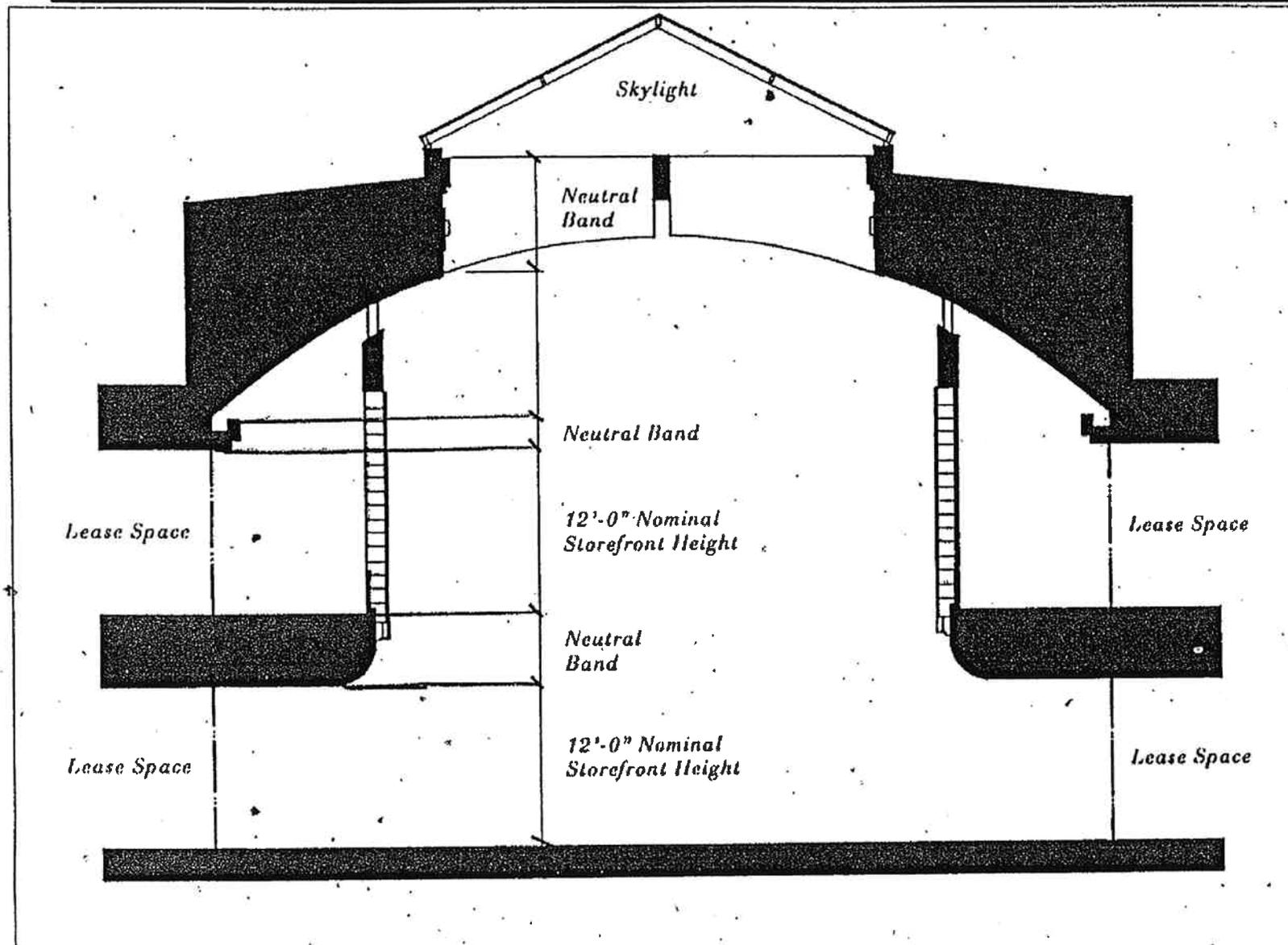
Originally built in 1973, Metrocenter was Phoenix's first super center. In keeping with a commitment to excellence, the center underwent a complete renovation in 1994, creating a modern, updated shopping environment. The theme and color palette is borrowed from Native American and Southwest design influences. Dramatic new interiors are highlighted by natural stone floors, stone clad elevator, escalator and stair features, new lighting system, stair railings, alabaster and metal light fixtures, indigenous interior landscaping and furnishings, and new graphics. Metrocenter has also improved facilities for the physically disabled consistent with its effort to meet the needs of all consumers.

The central court is a dramatic two story vaulted space with bright natural light from new skylights. By night, a soft, twilight effect is produced by indirect cove lighting and luminaries at each end resembling twin moons over the desert floor.

At one end of the center court and intersecting the cross malls is a kinetic water feature. From a base of smooth black river rock and flamed granite, slender plumes of water spout high into the circular skylight above. This lively fountain is programmed to erupt from multiple outlets at random intervals providing a refreshing pause and delighting shoppers.

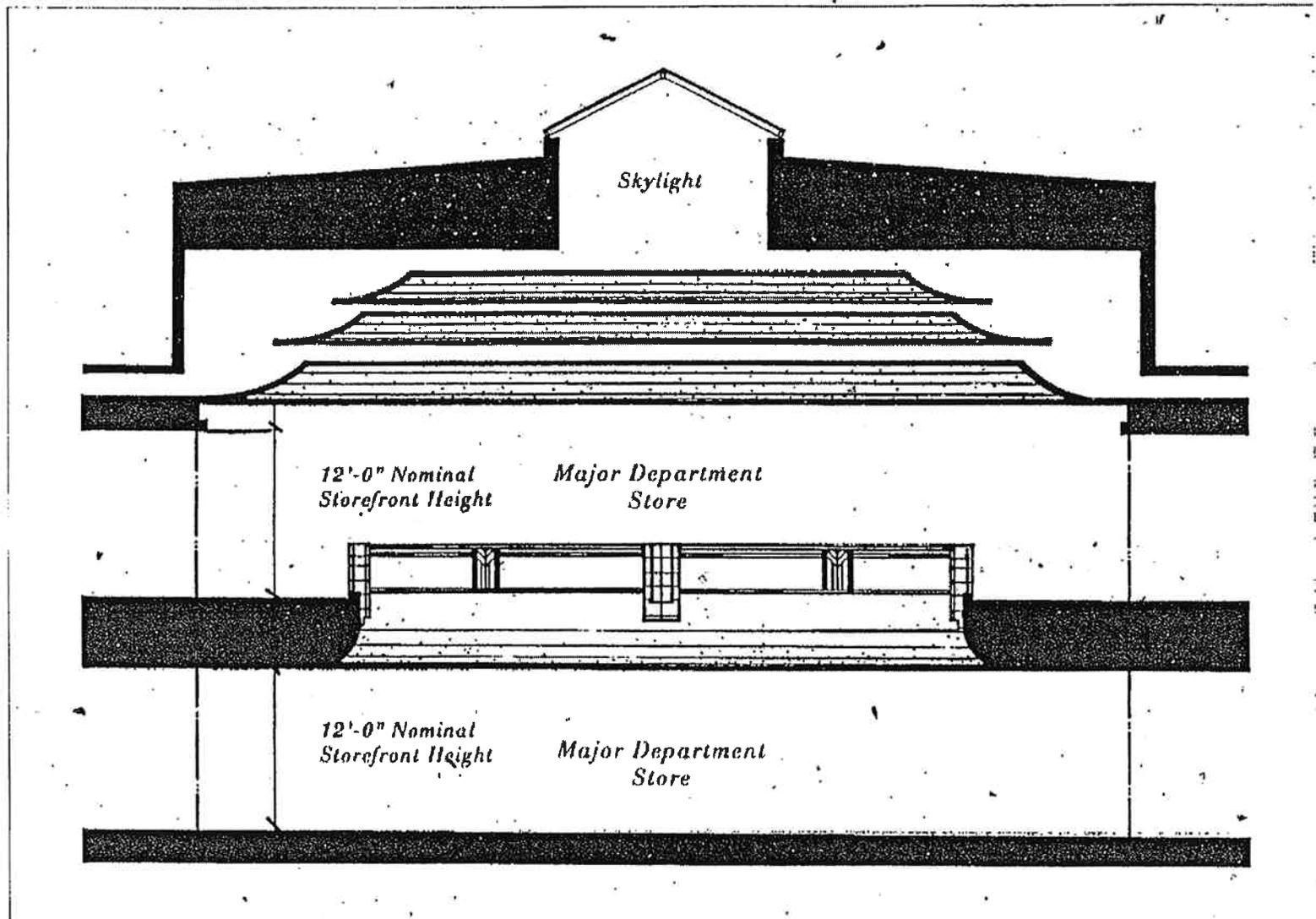
Metrocenter projects a warm, high-quality appearance with attention to detail. The understated character is intended to provide a backdrop for tenant storefronts. Tenants are given ample opportunity for creative expression in their storefronts through the design guidelines of these criteria. Store designs are encouraged to be varied through projected fronts and creative use of signs, graphics and materials.

IV. MALL SECTIONS



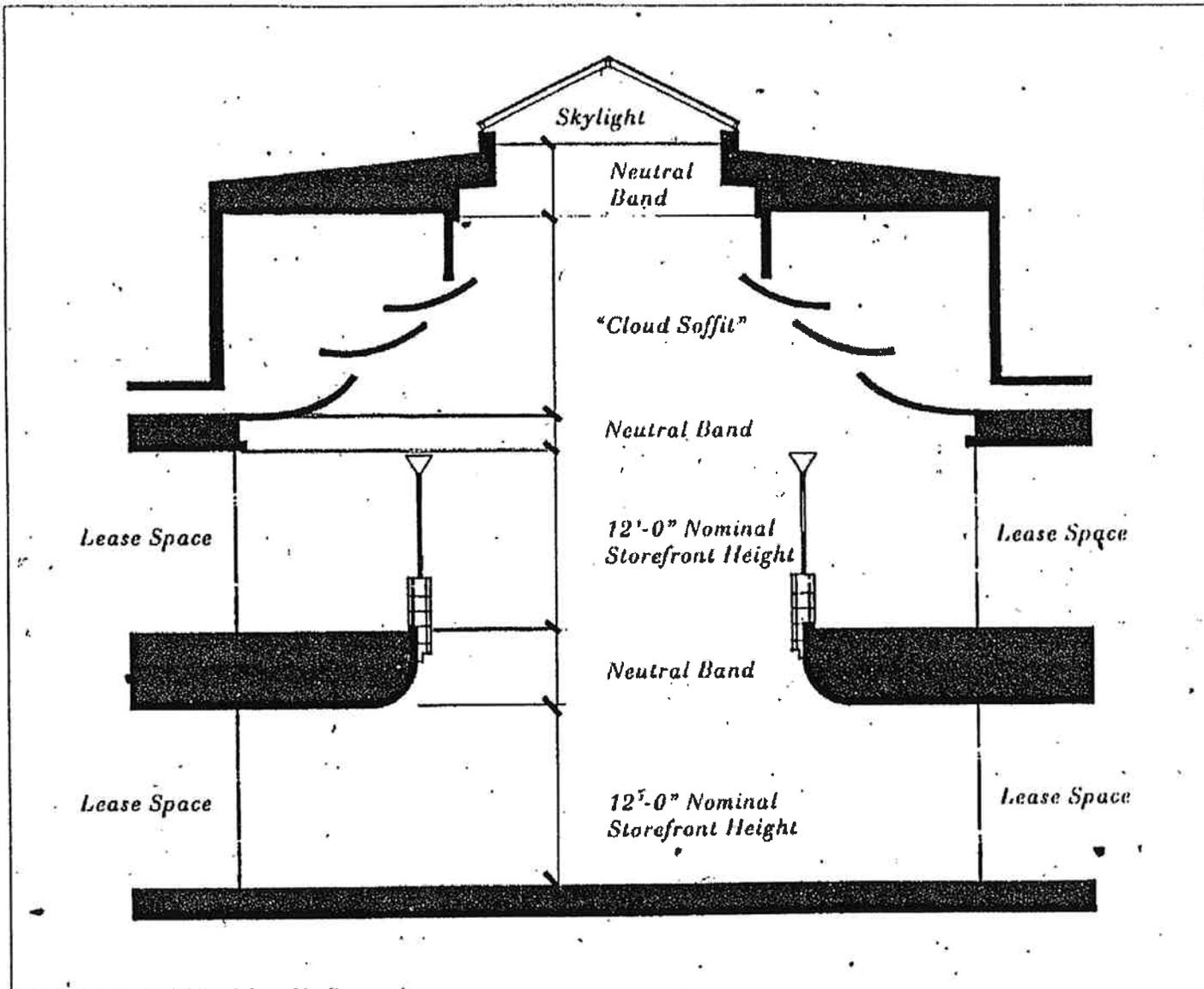
TYPICAL CENTER MALL SECTION

Mall Sections - continued



TYPICAL COURT SECTION

Mall Sections - continued



TYPICAL NORTH/SOUTH MALL SECTION