



Mission Statement

Situated immediately off of the 405 Freeway and within minutes of LAX, Culver City is positioned as THE only upper moderate super regional shopping center in all of West LA, covering some 1.4 million residents. Within a two minute drive lies the booming "Silicon Beach" with hundreds of top tier software, internet and studio-related businesses and startups. Together, these elements create for Culver a singular opportunity among all of Westfield's centers to enjoy a unique tenant mix of first to market tech-related stores and travel-centric services and stores. While shoring up its market position within West LA, Culver City will lead the way in creating the next gen of experiential retail.

Design Guidelines -

- **Storefront Height** –Varies from 9'-6" to 21'-8" depending on the zone (inline only)
- **Glass Height** – 11'-0" Minimum, depending on the zone
- **Glass Door Height** - Exact height (10') depending on the zone
- **Design Control Zone** – Entire sales area to be hard lid, hard surface flooring, concealed track lighting
- **Transparency Percentage** - Exact number (80% glass, 20% opaque). However, higher storefront may have more opaque area due to construction requirement and deck height.
- **Signage Height** - Exact height or range (12"-18" signage, face-lighted no trimcap, reverse channel halo or illuminated push through letters)
- **Blade Signage** – not permitted in main concourse – ancillary wings only.
- **Window Signage** - 2" frosted 3M film applied to inside face of window.
- **Bulkhead Conditions** – Tenant to demolish or clad over with tenant finishes as required to achieve zone height.
- **Neutral Pier Conditions** – 3/4" black reveal

MEP Criteria

- **Mechanical system** – 1st level split systems. 2nd level RTUs by tenant. Outside air from mall.
- **Electrical conditions** – 277/480
- **Smoke Evac** - None

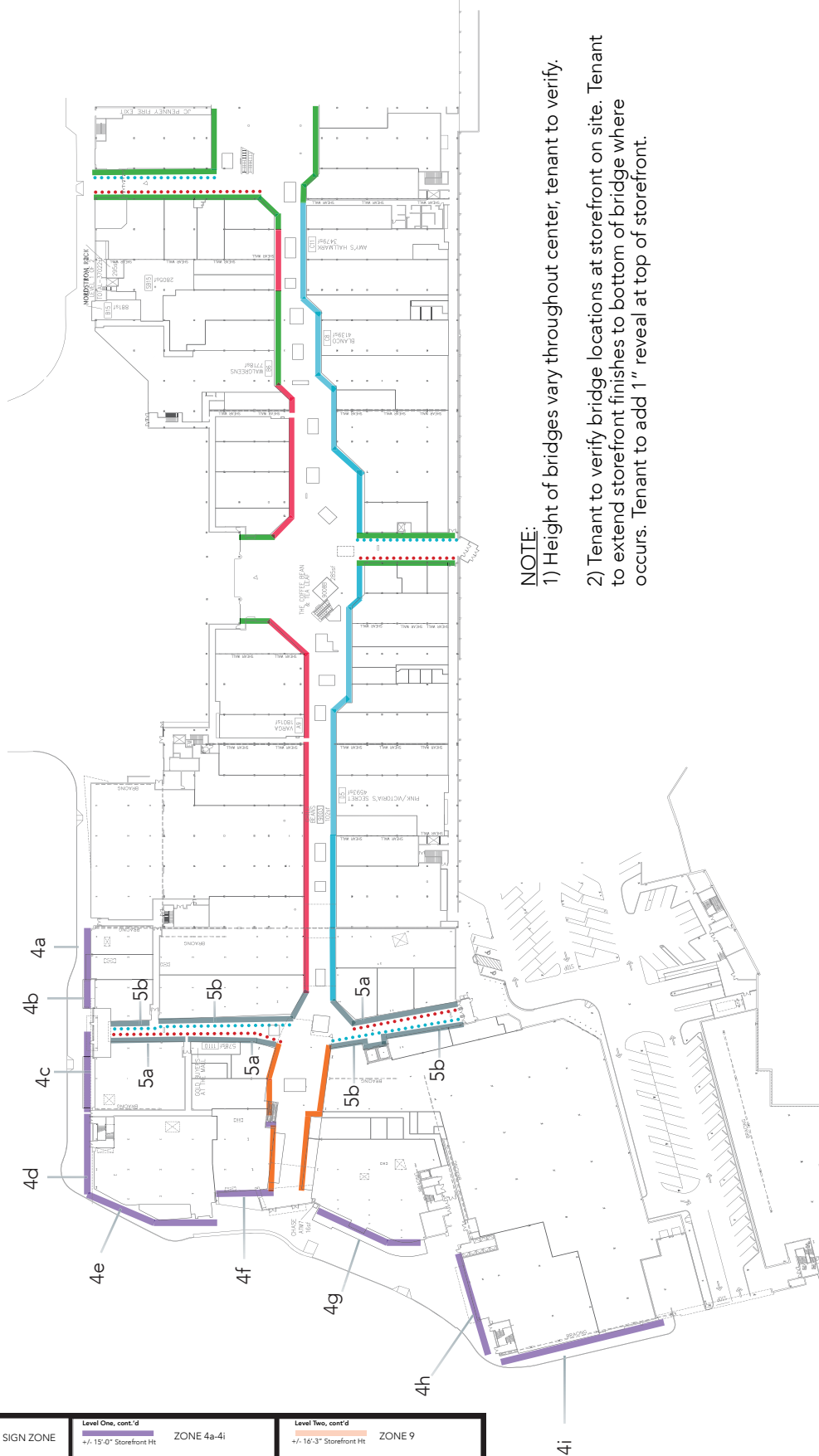
Permit Process

- **Standard length of process** – 4-6 Weeks
- **Need Landlord approved drawings to submit?** – Yes.
- **Precon is required** – Tenant GC to set up meeting with Facilities Manager prior to start.
- **GC required for permit issuance.**
- **Non-Union**
- **Required vendors** - Fire Alarm, Fire Sprinkler, and Roofing

Additional Notes

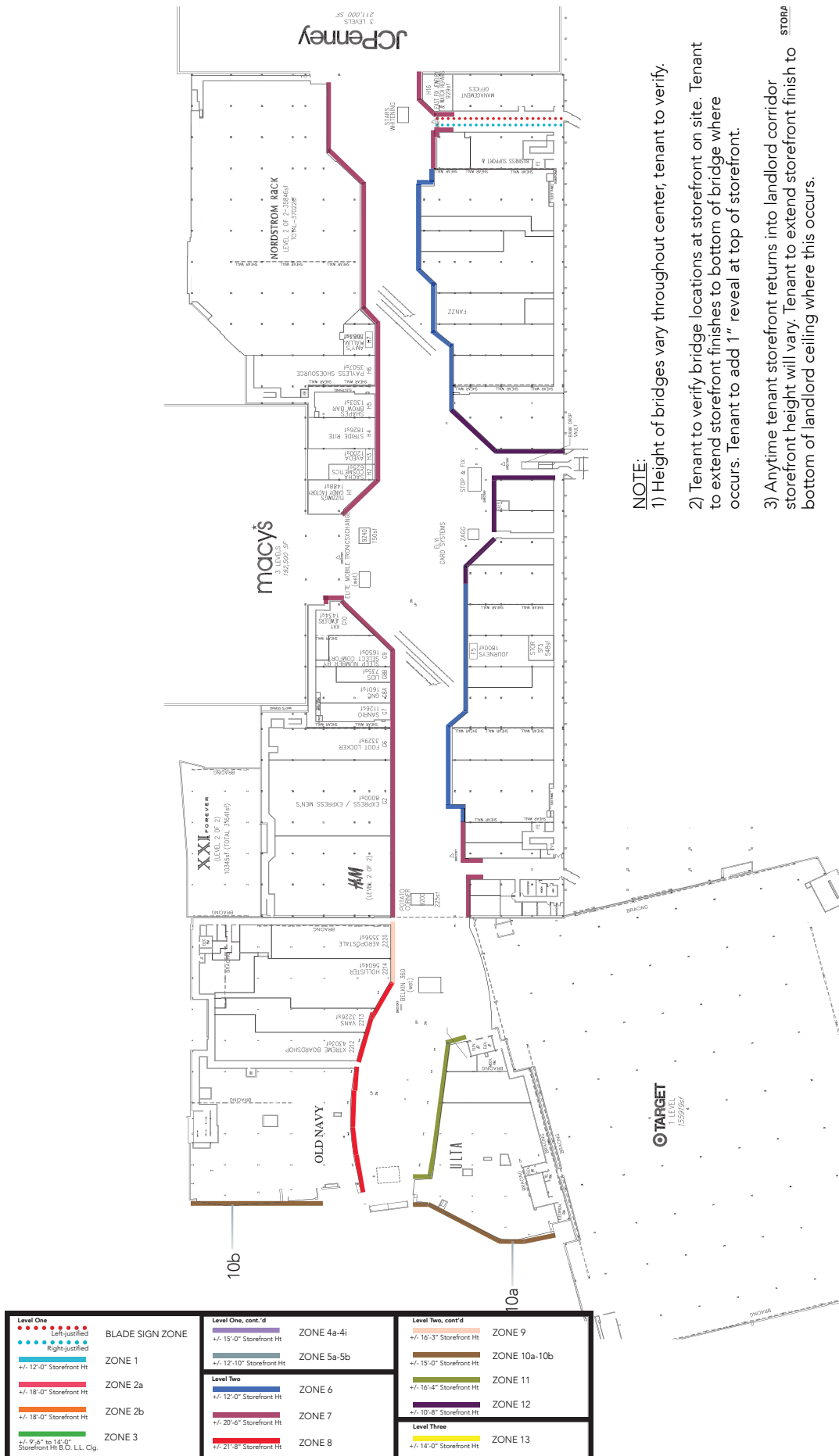
- Tenants requiring gas service to submit application to the Gas Company at start of construction. Timeline may take 6+ weeks for approval, installation, and activation of meter.

Level One Left-justified Right-justified +/- 12'-0" Storefront Ht +/- 18'-0" Storefront Ht +/- 18'-0" Storefront Ht +/- 9'-6" to 14'-0" Storefront Ht B.O. L.L. Clg.	BLADE SIGN ZONE ZONE 1 ZONE 2a ZONE 2b ZONE 3
Level One, cont'd +/- 15'-0" Storefront Ht +/- 12'-10" Storefront Ht Level Two +/- 12'-0" Storefront Ht +/- 20'-6" Storefront Ht +/- 21'-8" Storefront Ht	ZONE 4a-4i ZONE 5a-5b ZONE 6 ZONE 7 ZONE 8
Level Two, cont'd +/- 16'-3" Storefront Ht +/- 15'-0" Storefront Ht +/- 16'-4" Storefront Ht +/- 10'-8" Storefront Ht Level Three +/- 14'-0" Storefront Ht	ZONE 9 ZONE 10a-10b ZONE 11 ZONE 12 ZONE 13



NOTE:

















- 1) Height of bridges vary throughout center, tenant to verify.
- 2) Tenant to verify bridge locations at storefront on site. Tenant to extend storefront finishes to bottom of bridge where occurs. Tenant to add 1" reveal at top of storefront.

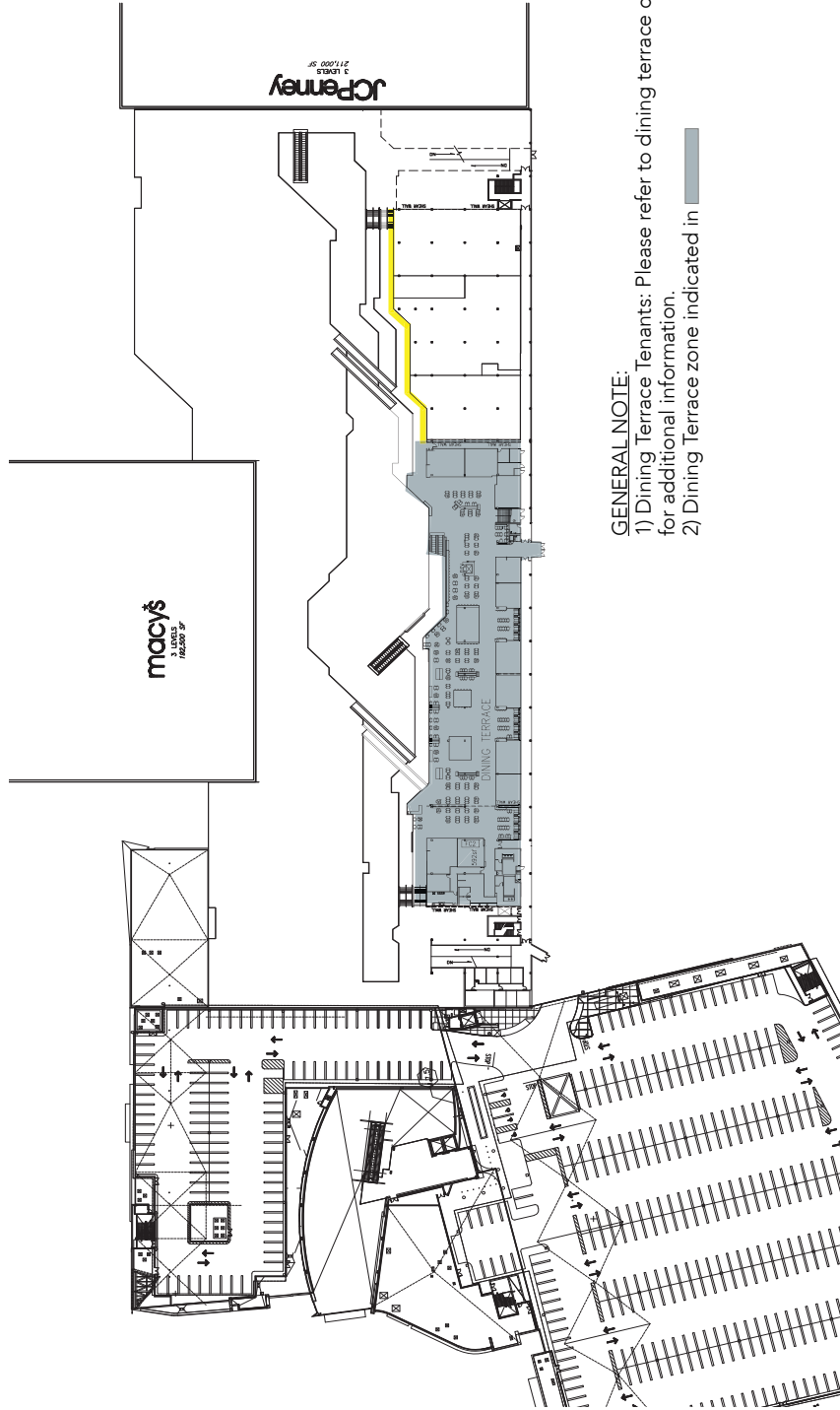


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- 2) Tenant to verify bridge locations at storefront on site. Tenant to extend storefront finishes to bottom of bridge where occurs. Tenant to add 1" reveal at top of storefront.
- 3) Anytime tenant storefront returns into landlord corridor storefront height will vary. Tenant to extend storefront finish to bottom of landlord ceiling where this occurs.

CRITERIA HOT SHEET

Level One  Left justified  Right justified  +/- 12'-0" Storefront Ht.  +/- 18'-0" Storefront Ht.  +/- 18'-0" Storefront Ht.  +/- 9'-6" to 14'-0" Storefront Ht B.O. LL. Clg.	BLADE SIGN ZONE ZONE 1 ZONE 2a ZONE 2b ZONE 3
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GENERAL NOTE:

- 1) Dining Terrace Tenants: Please refer to dining terrace criteria for additional information.
- 2) Dining Terrace zone indicated in 