



THE MALL AT UNIVERSITY TOWN CENTER GENERAL INFORMATION

Landlord's Tenant Coordinator

The role of the Tenant Coordinator is to serve as liaison between Landlord and the Tenant, Tenant's architect and Tenant's contractor. All plans and correspondence concerning Tenant's construction are to be submitted to the Landlord's Tenant coordination Department. See Submission Procedures on our website listed below.

Tenant Coordination
The University Town Center
Pam Garlow, Senior Tenant Coordinator
200 East Long Lake Road
Bloomfield Hills, MI 48303-0200
Website: <http://tenantcoordination.taubman.com/>

Phone: (248) 258-6800
Fax: (248) 258-7395
Direct Dial: (248) 258-7316
Email: pgarlow@taubman.com

Mall Address

Retail Tenant Addresses:
The University Town Center
140 University Town Center Drive
Suite No. ____ *
Sarasota, FL 34243

Facilities Director: Gregg Smith

Phone: (941) 552-7044 x7059
Email: gsmith@taubman.com

Restaurant Tenant Addresses:
The University Town Center
* ____ University Town Center Drive
Sarasota, FL 34243

* See map on page 7 for address

Building Information

Construction Type: 2B Unprotected/Fully Sprinkled

Zoning Classification: Covered Mall Building/Mercantile

Building Heights

First to Second Floor:	Clear height in Tenant space: +/- 13'-2" Finished floor to finished floor: +/- 18'-0" Height to underside of structure: +/- 15'-1 1/2"
Second Floor to Roof:	Clear height in Tenant space: +/- 13'-2" Finished floor to finished floor: +/- 21'-6" Height to underside of structure: +/- 18'-0"
Allowable Ceiling Height:	+/- 12'-6" Level 1, +/- 12' -0" Level 2 (ceiling heights listed above here may be possible, but Landlord does not guarantee clearances)

Floor Construction

- First Floor: Tenant provided 4" inch concrete slab with a minimum strength of 3,000 PSI on a reinforced with 6"x6" – W1.4xW1.4 WWF on a vapor barrier (10 mil minimum). Tenant shall provide additional compacted sand fill and remove excess as required. Treat soil for termite protection prior to pouring the slabs as needed per code. See Construction Criteria for Termite Control requirement.
- Second Floor: Landlord provided Concrete slab on composite metal deck. 1-1/2" depressed area at storefront occurs within concrete slab in designated areas adjacent to the Tenant's storefront lease line (8'-0" in from the lease line) to be in-filled with Tenant floor finish. V.I.F.
- Design Load: First level: 100 psf unreducible
Second level: 100 psf reducible
Roof: Structural Design Loads subject to Landlord Review and Approval

Demising Wall Construction

6" metal studs @ 16" OC.

Service Corridor Vestibule Required

For Tenant spaces that require a rear exit, a vestibule is required at rear exits from Tenant spaces into Service Corridor. Refer to Construction Criteria and Lease Outline Drawing for details.

Utility Services and Points of Connection

Electrical: Service available to premises: 277/480 volt, 3 phase 4 wire, 60 hertz.

Watt Density: Tenant Electric Design Loads:

Retail (dry goods):	14 watts/sq ft
Restaurant (sit down style):	25 watts/sq ft

Tenant's connect to the nearest electrical service equipment room as determined by Landlord at Tenant expense. Tenant to extend electric service in Landlord provided conduit from premises to Landlord's designated electric closet at Tenant's expense. Tenant is responsible for procuring electrical meter directly from FPL. See page 5 for contact information.

Telephone

Tenant to extend telephone service in Landlord provided conduit from premises to Landlord's designated telephone closet as determined by Landlord at Tenant's expense.

Plumbing

3/4" Cold Water stub located **above** the premises for first floor Tenant's and **below** the floor for second floor Tenants, in a location determined by Landlord. Location of larger size stubs must be verified in field and at Tenants expense.

4" Sanitary Sewer and 3" Plumbing Vent stubbed to a location determined by Landlord.

6" Kitchen Waste stubbed to a location below the Tenant's premises for Restaurant Tenants.

Water meter, transmitter and addresses at meter provided by Landlord at Tenants' expense. See page 6 for more information.

Gas Utility Company meter manifold located at loading docks.

HVAC

VAC Conditioned Air Supply stubbed to a location within or in close proximity to Tenant's premises. VAV boxes will be provided to the Tenant by Landlord (for Tenant installation) in accordance with the Landlord approved construction documents.

Return air is through ceiling plenum. Open ceilings must have ducted returns across premises and fire dampers in demising walls.

Maximum CFM for Tenants on the First Floor: = 0.90 CFM/SF
Maximum CFM for Tenants on the Second Floor: = 0.95 CFM/SF

Lighting: 5.0 watts/SF
Occupancy: One Person/75 SF

All Tenant HVAC equipment, make up air systems, exhaust fans, etc., to be located on the roof must be installed on structural steel support rails or equipment curbs on spring isolators located on the roof in locations determined by Landlord.

Fire Protection

Sprinkler system is a hydraulically calculated fire protection system.

Must use schedule 40 pipe. Thin wall pipe is not permitted.

Smoke detectors required

No, smoke control occurs in common area and through Tenant ceiling plenums.

Fire Alarm System

Tenant shall provide and install any required occupant notification system.

Tenants to connect to Fire Alarm System using Landlord contractor at Tenant expense.

Toilet Facility requirements

Retail Tenants complying with the 300' travel distance to central facilities:

Tenants with GLA 1,000 SF or less:

- No facilities will be provided for public/customer or employee use.
- No drinking fountains to be provided.

Tenants with GLA greater than 1,000 SF:

- A single unisex toilet facility will be provided for employee use only (required by developer).
- No drinking fountains to be provided.

Retail Tenants NOT complying with the 300' travel distance to central facilities:

Tenants with GLA 1,000 SF or less:

- No facilities to be provided for public/customer or employee use.
- No drinking fountains to be provided.

Tenants with GLA greater than 1,000 SF up to 2,000 SF:

- A single unisex toilet facility will be provided for public/customer and employee use.
- No drinking fountains will be provided.



Tenants with GLA greater than 2,000 SF:

- Public/customer and employee toilet facilities will be provided within the Tenant space as required by code (based on the number of occupants and use of the space).
- Drinking fountains/water coolers will be provided for public/customer and employee use as required by code.

Restaurant Tenants (regardless of travel distance and size):

Public/customer and employee facilities will be provided within the Tenant space as required by code (based on the number of occupants and use of the space).

Drinking fountains-One barrier free employee toilet is required in all Tenant spaces up to 1000 sq. ft. in size. Tenant spaces above 1000 sq. ft. must provide a separate barrier free toilet room for each gender.

Exiting Requirements

One exit required in Tenant occupancy load is less than 50 or when the travel distance from any location within a Tenant space used by persons other than employees exceeds 75 ft. All other spaces require a minimum of two exits.

VERIFY ALL CODE REQUIREMENTS.

CONSTRUCTION PREREQUISITES

Please refer to the Construction Rules and Regs