

INTRODUCTION

Overview

The Shoppes at Grand Prairie is an approximately 500,000 square feet, open-air lifestyle specialty center located in Peoria, Illinois. The project consists of an 180,000 square feet two-story department store, a 65,000 square feet sporting goods store, as well as various single-story major, sub-major and boutique type retail stores and restaurants. The Shoppes at Grand Prairie is located at the northwest corner of the intersection of US Route 150 (War Memorial Drive) and Illinois State Highway 91 with convenient access from I-474 (Route 6). See the Area Map and the Site Plan (pages 1-3 and 1-4) included in this section.

The layout of The Shoppes at Grand Prairie consists primarily of six individual buildings. Four of these buildings contain multiple retail spaces while the fifth is a combination anchor tenant/multiple tenant space. The final building is a freestanding anchor tenant. All of the buildings open upon the exterior common area courtyard, which is a major focus of the center and will showcase outdoor dining, childrens' play areas, and a variety of quality landscape, water, and sculptural features.

See the Lease Plan, page 1-5, included in this section. Each Tenant should also refer to the Landlord provided Lease Outline Drawing (LOD) for specific information and details regarding their particular lease premises.

Encircling the project is a large customer parking area with an additional 64,000 square feet of out-parcel building area. The entire site consists of approximately 72 acres.

Landlord's Shell Building Responsibilities

The Landlord shall provide a basic shell for individual tenant spaces including the base building structure, the roof deck and membrane, the floor slab (unless otherwise noted), the exterior wall framing and related finishes (exclusive of the individual storefront openings for Tenant's use), and standard utility provisions as defined in the lease and the LOD.

The exterior of the building will be EIFS (exterior insulation finish system) with a masonry veneer base of split-face CMU and utility-size brick accent and banding. A

cast stone water table will be used at the masonry-EIFS transitions.

Typical exterior wall construction will be 8" metal studs with fiberglass batt insulation, exterior sheathing and a brick or EIFS veneer. For maintenance reasons EIFS veneer will be avoided in areas below 3'-0" above grade. The metal studs will be left exposed on the interior in order to easily facilitate the Tenant Improvement (TI) phase.

Landlord's Design Philosophy

The Design Criteria Manual is intended to reinforce The Shoppes at Grand Prairie's design ideals and to promote a complete store design that is comparable in quality with the shopping center overall. Tenants are encouraged to design innovative storefronts, shop interiors and signage within the quality and design standards established by the Landlord herein. Through the dramatic use of light, color, high-quality finish materials, new and exciting display fixtures, careful attention to detail, and stimulating graphics, each store can become an inviting and effective retail environment.

Section I INTRODUCTION / PROJECT DIRECTORY