

## CHASE PLAZA

(2/21/89)

1. All signs are to be in the form of individual face channel letters, illuminated with plastic letter faces.
2. Letter height: Overall height shall not exceed 24" in height.
3. Letter spread: Not to exceed length of 80% of storefront and shall be a minimum of 2'0" from lease line. (Example: A storefront measuring 40' can have a sign length not to exceed 32'; a storefront measuring 15' can have a length not to exceed 11').
4. Lettering style: Shall be Helvetica Medium in either upper or lower case letters or other letter styles as approved by Landlord.
5. Letter depth: 5-1/2" – 12" (returns) maximum depth including raceway.
6. Materials of construction:
  - A. Metal portions of letters must be of porcelain enamel, electrostatic painted galvanized sheet metal, painted or prefinished anodized aluminum, to match #313 dark bronze Duranodic.
  - B. Plastic letter faces of Rohm and Haas Plexiglas or equivalent.
  - C. Face retainers of 1" dark bronze trim cap or equivalent.
7. Letters to be affixed to metal raceway, which shall be fastened directly to stucco fascia/face brick mounting surface or other area as designed by Landlord with no larger than 3/8" x 3" lag bolts. All wiring transformers (60 m.a.) and supports for the letters shall be contained within a metal raceway; no exposed connections. Raceway shall not exceed 8" height and length shall not exceed beyond the length of letters and shall be constructed of 20 gauge galvanized metal painted Glidden 78-89 to match the stucco or Benjamin Moore ET67 to match the face brick as applicable. All fasteners, screws, bolts, etc., used in fabrication and installation of sign shall be rust proofed. (see drawing attached.)
8. Emblems or logos may be used in connection with sign letters provided they are not as "box" signs but in a contour form and are dimensioned within the limits as stated herein, (i.e., 24" high maximum) and conform with material specified. The tenant is required to present to the Village of Buffalo Grove Appearance Commission for their approval any proposed emblems or logos.
9. Placement: Letters shall be placed 12" above the bottom of the stucco fascia and 12" above the highest portions of masonry arch vertically. (See drawing attached.)
10. Quantity of Signs: One sign per tenant storefront except for tenant spaces with glass on two elevations. One sign will be allowed for each elevation which faces public right of way only.
11. Under Canopy Signs:

- A. All under canopy signs to be provided and installed by Landlord
- B. Wordage and color of sign to be approved by Landlord. No emblems or logos will be allowed. Copy on sign is limited to name and nature.
- C. Quantity of signs: One sign per tenant storefront as approved by Landlord.
- D. Size: 1' x 3' hand painted cedar sign board, two sided. Total height of all copy not to exceed 9".
- E. Installation: 1/8" thick channel bracket, 1-1/2" x 1-1/2" x 1-1/2" square support beams to be installed with 1/2" bolts and lock washers to existing brick wall. Mounting screws to support will be 1-1/2" toggle bolts with lock washers for both stucco and wood ceilings.
- F. Minimum clearance to lowest point of sign not to be less than 8'.

12. Additional Signs:

- A. No secondary exterior signs are to be placed on building wall elevations, except that rear elevation sign will be permitted for identification of delivery doors. Landlord must approve. All such signs must conform with the Sign Code Section 14.20.180.
- B. No sandwich or easel/portable signs are allowed.
- C. No window sign or neon sign can be larger than 1/3 total glass area of that window. No window sign or neon sign will be permitted without the express approval of the Landlord, and must comply with advertisement requirement i.e., name and nature only.
- D. Standard address numerals for postal identification of premise will be required. Numeral height shall not exceed 4". Style shall be Helvetica Medium. Color must be white. Placement will be uniform as designated by the Landlord.

13. Upon vacating the premises Tenant shall be responsible for the removal of his sign and restoring the fascia to its original condition. If Tenant fails to do so promptly (within 10 days after notification by Landlord to do so) then Landlord may perform this work and charge the Tenant. Tenant's security deposit will be made available for such work if Tenant fails to perform the work.

As previously stated, scaled drawings in duplicate, indicating all copy, materials of construction, letter style, colors, are to be submitted to the Landlord for approval.