

THE GROVE
(06/19/2023)

GRAPHICS AND SIGN CRITERIA

These criteria have been established for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced; and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

GENERAL REQUIREMENTS

1. Tenant shall submit for landlord's approval before fabrication, plans and specifications indicating the location, size, layout, design and color of the proposed signs, including all lettering and/or graphics.
2. All permits and/or approvals by governing authorities for signs and their installation shall be obtained by the tenant or his representative at tenant's expense.
3. Tenant shall be responsible for the fulfillment of all requirements of these criteria.

LOCATION OF SIGNS

Tenant shall install one illuminated sign of individual letters mounted on the sign fascia on the exterior of the covered walkway; and one pedestrian oriented illuminated double faced sign installed below the covered walkway and perpendicular to the storefront as shown on the drawings.

DESIGN REQUIREMENTS

1. All tenant store front identification signs shall be subject to the approval of the landlord and the Appearance Commission of the Village of Buffalo Grove.
2. Wording of signs shall not include the product sold except as part of the tenant's nationally recognized trade name or insignia. Logos will be permitted at the discretion of landlord only if registered trade marks of tenant's business and approved by Buffalo Grove Appearance Commission.
3. The design of all signs, including style and placement of lettering, size, color, materials and method of illumination, shall conform with landlord's sign specification.
4. Tenant signage may be all caps, a combination of upper and lower case letters or script as follows:
 - a. All Caps: 24" maximum
 - b. Upper and Lower case or Script: First letter: 24" max; Lower case: 12" max; Ascenders and Descenders: 9" additional

5. If two lines of letters are used, the total sign height shall not exceed 24"
6. Sign shall be centered on storefront and length shall not exceed 70% of tenant storefront.
7. Maximum sign projection shall not exceed 6"
8. Style of letters will be limited to the following

Helvetica Medium
Ronda Bold
Antikva Margaret
Dom Casual
Tiffany Demi-Bold
9. Colors
 - a. Single face signs will be limited to the following:

| | |
|--------|-------------------|
| RED | Plexiglas #2283 |
| ORANGE | Plexiglas #2119 |
| YELLOW | Plexiglas #2016 |
| WHITE | Plexiglas #W-7420 |
2. Signage differing from this sign criteria will require written approval of landlord and approval of all governing authorities.

SIGNS FOR GENERAL TENANT IDENTIFICATION

1. One single faced internally illuminated sign having individual or continuous channel letters will be located on the sign fascia, centered above the storefront and located vertically as indicated in the tenant print package. Letter faces shall be acrylic plastic, Lexan or a polycarbonate plastic such as Plexiglas or equivalent. The letters will be sized per the criteria and will be in a color selected by tenant and approved by landlord. Letter style will be the choice of the tenant, but the landlord will review and approve. Signs shall be store identity only and no product may be advertised on the façade sign. Any deviation must be approved in writing by landlord.
2. One double faced, illuminated, pedestrian identification sign will be located under the covered walkway and centered relative to the storefront. It will hang from the soffit with two ½" pipe stems. The dimensions of the sign shall match those indicated in the tenant print package. Sign material will be acrylic plastic, Lexan or a polycarbonate plastic such as Plexiglas or equivalent.
3. The height from the walkway to the bottom of the sign will be constant for all tenants and will be determined by the project architect. Signs will be store identity only and will not advertise any products. Logos or embellishments will not be permitted on under canopy signs.

4. Tenant's service door shall have a sign provided by landlord at tenant's expense.

GROUND SIGN ALONG MCHENRY ROAD - SPECIFICATIONS FOR TENANTS

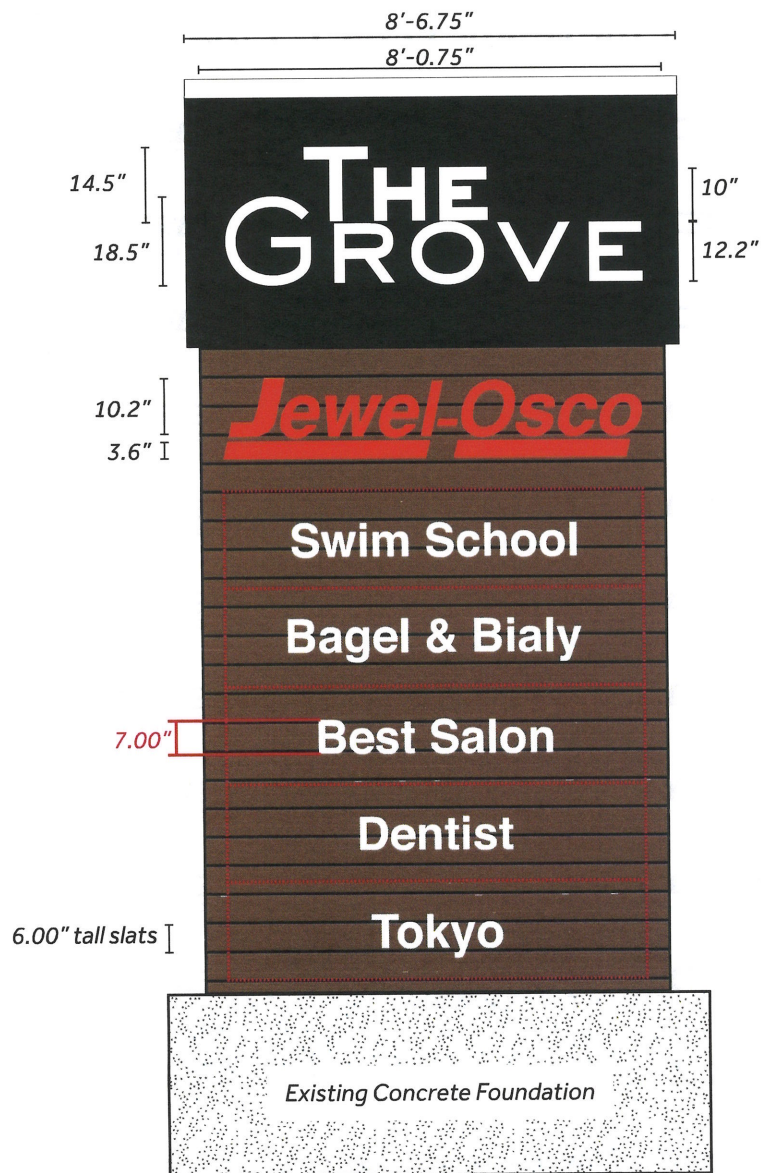
1. *When space is available, tenants may have a tenant panel on the ground sign located along McHenry Road (as shown in the attached ground sign exhibit).*
2. *A maximum of 5 tenant signs can be placed on the ground sign.*
3. *Tenant signs must be face-lit, white channel letters, 7" in height, and the returns must be painted white.*

GENERAL SPECIFICATIONS

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or neon tubing will be permitted.
3. All signs and their installation shall comply with all Buffalo Grove building and electrical codes.
4. No exposed raceways, crossovers or conduit will be permitted.
5. All conductors, transformers, disconnects and other equipment shall be concealed.
6. Electrical service to all signs shall be on tenant's meter.
7. Disconnects for tenant signage will be located behind the sign fascia, above access panel in soffit, so as not to be visible on sign fascia.
8. All metal returns and any trim caps for letters shall match the storefront aluminum.

MISCELLANEOUS REQUIREMENTS

1. Tenant will be permitted to place upon each entrance of its premises not more than 144 sq. inches of gold leaf or decal application lettering not to exceed two inches in height, indicating store address number, hours of business, emergency telephone numbers. etc.
2. Floor signs, etc., visible from outside the tenant's space, but within the tenant's lease line in their storefronts, are prohibited unless approved in writing by landlord.
3. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of the building or storefront.
4. All signage, its installation and removal and restoration of the sign fascia will be by tenant at tenant's expense.
5. Tenants meeting the sign criteria shall be issued permits by the Buffalo Grove Building Department without having to obtain approval of the Appearance Commission.

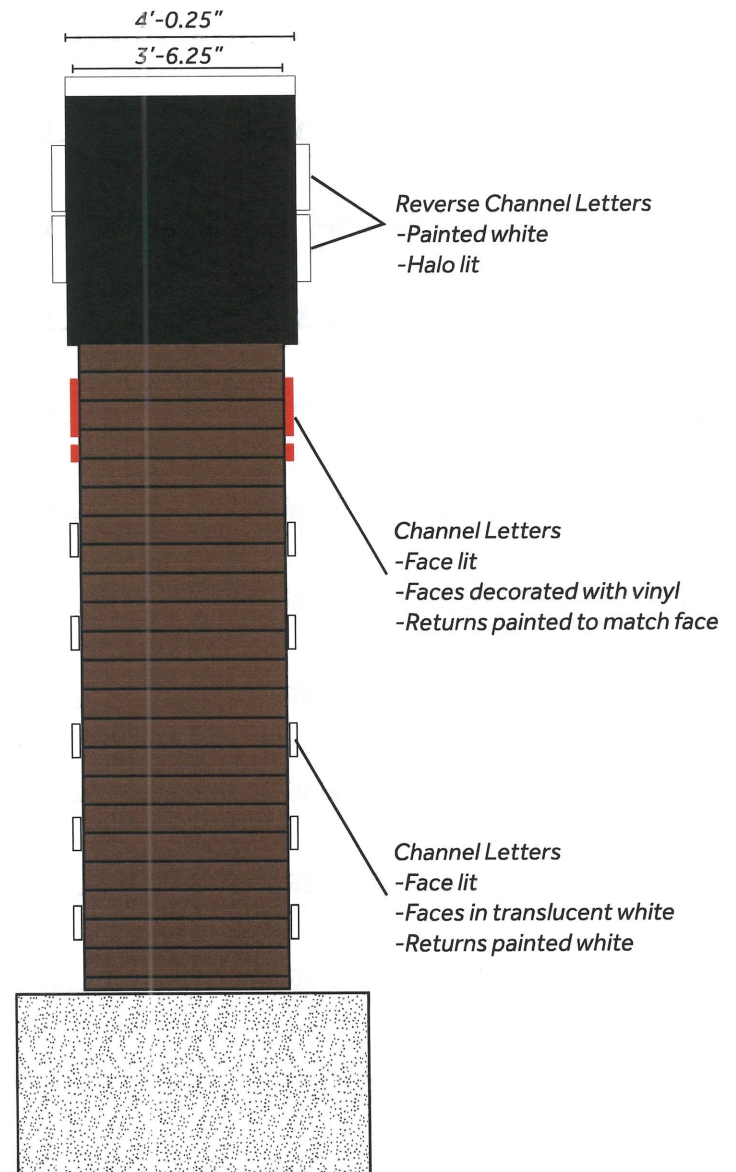


0'-4"

4'-4"

11'-3"

1'-10"

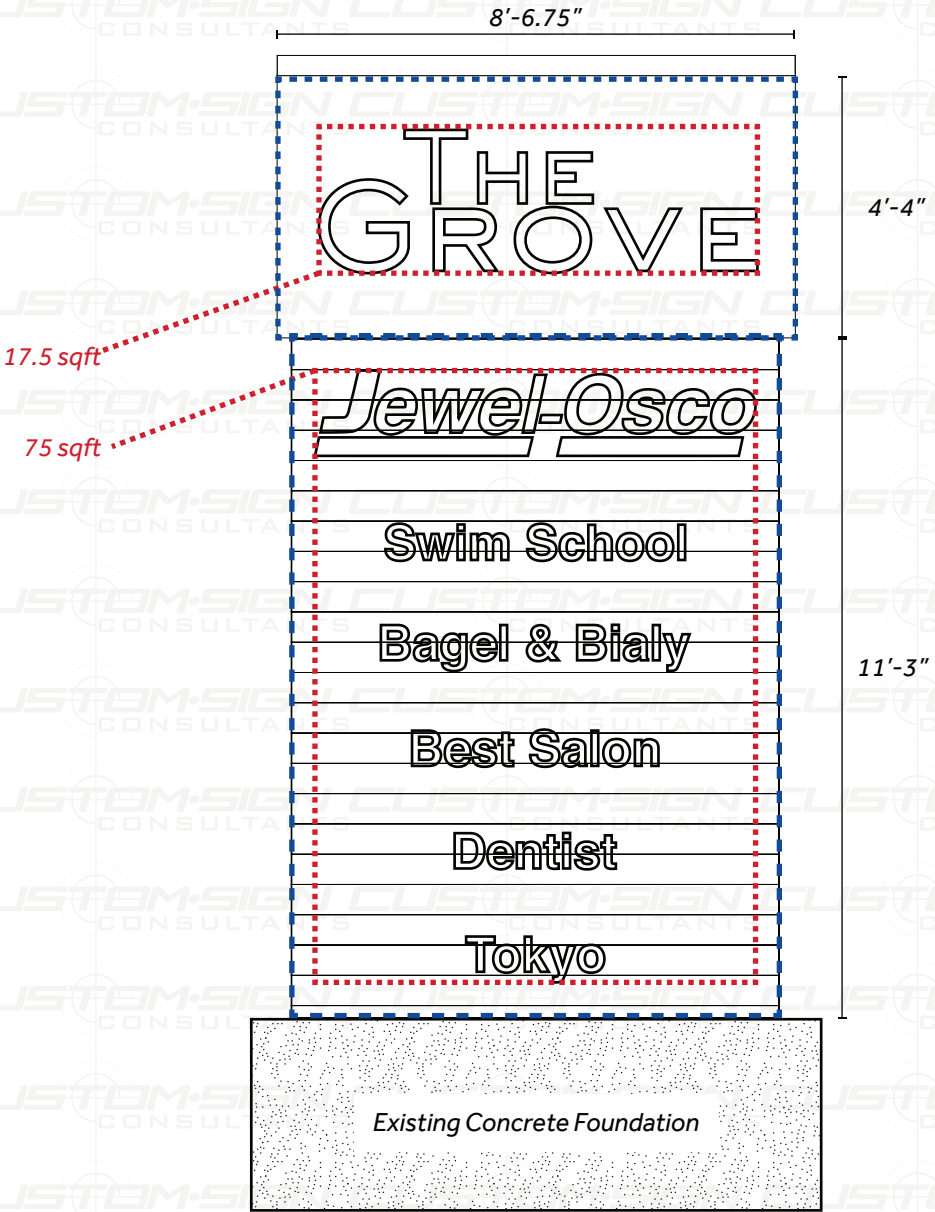


SIGNAGE

North Elevation = 92.5 sqft
South Elevation = 92.5 sqft
Total = 185 sqft

ENTIRE SIGN

North Elevation = 128.5 sqft
South Elevation = 128.5 sqft
Total = 257 sqft



CUSTOM-SIGN
CONSULTANTS

3915 West Armitage Ave, Chicago, IL 60647
312-533-2302

Designed Exclusively For
Mid America Group

GC / PM
A

File Name
large monument multi tenant mock up.pdf

File Path
Graphic Drive-AL\The Grove\

Date
2-1-2023

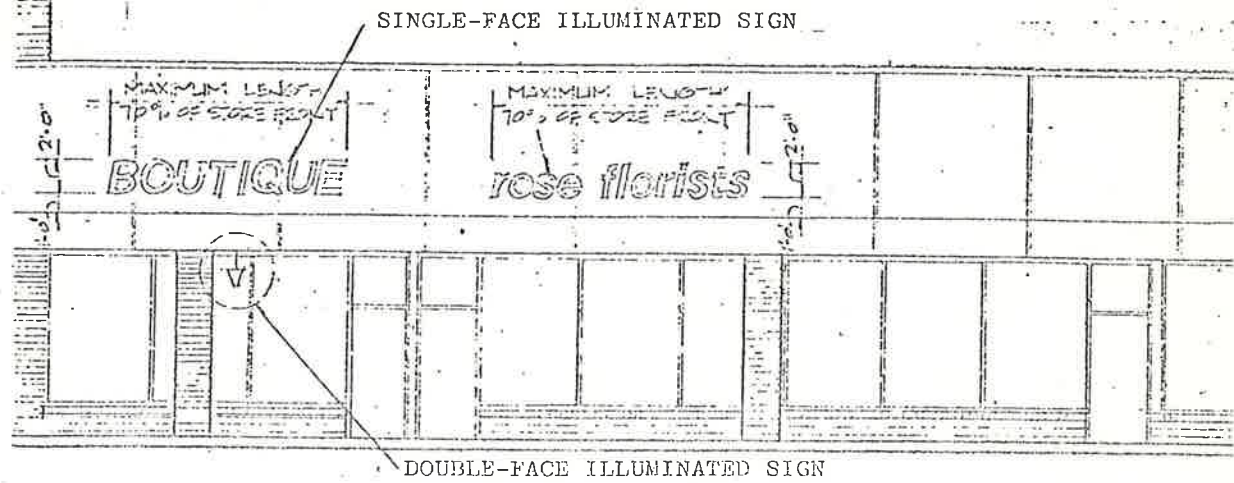
Revision Date
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UNLESS SPECIFIED
Projects will get one (1)
proof at no charge.
Additional proof are
billed based on
complexity of design.

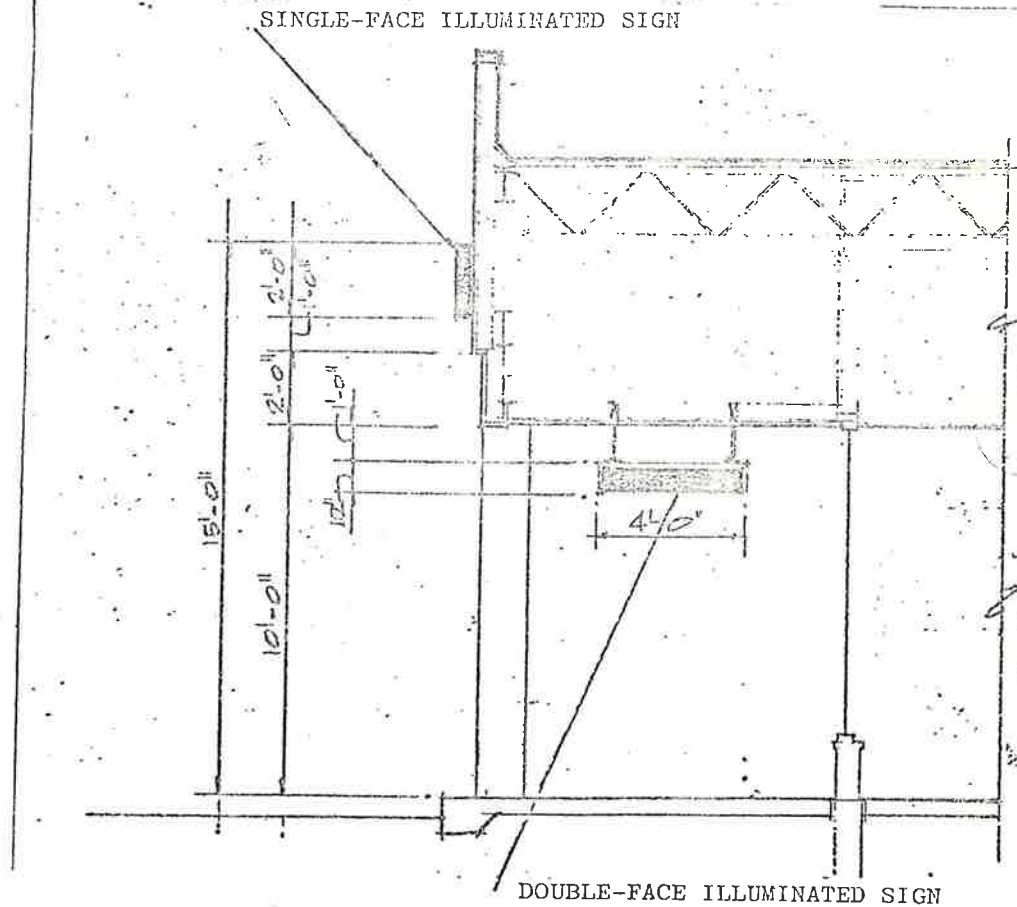
Signature states that above proof is accepted
and client is authorizing to produce the specified.

Signature

Date



E L E V A T I O N



S E C T I O N

T E N A N T S I G N C R I T E R I A

THE GROVE

BUFFALO GROVE ILLINOIS
KEN TUCKER & ASSOCIATES
JENSEN, FORE & STAUB, ARCHITECTS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
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 nopqrstuvwxyz çæœåø 12345
 67890 £\$%&()/ \$¢?¿!*>«»„;,:-.

HELVETICA Medium
 55 Haas Didot points

FONT: 1. a basin, usually mounted on a stone pedestal, holding baptismal water in a church. 2. a receptacle for holy water. 3. the oil reservoir in an oil-burning lamp. 4. any source

E1e1

ABCDEFGHIJKLMNOPQRSTUVWXYZÆ
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RONDA Bold
 537 I.T.C. Pica points

E1e1E1e1E1e1

537-72CH 19.5mm 537-72L 15.5mm 537-60CH 16.5mm 537-60L 15.5mm 537-48CH 12mm 537-48L 13mm

E1e1
 537-36CH 11mm

BALL
 Volley

ANTIKA MARGARET
 502 Visual Graphics Corp. Pica points

come
 to the
 Kiddie Korner
 clothes
 for kids



ABCDEFGHIJKLMNOPQRSTUVWXYZ
 TUVWXYZÆŒŒ abcdefgh
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 34567890£\$¢/%()ß&!¿?<>~*~;

E1e1E1e1E1

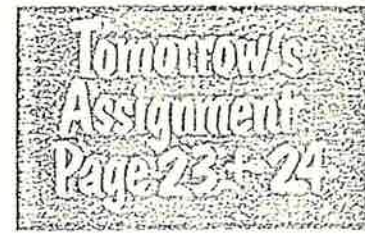
502-72CH 18.4mm 502-72L 18.4mm 502-60CH 15.2mm 502-60L 15.2mm 502-48CH 12mm

E1E1E1E1

ABCDEFGHIJKLMNOPQRSTUVWXYZ
 Z abcdefghijklmnopqrstuvwxyz 123456
 7890 & : ; " ' % . " " ! ?

DOM CASUAL

511 Pica points



E1 e E1 e Ee1 Ee1
511-60CH 14.5mm 511-60L 14.5mm 511-40CH 12.5mm 511-40L 12.5mm 511-26CLH 8.5mm 511-24CLH 5.5mm

TIFFANY Demi-Bold

342 I.T.C. Pica points



ABCDEFGHIJJKKLMNOPQRRSTUVWX
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 æœçø 1234567890 \$\$\$%/#0[]@&B?!~*~:~;

E1 e E1 e E1
342-72CH 18mm 342-72L 18mm 342-60CH 15mm 342-60L 15mm 342-46CH 12mm

e Ee1 Ee1 Ee1
342-48L 12mm 342-36CLH 9mm 342-27CLH 6mm 342-18CLH 18pt. 4mm