

Sign Criteria for Uniform Sign Design

Cedar Business Center
1701 & 1801 American Boulevard East
Bloomington, MN

Contact:

Jeffrey D LaSota | Real Estate Manager
CBRE | Asset Services
1900 LaSalle Plaza, 800 LaSalle Avenue | Minneapolis, MN 55402
T +1 952 924 4850 | F +1 952 831 8023
jeff.lasota@cbre.com

Class IV Sign District, FD-1

Tenants are required to match USD building standard and submit their sign plans to the Landlord for approval, prior to fabrication and installation. The following Sign Criteria apply to all tenants at the Cedar Business Center.

A. Primary Tenant Identification

1. Each tenant sign will consist of the following components:
A custom shaped 48"w x 24"h x 1/4" thick aluminum face w/routed tenant suite number in same font- face painted Matthews black w/ 1/2" aluminum angle for mounting face to backer, and 1/2" acrylic backer painted Matthews white. Tenants may apply white vinyl logo/text to the face of the sign. Panel to be located at the front tenant space next to their entrance, mounted at standard height/spacing on brick wall for all tenants. Acrylic backer mounted to brick wall with countersunk masonry screw & anchor.
2. Sign shall be limited to Tenant's name & logo only.

B. Entrance Door Identification

1. Each tenant is allowed one sign on their main entrance door glass.
2. Sign shall be individual vinyl letter or logo and white in color.
3. Sign shall be no more than 18"h and 24"w.

C. Rear Door Identification

1. Sign shall be 36"w x 12"h x 1/8" thick black acrylic with white applied vinyl lettering in same standard font and size as existing tenant signs. Helvetica medium style font.
2. Signs to be centered above man-doors.

D. Monument Sign

1. Tenants are allowed to place their company logo/text on one of the single sided/per side white acrylic sign panel size approx. 59"w x 16"h (one single face panel on each side of the double sided monument- 2 sign panels total). Panel availability shall be limited to the 6 to 8 largest tenants in the two buildings as measured in square footage and approved by the Landlord/Property Manager.

Original VSD

114

 city of
bloomington, minnesota

2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (952) 563-8920 • FAX: 563-8949 • TDD: 563-8740

April 4, 2003

Scott Lang
Property Manager
CB Richard Ellis
7700 France Ave. S., Suite 770
Edina, MN 55435

**RE: Uniform Sign Design – Cedar Business Center – 1701 and 1801 E. 79th Street
(American Blvd.)**

Dear Mr. Lang:

On April 4, 2003, our office administratively approved the attached Uniform Sign Design for the Cedar Business Center. Please provide a copy of the Uniform Sign Design to all prospective occupants.

Please be aware that variances were issued for the proposed freestanding sign (Case #8810A-02) and to allow wall signs on four elevations of the buildings (Case #8810B-02). Those variances are subject to conditions of approval as documented in the attached approval letters.

If you have any questions regarding this approval, please contact me at (952) 563-8923.

Sincerely,



Glen Markegard
Planner

Copy: Bob Ackerwold, Sign Source

December 3, 2002

Principal Mutual Life Insurance Company
C/O Scott Lang
CB Richard Ellis
7760 France Ave. S., Suite 770
Edina, MN 55435

RE: Case 8810A-02

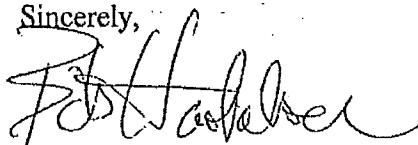
Dear Mr. Lang:

At its regular meeting of December 2, 2002 the City Council adopted a resolution approving a variance to reduce the front setback of a freestanding sign from the planned widened right-of-way line from 20 feet to 10 feet at 1701 and 1801 East 79th Street (Case 8810A-02) subject to the following conditions:

- 1) The leading edge of the sign shall be a minimum of 35 feet from the existing property line;
- 2) The existing freestanding sign on site, which is located within a utility easement and over trunk sewer lines, shall be **carefully removed** in conjunction with installation of the new sign. Applicant will coordinate removal with the Bloomington Utilities Division to avoid damage to the sewer lines;
- 3) Before issuance of a sign permit, the property owner shall submit a signed agreement approved by the Public Works Department stating that the freestanding sign will be removed within 60 days following receipt of a removal notice at no cost to the public in order to accommodate the future widening of 79th Street. A decision on whether the freestanding sign needs to be removed will be made by the Public Works Department after preparation of design plans for the widening of 79th Street (to be renamed American Blvd.); and,
- 4) This variance shall expire 60 days after the landowner's receipt of a sign removal notice from the City.

Should you have any questions regarding this action, please contact Glen Markegard at 952-563-8923. Before any sign installation begins, you must obtain all required sign permits. Please coordinate the signing of the required agreement with Chad Smith, City Traffic Engineer, 952-563-4915.

Sincerely,



Bob Hawbaker
Senior Planner

Cc: Bob Ackerwold, Sign Source, Inc.
Chad Smith, Traffic Engineer

commun\clerical\admin\hrg\8810A-02



city of
bloomington, minnesota

2215 West Old Shakopee Road • Bloomington MN 55431-3096 • (952) 563-8920 • FAX: 563-8949 • TDD: 563-8740
e-mail: planning@ci.bloomington.mn.us

December 3, 2002

Principal Mutual Life Insurance Company
C/O Scott Lang
CB Richard Ellis
7760 France Ave. S. Suite 770
Edina, MN 55435

RE: Case 8810B-02

Dear Mr. Lang:

At its regular meeting of December 2, 2002 the City Council adopted a resolution approving a variance to increase the number of building elevations on which wall signs are allowed from 2 to 4 at 1701 & 1801 East 79th Street (Case 8810B-02) subject to the following conditions:

- 1) Total wall signage on all four elevations for the building at 1701 E. 79th Street may not exceed 747 square feet for individually mounted letters or 780 square feet for cabinet style signs; and
- 2) Total wall signage on all four elevations for the building at 1801 E. 79th Street may not exceed 820 square feet for individually mounted letters or 864 square feet for cabinet style signs.

Should you have any questions regarding this action, please contact Glen Markegard at 952-563-8923. Before any sign installation begins, you must obtain all required sign permits.

Sincerely,

Bob Hawbaker
Senior Planner

Cc: Bob Ackerwold, Sign Source, Inc.

[communc\clerical\admin\hrg\8810B-02](#)

8810 B 02

SIGN CRITERIA FOR UNIFORM SIGN DESIGN

**Cedar Business Center
1701 and 1801 East 79th Street
Bloomington, MN**

RECEIVED
DIVISION OF CITY PLANNING

Contact: CB Richard Ellis, Property Manager
Scott Lang, 952.924.4871
7700 France Ave. South, Suite 770, Edina, MN

MAR 28 2003
CITY OF BLOOMINGTON
MINNESOTA

Class IV Sign District, FD-1

Tenants are required to submit their sign plans to the Landlord for approval prior to the fabrication or installation. The following sign criteria apply to all tenants at Cedar Business Center.

A. Primary Tenant Identification

1. Each tenant sign will consist of the following components:

A 48" wide x 24" tall x 1/4" thick black acrylic logo panel with black 1" edge trim. Tenants may apply a one-color corporate logo or text to this panel. Panel to be located on front of tenant space next to their entrance. Signs are blind-stud mounted to block.

2. Sign shall be limited to tenant's name and logo only.

B. Entrance Door Identification

1. Each tenant is allowed one sign on his or her main entrance door and glass.
2. Sign shall be individual vinyl letter or logo and white in color.
3. Sign shall be no more than 18" high and 24" wide.

C. Rear Door Identification

1. Sign shall be 36" wide x 12" tall x 1/8" thick black acrylic with white applied vinyl lettering, Helvetica medium style.
2. Signs to be centered above man-doors.

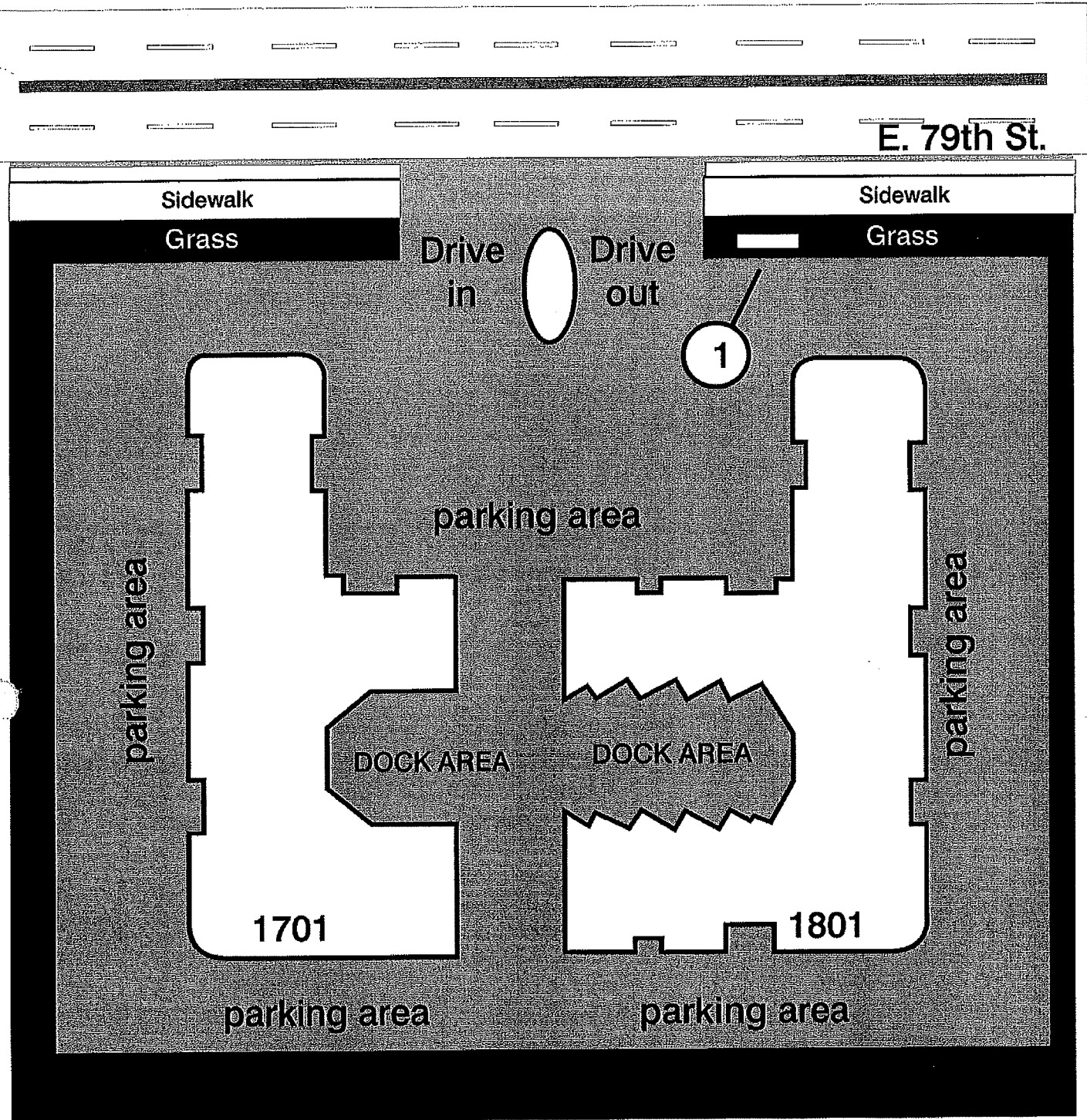
D. Monument Sign

1. Tenants are allowed to place their company name on one of the single-sided monument signs. Panel availability shall be limited to the five largest tenants in the two buildings as measured in square footage.
2. Letters shall be applied adhesive vinyl, Ottawa Bold typestyle, upper/lower case, forest green color, 5 1/2" tall uppercase letters.

All signs must comply with any and all governmental ordinances. Tenant is responsible for obtaining a sign permit from the City of Bloomington.

CEDAR BUSINESS CENTER - USD SITE PLAN

1 of 4

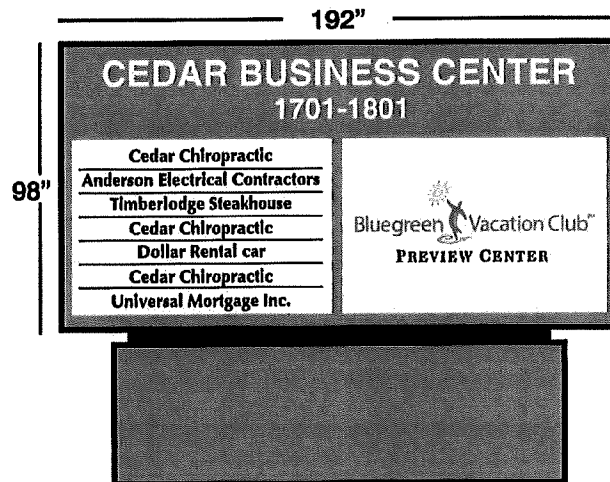


1 Monument sign (freestanding)



CEDAR BUSINESS CENTER - USD SITE PLAN

2 of 4



- Single-sided, illuminated cabinet with polycarbonate faces.
- 165"x48" aluminum pole cover
- pole mount, match plate
- painted finish



Suite Plaque:

- 48" wide x 24" tall
- Black acrylic with black edge trim
- Gold metallic vinyl text/logo
- Blind stud-mount to building

Adventus
5



Suite Plaque:

- 48" wide x 24" tall
- Black acrylic with black edge trim
- Gold metallic vinyl text/logo
- Blind stud-mount to building

1701

Floor Plans 810

A B 02

1801

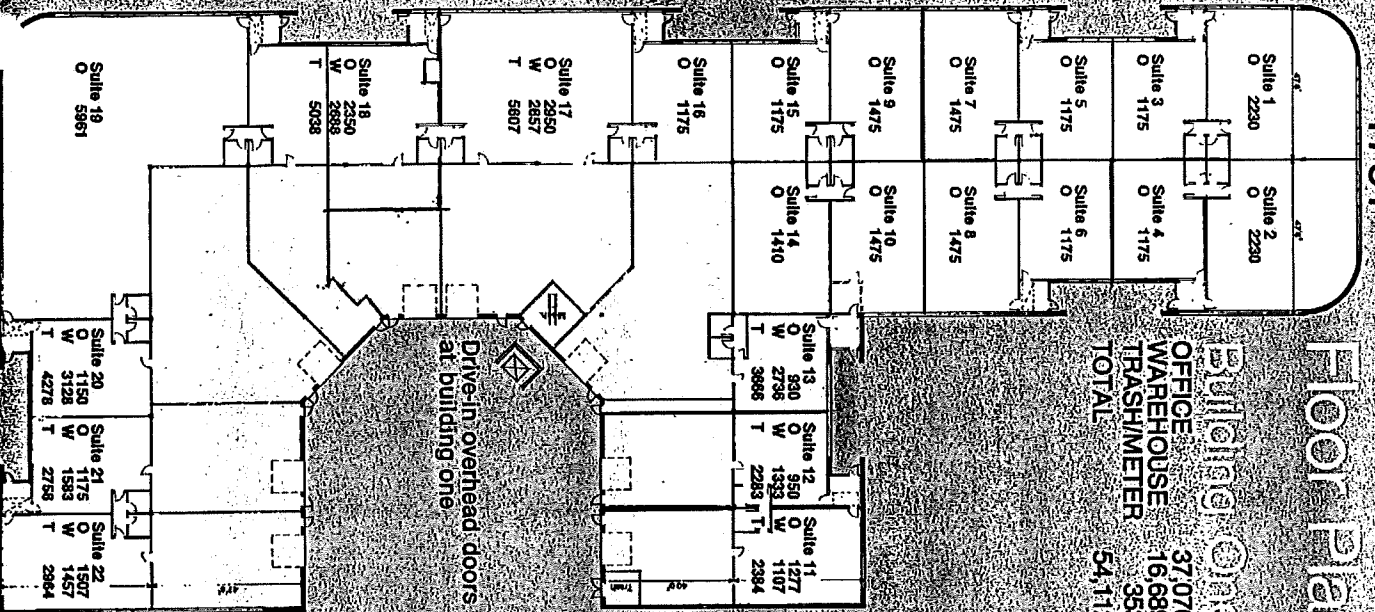
493

Building One

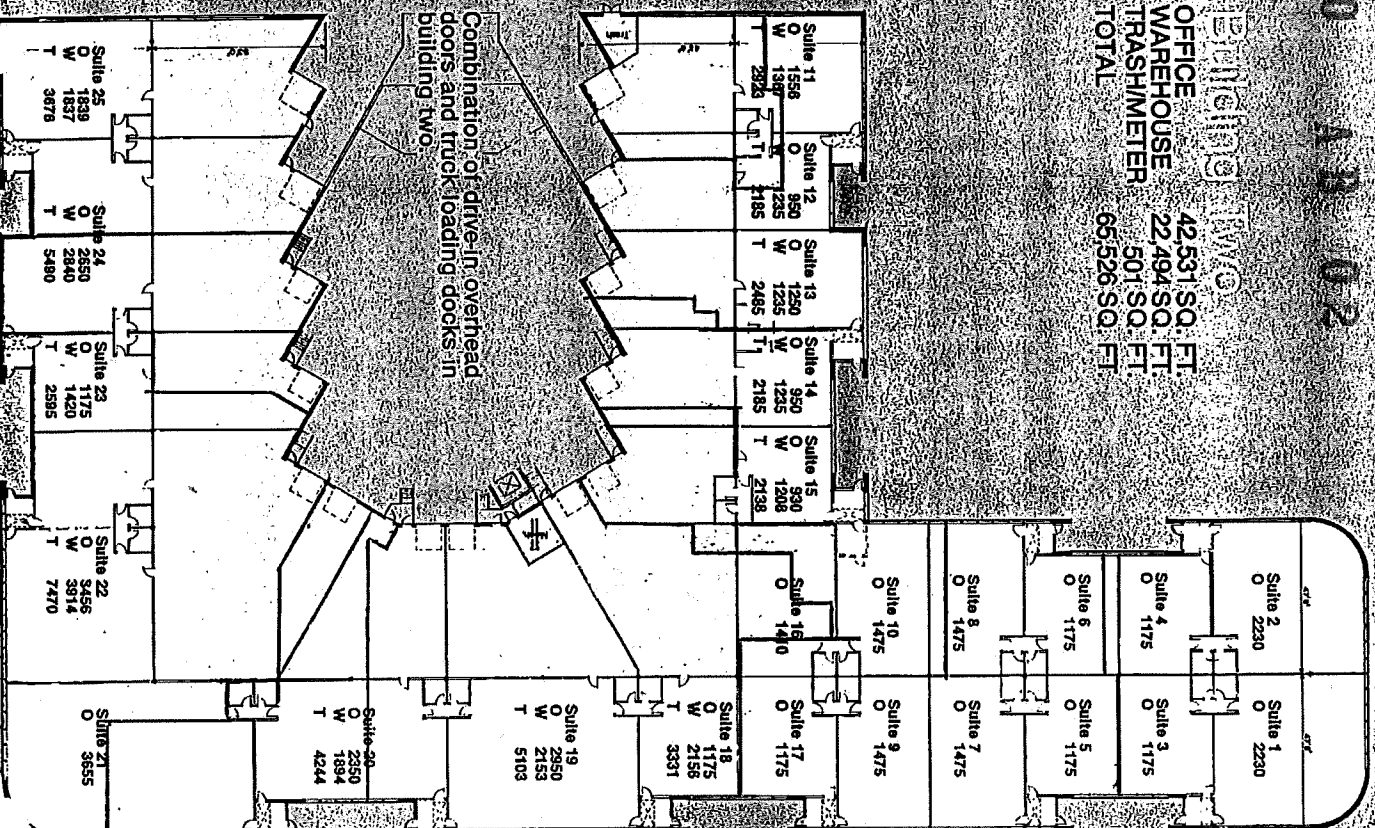
OFFICE 37,070 SQ. FT.
WAREHOUSE 16,689 SQ. FT.
TRASHMETER 353 SQ. FT.
TOTAL 54,112 SQ. FT.

Building Two

OFFICE 42,531 SQ. FT.
WAREHOUSE 22,494 SQ. FT.
TRASHMETER 501 SQ. FT.
TOTAL 65,526 SQ. FT.



Shaded area inside building indicates warehouse space.



**Tenant Contact List
Cedar Business Center
September, 02**

1701-1801 East 79th Street
Bloomington MN 55425

Space	Tenant Name	Contact Name(s)	Phone #	After Hour #
1701 BUILDING				
8	Bon Appetit Mgmt. Company	Margie Osorio	952-854-2050 Fax: 854-5494	612-386-5523
4	Cedar Center Chiropractic	Tom Palashewski, E/L Molly Holton-Office Manager	952-858-8340 Fax: 858-9698	952-431-3167 612-919-5031
16	Community Involvement Programs	Trudy Lingbloom Connie Rogers Valarie Meeks	854-4007 Fax: 854-0413	Ken Andresen Operations Manager 612-299-5318
1	Creative Nursing Management	Brano Stankovsky	952-854-9015 Fax: 854-1866	612-473-0932
6	Hired	Barbara Dahl Nancy James Jana Samargia (exec. Director)	952-853-9100 Fax: 952-853-9101	952-423-4002 651-646-4147
7	Innovative Prof. Services (IPS)	Dave Czerny Dave Cerny	952-854-2349 Fax: 952-947-7405	401-6683
8A	Intermark Ltd.	Kristi Alman Mary (admin)	952-854-7166 Fax: 854-7692	612-378-5010 952-888-3410
11	Minnesota Systems Int'l (MSI)	Scott Nelson, G/E/L Sherry Anderle Julie Jarnich	883-0808 883-0893 fax	934-2964 817-1730 H: 651-766-5151
18	National Real Estate Information Services			
17	Thrifty Car Rental	Tim Moc Kerry (on-site) 952.851-0010	854-8080 851-9069	
13	US Army	Capt. Liedel Sgt. Certa	883-0327 Fax: 854-6014	763-856-0893
12	Vacant			
19	Vacant			
1801 BUILDING				
24 & 25	Autolab d/b/a Diagnostic Hotline (20 employees)	Leo Ellman Larry DeWaele Mike Dojl CFO	Main: 852-0090 852-0021 Fax: 852-0033	651-454-6233 651-459-0315
21, 22, 23	Gittleman Construction Mgmt.	Andy Gittleman Mel Gittleman	C: 760-2370 277-2706 Fax: 277-2739	924-8173
9,10,17,18,19	Harvey Winchell	Tom Vucicevic	952-881-7964	
5	K. & K. Express (15 employees)	Lisa Gustafson Mary Steff David Hill (President)	883-0012 Fax: 883-2080	952-854-5525
1	McIlenna Company	Greg Carnoy, G/S Patrick Lipinski, E/L	851-9636 851-9636 Fax: 851-9709	942-0530 651-454-8711
4, 6, 20	National Real Estate Information Services, Inc.	Pat Nolan Mike Daley	952.854-3200 Fax: 854-2525	651-456-9837 651-432-6320

FROM CB RICHARD ELLIS, INC.

(THU) 10. 03' 02 14:24/ST. 14:22/NO. 3561520189 P 3

Space	Tenant Name	Contact Name	Phone/Fax	After Hours
3	Northland Reps, Inc. HVAC Clause in lease	Bill Zukowski, G/E/S/L Vicki Gyekis	854-3905 651-686-7062 Fax: 854-5210	686-7062
27	Timber Lodge Steakhouse, Inc. (15 employees)	Peter Bedzyk (pres.) James Kolzer Greg Kaelin-Insurance Contact	952.929-9353 952.929-5658- fax	952-897-9095 612-869-5963 612-822-3698
15	Vacant			
12	Vacant			
28	Vacant			
11	Works Computing			

1701 Building: Suites (1 of 2 sheets)

8810

A B 02



1701 Building: Suites (2 of 2 sheets)



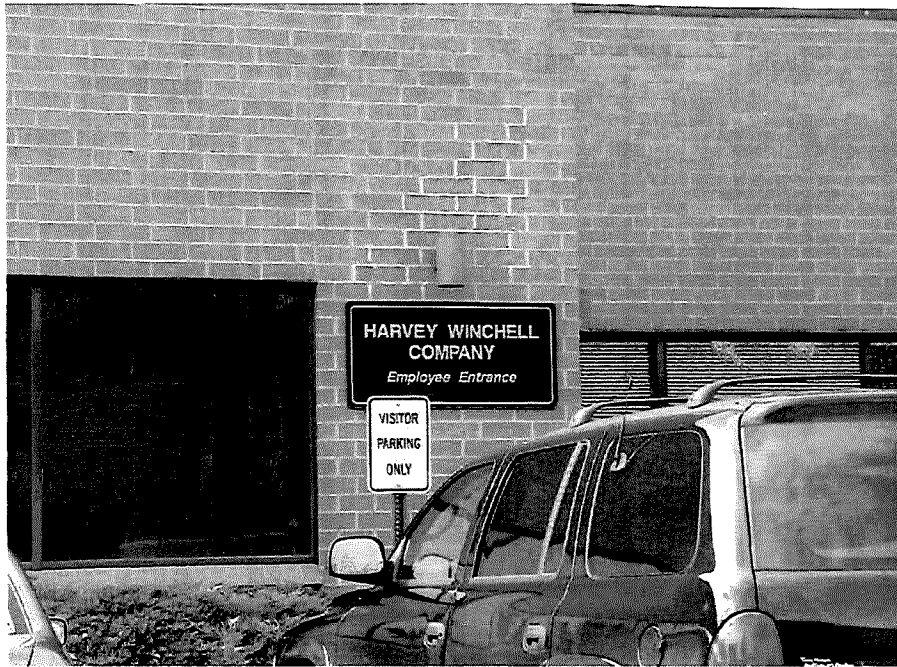
1801 Building: Suites (1 of 3 sheets)

8810

A B 02



1801 Building: Suites (2 of 3 sheets)



1801 Building: Suites (3 of 3 sheets)



AST

8810AB 02

S89°58'39"E

79TH

North Property Line

STREET

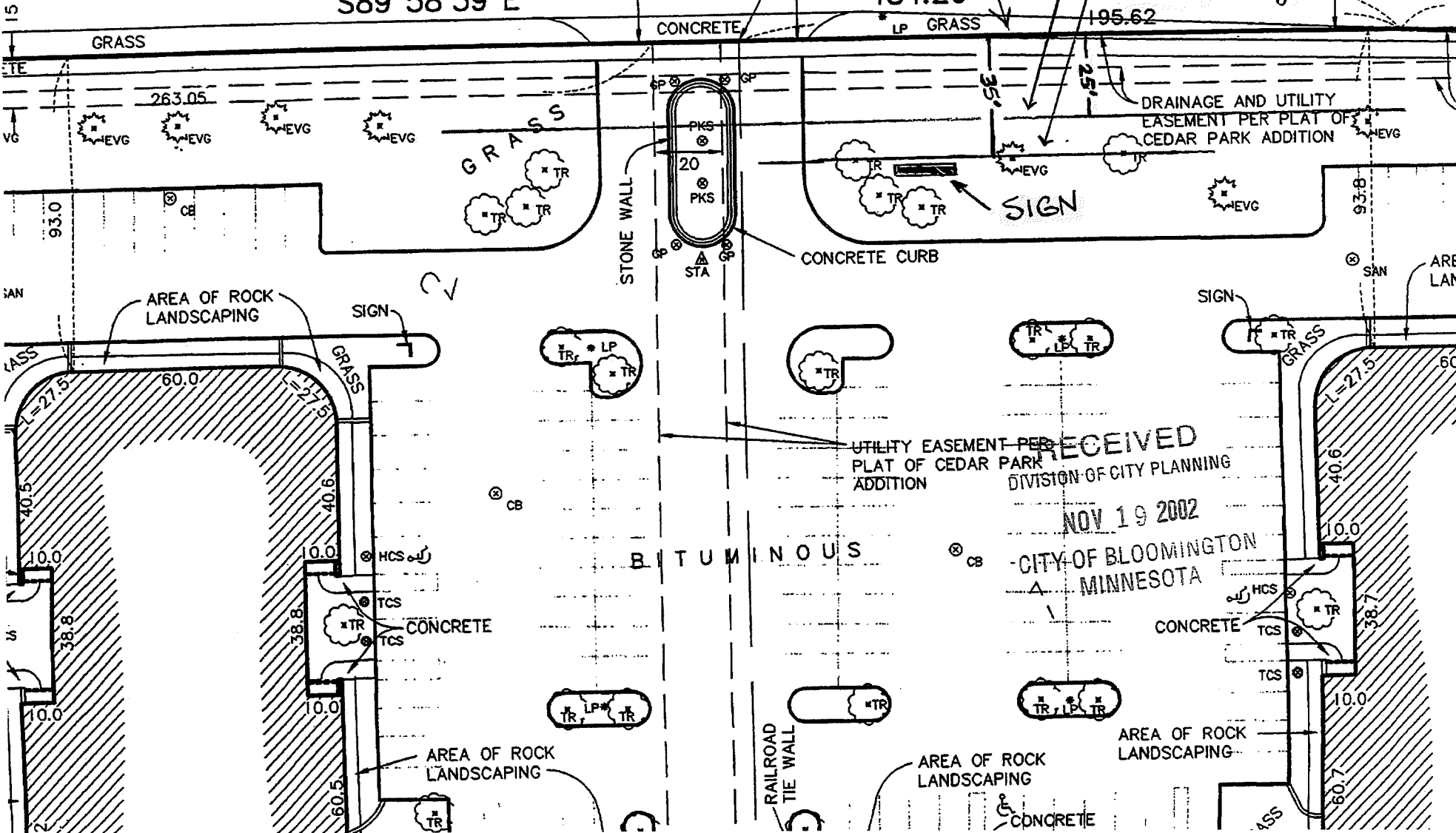
TAKING PER
1990814 AN

NW CORNER
OF LOT 3

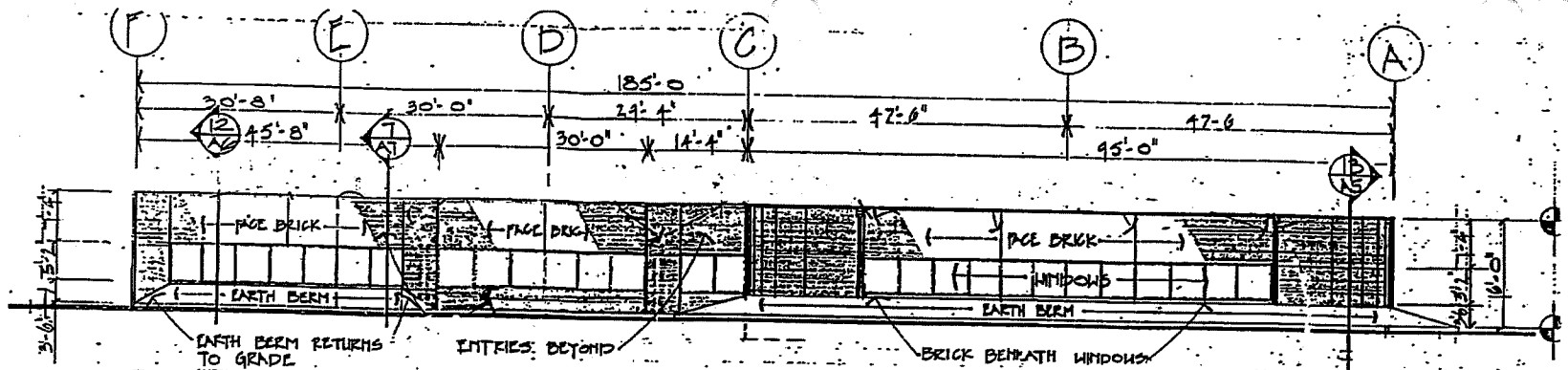
484.20

Future Expansion
Planned Right of Way
setback for sign

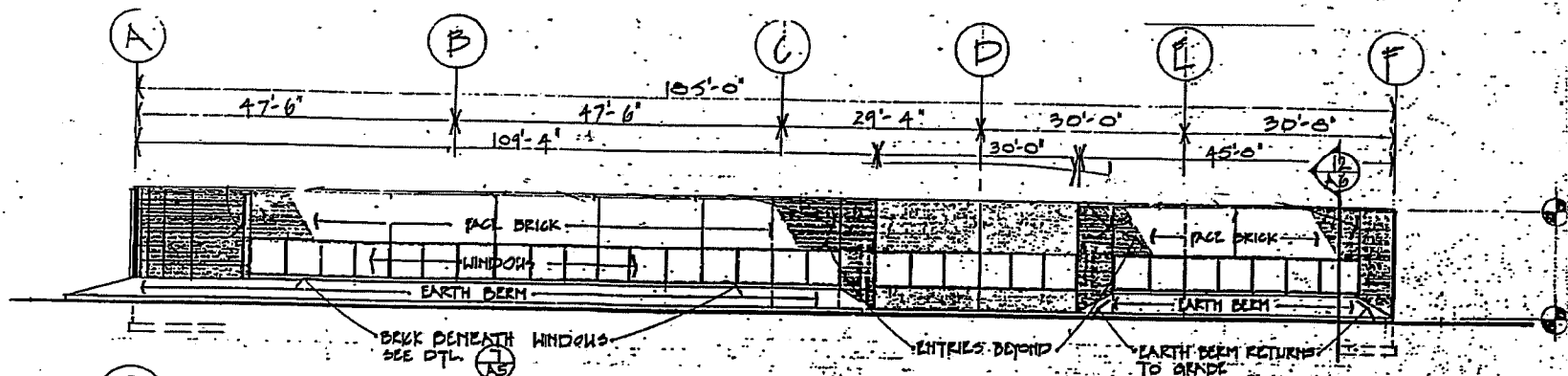
S8



RECEIVED
DIVISION OF CITY PLANNING
NOV 19 2002
CITY OF BLOOMINGTON
MINNESOTA



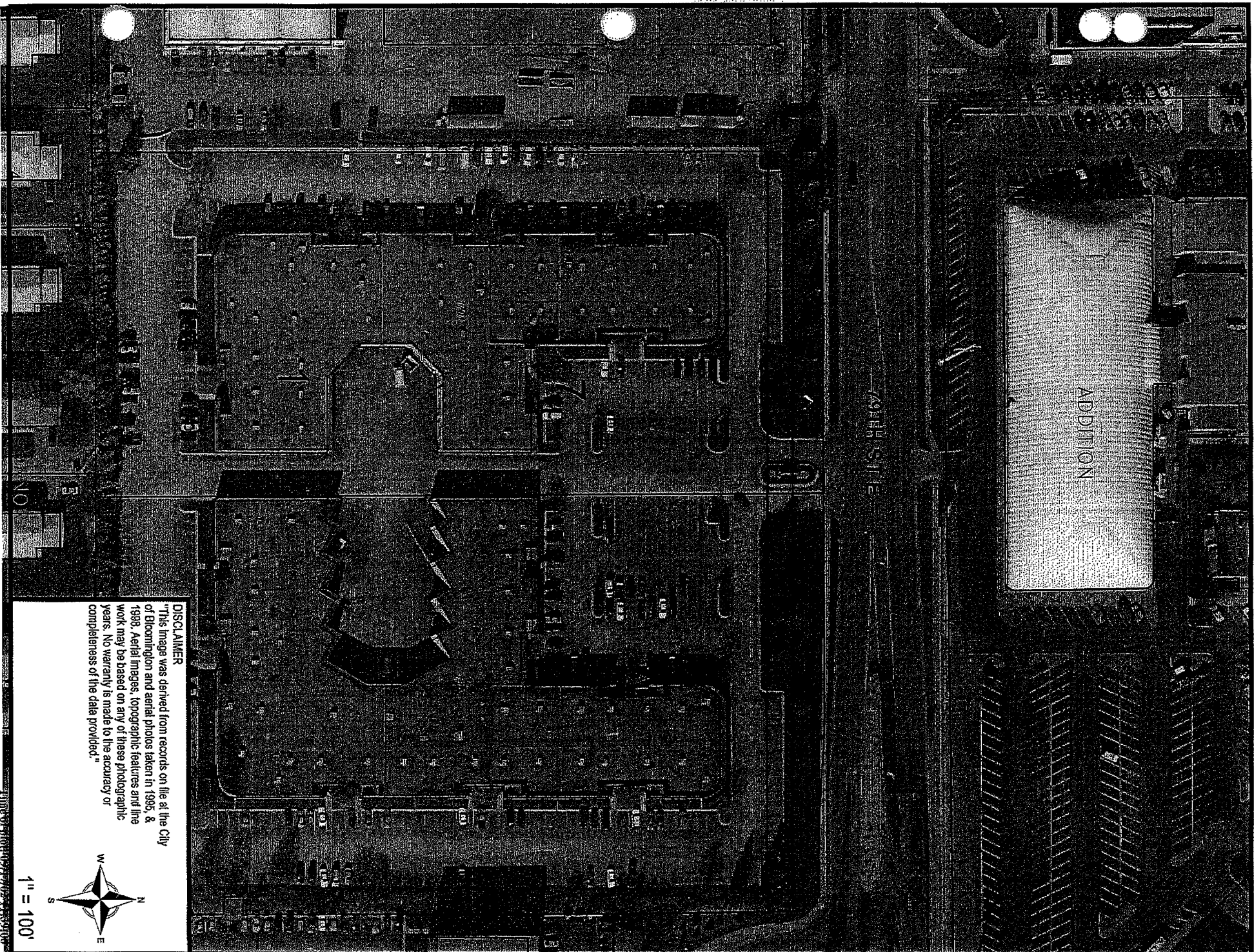
1 NORTH ELEVATION
SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/16" = 1'-0"

RECEIVED
DIVISION OF CITY PLANNING
NOV 01 2002
CITY OF BLOOMINGTON
MINNESOTA

8810 AB 02



ADDITION

AHH SILE

DISCLAIMER

"This image was derived from records on file at the City of Bloomington and aerial photos taken in 1995, & 1998. Aerial images, topographic features and line work may be based on any of these photographic years. No warranty is made to the accuracy or completeness of the data provided."



1" = 100'

Image of photo 145/17/0125-1-109100

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of City Planning

REPORT TO THE HEARING EXAMINER

For the Administrative Hearing of
November 26, 2002

GENERAL INFORMATION

Applicant: Principal Mutual Life Insurance Company
(Case 8810A-02)

Location: 1701 and 1801 E. 79th Street

Request: Variance to reduce the front setback of a freestanding sign from the planned widened right-of-way line from 20 feet to 10 feet.

PROPOSAL

With a new tenant planning to move into the Cedar Business Center, its owners desire to replace the existing freestanding sign along E. 79th Street. The owners originally hoped to place the new sign in the same location as the existing sign. However, an as-built survey of the property shows the existing sign to be located within a utility easement and directly over two major trunk sewer lines owned by Metropolitan Council Environmental Services. Signs are not permitted within utility easements, especially over active sewer lines. Another factor affecting the possible placement of a freestanding sign on the site is that the Master Street Plan of the City shows that the 79th Street right-of-way is proposed to be widened in the future to 60 feet from centerline. Currently, the width of 79th Street is only 35 feet from centerline on the south side in this vicinity. Thus, the right-of-way will expand to the south by 25 feet in the future. Since the City Code requires sign setbacks to be measured from planned, widened rights-of-way lines, a freestanding sign would need to be setback 45 feet from the existing property line to be Code compliant.

The applicant proposes to remove the existing sign within the utility easement and construct a new sign outside the easement to the east. The new sign would be setback 35 feet from the existing 79th Street right-of-way line, 15 feet farther back than the existing sign. Given the plans to widen the right-of-way in the future, the proposed sign would encroach 10 feet into the required 20 foot setback from the widened 79th Street and therefore requires a variance.

BASIS FOR ADMINISTRATIVE HEARING

This application was accepted for consideration by the Hearing Examiner as an Administrative Variance under the provisions of Section 2.10 of the City Code, Applications to be Heard:

- (a) The hearing examiner shall hear variance applications ... where:
 - (4) the requested variance has been found by the Director of Community Development or his designee to be minor, and where the variance relates to the size and location of signs.

to the physical environment". The location of a freestanding sign 10 feet from the planned widened right-of-way line is not anticipated to be injurious to neighboring properties. The public welfare can be preserved through a condition of approval that requires the sign to be removed at no cost to the public at the time 79th Street is widened.

(C) That the special condition or circumstance is not the result of the actions of the applicant.

- * The proposed widening of 79th Street is not the result of actions of the applicant.

(D) That nonconforming use of neighboring lands, structures, or buildings in the same district is not the sole grounds for issuance of variance.

- * No specific nonconformities within the district that impact upon the case have been identified and the applicant is not requesting approval based on any nonconformities outside the site.

(E) Variances in Size, Placement, and Number of Signs--No variance may be granted in size, placement or number of signs, as described in Chapter 19 of the Code, unless the following is found:

(ii) Placement--

(I) That the placement of the sign will not be at a location which will have an adverse affect in appearance, height, or location on neighboring properties.

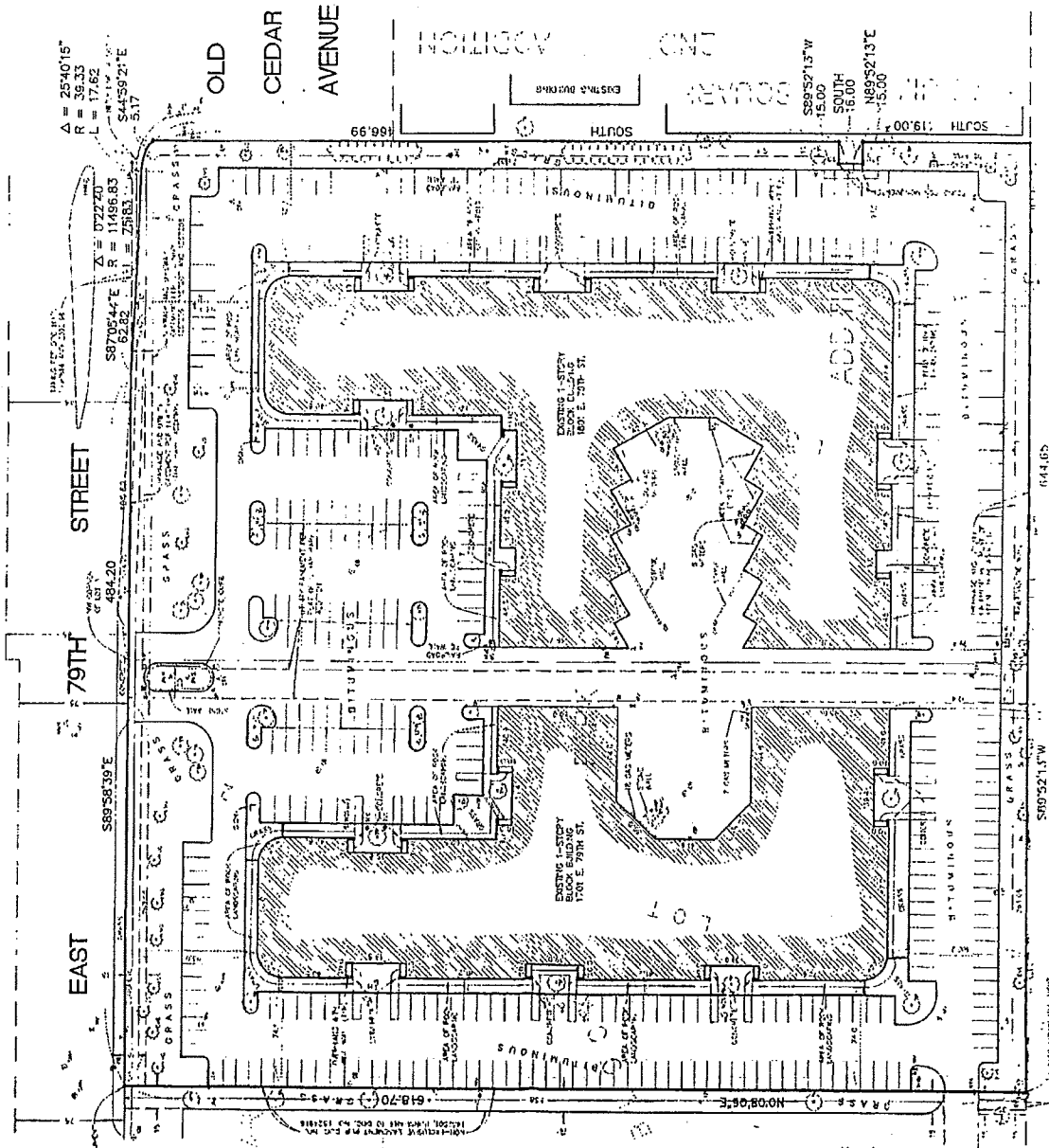
- * The location of the sign 10 feet from the planned, widened right-of-way line of 79th Street (35 feet from the existing 79th Street right-of-way line) is not anticipated to adversely affect neighboring properties. The height and appearance of the sign will be Code compliant and are also not anticipated to adversely affect neighboring properties.

(II) That the placement of the sign will not be at a location which will adversely affect, deter or detract the motoring public on adjacent streets or highways.

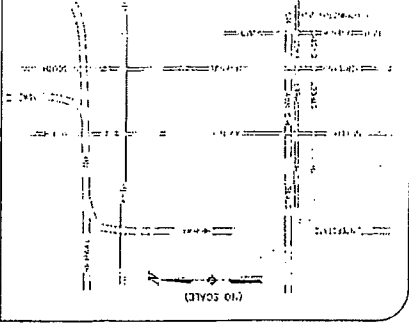
- * The placement of the sign 10 feet from the planned, widened right-of-way line of 79th Street (35 feet from the existing 79th Street right-of-way line) may negatively impact the future widening of 79th Street, thereby adversely affecting the motoring public. However, attaching a condition of approval requiring removal of the sign when 79th Street is widened (should it prove necessary based on the final design) ensures that the motoring public on adjacent streets or highways will not be adversely affected.

(III) That strict compliance with the provisions of Chapter 19 of this Code relating to the placement of signs would deprive the applicant of the reasonable use of the sign for such land or building.

ALTA/ACSM LAND TITLE SURVEY FOR:
PRINCIPAL MUTUAL LIFE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY
THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY



VICINITY MAP



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THIS SURVEY WAS MADE BY THE CHICAGO TITLE INSURANCE COMPANY, CHICAGO, ILL., FOR THE PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, CHICAGO, ILL., AND THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, CHICAGO, ILL., IN ACCORDANCE WITH THE CHICAGO TITLE INSURANCE ACT, PASSED MARCH 1, 1907, AND THE CHICAGO TITLE INSURANCE ACT, PASSED MARCH 1, 1907, AND THE CHICAGO TITLE INSURANCE ACT, PASSED MARCH 1, 1907.

Sande Land Surveying Inc.

CHICAGO, ILL.