

Bloomington , Minnesota - Uniform Sign Design Guidelines
9056 Penn Ave S, Bloomington, MN 55431

Introduction:

These Uniform Sign Design Guidelines have been developed to ensure a cohesive and visually appealing signage system for your retail building, accommodating multiple tenants. Adhering to these guidelines will create a consistent branding experience and enhance the overall aesthetics of the building. These guidelines cover various aspects of sign design, including size, placement, materials, colors, and typography, to ensure a harmonious integration of the tenant signs.

On behalf of VNY LLC, we present the following Uniform Sign Design (USD) for the buildings located at 9056 Penn Avenue. These sign standards are regulated as set forth in City Code Section 19.115.02.

1. Wall Signs:

- Tenant signs for the building shall consist of internally illuminated or non-illuminated channel letters mounted to a raceway or flash mounted. If using a raceway, it must be painted to match the color of the building façade.
- Signs are permitted on all four building elevations. The (choose two: north, south, east and west) elevations are considered primary elevations and (choose two: north, south, east and west) elevations are considered secondary elevations.
- Each tenant can have one sign on the front of the building and one sign on the side of the building closer to their main entrance door.
- A cabinet logo is allowed and must not exceed 25% of the total sign area.

2. Freestanding Signs

- One freestanding sign is allowed per street frontage. The Burger King freestanding sign located along Penn Avenue is considered legally non-conforming for size. Only face changes are allowed. Any increase in size, changes in location or height must meet the current City Code standard.

3. Approval Process

- Landlord shall require Tenant to submit proposed sign(s) for Landlord's approval prior to application for permit with the City of Bloomington. Tenant shall submit a copy of the proposed sign(s) indicating Landlord's approval with Tenant's application for sign permit.

Exhibit A

Tenant 1: On the front, sign is permitted at the top corner as shown below.



Tenant 1: On the side, at the top of the building and easily visible to the passing traffic



Tenant 2: On the front and on the side, sign boards are permitted at the top corners where the arrows are shown.

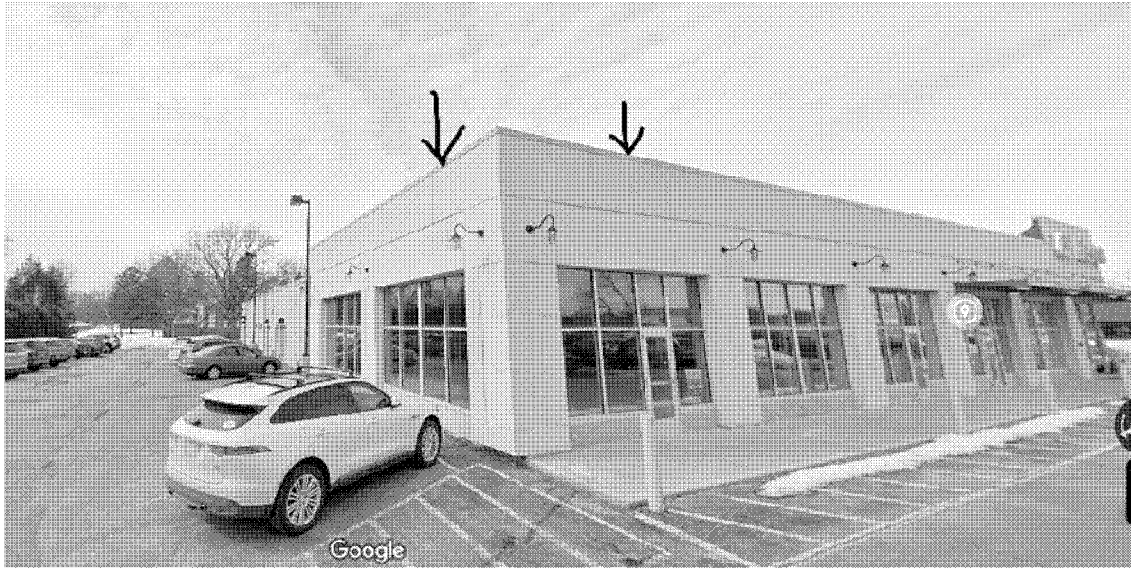


Exhibit B
Burger King freestanding sign location.

