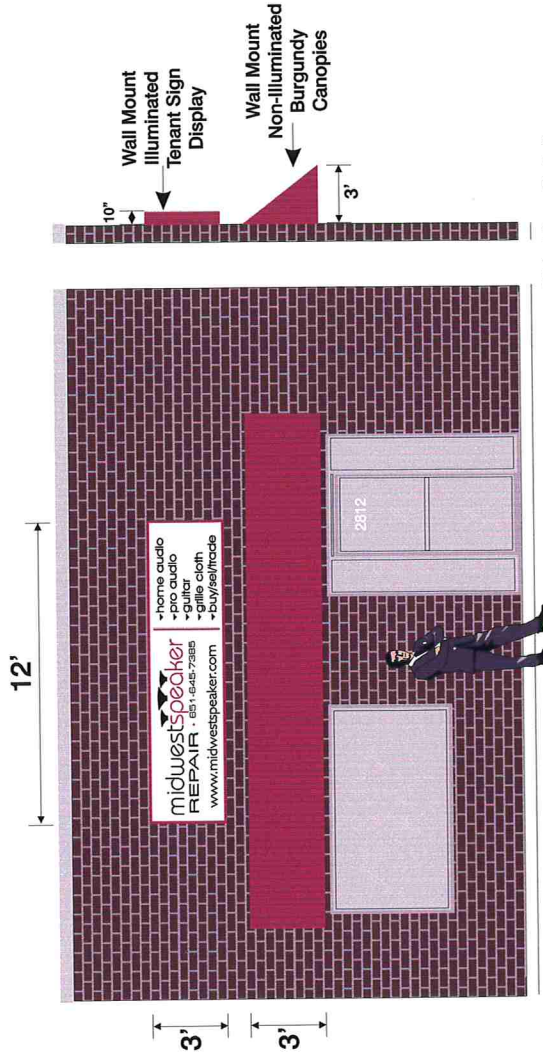


Canopy & Illuminated Tenant Layout Grid

FRONT ELEVATION 10- 3'X 3' Canopies / 230'-2" lineal Feet



Side View Detail

**JOB SITE: Evergreen Building 2  
2770-2812 Fairview Avenue North  
Roseville, MN**

**Labor and material to provide scope of work as follows:**

**\*\*DEMOLITION:**

Remove and dispose of existing sign & canopy equipment

**\*\*ILLUMINATED TENANT SIGN DISPLAYS:**

10- 3'X 12' Single Faced Illuminated Wall Mount Sign Displays  
With Blank White PC Sign Faces

**\*\* Non-Illuminated Wall Mount Canopies:**

10- 3'X 3' Non-Illuminated Awnings Clad With  
Burgundy Premium Grade Sunbrella Material / 230'-2"  
Total Lineal Feet

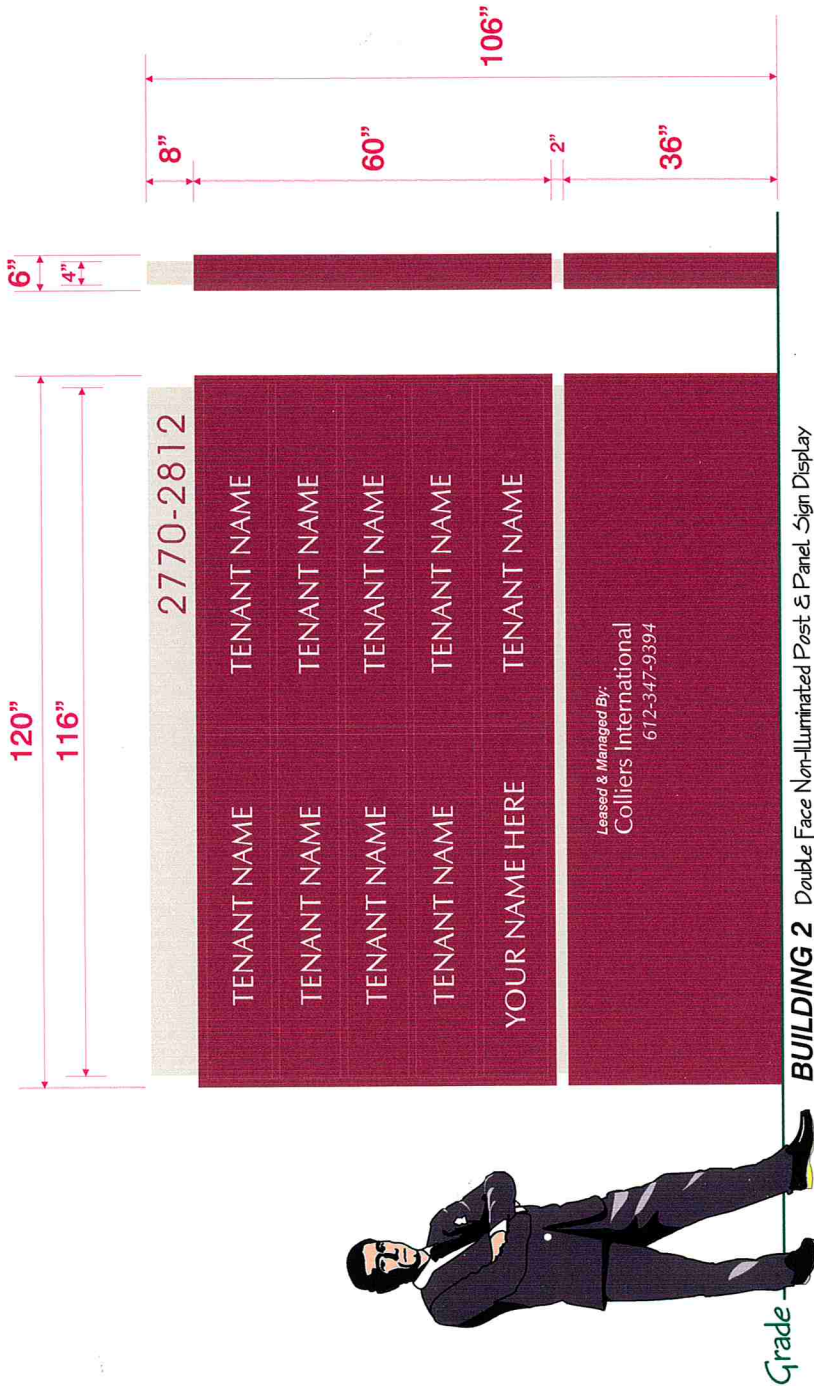
**Collier, Turley, Martin, Tucker**  
Attn: Angela Gustafson  
612-347-9338 Fax 612-347-9389  
angela.gustafson@ctmt.com  
200 South Sixth Street Suite 1400  
Minneapolis, MN 55402

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**BUILDING 2** Double Face Non-Illuminated Post & Panel Sign Display

Labor and material to Fabricate and Install new 5'X 10' monument sign display per Colliers International new sign standards.

City Sign Permit & Design Review fees will be charged at cost extra  
 Tenant graphics will be charged at cost extra

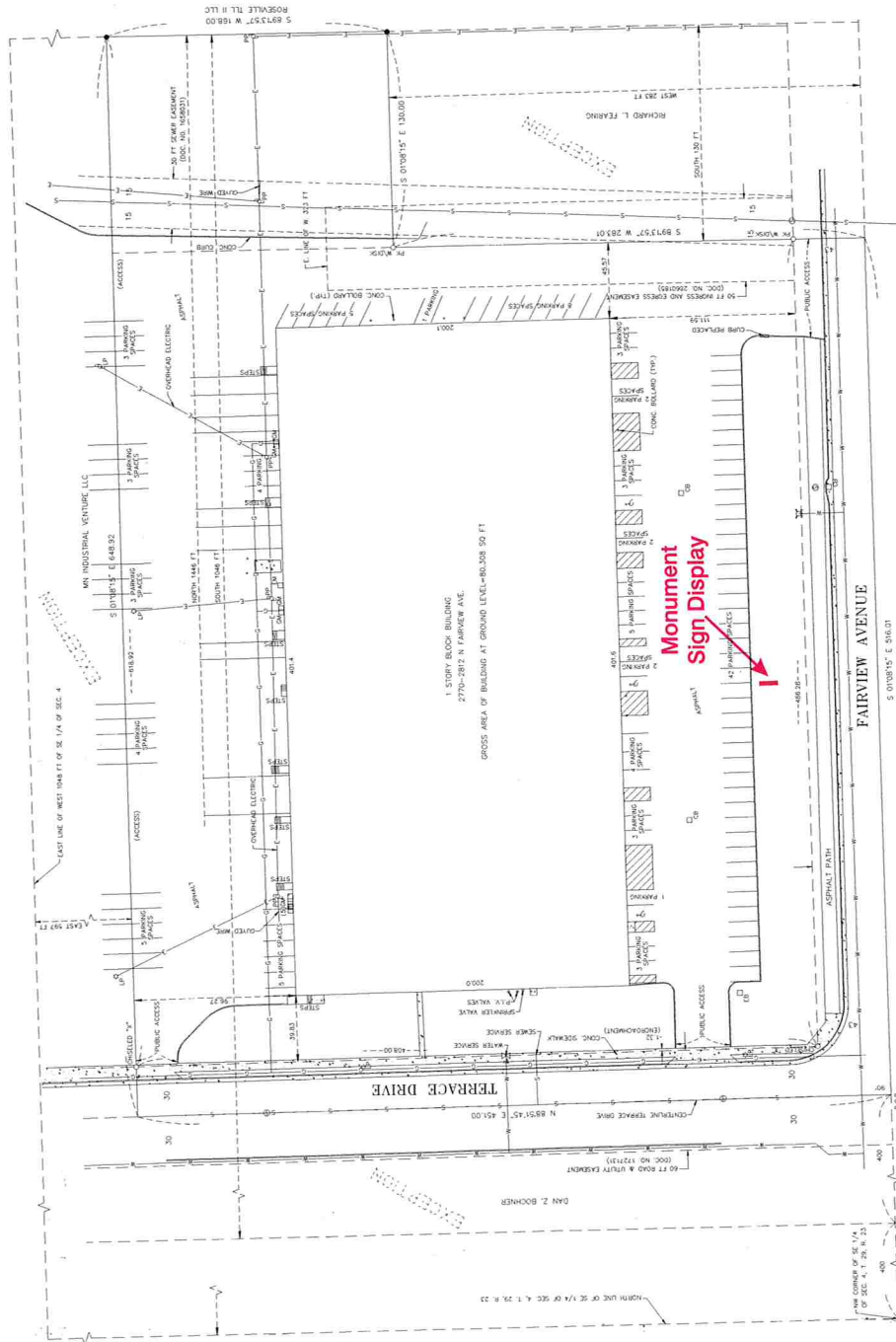
Collier, Turley, Martin, Tucker  
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 angela.gustafson@ctmt.com  
 200 South Sixth Street Suite 1400  
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**Building 2 Office / Warehouse**  
**2770-2812 Fairview Avenue North**  
**Roseville, MN**



**PROPERTY MANAGEMENT:**  
 Collier, Turley, Martin, Tucker  
 Attn: Angela Gustafson  
 612-347-9338 Fax 612-347-9389  
 angela.gustafson@ctmt.com  
 200 South Sixth Street Suite 1400  
 Minneapolis, MN 55402

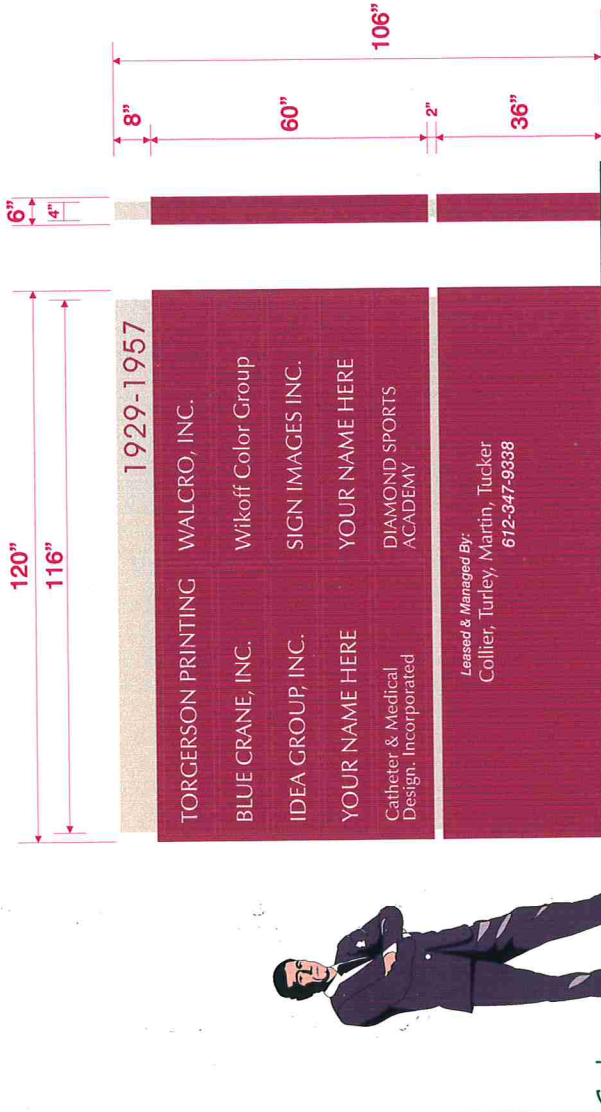
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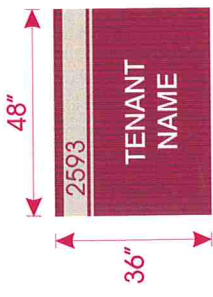


**Building 6 Office / Warehouse**  
**1929-1957 Co. Rd. C2 West**  
**Roseville, MN**

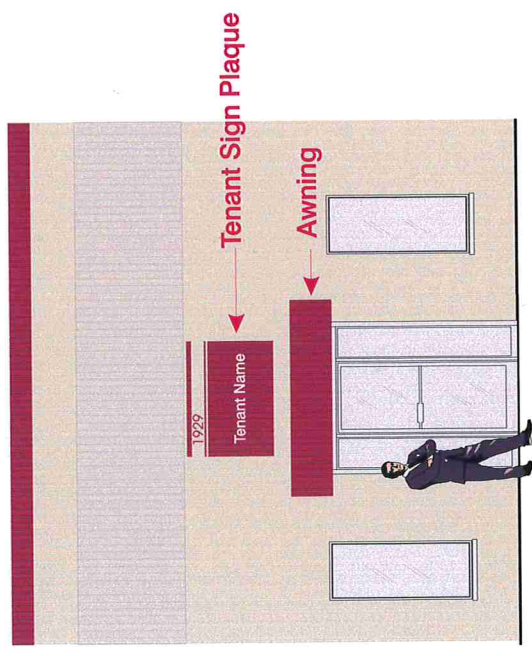


**BUILDING 6**  
 Double Face Non-Illuminated Post & Panel Sign Display

**PROPERTY MANAGEMENT:**  
 Collier, Turley, Martin, Tucker  
 Attn: Angela Gustafson  
 612-347-9338 Fax 612-347-9389  
 angela.gustafson@ctmt.com  
 200 South Sixth Street Suite 1400  
 Minneapolis, MN 55402



Warehouse Tenant Non-Illuminated ID Plaque Typical



Tenant Entrance Typical

- Match 3M Gerber 220-58 BURGUNDY (PMS# 188C)
- Match 3M Gerber 220-49 BEIGE
- Match 3M Gerber 220-10 WHITE

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**DESIGNERS • BUILDERS • INSTALLERS of interior & exterior sign systems**

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# ROSEVILLE

~~BUILDING~~ 3

COMMUNITY DEVELOPMENT  
2660 Civic Center Drive ♦ Roseville, MN 55113  
Phone: (651) 792-7005 ♦ Fax: (651) 792-7070

## MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1009.03  
www.ci.roseville.mn.us/council/city\_code.htm

<u>LAND USE TYPE</u>	<u>APPLICATION FEE</u>
<input type="checkbox"/> Residential	\$250
<input checked="" type="checkbox"/> Commercial/Industrial	\$350

(All fees should be made payable to City of Roseville upon submittal of application.)

Please complete the application by typing or printing in ink. If the spaces provided are insufficient, use additional sheets, keying information to the related item numbers.

### 1. Property Owner Information:

Company name: ERP Minnesota Portfolio LLC  
Last name: Phelps First name: Daniel  
Address: 30 S. Wacker, Ste 3600 City/State/Zip: Chicago, IL 60606  
Phone number: 312-476-2326 Email address: dphelps@wallc.com

### 2. Applicant Information: (if different from above)

Company name: Colliers Turley Martin Tucker  
Last name: Gustafson First name: Angela  
Address: 200 S 6<sup>th</sup> St, Ste 1400 City/State/Zip: Minneapolis, MN 55402  
Phone number: 612-347-9338 Email address: angela.gustafson@ctmt.com

### 3. Address of Property Involved: (if different from above)

2770 - 2812 FAIRVIEW AVE NORTH

### 4. Additional Required Information:

- Site plan illustrating on-site improvements and location of proposed signage.
  - Sign details including sign dimensions, area calculations, and construction specifications for each proposed sign, as well as elevations showing wall signs and/or freestanding signs as appropriate.
5. Signature(s): By signing, you attest that the above and attached information is true and correct to the best of your knowledge.

Property Owner: [Signature]

Date: 2/24/09

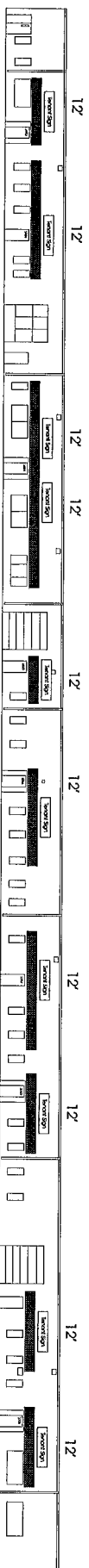
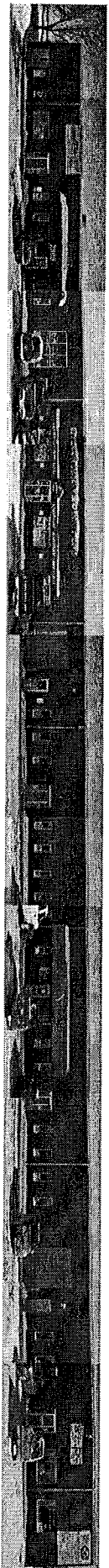
Applicant: [Signature]

Date: 2/25/09

## Master Sign Plan Regulations: (from §1009.03D of the Roseville City Code)

1. **Purpose.** The purpose of the Master Sign Plan is to establish fair and equitable criteria for complex signage situations that accommodate the need for a well-maintained, safe, and attractive community, and the need for effective communications including business identification.
2. **Effect of Master Sign Plan.** Upon approval of a Master Sign Plan, all future signs shall conform to the Master Sign Plan. Modifications to the provisions of the Master Sign Plan may be granted only with the approval of a new Master Sign Plan.
3. **Required.** A Master Sign Plan is required for:
  - a. Building complexes
  - b. Multi-tenant structures
  - c. Covered mall buildings, shopping centers or strip malls
  - d. Planned unit developments
  - e. Area identification signs
  - f. Churches/places of worship/institutions/schools
4. **Criteria.** The following criteria should be used when developing a Master Sign Plan:
  - a. **Guideline.** If possible, the underlying zoning district regulations (pertaining to signage and listed in Section 1009.10) should be used as a guideline with minimum variations as needed to meet the intent of this Chapter.
  - b. **Location.** No freestanding sign shall be located closer than 5 feet to a property line, roadway easement, or other public easement. No freestanding sign shall be erected that, by reason of position, shape or color, would interfere in any way with the proper functioning or purpose of a traffic sign or signal. No freestanding sign shall be located within the Traffic Visibility Triangle. No freestanding sign shall impede/impair traffic.
  - c. **Quality.** All signage shall improve the aesthetics or functional use of the site. All freestanding signs shall include materials that compliment the architectural design/existing building materials, including but not limited to face brick, natural or cut stone, integrally colored concrete masonry units/rock faced block, glass, pre-finished metal stucco or similar cementation coating, and/or factory finished metal panels. Landscaping may be integrated into any freestanding sign.
  - d. **Type.** All types of signs are permitted except those prohibited by Section 1009.02C.
  - e. **Size.** The size of all signage (building wall and free standing) shall be limited to 1.5 times the maximum allowed under Section 1009.08 (Wall Signage).
  - f. **Height.** The height of any free standing sign shall be limited to a height of 40 feet.
  - g. **Number.** The number of freestanding signs shall be reasonably related to the number of access points to public streets and/or the number of tenants within the multi-tenant structure.
5. **Approval Process:** Submittal of a Master Sign Plan application, appropriate/applicable information, and fee (\$250 residential and \$350 commercial/industrial) is required with the Office of Community Development. The Development Review Committee shall hold an administrative hearing and take appropriate action on requests for Master Sign Plan approvals. The following shall apply:
  - a. The Community Development Director or Designee shall schedule an administrative hearing before the Development Review Committee, the time and place for which shall be set by the Community Development Director or Designee, to consider the proposed Master Sign Plan with respect to the criteria in Section 1009.03D4 of this title.
  - b. The applicant and contiguous/effected property owners shall be notified by the Community Development Director or Designee of such time and place in writing not less than 10 days prior to such hearing. The Community Development Director or Designee may notify additional property owners if a determination is made that such additional notification is merited.
  - c. The Development Review Committee shall hold the administrative hearing as scheduled by the Community Development Director or Designee.
  - d. The Development Review Committee shall render and forward a recommendation to the Community Development Director or Designee for approval and the Community Development Director or Designee shall make the final decision.

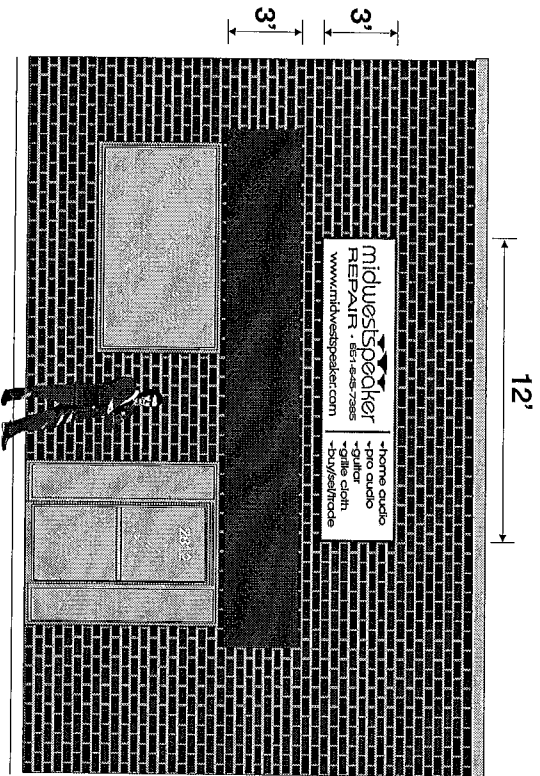
Should the applicant or a contiguous property owner object to the Community Development Director or Designee decision on the Master Sign Plan, an appeal may be filed within 10 days following the administrative decision by the Community Development Director or Designee. The appeal shall be made in writing and shall be addressed to the City Manager. The Variance Board shall take up the appeal at a regular board meeting within 45 days on the appeal. The Master Sign Plan appeal shall follow notice requirements and other procedures contained in Chapter 108 of the Title.



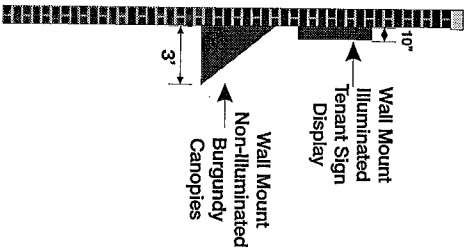
FRONT ELEVATION

10-3'X 3' Canopies / 230'-2" Inlaid Feet

Canopy & Illuminated Tenant Layout Grid



Single Bay Tenant Sign Detail Typical



Side View Detail

**JOB SITE: Evergreen Building 2  
2770-2812 Fairview Avenue North  
Roseville, MN**

*Labor and material to provide scope of work as follows:*

- \*\*DEMOLITION:**  
Remove and dispose of existing sign & canopy equipment
- \*\*ILLUMINATED TENANT SIGN DISPLAYS:**  
10-3'X 12' Single Faced Illuminated Wall Mount Sign Displays  
With Blank White PC Sign Faces
- \*\* Non-Illuminated Wall Mount Canopies:**  
10-3'X 3' Non-Illuminated Awnings Clad With  
Burgundy Premium Grade Sunbrella Material / 230'-2"  
Total Lineal Feet

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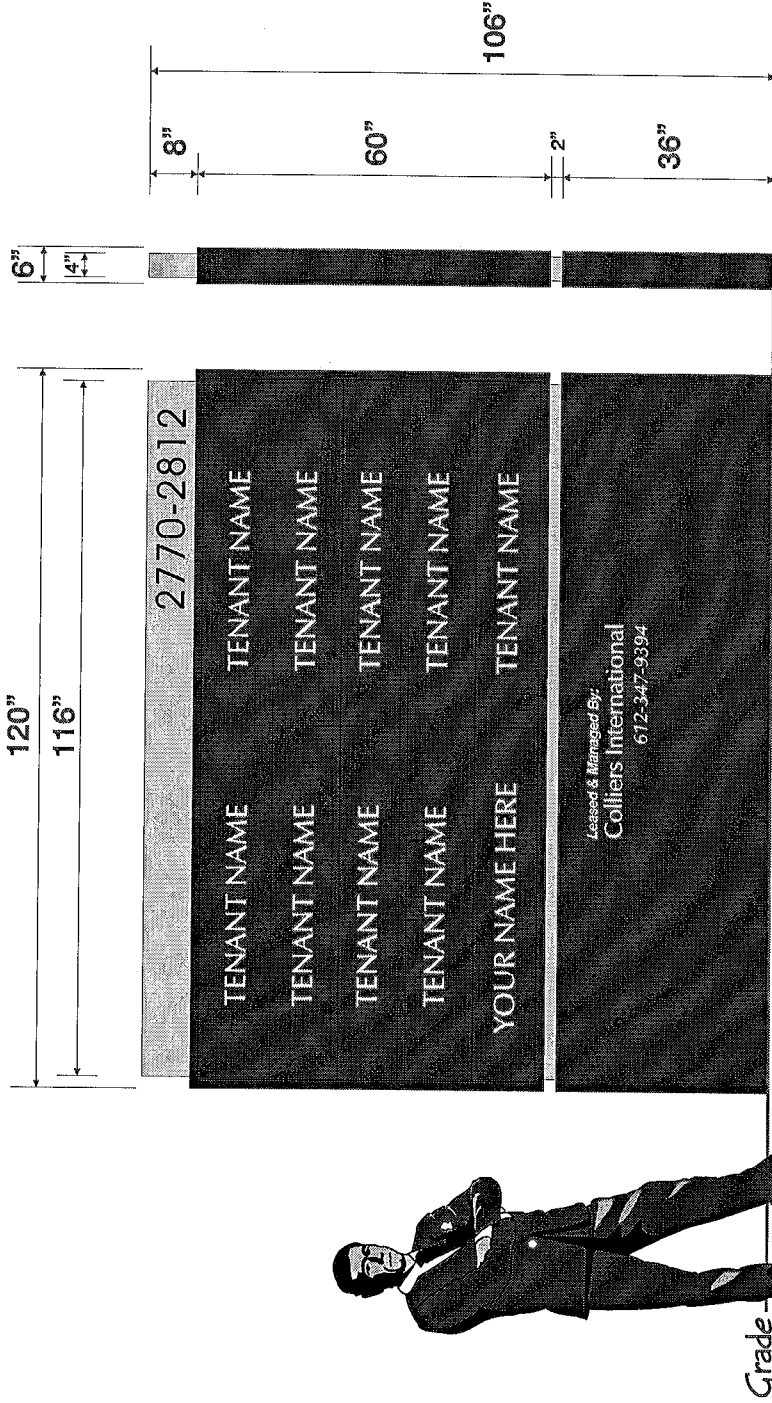
TWIN CITIES SIGN IMAGES, INC.

Collier, Turley, Martin, Tucker  
Attn: Angela Gustafson  
612-347-9338 Fax 612-347-9389  
angela.gustafson@ctmi.com  
200 South Sixth Street Suite 1400  
Minneapolis, MN 55402

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17201 113th Avenue No. • Suite 104 • OSSEO, MN 55369 • (763) 428-1599 Fax 428-1597







Collier, Turley, Martin, Tucker  
 Attn: Angela Gustafson  
 612-347-9338 Fax 612-347-9389  
 angela.gustafson@ctmi.com  
 200 South Sixth Street Suite 1400  
 Minneapolis, MN 55402

Labor and material to Fabricate and Install new 5'X 10' monument sign display per Colliers International new sign standards.

City Sign Permit & Design Review fees will be charged at cost extra  
 Tenant graphics will be charged at cost extra

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 17201 113th Avenue No. • Suite 104 • OSSEO, MN 55369 • (763) 428-1599 Fax 428-1597

# ROSEVILLE BUILDING

COMMUNITY DEVELOPMENT  
2660 Civic Center Drive ♦ Roseville, MN 55113  
Phone: (651) 792-7005 ♦ Fax: (651) 792-7070

## MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1009.03  
www.ci.roseville.mn.us/council/city\_code.htm

<u>LAND USE TYPE</u>	<u>APPLICATION FEE</u>
<input type="checkbox"/> Residential	\$250
<input checked="" type="checkbox"/> Commercial/Industrial	\$350

(All fees should be made payable to City of Roseville upon submittal of application.)

Please complete the application by typing or printing in ink. If the spaces provided are insufficient, use additional sheets, keying information to the related item numbers.

### 1. Property Owner Information:

Company name: • ERP Minnesota Portfolio, LLC  
Last name: • Phelps First name: • Daniel  
Address: • 305 Wacker, Ste 3600 City/State/Zip: • Chicago, IL 60606  
Phone number: • 312-476-2326 Email address: • dphelps@wallc.com

### 2. Applicant Information: (if different from above)

Company name: • Colliers Turley Martin Tucker  
Last name: • Gustafson First name: • Angela  
Address: • 200 5<sup>th</sup> St, Ste 1400 City/State/Zip: • Minneapolis, MN 55402  
Phone number: • 612-347-9338 Email address: • angela.gustafson@cmtr.com

### 3. Address of Property Involved: (if different from above)

1929 - 1957 Ca Rd. CZ WEST

### 4. Additional Required Information:

- Site plan illustrating on-site improvements and location of proposed signage.
  - Sign details including sign dimensions, area calculations, and construction specifications for each proposed sign, as well as elevations showing wall signs and/or freestanding signs as appropriate.
5. Signature(s): By signing, you attest that the above and attached information is true and correct to the best of your knowledge.

Property Owner: • Rami Ph

Date: • 2/24/09

Applicant: • Angela Gustafson

Date: • 2/25/09

## Master Sign Plan Regulations: (from §1009.03D of the Roseville City Code)

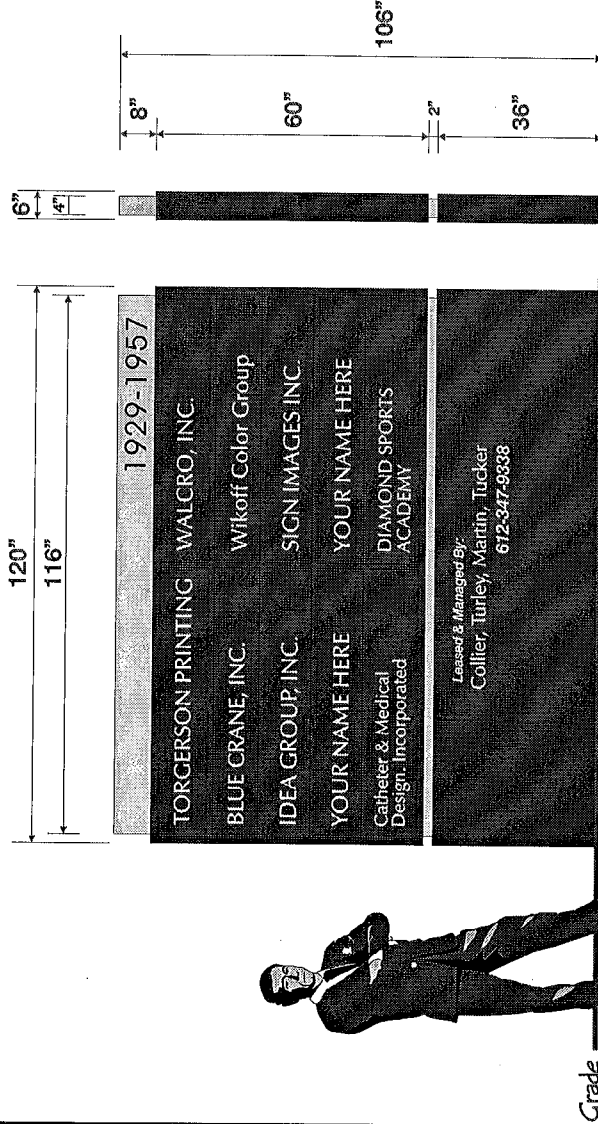
1. **Purpose.** The purpose of the Master Sign Plan is to establish fair and equitable criteria for complex signage situations that accommodate the need for a well-maintained, safe, and attractive community, and the need for effective communications including business identification.
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3. **Required.** A Master Sign Plan is required for:
  - a. Building complexes
  - b. Multi-tenant structures
  - c. Covered mall buildings, shopping centers or strip malls
  - d. Planned unit developments
  - e. Area identification signs
  - f. Churches/places of worship/institutions/schools
4. **Criteria.** The following criteria should be used when developing a Master Sign Plan:
  - a. **Guideline.** If possible, the underlying zoning district regulations (pertaining to signage and listed in Section 1009.10) should be used as a guideline with minimum variations as needed to meet the intent of this Chapter.
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  - d. **Type.** All types of signs are permitted except those prohibited by Section 1009.02C.
  - e. **Size.** The size of all signage (building wall and free standing) shall be limited to 1.5 times the maximum allowed under Section 1009.08 (Wall Signage).
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  - d. The Development Review Committee shall render and forward a recommendation to the Community Development Director or Designee for approval and the Community Development Director or Designee shall make the final decision.

Should the applicant or a contiguous property owner object to the Community Development Director or Designee decision on the Master Sign Plan, an appeal may be filed within 10 days following the administrative decision by the Community Development Director or Designee. The appeal shall be made in writing and shall be addressed to the City Manager. The Variance Board shall take up the appeal at a regular board meeting within 45 days on the appeal. The Master Sign Plan appeal shall follow notice requirements and other procedures contained in Chapter 108 of the Title.



2/16/09 CTMT Building 6 Sign Criteria

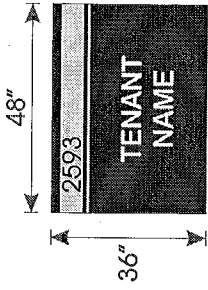
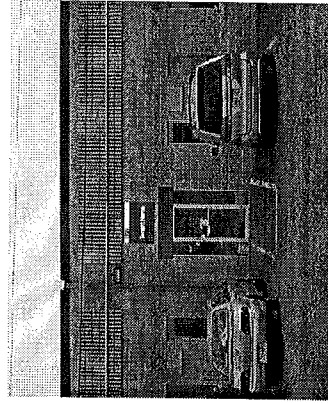
**Building 6 Office / Warehouse**  
1929-1957 Co. Rd. C2 West  
Roseville, MN



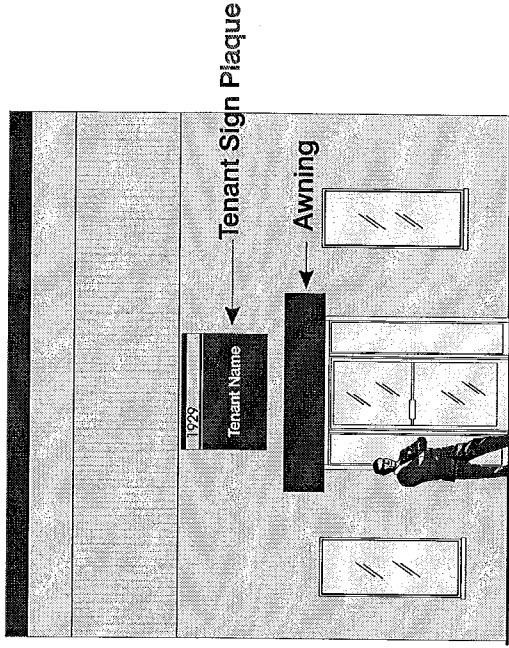
**BUILDING 6**

*Double Face Non-Illuminated Post & Panel Sign Display*

**PROPERTY MANAGEMENT:**  
Collier, Turley, Martin, Tucker  
Attn: Angela Gustafson  
612-347-9338 Fax 612-347-9389  
angela.gustafson@ctmt.com  
200 South Sixth Street Suite 1400  
Minneapolis, MN 55402



*Warehouse Tenant Non-Illuminated ID Plaque Typical*



*Tenant Entrance Typical*

Match 3M Gerber 220-58 BURGUNDY (PMS# 188C)

Match 3M Gerber 220-49 BEIGE

Match 3M Gerber 220-10 WHITE

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Community Development Department  
651-792-7074 ♦ fax: 651-792-7070

March 25, 2009

Mr. Daniel Phelps  
ERP Minnesota Portfolio LLC  
30 South Wacker Drive  
Suite 3600  
Chicago, IL 60606

Ms. Angela Gustafson  
Colliers Turley Martin Tucker  
200 South 6<sup>th</sup> Street  
Suite 1400  
Minneapolis, MN 55402

**RE: *Master Sign Plan for 2770-2812 Fairview Avenue and 1929-1957 County Road C2.***

To Whom It May Concern:

On Thursday, March 19, 2009, the City of Roseville Planning Division held the Master Sign Plan hearing for the above referenced addresses. No citizens or property owners were present to address the committee regarding the proposed two sign locations. City Planner indicated that no calls, email, or letters concerning the proposal had been received.

The City Planner reviewed the proposal for the Committee and recommended approval of the Master Sign Plan for the above addressed properties, subject to certain conditions.

- Advertising, flashing, pulsating, rotating light (or lights), rooftop, banners, mobile signs, and portable signs shall be prohibited, as well as other prohibited signs covered under Section 1010 of the Roseville City Code.
- Freestanding signage shall be limited to a double-faced non-illuminated post and panel sign display 120 inches wide and 106 inches tall for 2770-2812 Fairview Avenue and 1929-1957 County Road C2, as depicted in the attachment by Sign Images. Illumination of each freestanding sign is permitted should the owner desire such inclusion in the future.
- Tenant name/signage (on the freestanding sign) shall be limited to the design as depicted on the attachment submitted by Sign Images or an area 120 inches wide by 60 inches tall for 2770-2812 Fairview Avenue and 1929-1957 County Road C2.

Community Development Department

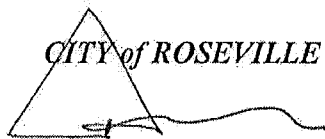
651-792-7074 ♦ fax: 651-792-7070

- The 2770-2812 Fairview Avenue freestanding sign shall be set back a minimum of 10 feet from the property line adjacent Fairview Avenue (west), while the 1929-1957 County Road C2 freestanding sign shall be set back a minimum of 5 feet from County Road C2 south) and site access (west) property lines. Verification of property lines and freestanding sign placement is required and shall be indicated on the submitted site plans/surveys as a component of the Sign Permit.
- Internally illuminated channel letters and/or internally illuminated cabinet style signs and/or non-illuminated plaque signs shall be permitted as wall signage.
- 2770-2812 Fairview Avenue shall be limited to wall plaque signs not exceeding a size of 36 inches wide by 144 inches tall for each tenant.
- 1929-1957 County Road C2 shall be limited to wall plaque signs not exceeding a size of 48 inches wide by 36 inches tall for each tenant.
- Wall signs shall be limited to tenant entry door areas.
- All signs shall be made of durable materials and finishes, and be of highest quality fabrication, similar to those depicted on the submitted plans by Sign Images.
- Awning or entry canopies shall be allowed, however signage shall be prohibited.
- Sign permits are required for all signs.

Should you have any questions or comments, please call me at 651-792-7074.

*Respectfully,*

**CITY of ROSEVILLE**



*Thomas Paschke  
City Planner*



City of Roseville  
651-792-7000

03/02/2009 3:45 PM  
Receipt No. 0160132

signplan  
Master Sign Plan 350.00

-----  
Receipt Total 350.00

Cash 0.00  
Check 350.00 Check #24149  
Charge 0.00

TWIN CITIES SIGN IMAGES

Cashier: Jillh  
Station: RVFIN8

# ROSEVILLE

## MASTER SIGN PLAN REVIEW COMMITTEE

### ADMINISTRATIVE HEARING NOTICE

The **MASTER SIGN PLAN** process has been created to afford property owners flexibility in designing site and building signage, and created to afford adjacent property owners the opportunity to review/comment on signage proposals, prior to their approval.

**TIME & PLACE OF HEARING:** The Master Sign Plan Review Committee will meet at 3:30 p.m. on Thursday, March 19, 2009 in the Aspen Room at City Hall, 2660 Civic Center Drive.

**PURPOSE:** Review a request for a **MASTER SIGN PLAN** for multi-tenant office/warehouse complex

**SITE:** 1929 – 1957 County Road C2

**APPLICANT:** ERP Minnesota Portfolio (MSP09-002)

#### How to Participate:

1. Call or email Thomas Paschke, City Planner, at 651-792-7074 or thomas.paschke@ci.roseville.mn.us prior to the hearing. Mail a letter or fax it to 651-792-7070.
2. Attend the hearing and address the Committee.

Please see map on reverse side for property location.

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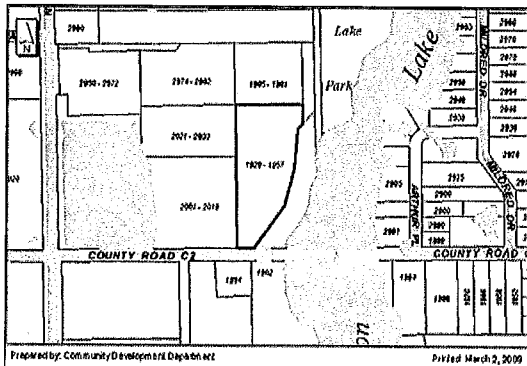
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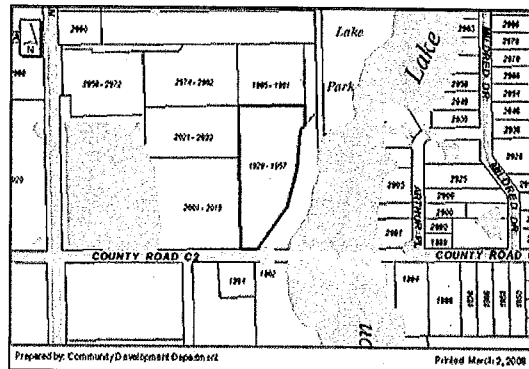
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«ENPN1»  
«ENPN2»  
«ENPADD1»  
«ENPADD2»

City of Roseville  
Community Development  
2660 Civic Center Drive  
Roseville, MN 55113



«Next Record» «ENPN1»  
«ENPN2»  
«ENPADD1»  
«ENPADD2»

City of Roseville  
Community Development  
2660 Civic Center Drive  
Roseville, MN 55113

**ENPN1**

CITY OF ROSEVILLE  
ROSEVILLE TWIN LAKES LLC  
SCOTT W ROBERTS TRUSTEE  
ST PAUL PROPERTIES INC  
STATE OF MN TRUST EXEMPT

**ENPN2**

COMMUNITY DEVELOPMENT DEPT

**ENPADD1**

2660 CIVIC CENTER DR  
3065 CENTRE POINT DR  
1873 BUERKLE RD  
385 WASHINGTON ST  
P0 BOX 64097

**ENPADD2**

ROSEVILLE MN 55113-1815  
ROSEVILLE MN 55113-1130  
WHITE BEAR LAKE MN 55110-5246  
ST PAUL MN 55102-1309  
ST PAUL MN 55164-0097



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REVIEW COMMITTEE**

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**SITE: 2770 – 2812 Fairview Avenue**

**APPLICANT:** ERP Minnesota Portfolio (MSP09-002)

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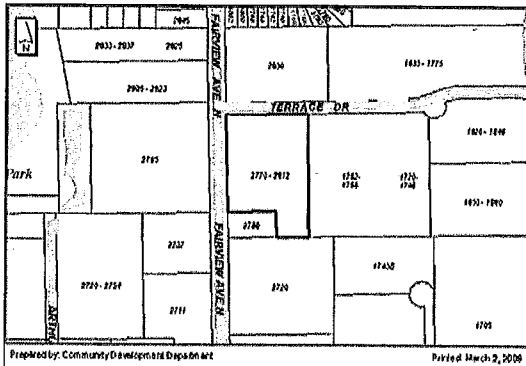
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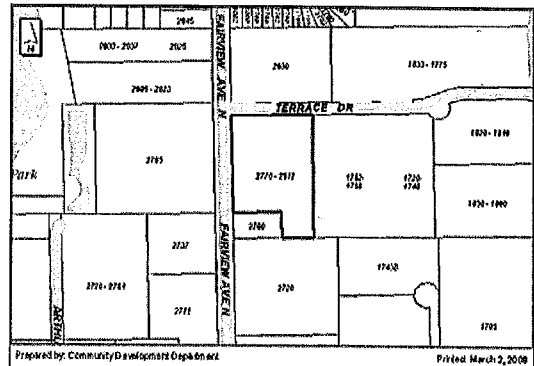
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«ENPN2»  
«ENPADD1»  
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Community Development  
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Roseville, MN 55113



«Next Record»«ENPN1»  
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**City of Roseville**  
Community Development  
2660 Civic Center Drive  
Roseville, MN 55113

**ENPN1**

DAN Z BOCHNER  
CITY OF ROSEVILLE  
ERP MINNESOTA PORTFOLIO LLC  
HAGEN VENTURES LLC  
MAC PROPERTIES  
RICHARD L FEARING  
ROSEVILLE TLL II LLC

**ENPN2**

COMMUNITY DEVELOPMENT DEPT  
C/O ROBERT J HAGEN

**ENPADD1**

PO BOX 1291  
2660 CIVIC CENTER DR  
30 S WACKER DR SUITE 3  
6278 OTTER LAKE RD  
2737 FAIRVIEW AVE N  
4908 PINECROFT AVE N  
2575 FAIRVIEW AVE #250

**ENPADD2**

BEVERLY HILLS CA 90213-1291  
ROSEVILLE MN 55113-1815  
CHICAGO IL 60606-7413  
WHITE BEAR LAKE MN 55110-1016  
ROSEVILLE MN 55113-1307  
STILLWATER MN 55082-5924  
ROSEVILLE MN 55113-2607