

Grand Oak

BUSINESS PARK

Where work comes to life

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Grand Oak Receives Local Attention

Grand Oak Business Park was recently featured in a *Finance & Commerce* article entitled “Building Blocks”. This semimonthly column showcases various commercial properties throughout the Twin Cities metro area.

As the article states, “Eagan’s large office market doesn’t get much attention and Grand Oak is no different.” In this instance, however, Grand Oak was recognized for its impressive tenant roster as well as its amenities. Specifically mentioned was O’Neill Pond and its one-mile recreational trail with seating and grills as well as the adjacent putting green.

Visit www.finance-commerce.com/2013/03/building-blocks-grand-oak-business-park to read the article in its entirety.

Severe Weather Awareness Week

For more than 25 years, the state of Minnesota has conducted a Severe Weather Awareness Week in partnership with the National Weather Service and local governments. The campaign, which will be held April 15-19 this year, is designed to teach and remind Minnesotans about weather hazards and provide resources to minimize the risks associated with severe weather.

The main event of Severe Weather Awareness Week is the annual statewide tornado drills scheduled for Thursday, April 18, at 1:45 p.m. and 6:55 p.m. At those times, sirens and NOAA Weather Radios will sound in a simulated tornado warning. The afternoon drill is intended for institutions and businesses, while the evening drill is intended for second shift workers and families.

According to the National Weather Service, Minnesota experiences an average of 40 tornadoes per year. In 2012, 37 twisters touched down. A record was set in 2010 with 104 tornadoes across the state. Understanding this threat and knowing what to do when a tornado is approaching can save lives.

For information on how to build an emergency kit and practice your severe weather emergency plan, visit www.dps.mn.gov/divisions/hsem/weather-awareness-preparedness/Pages/severe-weather-awareness-week-program.aspx.

TAKE NOTE OF THE UPCOMING DATES:

**Severe Weather
Awareness Week**

Monday-Friday, April 15-19

Earth Day

Monday, April 22

**Administrative
Professionals Day**
Wednesday, April 24

Cinco De Mayo
Sunday, May 5

Mother’s Day
Sunday, May 12

Memorial Day
Monday, May 27

Flag Day
Friday, June 14

Father’s Day
Sunday, June 16

Independence Day
Thursday, July 4

National Volunteer Week: Celebrating Service

National Volunteer Week, April 21-27, 2013, is about inspiring, recognizing and encouraging people to seek out ways to engage in their communities. It's about demonstrating to the nation that by working together, we have the fortitude to meet our challenges and accomplish our goals.

National Volunteer Week is about taking action and encouraging individuals and their respective communities to be at the center of social change – discovering and actively demonstrating their collective power to foster positive transformation.

Sponsored by Points of Light, National Volunteer Week was established in 1974 and has grown exponentially each subsequent year, with literally thousands of volunteer projects and special events scheduled throughout the week. With the fourth year anniversary of the Edward M. Kennedy Serve America Act, the creation of the Volunteer Generation Fund and the resonant call to serve from

the President, this year will be even more energizing and inspiring.

National Volunteer Week is not only a moment in time to celebrate volunteers, but to enable the nation to share ideas, practices and stories, wherever they happen, thereby creating a movement to re-imagine the notion of citizenship for the 21st century. It encourages all of us to discover ways to increase volunteer participation and intensify community impact.

This is the perfect opportunity for your organization and volunteers to seize the moment and share the national spotlight that National Volunteer Week deservedly receives. Leverage this window of national opportunity to advance your individual cause and promote volunteer commitment. To search for volunteerism opportunities in your community, visit www.pointsoflight.org and click on "Volunteer".

Honoring America's Fallen

Memorial Day is an American holiday observed on the last Monday of May – May 27th this year – honoring men and women who died while serving in the U.S. military. Formerly known as Decoration Day, Memorial Day originally honored only those lost while fighting in the Civil War. After World War I, the holiday was expanded to commemorate American military personnel who died in all wars.



Cities and towns across the country host Memorial Day parades each year featuring marching bands with the National Guard and other servicemen and veterans participating.

A federal holiday since 1971, many Americans observe Memorial Day by visiting memorials and cemeteries and placing American flags or flowers on the graves of fallen heroes. Volunteers also place flags on each grave site at national cemeteries.

A National Moment of Remembrance also takes place at 3:00 p.m. local time so Americans can pause wherever they are for a minute of silence to remember and honor those courageous individuals who have died in service to our nation. During this Moment, 200 Amtrak trains will blast their whistles, approximately 500,000 Major League Baseball fans will join in silence and countless individuals, such as yourself, will pause for a moment to remember.

Estate Planning: The Will vs. Revocable Trust

Estate planning is not only for the elderly, terminally-ill or the infirm. College students, young parents and empty-nesters should also engage in estate planning to protect their heirs and/or beneficiaries.

Following are some considerations regarding establishing a will vs. a revocable living trust:

A will is a document that states where your assets are to go upon your death and it generally requires use of a power of attorney to manage those assets. In most states, unless you have a very small estate or own no real estate, a will makes it mandatory to go through the court procedure known as probate. This time-consuming process requires a judge to verify that your will is in fact the real thing and to transfer each of your assets, including real estate, from your name over to the beneficiary you are leaving it to.

A revocable living trust is a written agreement designating someone to be responsible for managing your property. It's called a living trust because it's established while you're alive. It's "revocable" because, as long as you're mentally competent, you can change or dissolve the trust at any time at your own discretion. If you are not competent, the agreement makes provisions for a successor trustee to take over in your place. Typically, a living trust becomes irrevocable, or cannot be changed, when you die.

Both a will and a living trust create inheritance guidelines. They determine who gets what as well as when and how they receive it. However, if you are concerned about your privacy and want to avoid the public probate process, a living trust may be more suitable. Living trusts are typically not part of the public record, unlike the proceedings associated with a will. Additionally, a trust can pass assets onto your beneficiaries immediately upon your death or it can designate that assets be distributed over time in specified amounts. A trust may also help to reduce state and federal estate taxes associated with your estate.

If you have a smaller estate, a will may be sufficient, as they are generally less complicated and less expensive than a trust. Yet, this completely depends on your particular situation.

The revocable living trust is a strategy that may work well for some, but it isn't a one-size-fits-all solution. In fact, many financial advisors also recommend drafting a will to ensure that any assets not captured by the revocable living trust are transferred into the trust upon the grantor's death.

While there is no perfect solution, your plan should outline your unique financial objectives and personal values. Consult with a qualified attorney and a financial advisor when developing your estate plan.

Phone a Friend Brain Teaser

(Source: NIEHS Office of Communications and Public Liaison)

It's time to phone a friend for a little math fun. Get your calculator – this works!

(Note: Ignore your area code and use only your seven digit phone number.)

- 1) What are the first 3 digits of your phone number? (do NOT include the area code) _____
- 2) Multiply by 80 _____
- 3) Add 1 _____
- 4) Multiply by 250 _____
- 5) Add in the last four digits of phone number _____
- 6) Add in the last four digits of phone number again _____
- 7) Subtract 250 _____
- 8) Divide by 2. _____

(See back cover for answer.)

Recognizing Grand Oak Tenants

Equus Capital Partners and Cassidy Turley are appreciative of all tenants at Grand Oak Business Park and extend special thanks to the following tenant for its expansion during 1st Quarter 2013:

Enclos Engineering
2770 Blue Water Road

New Property Management Portal

The new Grand Oak Business Park building portal was launched in March. This system will allow management staff to be more efficient in obtaining and dispatching service requests, which in turn will provide more timely responses and feedback to tenants regarding repairs. The portal can be accessed via Grand Oak's website at www.grandoakbusinesspark.com – simply click "For Tenants" at the top and "Maintenance Requests" in the left border. One or two employees from each company were set up with access to the tenant work order system based on contact information provided by each tenant. These individuals are encouraged to add the website to their "favorites" for future access. Please contact the management office at 651-289-3506 with any questions regarding the work order system or to gain access to the system.

Brain Teaser Answer

The answer to this little algebra problem is your seven digit phone number.

New Name, Same Team

Earlier this year, BPG Properties, Ltd., changed its name to Equus Capital Partners, Ltd. The firm's new name, Equus, is derived from the Latin word for "horse." Equus was chosen because the horse symbolizes strength, agility, dependability and hard work, all of which have been hallmarks of the firm's culture and performance since its inception.

Equus Capital Partners is one of the nation's leading private equity real estate fund managers. Equus' portfolio consists of over 24 million square feet of office, retail, student housing, and industrial properties and more than 18,000 apartment units in over 70 communities located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Los Angeles, Chicago, Washington DC, Boston, Atlanta and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.

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MANAGED & LEASED BY:

**Cassidy/
Turley** Commercial
Real Estate Services

IMPORTANT PHONE NUMBERS:

Property Management
Management Office
651-289-3506

After Hours Emergencies
651-289-3506

Leasing
Mark Stevens
612-347-9365