

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 02-0388 Issue Date: MAY 3 2002 CBL: 032 D002001

Location of Construction: 97 Exchange St	Owner Name: Wellin & Co	Owner Address: 97A Exchange St Suite 502	Phone: 879-5422
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Leasee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Vacant	Proposed Use: Pastry Shop	Permit Fee: \$30.00	Cost of Work: \$37.50	CEO District: 1
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Proposed Project Description: Install Exterior/Permanent 36" x 30" Sign	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: U-Sign Type: BOCA 1999
	Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:		

Permit Taken By: gad	Date Applied For: 04/18/2002	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/24/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions see attached <input type="checkbox"/> Denied to D.A. 4/24/02 Date: 4/20
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

ADDRESS: 97 Exchange St.
 PERMIT APPLICATION FOR: Signage
 BUILDING OWNER: W. J. Jellin
 PERMIT APPLICANT: St. Hill
 REVIEWER: John Andrews
 DATE OF DECISION: 4/30/02

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. _____
2. _____
3. _____

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

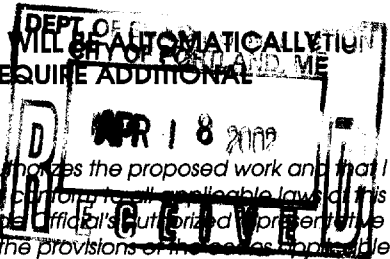
02-0388

Signage Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>97 Exchange Street</u>		
Total Square Footage of Proposed Structure <u>7 1/2 s.f. (36" x 30")</u>	Square Footage of Lot <u>930 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>D</u> Lot# <u>002</u>	Owner: <u>WELLEN & CO.</u> <u>SUITE 502</u> <u>97 A EXCHANGE ST.</u> <u>PONTIAC ME 04101</u>	Telephone: <u>(207) 879-5422</u>
Lessee/Buyer's Name (If Applicable) <u>STILETTO SHOES CORP.</u>	Applicant name, address & telephone: <u>JAMES R. ALLEN</u> <u>STILETTO SHOES CORP.</u>	Total s.f. of signage <u>7.5</u> x 1.00 per s.f. \$ <u>7.5</u> , plus \$30.00 base fee Fee: \$ <u>37.50</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>PASTRY SHOP</u>		
Approximately how long has it been vacant: <u>12 MONTHS</u>		
Proposed use: <u>RETAIL SHOES + ACCESSORIES</u>		
Project description: <u>INSTALL EXTERIOR SIGNAGE 7.5 SF steel brackets sign</u>		
Contractor's name, address & telephone: (SIGNAGE) <u>THE SIGNERY (ATTN: DON WRIGHT)</u> <u>279 FOREST AVENUE PONTIAC, ME 04101</u> <u>(207) 879-7700 x 200</u>		
Who should we contact when the permit is ready: <u>JAMES R. ALLEN 603-682-4542</u>		
Mailing address: <u>c/o STILETTO SHOES CORP.</u> <u>97 Exchange Street</u> <u>PONTIAC, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>603-682-4542</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to be bound by all applicable laws and regulations in this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>4/11/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 97 Exchange Street Portland 04101 ZONE: B-3

OWNER: WELLMAN Co.

APPLICANT: JAMES R. ALLEN | STILETTO SHOES CORP.

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES (NO)--- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES (NO) DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? (YES) NO DIMENSIONS 36" x 30" = 1080 ÷ 144 = 7.5

MORE THAN ONE SIGN? YES (NO) DIMENSIONS _____

AWNING: YES (NO) IS AWNING BACKLIT? YES (NO) HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: NONE

*** TENANT BLDG. FRONTAGE (IN FEET): 18' x 2 = 36

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

(See attached)

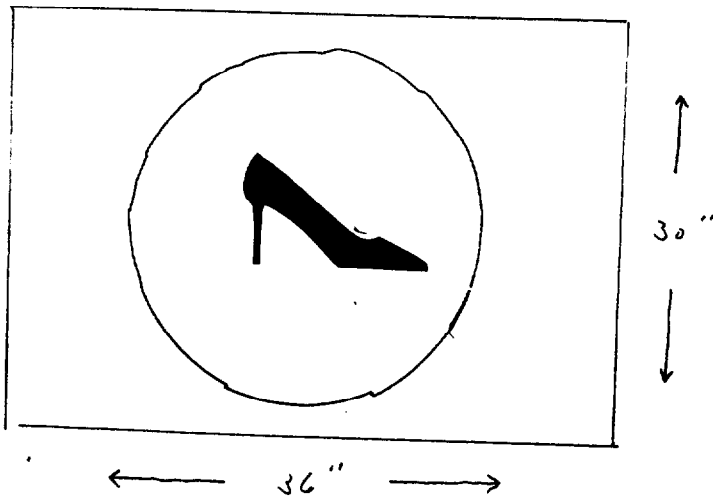
YOU SHALL PROVIDE:
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 4/18/02



28 Deer Street, Portsmouth, NH 03801

603-436-5633



Description of Signage

- 3/4 MDO Board that has routed acrylic panels on either side.
- Steel bracket to be lagged (stainless steel lags) into wooden panel above front door.
- Sign Dimension
36" x 30"



MALONE

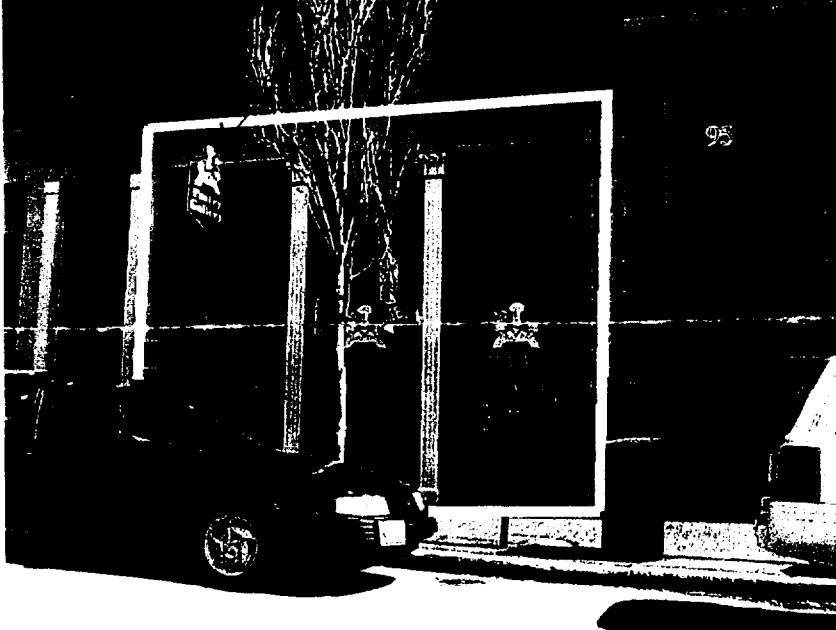
Commercial and Investment Real Estate

Malone Commercial Brokers, Inc
5 Moulton Street
Portland, Maine 04101

Tel (207) 772-2422
Fax (207) 774-5114
www.malonecb.com

*Proposed
Sign Location*

RETAIL FOR LEASE • UPPER EXCHANGE ST.



This 930± SF retail space is located near the top of Exchange Street in the historic Printer's Exchange Block. This well-maintained property was constructed circa 1866 and includes 97-101 Exchange Street.

The space runs the depth of the block between Market and Exchange Streets. The main entrance and storefront is on the Exchange Street side and a second or what is considered to be a "back" entrance is on the Market Street side. A floor plan is on the reverse side. The Exchange Street storefront's façade includes Corinthian style pilasters framing the windows and a recessed entry way.

The space includes several new improvements made by the previous tenant like additional lighting and new finish flooring.

For more information and/or to see this property contact Pete Harrington.

BASIC INFORMATION

ADDRESS:	97 Exchange Street, Portland, Maine
SPACE:	930± SF (floor plan on reverse)
AVAILABILITY:	Immediate
LANDLORD:	Wellin & Co.
LEASE RATE:	\$20.00 PSF Modified Gross (includes heat)
UTILITIES:	Electricity, phone, A/C metered separately
EXPENSES:	Tenant to pay increase over base year operating expenses. Tenant's pro-rata share of base year operating expenses is 5% of building total.
LEASE TERM:	5 Years preferred
BROKER:	Peter Harrington pete@malonecb.com

BROKER:

Peter Harrington

(207) 772-2422

peter@malonecb.com



Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Orig. 04/01



SERVING CLIENTS IN NORTHERN NEW ENGLAND SINCE 1970



Individual Members

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
04/11/2002

PRODUCER (603)436-2275 FAX (603)436-8766
D.B. Warlick & Co.
Portsmouth Office
2069 Lafayette Rd.
Portsmouth NH 03801

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED Stiletto Shoes Corp.
97 Exchange Street
Portland ME 04101

INSURER A: Zurich Insurance Group
INSURER B:
INSURER C:
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	PPS26847773	10/01/2001	10/01/2002	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire) \$ 1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 10,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
					\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC9902255102	12/06/2001	12/06/2002	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
					E.L. EACH ACCIDENT \$ 100,000
					E.L. DISEASE - EA EMPLOYEE \$ 100,000
					E.L. DISEASE - POLICY LIMIT \$ 500,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

The City of Portland is added as Additional Insured with regard to exterior sign at 97 Exchange Street, Portland ME womens' retail shoe store.

COPY

CERTIFICATE HOLDER

ADDITIONAL INSURED; INSURER LETTER:

CANCELLATION

City of Portland
City Hall
389 Congress Street
Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Wellin & Co.

April 11, 2002

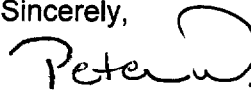
Codes Division
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Sign Approval

To Whom It May Concern:

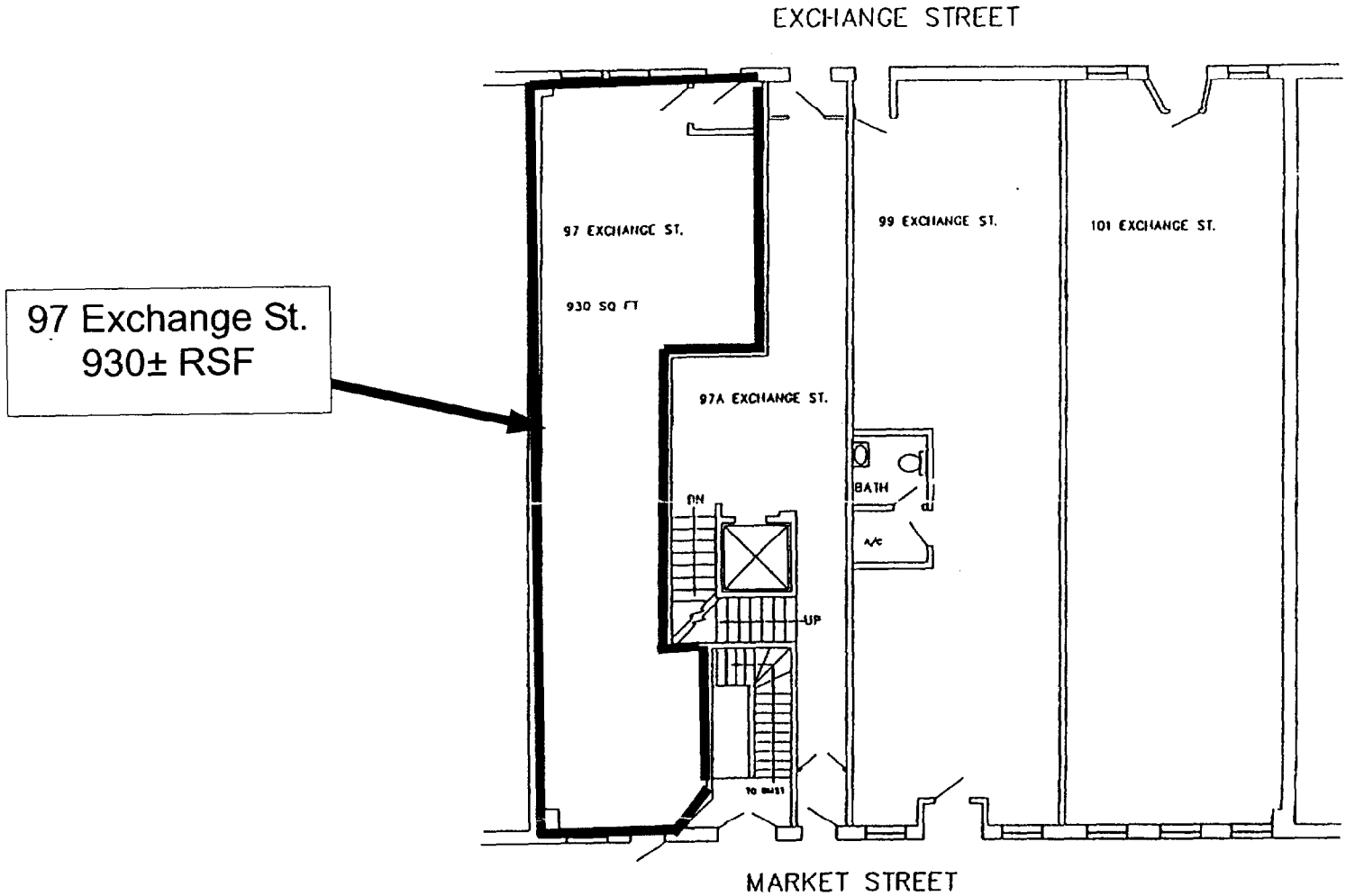
The owners of "Stiletto" at 97 Exchange Street hereby have my permission to install a sign as designed on the attached drawing, subject to the acquisition of an appropriate city permit.

Sincerely,

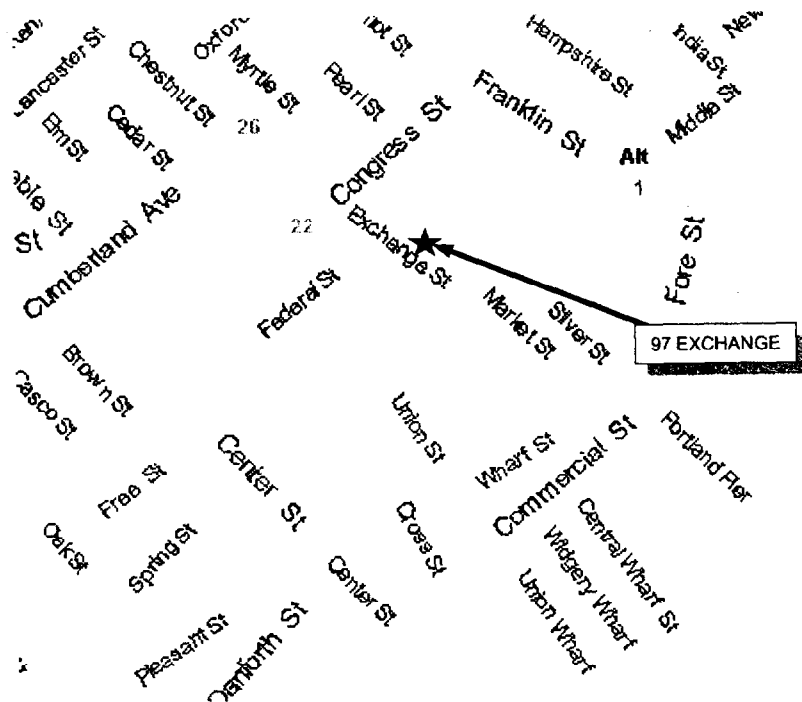


Peter Wellin, pres.

FLOOR PLAN



AREA MAP



DEMOGRAPHICS

	RADIUS: 5 mi.	15 mi.
POPULATION:	104,393	222,575
AVERAGE HOUSEHOLD INCOME:	\$48,494	\$52,734
MEDIAN AGE OF POPULATION:	37.8	37.9

Source: CACI Marketing Systems, 1999 (800) 795-7483