

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 071026

This is to certify that 46 MARKET ST LLC / CONSTRUCTION  
has permission to three Bldg Signs: one 2.5' x 3' (hanging) & two 4' x 72" panels attached to the building  
AT 46 MARKET ST 032 E010001

**PERMIT ISSUED**  
OCT 10 2007  
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
10/10/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1026	Issue Date:	CBL: 032 E010001
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Location of Construction: 46 MARKET ST	Owner Name: 46 MARKET ST LLC	Owner Address: 845 LAFAYETTE RD	Phone:
Business Name:	Contractor Name: CONDEC	Contractor Address: 556 Tremont St Boston	Phone 8573621759
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: B-3

Past Use: Commercial / Sales Center for "the Bay House" (permit #07-0530)	Proposed Use: Commercial / Sales Center for condos - three Bldg Signs: one 2.5' x 3.5' (hanging) & two 48" x 72" panels attached to the building.	Permit Fee: \$265.00	Cost of Work: \$265.00	CEO District: 1
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<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	<b>INSPECTION:</b> Use Group: U Type: Sign <i>IBC 2003</i> Signature:
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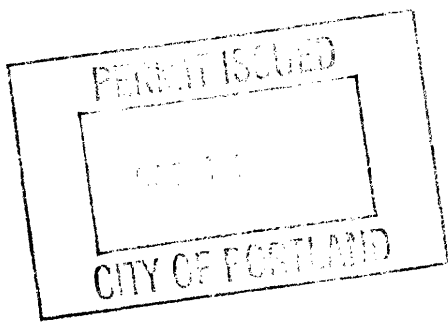
**Proposed Project Description:**  
three Bldg Signs: one 2.5' x 3.5' (hanging) & two 48" x 72" panels attached to the building.

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

Permit Taken By: dmartin	Date Applied For: 08/22/2007	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK Date: 9/19/07 ABM	Date:	Date: 9/16/07



*D. Andrews*

**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

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 07-1026	<b>Date Applied For:</b> 08/22/2007	<b>CBL:</b> 032 E010001
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<b>Location of Construction:</b> 46 MARKET ST	<b>Owner Name:</b> 46 MARKET ST LLC	<b>Owner Address:</b> 845 LAFAYETTE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> CONDEC	<b>Contractor Address:</b> 556 Tremont St Boston	<b>Phone</b> (857) 362-1759
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Commercial / Sales Center for condos - three Bldg Signs: one 2.5' x 3.5' (hanging) & two 48" x 72" panels attached to the building.	<b>Proposed Project Description:</b> three Bldg Signs: one 2.5' x 3.5' (hanging) & two 48" x 72" panels attached to the building.
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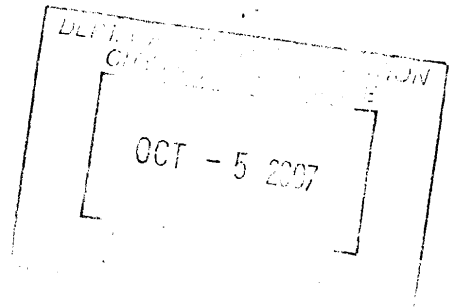
<b>Dept:</b> Historic	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 09/06/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
1) * Sign above main entrance on Milk Street to be eliminated. Banner at corner to be graphic only; no commercial message. Approval based on understanding that the use is temporary, as the size of the Market Street signs exceeds that typically approved in historic district.			
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/19/2007
<b>Note:</b> B-3 individual ground floor tenant sign allows one sign per street tenant fronts on. Two signs on Market Street are replacing signs that were permitted #04-0842. (same size - 48" x 72")			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 10/10/2007
<b>Note:</b> left message w/Greg - need detail on how signs are attached			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

<b>Comments:</b>
9/6/2007-mes: Gave permit to Deb -
8/27/2007-amachado: Spoke to Mike Zarella. Told him that only one sign allowed on each street that front on. The two on Market Street were previously permitted (04-0842) but they were 24 sf each (48" x 72"). The replacement panels can't be any bigger. Mike said that they are going into the existing frames, but the sizes given are slightly bigger (25.83 sf & 24.06 sf). Can only have one on Milk Street. Permit #04-0842 had a hanging sign on the corner. This permit calls for a hanging sign and a sign over the door. I also told him that we need to know what the signs are made out of and how they will be attached. He told me that he would let me know which sign they wanted on Milk Street.
8/27/2007-amachado: Left message for Mike. I spoke to Deb Andrews and she said that she would approve one sign on Market Street, the one on the corner and the one over the door on Milk Street. I passed this on to Mike.





46 Market.



## FAX COVER SHEET

**Tel:** (207) 773-0262

**Fax:** (207) 773-7926

**Date** Oct 5<sup>th</sup>

**Pages (including cover page)** 3

**TO:**

Ann Machado - 874 8716

**FROM:**

Al MALONE

**MESSAGE:**

Ann - Trying to resend the  
signage detail for 46 Market St.  
PLEASE LET ME KNOW IF YOU NEED  
ANYTHING ELSE.

THANKS -

Al 653-7750

RESIDENTIAL BROKERAGE

ONE UNION WHARF, PORTLAND, MAINE 04101

TEL: 207-773-0262 FAX: 207-773-7926

WWW.TOWNANDSHORE.COM

TOWN&SHORE ASSOC + 8748716

# Estimate



**The Signery**  
 7 Lincoln Avenue  
 Scarborough, ME 04074  
 ph. 207-879-7700  
 fax 207-510-0043  
 email: signery@signerymaine.com

Estimate: **07-4665**  
 Printed 10/4/2007 11:02:13AM

Description: **Exterior Signs**

Prepared For: Mike Zarella

Company: Sotheby's International Realty

ph: (617) 426-6900

fax: (617) 451-7537

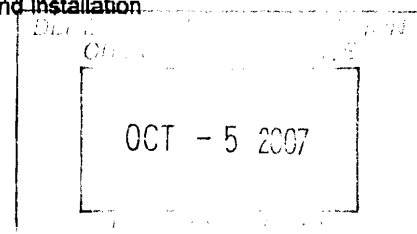
Dear Mike:

Thank you for considering The Signery for your sign needs. The quotation we discussed is attached below. If you have any questions, please don't hesitate to call me at 207-879.7700.

Sincerely

Jared Galvin

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total
1 Alupalite, White, 6mm, 4' x		1	2	48	66	\$374.74	\$374.74
Color: White							
Description: Alupalite, White, 6mm with grommets and installation							
Text:							
1.A Intermediate Matte Film with		2	1	46	66	\$113.66	\$227.32
Color: White on White							
Description: Duratex Adhesive Vinyl, Matte Film, with Sentinel ProGuard II UV Overlamination, Lustre Finish							
Text: Picture of Crow (Double Sided)							
1.B Exterior Package		1	1	1	1	\$497.00	\$497.00
Color: White							
Description: New Bracket System with installation							
Text:							
2 Alupalite, White, 6mm, 4' x		2	1	43	76.75	\$187.52	\$375.03
Color: White							
Description: Alupalite, White, 6mm with installation							
Text:							
2.A Intermediate Matte Film with		2	1	54	12	\$120.26	\$240.52
Color: White on White							
Description: Duratex Adhesive Vinyl, Matte Film, with Sentinel ProGuard II UV Overlamination, Lustre Finish							
Text:							
3 Gerber 3M GSP 220 Color		1	1	69	78	\$443.04	\$443.04
Color: White on White							
Description: Gerber HP Series 220, High Performance Cast Vinyl, 48", Colors and installation							
Text:							



# Estimate

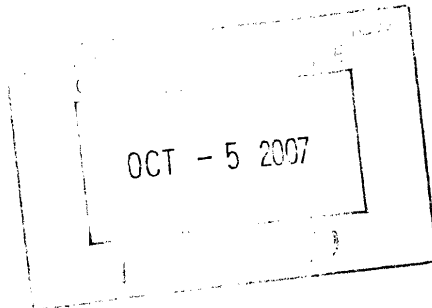


**The Signery**  
7 Lincoln Avenue  
Scarborough, ME 04074  
ph. 207-879-7700  
fax 207-510-0043  
email: signery@signerymaine.com

Estimate: 07- 4665

Printed 10/4/2007 11:02:13AM

Notes:



Line Item Total:	\$2,157.65
Subtotal:	\$2,157.65
Taxes:	\$107.88
Total:	\$2,265.53

Deposit Required : \$1,132.77

Company: Sotheby's International Realty  
556 Tremont Street  
Boston, MA 02118

Received/Accepted By: \_\_\_\_\_

/ /



# Signage/Awning Permit 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>46 Market Street, Portland ME</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32</u> <u>E</u> <u>0010</u>	Owner: Name / <u>615 Portsmouth Ave</u> <u>Underwood</u> / <u>Greenland, NH 03840</u>	Telephone: <u>603-431-7272</u>
Lessee/Buyer's Name (If Applicable) <u>Village at OceanGate, LLC</u>	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>265.-</u> Awning Fee= cost of work _____ Total Fee: \$ <u>265.-</u>
Who should we contact when the permit is ready: <u>Mike Zaretta</u> <sup>Greg's hire</sup> phone: <u>857-362-1759</u> <u>653-7510</u>		
Tenant/allocated building space frontage (feet): Length: <u>40' on milk</u> Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>multi-land - ground floor</u>		
Current Specific use: <u>Sales center for condominium development</u>		
If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>80" x 46.5"</u> ; <u>74.5" x 46.5"</u> ; <u>78" x 46.5"</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">         DEPT. OF PLANNING &amp; DEVELOPMENT          CITY OF PORTLAND          AUG 2 2007          RECEIVED       </div>		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

2 @ 48" x 72" panels  
 25' x 35' (hangy sign) = 8.75  
 1/2 market 1/2 allowed - 48" <sup>2 OK</sup>  
 cover replacement  
 existing <sup>OK</sup>  
 milk <sup>OK</sup>  
 80" <sup>OK</sup>  
 allowed

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative 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: \_\_\_\_\_

Date: 7/10/07

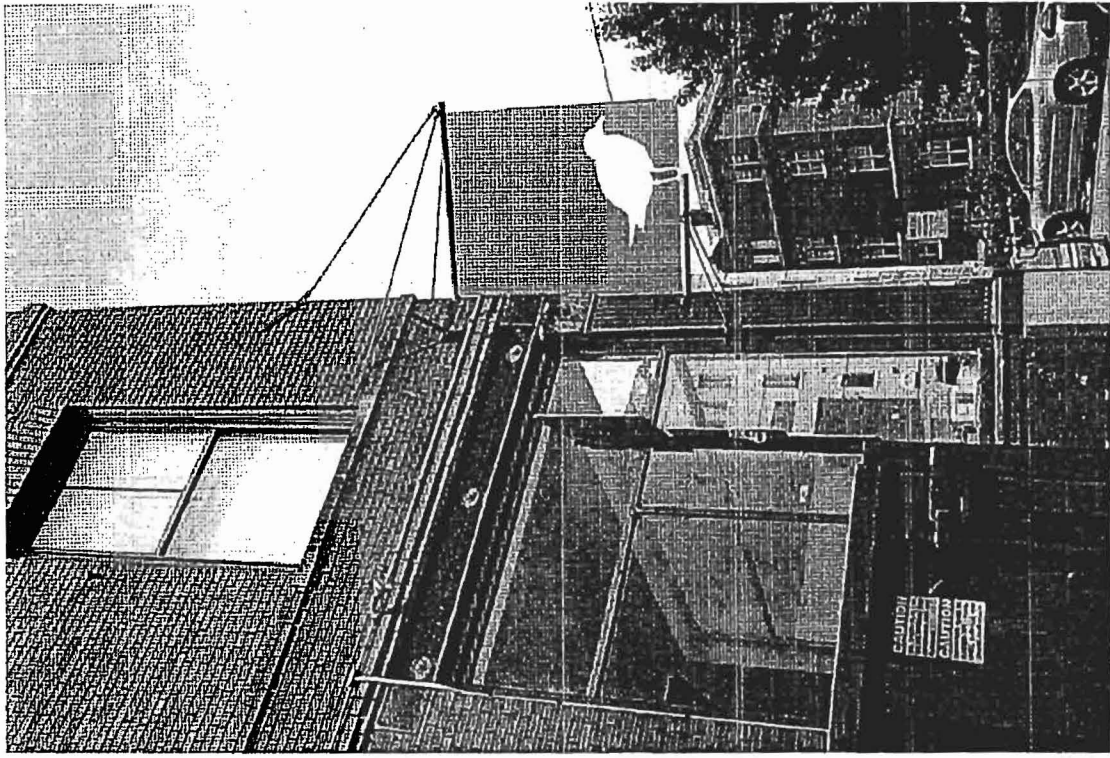
This is not a permit; you may not commence ANY work until the permit is issued.

B 3  
 milk 2 x 40' = 80' <sup>OK</sup>  
 market 2 x 56' = 112' <sup>OK</sup>  
 1 permit per foot 2 total

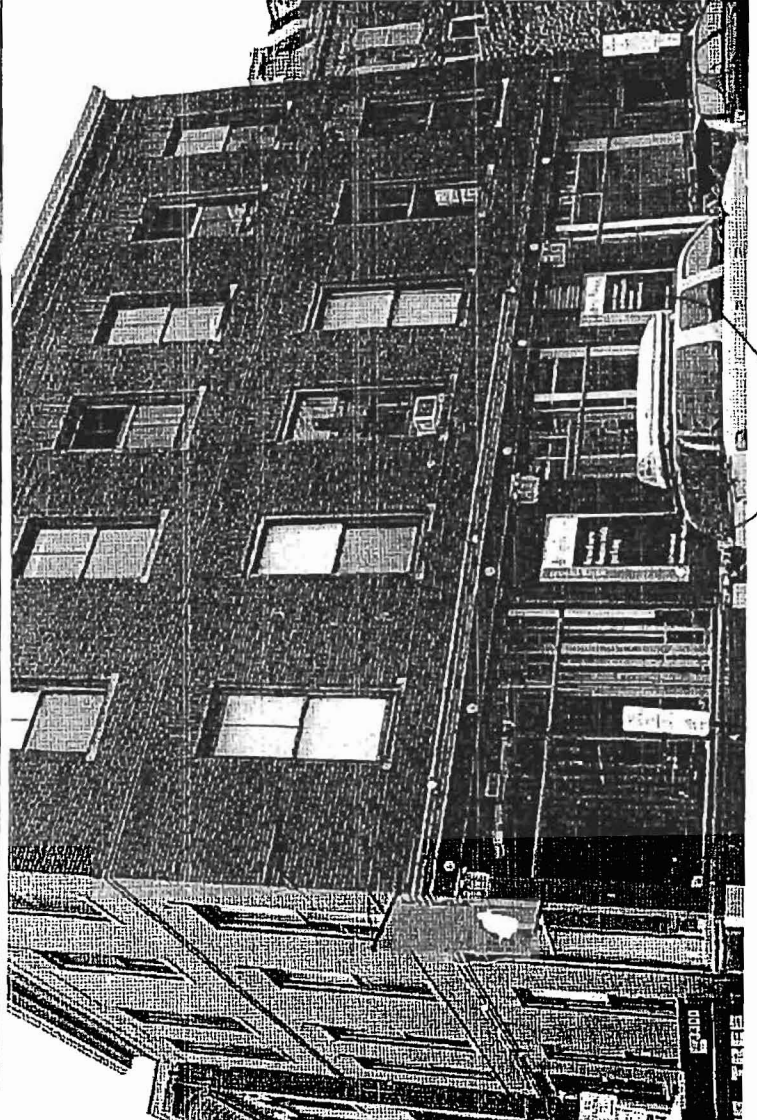
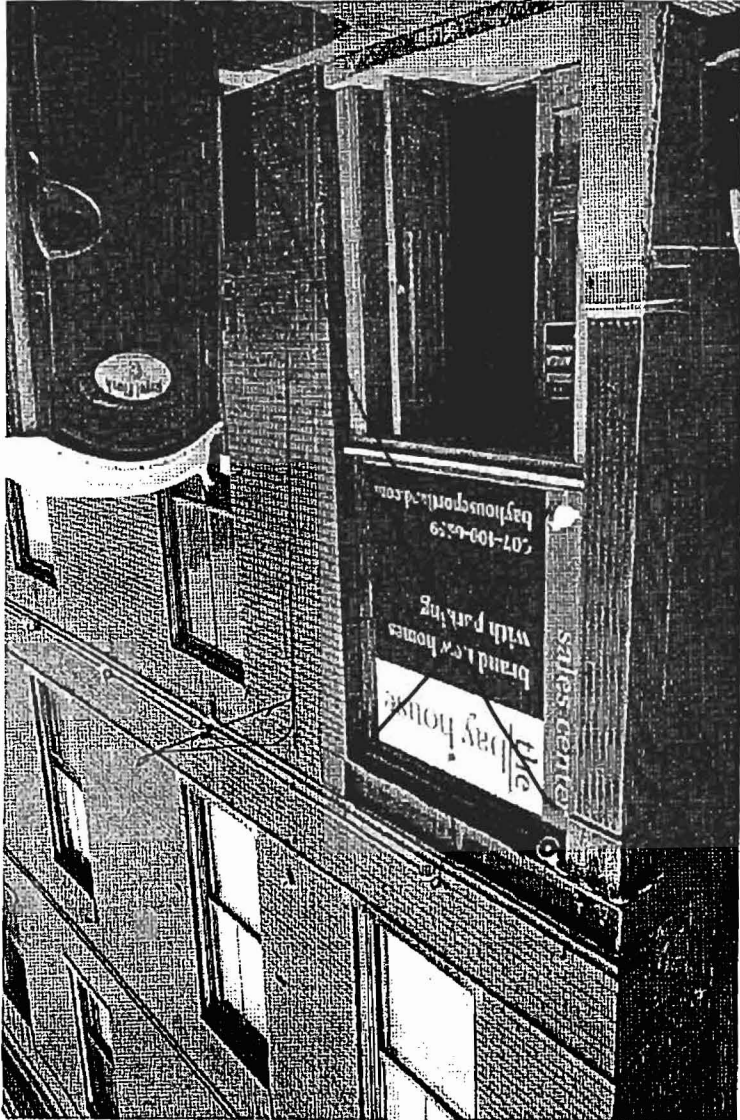
market:  $80" \times 46.5" = 3720" = 25.83'$   
 $74.5" \times 46.5" = 3464.25" = 24.06'$   
 milk:  $78" \times 69" = 5382" = 37.35'$   
 $25' \times 35' = 8.75'$   
49.89'

~~old panels permit~~  
~~04-8842~~  
~~48 x 72 = 04'~~  
 48'



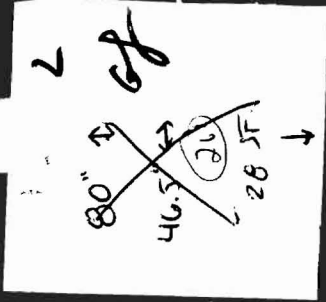
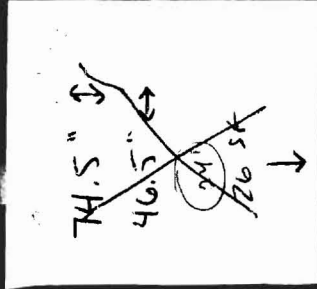
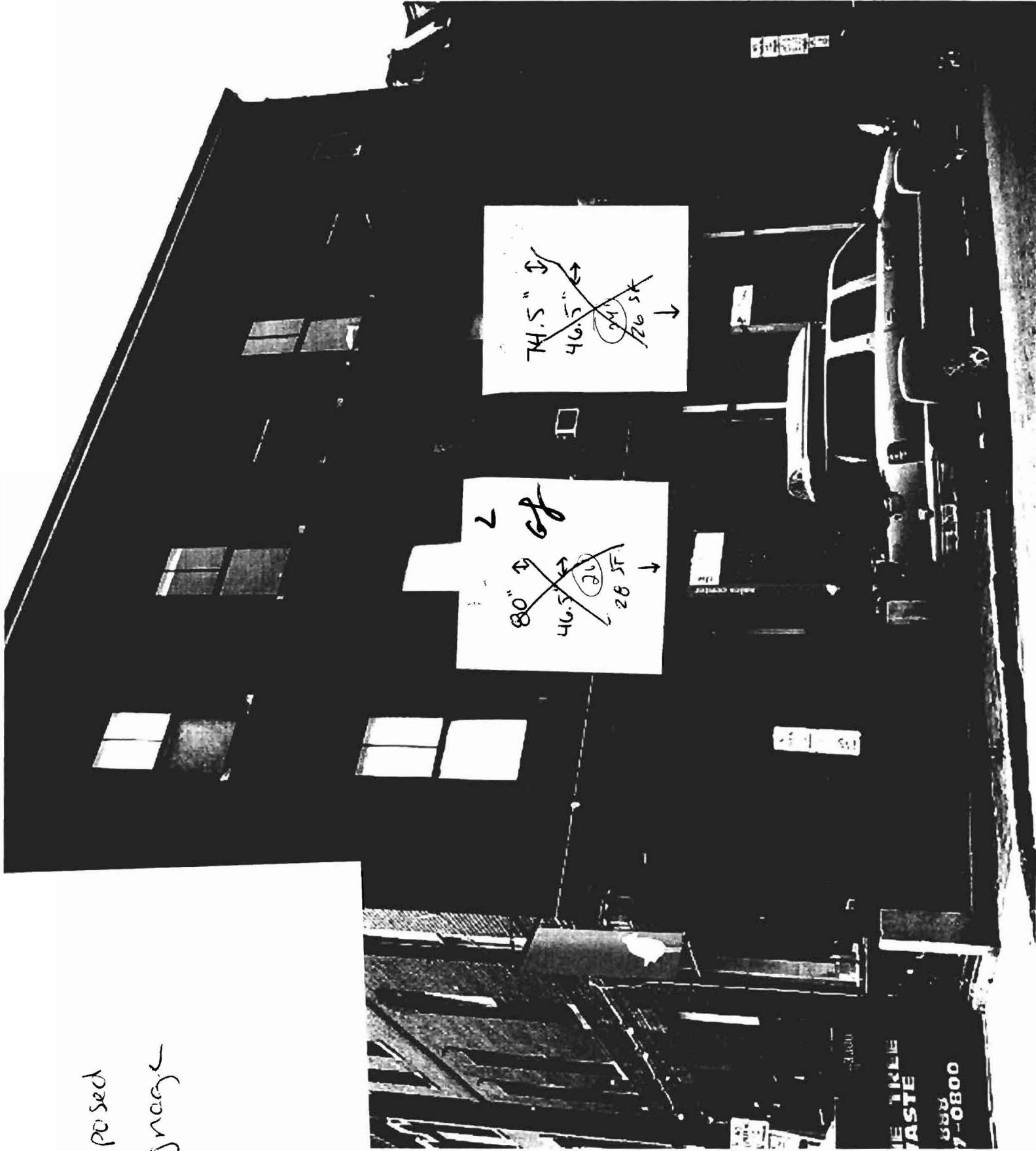


Not doing for



each panel is 14ft x 8ft

Proposed  
Signage



marked st.  
side

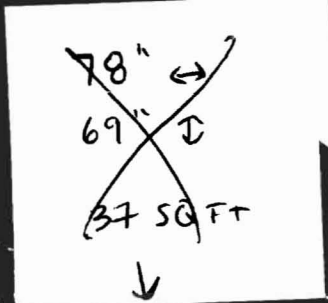
THE TIKLE  
TASTE  
888  
7-0800



2.5' ↔  
3.5' ↓  
95F →

PLEASE HOLD  
FULL SURFACE AND  
LOADS UNIFORMLY

corner of milk & market.



sales center  
~~the~~ <sup>207</sup> bay house

brand new homes  
with parking

207-400-6279  
bayhouseportland.com

Withdrawing from application - window sign.

milkstreet.



Existing signage



Exhibit



26 2:30PM


Existing

Gibson Sotheby's Internation Realty  
556 Tremont Street  
Boston Ma 02118

Dear Mike,

I am writing to you to approve the proposed signage for the Bayhouse sales center at 46 Market Street in Portland Maine. I am approving the proposed 2 signs that replace the existing ones in the wooden trim, the outrigger style one on the corner of the building in addition to the one over the entry door.

Thank you.



Nate Underwood



# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/03/2007

PRODUCER (508)651-7700 FAX  
**Eastern Insurance Group LLC**  
 233 West Central Street  
 Natick, MA 01760  
 Susan Haslam

INSURED **GFI Management LLC**  
 133 Pearl Street  
 Suite 400  
 Boston, MA 02110

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	NAIC #
INSURER A: <b>OneBeacon America Insurance Co</b>	
INSURER B: <b>The Employer's Fire Insurance Co</b>	
INSURER C: <b>National Union Insurance</b>	
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	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	710014509	08/15/2006	08/15/2007	EACH OCCURRENCE	\$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
		<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					
B		AUTOMOBILE LIABILITY	710009449	08/15/2006	08/15/2007	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input checked="" type="checkbox"/> HIRED AUTOS					
<input checked="" type="checkbox"/> NON-OWNED AUTOS							
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
C		EXCESS/UMBRELLA LIABILITY	BE2681904	08/15/2006	08/15/2007	EACH OCCURRENCE	\$ 10,000,000
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 10,000,000
							\$
		<input type="checkbox"/> DEDUCTIBLE					\$
		<input type="checkbox"/> RETENTION \$					\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	406010507	08/15/2006	08/15/2007	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT	\$ 500,000
						E.L. DISEASE - EA EMPLOYEE	\$ 500,000
						E.L. DISEASE - POLICY LIMIT	\$ 500,000
		OTHER					

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

**Named Insured includes Village at Ocean Gate LLC.**

**Locations insured include leased space at 46 Market Street, Portland ME.**

**City of Portland is a named insured w/r/t the general liability policy only as it pertains to their contract with the insured.**

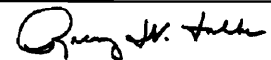
## CERTIFICATE HOLDER

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

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 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 INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
**Rosemary Fulham/SEH1**



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## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



REPLACING "SQUIRE MOREAN" INSERTS  
ON MARKET ST. SIDE WITH "46" LOGO  
(BLACK + WHITE DISTRESSED / ANTIQUED)

# 04-0842

$$48 \times 72 \quad \times 2$$
$$4 \times 6 = (24) 2 = 48 \#$$
$$= 48 \#$$

032 E 010  
SQUIRE  
18 2011