

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

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

## PERMIT

**PERMIT ISSUED**  
Permit Number: 032 H0050  
SEP 21 2005  
CITY OF PORTLAND

This is to certify that City Of Portland/NeoKraft S

has permission to Fabricate and install new sign

AT 1 Temple St

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 enclosed-in. **48 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

*Jamie Bowte 9/29/05*  
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 ISSUED**

Permit No: 05-0475	Issue Date: SEP 21 2005	CBI: 032 H005001
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<b>Location of Construction:</b> 1 Temple St	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> NeoKraft Signs	<b>Contractor Address:</b> 686 Main St. Lewiston	<b>Phone:</b> 2077829654
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	<b>Zone:</b> B3

<b>Past Use:</b> commercial	<b>Proposed Use:</b> Commercial fabricate and install new signage <i>Parking garage</i>	<b>Permit Fee:</b> \$700.00	<b>Cost of Work:</b> \$700.00	<b>CEO District:</b> 1
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>Sign</i> <i>IBC-2003</i> Signature: <i>AMB 9/20/05</i>	

<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: <i>Cavie Marsh</i> Date: <i>9/19/05</i>

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 04/27/2005	<b>Zoning Approval</b>
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/> <i>The freestanding sign needs approval under A-36B.S.g</i> Date: <i>Approval from Planning</i>	<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:	<input checked="" type="checkbox"/> Not in District or Landmar <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A</i> Date: <i>9/19/05 D.A.</i>

**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

Permit No: 05-0475	Date Applied For: 04/26/2005	CBL: 032 H005001
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Location of Construction: 1 Temple St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Tenant/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Commercial fabricate and install new signage	Fabricate and install new signage
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<b>Dept:</b> PAD	<b>Status:</b> Approved	<b>Reviewer:</b> Carrie Marsh	<b>Approval Date:</b> 09/19/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Approval based on the revised drawings dated 09-07-05.			
<b>Dept:</b> Historical	<b>Status:</b> Not Applicable	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 09/19/2005
<b>Note:</b> Not in District or Landmark, Does Not Require Review	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/09/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/20/2005
<b>Note:</b> 5/9/05 ok except that D. A. needs to approve the alterations to the free standing sign under section 14-368.5.g	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Signage Installation <i>to</i> comply with Chapter 31 of the IBC 2003 building code.			

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

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

<b>Permit No:</b> 05-0475	<b>Date Applied For:</b> 04/26/2005	<b>CBL:</b> 032 H005001
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<b>Location of Construction:</b> 1 Temple St	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> NeoKraft Signs	<b>Contractor Address:</b> 686 Main St. Lewiston	<b>Phone</b> (207) 782-9654
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	
<b>Proposed Use:</b> Commercial fabricate and install new signage		<b>Proposed Project Description:</b> Fabricate and install new signage	

**Dept:** PAD      **Status:** Approved      **Reviewer:** Carrie Marsh      **Approval Date:** 09/19/2005  
**Note:**      **Ok to Issue:**

1) Approval based on the revised drawings dated 09-07-05.

**Dept:** Historical      **Status:** Not Applicable      **Reviewer:** Deborah Andrews      **Approval Date:** 09/19/2005  
**Note:** Not in District or Landmark, Does Not Require Review      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/09/2005  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/20/2005  
**Note:** 5/9/05 ok except that D. A. needs to approve the alterations to the free standing sign under section 14-368.5.g **Ok to Issue:**

1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 05-0475	<b>Date Applied For:</b> 0412612005	<b>CBL:</b> 032 H005001
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<b>Location of Construction:</b> 1 Temple St	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> NeoKraft Signs	<b>Contractor Address:</b> 686 Main St. Lewiston	<b>Phone</b> (207) 782-9654
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial fabricate and install new signage	<b>Proposed Project Description:</b> Fabricate and install new signage
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**Dept:** PAD      **Status:** Approved      **Reviewer:** Carrie Marsh      **Approval Date:** 09/19/2005

**Note:** Ok to Issue:

1) Approval based on the revised drawings dated 09-07-05.

**Dept:** Historical      **Status:** Not Applicable      **Reviewer:** Deborah Andrews      **Approval Date:** 09/19/2005

**Note:** Not in District or Landmark, Does Not Require Review      Ok to Issue:

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/09/2005

**Note:** Ok to Issue:

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/20/2005

**Note:** 5/9/05 ok except that D. A. needs to approve the alterations to the free standing sign under section 14-368.5.g Ok to Issue:

1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

# 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>11 Temple St.</u>		
Total Square Footage of Proposed Structure <u>334.33 sq. feet (335 sq. ft.)</u>	Square Footage of Lot _____	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>H</u> Lot# <u>005</u>	Owner: <u>City of Portland</u> <u>John Preverada</u> <u>Parking District</u>	Telephone: <u>335-00</u>
Lessee/Buyer's Name (If Applicable) <u>Pizzagalli Properties, LLC</u> <u>Mike Tomkowicz</u>	Applicant name, address & telephone: <u>Neckraft Signs</u> <u>686 Main St</u> <u>Lewiston, ME 04240</u> <u>Mike Tomkowicz</u> <u>50 Joy Dr.</u> <u>P.O. Box 2009</u> <u>S. Burlington, VT 05407</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>700.00</u> Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: <u>Parking Garage</u>		
If the location is currently vacant, what was prior use: <u>not vacant</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Parking Garage</u>		
Project description: <u>Fabricate and install new signage</u>		
Contractor's name, address & telephone: <u>Neckraft Signs, Inc.</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>		
Whom should we contact when the permit is ready: <u>Shane Moffett</u>		
Mailing address: <u>686 Main St.</u> <u>Lewiston, ME 04240</u>		
We will contact you by phone when the permit is ready. You must come in and <b>pick</b> up the permit and <b>review</b> the requirements before starting any work, with a Plan Reviewer. A <b>STOP WORK ORDER</b> will be Issued <b>and</b> a \$100.00 fee if any work starts before the permit is <b>picked up</b> .      PHONE: <u>207-782-9654</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 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: <u>Shane Moffett</u>	Date: <u>4-21-05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**

# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 11 Temple St. ZONE: \_\_\_\_\_

CBL: \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO \_\_\_\_\_ MULTI TENANT LOT? YES  NO \_\_\_\_\_  
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES  NO \_\_\_\_\_

## TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: city owned property see attached e-mail Height: \_\_\_\_\_

## INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS PROPOSED: \_\_\_\_\_  
BLDG. WALL SIGN? (attached to bldg) YES  NO \_\_\_\_\_ DIMENSIONS PROPOSED: See schedule attached

## INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_  
BLDG. WALL SIGN (attached to bldg)? YES  NO \_\_\_\_\_ DIMENSIONS: See schedule attached  
AWNING? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_  
LOT FRONTAGE (FEET): \_\_\_\_\_

AWNING YES \_\_\_\_\_ NO  IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_ LENGTH OF AWNING: \_\_\_\_\_ DEPTH: \_\_\_\_\_

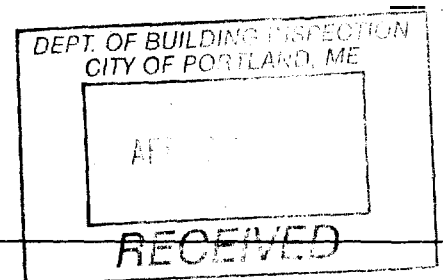
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, TOTAL, S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? \_\_\_\_\_ s.f.

**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 ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: [Signature] PROJECT DATE: 4-21-05

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*



# CHECKLIST FOR SIGN/AWNING APPLICATION

**Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:**

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot, indicating location of buildings, driveways, and **any** abutting streets or **rights** of way, lengths of building frontages, street frontages, and all existing setbacks. **Indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.**
- A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:  
\$30.00 plus \$2.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work  
\$30.00 for the first \$1,000.00, plus \$9.00 for each additional \$1,000.00.**

**Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00**



# Sidewalk Signs

## Design, Location, and Construction Standards

### Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

### Sign Dimensions

Single Listing: Maximum width is **24** inches or such lesser width sufficient to retain **4 ½** feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

### Location

**Minimum** distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

### Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

### Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

### Insurance

No permit shall be issued unless the applicant **has** posted in advance with the City a Certificate of Liability listing the City **as** additional insured in the amount of \$400,000.00.

### Enforcement

**A** sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign **permit**, come to City Hall, **389** Congress Street, Room 315, with:

- Certificate of Liability Insurance
- Drawing of sign showing dimensions and design work
- Payment of \$30.00 plus \$2.00 per s.f. of signage.
- Complete application with pre-application questionnaire and checklist completed.

# BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections **as** agreed upon

--- Permits expire in 6 months, if the project is not started or ceases for 6 months ---

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

FR Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

FR Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

NA If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Paul L...  
Signature of Applicant/Designee

9/23/05  
Date

Thomas M. ...  
Signature of Inspections Official

23 Sept 05  
Date

CBL: 032-17-005 Building Permit #: 05-0475

**PROJECT SUMMARY**

**Pizzagalli Properties - (City Owned Facility)**

**Parking Garage (Frontage on Three Streets)**

	<u>SIGN AREA(sq. ft.)</u>	<u>Existing signs being replaced</u>	<u>SIGN AREA(sq. ft.)</u>
<b>Middle Street Side</b>			
(1) 12' x 5' Flag Mount Sign w/ LED "FULL" Sign	32.00	2'-6" x 10' projecting Sign	35.00
<b>Exchange Street side</b>			
(1) 4' diameter Illuminated Wall Sign	12.57	None	
(1) Set 18" Plastic Letters: "TEMPLE STREET PARKING"	34.88	None	
(1) 7"x 18" Enter LED Signs	0.88	None	
(1) 7"x 18" Exit LED Signs	0.88	None	
<b>Temple Street Side</b>			
(1) 8' diameter Illuminated Wall Sign	50.27	3' x 16' wall sign	48.00
(1) Set 18" Plastic Letters: "TEMPLE STREET PARKING"	34.88	None	
(1) 7"x 18" Enter LED Signs	0.88	6" plastic letters	1.00
(1) 7"x 18" Exit LED Signs	0.88	6" plastic letters	0.75
(1) 1' x 3'-6" Vinyl on Flat Aluminum "Public Parking"	3.50	2 x 8' "Public Parking"	16.00
(1) 6'x 2'-6" Flag Mount Pole Sign w/ LED "FULL" Sign	8.25	2 x 8' "Public Parking	16.00

*NON SIGN PORTION: 14'x 35' White Dibond Façade Cladding*

**Theater Canopy (Temple Street)**

(6) 2'-0"x 16'-1 1/2" SF Illum Marquee signs	193.50	(6) 2'-0"x 16'-3" SF Illum signs	195.00
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*NON SIGN PORTION: 10'-6"x 120' Silver Dibond Façade Cladding including soffit cladding & 10 recessed lights*

**NEW SIGN TOTALS**

**New Sign Area Subject to Permit**

(small directionals and "Public Parking" N/A)

341.33	276.75
<b>334.33</b>	

## Paul Lessard

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Date sent: **Wed, 20 Apr 2005 12:53:00 -0400**  
From: **"Marge Schmuckal" <MES@portlandmaine.gov>**  
To: **JBP8portlandmaine.gov**  
Copies to: **paulBneokraft.com, DGA@portlandmaine.gov, GLTBportlandmaine.gov, Portland#c##091#pizzagalli.com#093##c#MTomkowicz@portlandmaine.gov**  
Subject: **Re: Temple Street Parking Garage**

I will make sure that you see the sign requests before final approval.  
The permit is automatically routed to Deb A. before the final approval.  
Thanks, Marge

>>> John Peverada 04/20 12:27 PM >>>

Marge, I am fine with Neocraft Sign Co. proceeding with their permit application to replace the signage at the Temple St. Garage. Neocraft has been in business for a long time and I am sure they will do a good job. However, before they are issued approval, I want to be sure that Deb Andrews and I approve the new signage and they meet all applicable rules /regulations/ordinances etc.

>>> Marge Schmuckal 4/20/2005 12:13:38 PM >>>

John,

As we discussed at our site plan meeting, is it ok (as the City being the owner of the property) for the Neocraft sign company to go forward with their permit application. The will be changing the signs for the parking garage and the Nickelodian Cinema.

I understand that you would like to see what is being proposed before any final sign offs. Paul did say he would give us an extra copy of the plans in his application. I can make sure that you get copies to review.  
Any of your comments would be appreciated.

Thanks,  
Marge

LLOYD B. DURBROW, P.E.  
RICHARD W. DALL, P.E.  
RUTH D. FREDERICKS, P.E.

March 3, 2005

Mr. Michael Tomkowicz  
Pizzagalli Properties, LLC  
50 Joy Drive  
P.O. Box 2009  
So. Burlington, VT 05407

RE: Nickleodeon 2 Theaters  
Portland, Maine

Dear Michael:

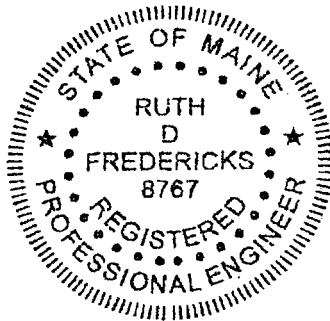
The structural steel marquee framing is adequate to support the additional weight of 4mm Dibond applied to the existing fascia. ~~Our~~ investigation was limited to the main structural steel members and did not include the soffit backup framing and the connection of the existing fascia to this framing.

If we can be of further assistance please contact our office.

Very truly yours  
Durbrow Associates, Inc.



Ruth D. Fredericks, P.E.



**DURBROW ASSOCIATES, INC. / ENGINEERING CONSULTANTS**

40 FARRELL STREET SOUTH BURLINGTON, VT 05403 PHONE (802) 862-9381  
FAX (802) 862-7450

LLOYD B. DURBROW, P.E.  
RICHARD W. DALL, P.E.  
RUTH D. FREDERICKS, P.E.

March 3, 2005

Mr. Michael Tomkowicz  
Pizzagalli Properties, LLC  
50 Joy Drive  
P.O. Box 2009  
So. Burlington, VT 05407

RE: Nickleodeon 2 Theaters  
Portland, Maine

Dear Michael:

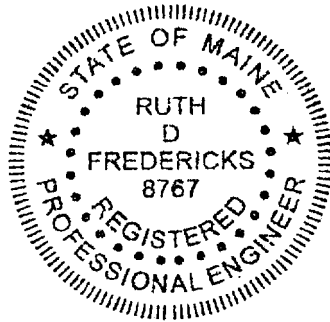
The structural steel marquee framing is adequate to support the additional weight of **4mm** Dibond applied to the existing fascia. Our investigation was limited to the main structural steel members and did not include the soffit backup framing and the connection of the existing fascia to this framing.

If we can be of further assistance please contact our office.

Very truly yours  
Durbrow Associates, Inc.



Ruth D. Fredericks, P.E.



# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/19/05

PRODUCER <b>Hackett Valine &amp; MacDonald</b> 140 Kennedy Drive P. O. Box 2127 Burlington, VT 05407-2127	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 #
INSURED  <b>Pizzagalli Properties, LLC</b> Attn: Michael Tomkowicz P O Box 2009 So Burlington, Vt 05407	INSURER A: <b>St. Paul Fire &amp; Marine Ins. Co.</b>	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

## COVERAGES

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	ADD TR	NSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A			GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	<b>Y6605984B812</b>	<b>01/01/05</b>	<b>01/01/06</b>	EACH OCCURRENCE	<b>\$1,000,000</b>
							PREMISES OCCURRENCE	<b>\$1,000,000</b>
							MED EXP (Any one person)	<b>\$10,000</b>
							PERSONAL & ADV INJURY	<b>\$1,000,000</b>
							GENERAL AGGREGATE	<b>\$2,000,000</b>
							PRODUCTS, COMP/OP AGG	<b>\$2,000,000</b>
			AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
			GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
							OTHER THAN AUTO ONLY AGG	\$
			EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
								\$
								\$
			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS	OTH-FR
							E L EACH ACCIDENT	\$
							E L DISEASE - EA EMPLOYE	\$
							E L DISEASE - POLICY LIMIT	\$
			OTHER					

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

**City Of Portland**  
**Attn: John Preverada**  
**City Hall, 389 Congress St**  
**Portland, ME 04101**

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 DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

*Edward L. Amato*

## 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.