

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 101488

DEC 22

This is to certify that OLD PORT RETAIL HOLDINGS LLC / Seacoast Security

has permission to install a 3' x 2' hanging sign using existing brackets

City of Portland

AT 434 FORE ST

CBL 032 R004001

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 lathed or otherwise 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

James Bonk 12/22/10
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: 10-1488	Issue Date:	CBL: 032 R004001
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Location of Construction: 434 FORE ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: P.O. Box K 4 Summer Street Freeport	Phone: 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial "Gorgeous Gelato" connected w/ permit# 101181	Proposed Use: Commercial "Gorgeous Gelato" connected w/ permit# 101181 install a 3'x2' hanging sign using existing brackets 3'x4'	Permit Fee: \$117.00	Cost of Work: \$117.00	CEO District: 1
Proposed Project Description: install a 3'x2' hanging sign using existing brackets 3'x4'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: Sign IBC-2009 Signature: JMB 12/22/10	
		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: Idobson	Date Applied For: 12/01/2010	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/2/10 TRM	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 y2 <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 12/21/10 J. Anderson
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PERMIT ISSUED

DEC 22

City of Portland

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: 10-1488	Date Applied For: 12/01/2010	CBL: 032 R004001
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Location of Construction: 434 FORE ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: P.O. Box K 4 Summer Street Freeport	Phone (207) 865-0394
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Gorgeous Gelato" connected w/ permit# 101181 install a 3' x 4' hanging sign using existing brackets	Proposed Project Description: install a 3' x 4' hanging sign using existing brackets
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 12/22/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/02/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/22/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage and Awning Installation to comply with Chapters 16, 31 & 32 of the IBC 2009 building code.			
2) Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.			

Comments: 12/22/2010-gg: received from historic as of 12-22-2010. /gg
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PERMIT ISSUED

DEC 22 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

DEC 22 2013

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 12-1 20 10 _____

Received from Gorgeas Gelato

Location of Work 434 T. St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 117

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 32-R-4

Check #: 1007- Total Collected \$ 117

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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: 434 FORE STREET PORTLAND		
Tax Assessor's Chart, Block & Lot Chart# 32 Block# R Lot# 4	Owner: Old Port Retail Holdings, LLC	Telephone: (207) 871.1290
Lessee/Buyer's Name (If Applicable): GEORGEOUS GELATO, LLC	Contractor name, address & telephone: SEACOAST SIGNS 715 US Route One Scarborough TIM (207) 590 8080	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: DONATO phone: (207) 3297960		
Tenant/allocated building space frontage (feet): Length: 25' Height: 8' (end of the window)		
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: RETAIL		
If vacant, what was prior use: _____		
Proposed Use: RETAIL		
Information on proposed sign(s):		
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Dimensions proposed: 2 Height from grade: 2		
Dimensions proposed: 11.5 11.5 sqf Hanging - 3'x4'		
Proposed awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Height of awning: _____ Length of awning: _____ Depth: _____		
Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/>		
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 type="checkbox"/> No <input type="checkbox"/> Dimensions: _____		
Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: _____		
Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Sq. ft. area of awning w/communication: _____		
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.		

6 x 2 + 30 + 75 =

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, 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:

[Handwritten Signature]

Date:

11/30/2010

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

B-3 - ground floor front

25 x 2 = 50 sq

3' x 4' = 12'



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

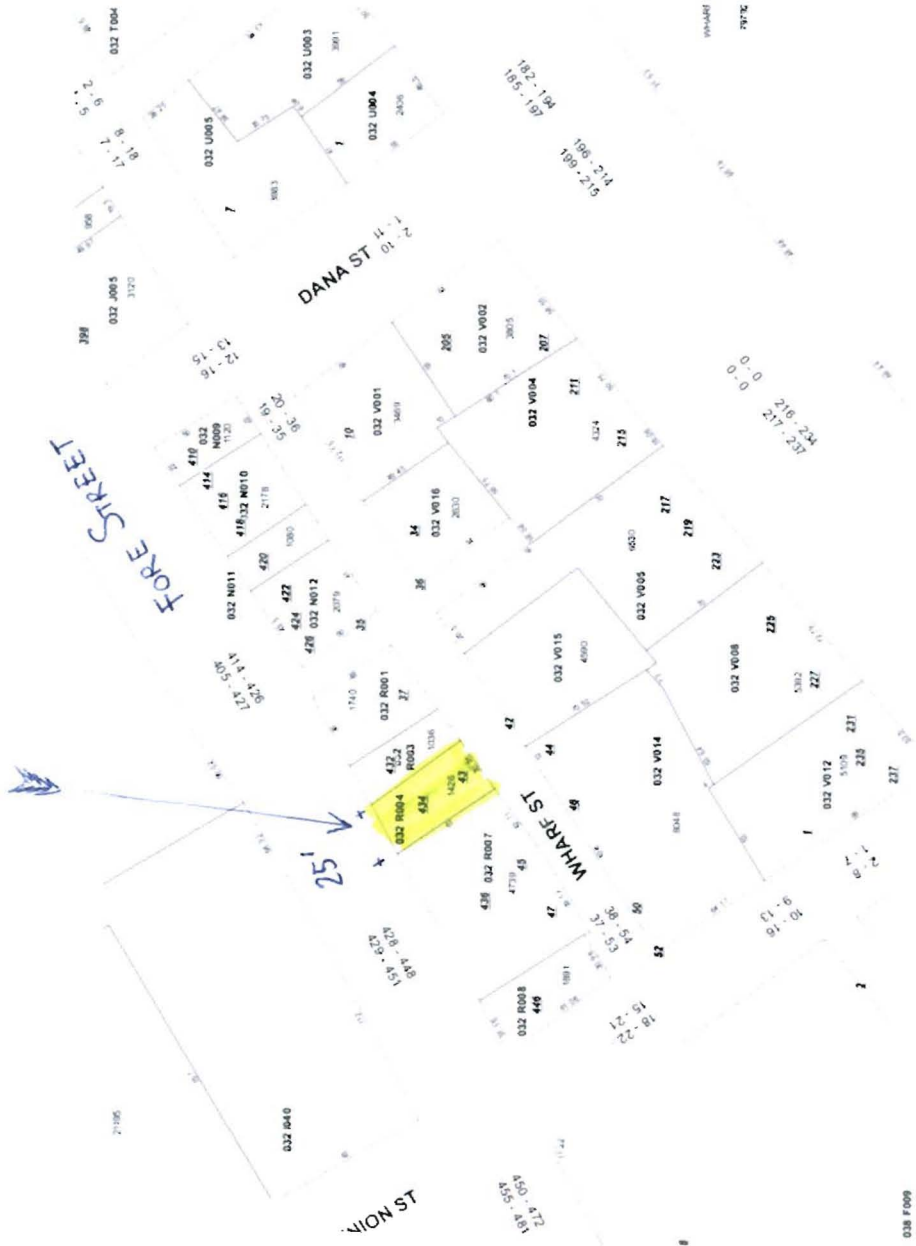
- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch 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. Please 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 façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning, canopy or banner.
- A UL# is required for lighted signs at the time of final inspection.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

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, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

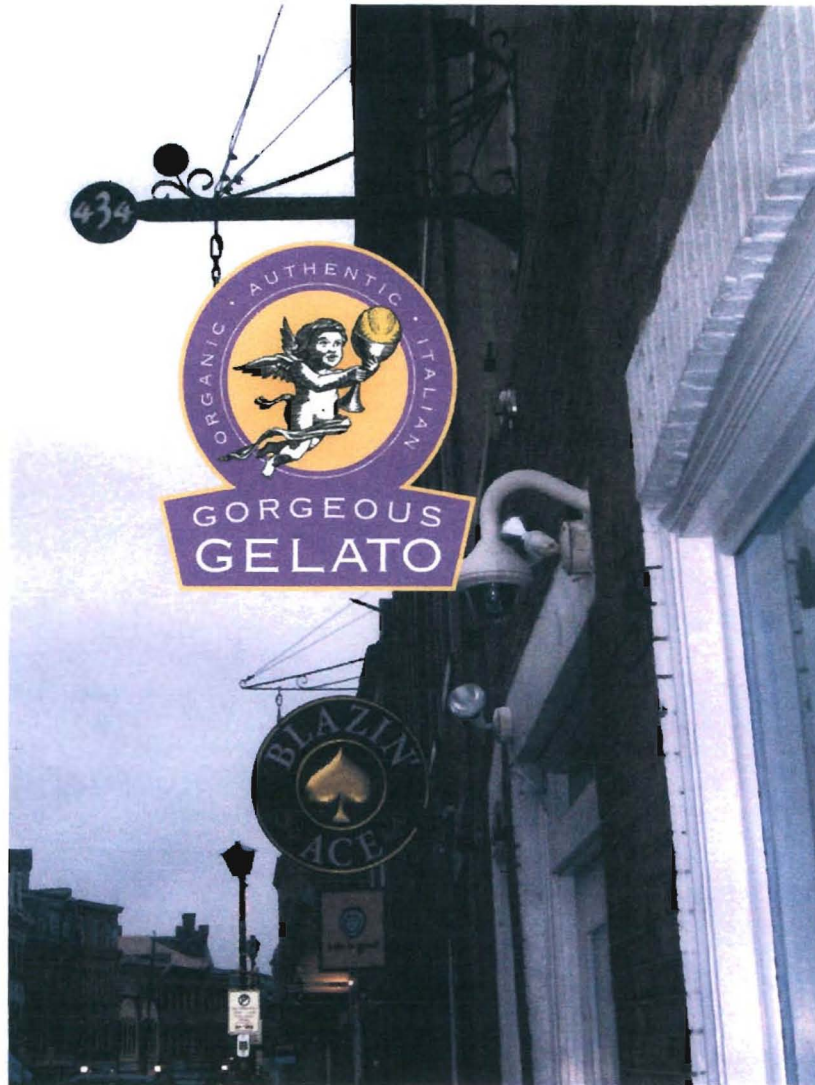
434 FORE STREET (SIGN IN THE MIDDLE OF SPACE FRONTAGE)



For Lease
207 772 1333
RETAIL SPACE
CBRE | The Boulos Company
www.boulos.com

Available
207 772 1333
CBRE | The Boulos Company
www.boulos.com

Available
207 772 1333
CBRE | The Boulos Company
www.boulos.com



DIBOND (ALUMINUM/PVC) WITH RAISED LETTERS, PAINTED

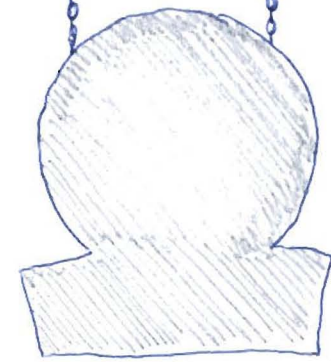


GORGEOUS
GELATO

existing bracket & chains



434



4'



3'

13'

9'



One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

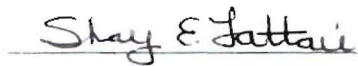
www.boulos.com

November 16, 2010

To Whom It May Concern:

Please be advised that our tenant Gorgeous Gelato, LLC has the permission of the Landlord - Old Port Retail Holdings, LLC - to install signage at the 434 Fore Street location in accordance with the plans previously submitted and agreed to. All costs associated with this installation shall be the responsibility of Gorgeous Gelato, LLC.

If you need anything further please do not hesitate to contact us. I can be reached at (207) 772-0688 or slattari@boulos.com.



Shay Lattari
Assistant Property Manager
CBRE/Boulos Property Management
as Managing Agent for the Landlord

CERTIFICATE OF INSURANCE

This certifies that

- STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
- STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
- STATE FARM FIRE AND CASUALTY COMPANY, Scarborough, Ontario
- STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
- STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Policyholder: Gorgeous Gelato LLC
 Address of policyholder: 434 Fore St, Portland, Maine 04101
 Location of operations: same
 Description of operations: Business-Merchandise

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms, exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD		LIMITS OF LIABILITY	
		Effective Date	Expiration Date	(at beginning of policy period)	
99-BA-N977-0 F	Comprehensive Business Liability	6-22-10	6-22-11	BODILY INJURY AND PROPERTY DAMAGE	
This insurance includes:		<input checked="" type="checkbox"/> Products - Completed Operations <input checked="" type="checkbox"/> Contractual Liability <input type="checkbox"/> Underground Hazard Coverage <input checked="" type="checkbox"/> Personal Injury <input type="checkbox"/> Advertising Injury <input checked="" type="checkbox"/> Explosion Hazard Coverage <input checked="" type="checkbox"/> Collapse Hazard Coverage <input type="checkbox"/> <input checked="" type="checkbox"/> Business Property \$100,000		Each Occurrence	\$ 1,000,000
				General Aggregate	\$ 2,000,000
				Products - Completed Operations Aggregate	\$ 2,000,000
				BODILY INJURY AND PROPERTY DAMAGE (Combined Single Limit)	
EXCESS LIABILITY		POLICY PERIOD			
<input type="checkbox"/> Umbrella <input type="checkbox"/> Other		Effective Date	Expiration Date		
				Each Occurrence	\$
				Aggregate	\$
Workers' Compensation and Employers Liability				Part 1 STATUTORY Part 2 BODILY INJURY	
				Each Accident	\$
				Disease - Each Employee	\$
				Disease - Policy Limit	\$
POLICY NUMBER	TYPE OF INSURANCE	Effective Date	Expiration Date	LIMITS OF LIABILITY (at beginning of policy period)	

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

If any of the described policies are canceled before its expiration date, State Farm will try to mail a written notice to the certificate holder 10 days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Name and Address of Certificate Holder

Additional Insured:
 City of Portland
 389 Congress Street
 Portland, ME 04101

Attn: Larnie Dobson
 Fax: 207-874-3716

JOHN GRILLO
 Signature of Authorized Representative
 AGENT 11-18-2010
 Title Date

Agent's Code Stamp

AFO Code



5874
 JOHN N. GRILLO
 State Farm Insurance
 64 Auburn Street
 Portland, ME 04103
 (207) 797-7004