

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

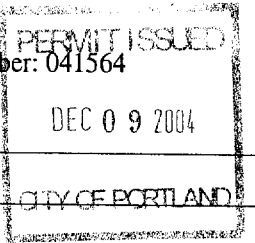
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 041564



This is to certify that 10 Dana Street Llc /Black Be sign

has permission to install new 2'x2' sign at commercial space

AT 10 Dana St

032 V001001

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 work on permit on procedure before this building or part thereof is closed or closed-in. 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

DepartmentName

Signature: Jamie Bonke 12/8/04 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: 04-1564	Issue Date:	CBL: 032 VOOIOOI
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Location of Construction: 10 Dana St	10 Dana Street Llc	10 Dana St. Ste 300	Phone: 773-7100
Business Name:	Contractor Name: Black Bear Sign	Contractor Address: 137 Rt 1 Scarborough	Phone: 2072868004
Lessee/Buyer's Name			Zone: B3

Past Use: commercial space			
Proposed Project Description: install new 2'x2' sign at commercial space		<input type="checkbox"/> Denied Use group: <b>4</b> Type: <b>Sign</b> <b>IBC 2003</b> Signature: <i>JMB 12/08/04</i> Date:	
		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: dmm	Date Applied For: 10/18/2004	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <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: <i>OK 11/14/04</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D.A. Date: <i>D. Andrews 12/8/04</i>
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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

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

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

<b>Permit No:</b> 04-1564	<b>Date Applied For:</b> 1011812004	<b>CBL:</b> 032 VOOIOOI
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<b>Location of Construction:</b> 10 Dana St	<b>Owner Name:</b> 10 Dana Street Llc	<b>Owner Address:</b> 10 Dana St. Ste 300	<b>Phone:</b> ( ) 773-7100
<b>Business Name:</b>	<b>Contractor Name:</b> Black Bear Sign	<b>Contractor Address:</b> 137 Rt 1 Scarborough	<b>Phone:</b> (207) 286-8004
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	
<b>Proposed Use:</b> commercial space w/2'x2' sign		<b>Proposed Project Description:</b> install new 2'x2' sign at commercial space	

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/04/2004  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/08/2004  
**Note:** 1218 spoke w/Beau from Blackbear w/additional notes on plans      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

\$2 Per sq ft. + \$65

# 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>10 Done St (1st floor)</u>		
Total Square Footage of Proposed Structure <u>4 sq ft.</u>	Square Footage of Lot <u>2020 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>✓</u> Lot# <u>1</u>	Owner: <u>10 Done St LLC Dunham Group</u>	Telephone: <u>207-773-1100</u>
Lessee/Buyer's Name (If Applicable) <u>Books! Books! inc Timothy Ryan</u>	Applicant name, address & telephone: <u>Books! Books! inc Timothy Ryan P.O. Box 355 Ontario NY 14519</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: <u>\$8</u> Awning Fee = Cost Of Work: <u>\$65</u> Total Fee: \$
Current use: <u>smoke shelves being added</u>		
If the location is currently vacant, what was prior use: <u>retail</u> <u>grocery/home decor</u>		
Approximately how long has it been vacant: <u>a few months</u>		
Proposed use: <u>Book store retail</u>		
Project description: <u>2x2 sign cut from metal pole center of Antiquated painted wood hung; carved "Books! Books!" gilt.</u>		
Contractor's name, address & telephone: <u>Blackbeard Signworks 19 Industrial Park Rd Box 207-286-8004 Keno ME 04072</u>		
Whom should we contact when the permit is ready: <u>Tim Ryan 585-737-7378</u>		
Mailing address: <u>10 Done St (1st floor) Portland 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 \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>585-737-7378</u>		

OCT 15 2004

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>Timothy Ryan</u>	Date: <u>10/14/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

# 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. *N/A*.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit. *N/A*.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached. *N/A*.

**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**

# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 10 Dana St 1st floor ZONE: B-3

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

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

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

Length: 11-22 X 2 = 80ft MAX Height: 14ft

*OK*

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_

BLDG. WALL SIGN? (attached to bldg) YES ✓ NO \_\_\_\_\_

~~322~~ 282 = 4

ALREADY EXISTING AND PERMITTED SIGN(S):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ *N/A*

AWNING YES \_\_\_\_\_ NO \_\_\_\_\_ IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_ *N/A*

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: *Timothy* DATE: 10/14/09

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

**10 Dana Street**  
**PORTLAND, MAINE**



**FOR LEASE**

Center sign  
Flagpole bracket w/ scroll  
2" Foam board w/ mdo plywood laminated  
min 8' off grade  
Notes per Tel/won  
Beau @ Black bear  
12/8/04

**THOMAS MOULTON CCIM, SIOR**  
tmoulton@dunhamgroup.com

10 Dana Street, Suite 400  
Portland, ME 04101  
Tel 207-773-7100  
Fax 207-773-5480

**NAI** THE DUNHAM GROUP

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



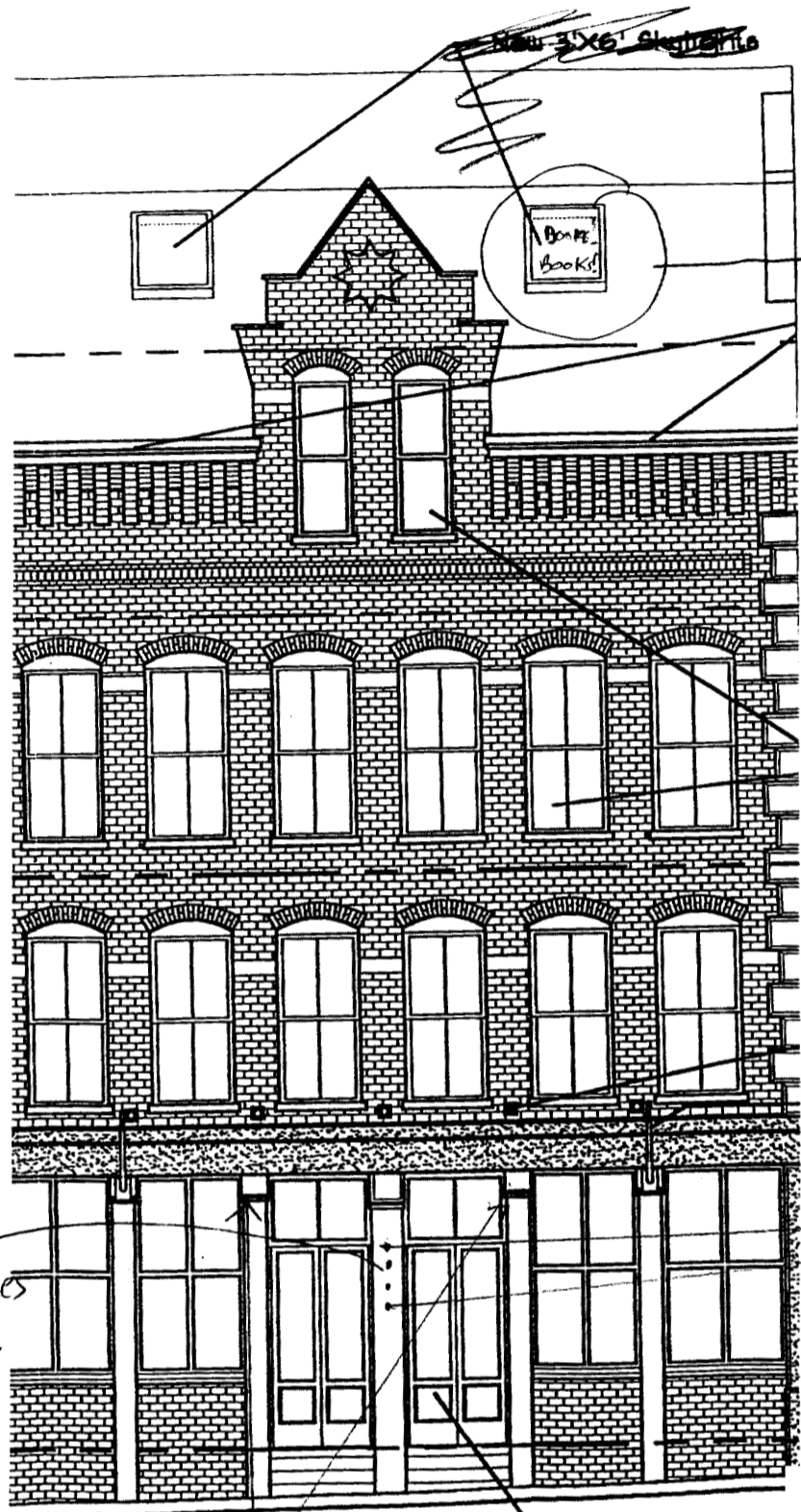
Chapter 330, Section 7 of the Maine Real Estate Commission License Law and Rules requires that a real estate licensee provide a written statement advising that the licensee represents the seller's interests and as such has a fiduciary duty to disclose to the seller information, which is material to the sale, acquired from the buyer or any other source.



**MULTON CCIM, SIOR**  
 tmoulton@dunham-group.com  
 10 Dana Street, Suite 400  
 Portland, ME 04101  
 Tel 207-773-7100  
 Fax 207-773-5480



include a written statement advising that the licensee  
 is, in fact, acquired from the buyer or any other source.



Mount  
 on  
 existing holes  
 or weld

3'x6'  
 2x2

Existing  
 12ft  
 8ft  
 metal post  
 Flag  
 Sign

small bits of wood  
 sign attached

Remove Existing  
 Paint & Repair

Red  
 paint  
 gilt  
 finish



**ACORD** CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/14/2004

<b>PRODUCER</b> Foley Agency, Inc. 9 East Main Street Webster NY 14580		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.	
<b>INSURED</b> Books! Books! Inc. P.O. Box 355 Ontario NY 14519		<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
		INSURER A Peerless Insurance	
		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.

ISR ADD'L TO INSRD	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 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG	BOP9309739	04/16/2004	04/16/2005	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				
	GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY. EA ACC AGG I
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE RETENTION \$				EACH OCCURRENCE I AGGREGATE \$ I
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Certificate Holder is Additional Insured with respect to signage at the Portland, Maine location

<b>CERTIFICATE HOLDER</b> City of Portland, Maine	<b>CANCELLATION</b> 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 REPRESENTATIVE. AUTHORIZED REPRESENTATIVE
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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

# BIBEAU & COMPANY

340 FORE STREET ♦ PORTLAND, MAINE 04101 ♦ WWW.BIBEAUANDCOMPANY.COM

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October 15, 2004

To Whom It May Concern:

10 Dana St., LLC, the owner of 10 Dana St., hereby authorizes Books! Books!, Inc. to attach a 2'x2', carved wood sign hanging from a black pole to the building between the double doors to their leased space. The tenant's building frontage equals 40 feet.

Please feel free to contact us with any further questions at 207-772-5161.

Respectfully,



Danika Babcock  
Property Manager  
Bibeau & Company, Inc.

CC: Richard Wigton

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PHONE 207-772-5161 ♦ FAX 207-772-0799