

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 081400

This is to certify that 237 COMMERCIAL STREET LLC / Proj. Inc.

has permission to install a 58" x 48' awning

AT 1 UNION ST

C 032 V012001

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 lath or other work used-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 _____

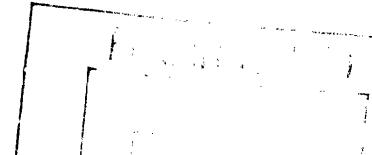
Department Name

Thomas H. McElroy 2/17/09
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: 08-1400		Issue Date:		CBL: 032 V012001			
Location of Construction: 1 UNION ST (237 Commercial)		Owner Name: 237 COMMERCIAL STREET LLC		Owner Address: 225 COMMERCIAL ST			
Business Name:		Contractor Name: Project Mgmt. Inc.		Contractor Address: 225 Commercial St Portland			
Lessee/Buyer's Name		Phone:		Permit Type: Awning, no signage			
Past Use: Commercial		Proposed Use: Commercial - install ^{two} 58" x 48" awnings		Permit Fee: \$40.00			
				Cost of Work: \$1,210.00			
				CEO District: 1			
Proposed Project Description: install ^{two} 58" x 48" awnings		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>B</i> Type: <i>5A</i> <i>IBC 2003</i> Signature: <i>2m 02/17/09</i>			
				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: ldobson		Date Applied For: 10/31/2008		Zoning Approval			
<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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ condition</i> Date: <i>10/31/08</i> <i>AKM</i>		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 <i>y & s</i> <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/15/08</i> <i>D. Andrews</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



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>237 Commercial St</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>V</u> Lot# <u>12</u>	Owner: <u>237 Commercial St LLC</u> <u>225 Commercial St</u> <u>Portland, ME 04101</u>	Telephone: <u>775-74412</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>Project Mgmt INC</u> <u>225 Commercial St</u> <u>Portland, ME 04101</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>1,210.</u> Awning Fee= cost of work <u>1,210.</u> Total Fee: \$ <u>1,210.</u>
Who should we contact when the permit is ready: <u>Cyrus Hagg</u> phone: <u>775-74412</u>		
Tenant/allocated building space frontage (feet): Length: <u>25'</u> Height: <u>10'</u> Lot Frontage (feet) <u>55.8</u> Single Tenant or Multi Tenant Lot <u>MULTI TENANT</u>		
Current Specific use: <u>Retail and Bid. Entrance</u> If vacant, what was prior use: _____ Proposed Use: <u>SAME</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes <u>X</u> No _____ Is awning backlit? Yes _____ No <u>X</u> Height of awning: <u>36"</u> Length of awning: <u>58"</u> Depth: <u>48"</u> Is there any communication, message, trademark or symbol on it? Yes _____ No <u>X</u> 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 _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ 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.		

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: Cyrus Hagg, owner

Date: 10-30-0

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1400	Date Applied For: 10/31/2008	CBL: 032 V012001
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Location of Construction: 1 UNION ST	Owner Name: 237 COMMERCIAL STREET LLC	Owner Address: 225 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Project Mgmt. Inc.	Contractor Address: 225 Commercial St Portland	Phone (207) 775-7442
Lessee/Buyer's Name	Phone:	Permit Type: Awning, no signage	

Proposed Use: Commercial - install two 58" x 48" awnings	Proposed Project Description: install two 58" x 48" awnings
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 11/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/31/2008
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: Tom Markley	Approval Date: 02/17/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
2/13/2009-gg: received from historic on 02/13/09. /gg

Cyrus Y. Hagge
225 Commercial Street, Suite 502
Portland, Maine 04101-4613
207-775-7442
FAX 207-761-0922
chagge@mac.com

October 30, 2008

Building Inspections
City of Portland
Congress Street
Portland, Maine 04101

Re: Awning Permit, 237 Commercial St., 32-V-12

Dear Building Inspections:

Please find the attached permit application to re-canvas two existing awnings at 237 Commercial Street. The awnings were on the property when I purchased it in February 2000. During the summer of 2008, I replaced the canvas on the existing frames and made no changes to the frames. The awning are not back lit.

1. Awning permit application.
2. Photograph taken of the building in January 2000 showing the existing awning
3. Photos of the awning with the new covers.
4. Certificate of non-flamibility.
5. Certificate of insurance.

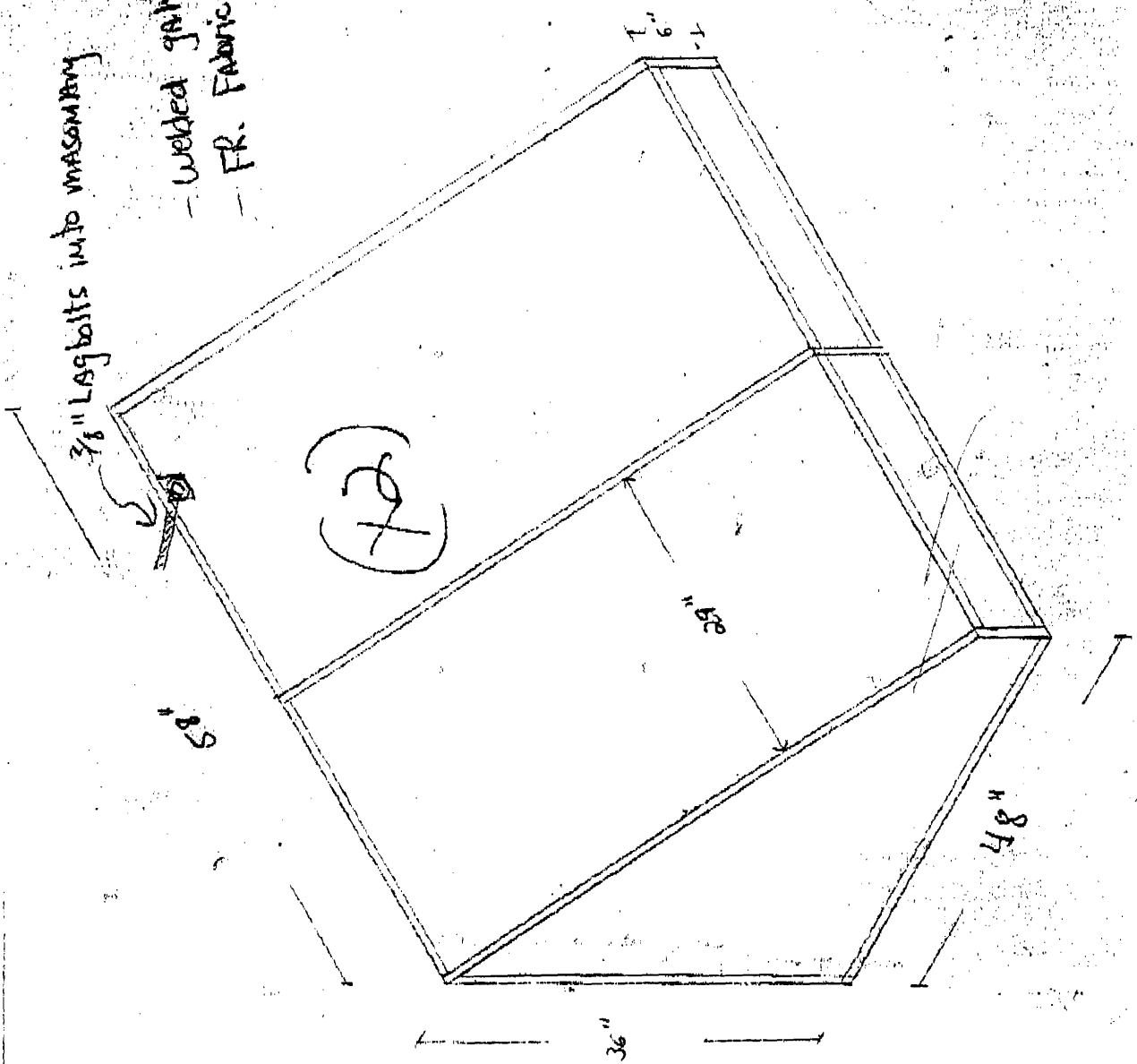
If you need additional information, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cyrus Hagge', with a stylized, flowing script.

3/8" Lag bolts into masonry

- Welded galv.
- FR. Fabric



AWNING WITH FORMER COVERS
1-12-2000

Pg. 3
1 Union Street
Portland, Maine

SUBJECT PROPERTY



**1 Union Street property as viewed from Commercial Street facing north.
The south "Commercial Street" facade is shown.
The main entrance is visible on the westerly side of the building.**

Identification of the Real Estate

One Union Street Condominiums is comprised of five condominium suites, one on each level of a building located on Union Street in Portland, Maine. Unit 2 is under separate ownership. The remainder of the building identified as Units 1, 3, 4 & 5 of One Union Street Condominiums will be valued herein. The property is further identified in the Tax Assessor's records as Map 32 Block V Lot 12 and is owned by 237 Associates. A legal description is recorded in the Cumberland County Registry of Deeds in Portland, Maine in Book 3,155 Pages 347-351.

One Union Street is a former brick warehouse row building that was redeveloped in 1986. As currently configured, the subject units are divided onto 9 suites on four levels. Typically, intown properties are purchased by investors and/or users who are looking for functional properties in good locations. Important physical characteristics include the structural integrity of the building, its curb appeal, floor heights, degree of finish and fenestration. The subject property has all the physical components to assure it a competitive position in the marketplace.

existing awnings with new covers



Certificate of Flame Resistance



REGISTERED
APPLICATION
CONCERN No.

F-36805

ISSUED BY

GLEN RAVEN CUSTOM FABRICS, LLC
1931 N PARK AVE
GLEN RAVEN NC 27217

336-227-4211

Date Work Performed

6/04/08

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable)

FOR TRI VANTAGE, LLC AT 2937 WEST 25th STREET
CITY CLEVELAND STATE OHIO 44113

Certification is hereby made that: (Check "a" or "b")



(a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____

Method of application _____



(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FIRESIST Reg. No. F-36805

The flame Retardant Process Used WILL NOT Be Removed By Washing
(will or will not)

GLEN RAVEN CUSTOM FABRICS

Name of Production Superintendent

By STEVEN L. ELLINGTON, GEN. MGR.

Title

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

TRI VANTAGE, LLC

By Thuy R. Bill

Control/lot # _____

DAN

Customer order # _____

3895436

Tri Vantage, LLC invoice # _____

Quantity 16,750 YD

Description KNICK FIRESIST HVM BRDSD

Product Code 85P055

MAINE BAY CANVAS
53 INDUSTRIAL WAY
PORTLAND

ME 04103-1071



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/31/2008

PRODUCER Bilodeau Insurance Agency, Inc. 92 Pleasant Street Brunswick, Maine 04011		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.	
INSURED One Union Street Condo Association & 237 Commercial Street LLC 225 Commercial Street, Suite 502 Portland, Me 04101		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A Peerless Insurance Company	
		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	ADD'L 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 type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	BOP 9386475	04/01/2008	04/01/2009	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COM/OP AGG	\$ 2,000,000
		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 EA ACC	\$
						AUTO ONLY AGG	\$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
							\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
						E L EACH ACCIDENT	\$
						E L DISEASE - EA EMPLOYEE	\$
						E L DISEASE - POLICY LIMIT	\$
		OTHER					

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

Certificate holder is named as additional insured in respects to general liability.

CERTIFICATE HOLDERCity of Portland
386 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 10 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

FROM OR FOREVERLY
JOHN T.L. CARRIE &
FRANK J.H. CARRIE
2207 / 320

