

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 080115

Please Read Application And Notes. If Any, Attached

This is to certify that RING ISLAND LLC / Brown Signs
has permission to install (1) 26" x 33" hanging sign on existing brace
AT 545 CONGRESS ST 037 C01701C

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission proceeds before this building or part thereof is altered or service closed-in. 4 HOUR NOTICE REQUIRED.

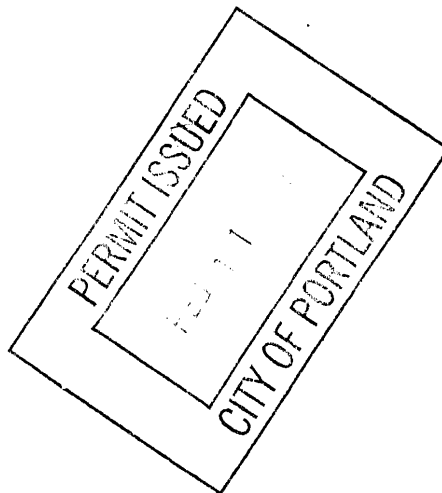
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 2/11/08
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

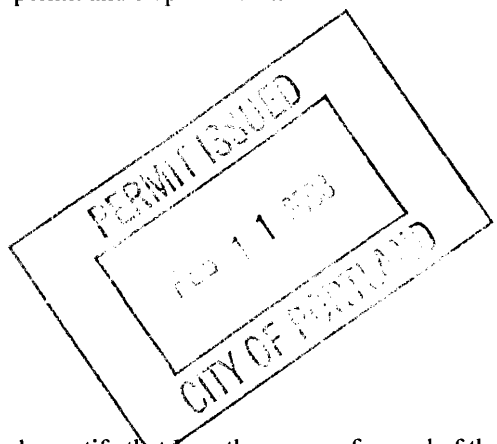
Permit No: 08-0115	Issue Date:	CBL: 037 C01701C
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Location of Construction: 545 CONGRESS ST	Owner Name: RING ISLAND LLC	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Brown Signs	Contractor Address: 46 River Road Chelsea 4466 354	Phone 2334 2076336849
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial - Cadillac Mt Sports	Proposed Use: Commercial - Gleason Fine Art - install (1) 26" x 33" hanging sign on existing brackett	Permit Fee: \$77.00	Cost of Work: \$77.00	CEO District: 1
Proposed Project Description: install (1) 26" x 33" hanging sign on existing brackett		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>retail to retail g</i> Date:		

Permit Taken By: ldobson	Date Applied For: 02/05/2008
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Zoning Approval		
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..	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"/> Date: <i>2/7/08</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 <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 Date: <i>2/7/08</i> <i>Dr. 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>545 Congress St. (Unit 1C)</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037-C-017 - 01C</u>	Owner: <u>Ring Island LLC</u> <u>PO Box 6799</u> <u>Scarborough, ME</u>	Telephone: <u>207-883-3618</u>
Lessee/Buyer's Name (If Applicable) <u>Gleason Fine Art, Inc.</u> <u>PO Box 540</u> <u>Bowthay Harbor, ME</u> <u>04538</u>	Contractor name, address & telephone: <u>Brown Signs</u> <u>46 River Rd.</u> <u>Chelsea, ME 04330</u> <u>207-622-6265</u>	Total s.f. of signage x \$2.00 x 6.05 = <u>12.10</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ <u>77.10</u> Awning Fee = cost of work <u>—</u> Total Fee: \$ <u>77.10</u>
Who should we contact when the permit is ready: <u>Dennis Gleason</u> phone: <u>207-633-6849</u>		
Tenant/allocated building space frontage (feet): Length: <u>19' x 2' = 38'</u> Height: <u>14'</u> MAX Lot Frontage (feet) <u>64'</u> Single Tenant or Multi Tenant Lot <u>Multi</u>		
Current Specific use: <u>vacant</u> If vacant, what was prior use: <u>Cacillac Mt. Sports</u> OK Proposed Use: <u>Art Gallery</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>26" x 33" x 2"</u> Height from grade: <u>14'</u> 64' Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: _____		
Proposed awning? Yes <input type="checkbox"/> No <input checked="" 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: _____ attached by bracket Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: <u>removed - unknown</u> 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.		

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.

FEB - 5 2008

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: <u>[Signature]</u>	Date: <u>2-01-08</u>
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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: 08-0115	Date Applied For: 02/05/2008	CBL: 037 C01701C
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Location of Construction: 545 CONGRESS ST	Owner Name: RING ISLAND LLC	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Brown Signs	Contractor Address: 46 River Road Chelsea	Phone (207) 633-6849
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Gleason Fine Art - install (1) 26" x 33" hanging sign on existing brackett	Proposed Project Description: install (1) 26" x 33" hanging sign on existing brackett
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Dept: PAD	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 02/07/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) * Approved with the understanding there will be no external lighting of sign.			
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 02/07/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 02/11/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

Comments:
2/7/2008-mes: NO FEES PAID YET - TO BE PAID BEFORE ISSUANCE

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 8-0115	Applicant: RING ISLAND LLC
Project Name:	Location: 545 CONGRESS ST
CBL: 037 C01701C	Development Type:
Invoice Date: 02/07/2008	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$77.00		\$0.00		\$77.00	On Receipt

First Billing

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Sign Permit Historic District	1	\$65.00
Signs sq. feet	6	\$12.00
		<hr/> \$77.00
		Total Current Fees: + \$77.00
		Total Current Payments: - \$0.00
		<hr/> Amount Due Now: \$77.00

 Detach and remit with payment

Bill to: RING ISLAND LLC
 PO BOX 6799
 SCARBOROUGH, ME 04070

CBL 037 C01701C
Application No: 8-0115
Invoice Date: 02/07/2008
Invoice No: 30219
Total Amt Due: \$77.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



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.
- See enclosed photos*
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.
- NA* Certificate of flammability required for awning or canopy.
- NA* A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- NA* Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.
see enclosed photos

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.

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/28/2008

PRODUCER (207) 563-3143
Chapman & Chapman Insurance
108 Main Street
PO Box 1030
Damariscotta ME 04543-

INSURED
Gleason Fine Arts
Dennis Gleason
P.O. BOX 540
Boothbay Harbor ME 04538-

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: MMG	
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/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A X	GENERAL LIABILITY	BP 0421778	03/29/2007	03/29/2008	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 50,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY \$ 1,000,000
<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					GENERAL AGGREGATE \$ 1,000,000
					PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY		/ /	/ /	COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO		/ /	/ /	BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS		/ /	/ /	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS		/ /	/ /	PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS		/ /	/ /	
	<input type="checkbox"/> NON-OWNED AUTOS		/ /	/ /	
	GARAGE LIABILITY		/ /	/ /	AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO		/ /	/ /	OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY		/ /	/ /	EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE		/ /	/ /	AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE		/ /	/ /	\$
	<input type="checkbox"/> RETENTION \$		/ /	/ /	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		/ /	/ /	WC STATUTORY LIMITS OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?		/ /	/ /	E.L. EACH ACCIDENT \$
	If yes, describe under SPECIAL PROVISIONS below		/ /	/ /	E.L. DISEASE - EA EMPLOYEE \$
	OTHER		/ /	/ /	E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
FOR LOCATION AT 545 CONGRESS ST. PORTLAND ME
CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED AS RELATES TO THE EXTERIOR SIGN

CERTIFICATE HOLDER

() - () -
CITY OF PORTLAND
PLANNING & DEVELOPMENT DEPT.
389 CONGRESS ST. RM 315
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
[Signature]

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.

Ring Island LLC
P.O. Box 6799
Scarborough, ME 04070
207-883-3618


January 15, 2008

Gleason Fine Art, Inc.
P.O. Box 540
31 Townsend Ave.
Boothbay Harbor, ME 04538

To whom it may concern:

I have reviewed the description and image of the proposed sign for Gleason Fine Art Inc. which will be located at 545 Congress St Portland ME. I give my approval for the 26 inch high, by 33 inch wide, by 2 inch deep sign to be made by Jeff Brown of Brown Signs in Augusta ME. Please see attached copy of sign design that I have given approval to.

Sincerely,



Kerry Anderson

Sign
Bracket
Note chain



Building facade



Painted wood sign with gold leaf lettering

26"



2"
deep

33"