

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: 050026
 JAN 21 2005
 CITY OF PORTLAND

This is to certify that Terbax Realty Inc/NeoKraft is

has permission to install 2' x 7' sign

AT E3 - St

037 GO 4001

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 repair 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

DepartmentName

[Signature] 1/20/05
 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 No: 05-0026	Issue Date: JAN 21 2005	CBL: 037 C014001
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Location of Construction: 562 Congress St <i>Free</i>	Owner Name: Terbax Realty Inc	Owner Address: 5 Milk St	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name	Phone:	Zone: B-3	

Past Use: Commercial	Proposed Use: Commercial/ install 2' x 7' sign	Permit Fee: \$93.00	Cost of Work: \$93.00	CEO District: 1
Proposed Project Description: install 2' x 7' sign		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> IBC 2003 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>D. Andrew B</i> Date: <i>1/19/05</i>

Permit Taken By: Idobson	Date Applied For: 01/10/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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</i> Date: <i>1/21/05</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <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:
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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

Permit No: 05-0026	Date Applied For: 0111012005	CBL: 037 G014001
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Location of Construction: 123 Free Street	Owner Name: Terbax Realty Inc	Owner Address: 5 Milk St	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial/install 2' x 7' sign	Proposed Project Description: install 2' x 7' sign
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 01/19/2005

Note: Ok to Issue:

1) * Reviewed and approved under P.A.D. sign guidelines - no historic preservation approval required.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 0111212005

Note: 1/12/05 no info given on tenant frontage - called Shane Moffitt - he will fax - in my hold area **Ok to Issue:**

received fax latter in the day

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/20/2005

Note: Ok to Issue:

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

Comments:

1/10/05-ldobson: On hold for check

1/11/05-ldobson: received ck 01112005

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>123 Free Street</u>		
Total Square Footage of Proposed Structure <u>14 Square Feet</u>	Square Footage of Lot <u>See drawing</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>G</u> Lot# <u>14</u>	Owner: <u>Pierce Promotions BEvent Management</u>	Telephone: <u>207-761-6504</u>
Lessee/Buyer's Name (If Applicable), <u>Pierce Promotions & Event Management</u> <u>23 Free Street</u> <u>3rd Floor</u> <u>Portland, ME 04101</u>	Applicant name, address & telephone: <u>Neckraft Signs, Inc.</u> <u>686 Main Street</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: <u>\$58.00</u> Awning Fee = Cost of Work \$ Total Fee: <u>\$58.00</u>
Current use: <u>Commercial - event management company</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>commercial - event management company</u>		
Project description: <u>acrylic graphics on aluminum background mounted above entrance</u>		
Contractor's name, address & telephone: <u>Neckraft Signs, Inc. 207-782-9654</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u>		
Whom should we contact when the permit is ready: <u>Shane Moffett</u>		
Mailing address: <u>686 Main Street</u> <u>Lewiston, ME 04240</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>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>[Signature] - Shane Moffett</u>	Date: <u>1-5-05</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: 123 Free St. ZONE: B-3

CBL: _____

SINGLE TENANT LOT? YES _____ NO X MULTI TENANT LOT? YES X NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES _____ NO X

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: See drawing 17.5' x 2' = 35' max Height: See drawing

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO X DIMENSIONS PROPOSED: 1A P
BLDG. WALL SIGN? (attached to bldg) YES X NO _____ DIMENSIONS PROPOSED: 2'-0" x 7'-0"

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

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

AWNING N/A 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: S. Moffett - Shane Moffett DATE: 1-5-05

*** FOR OFFICE USE ONLY ***

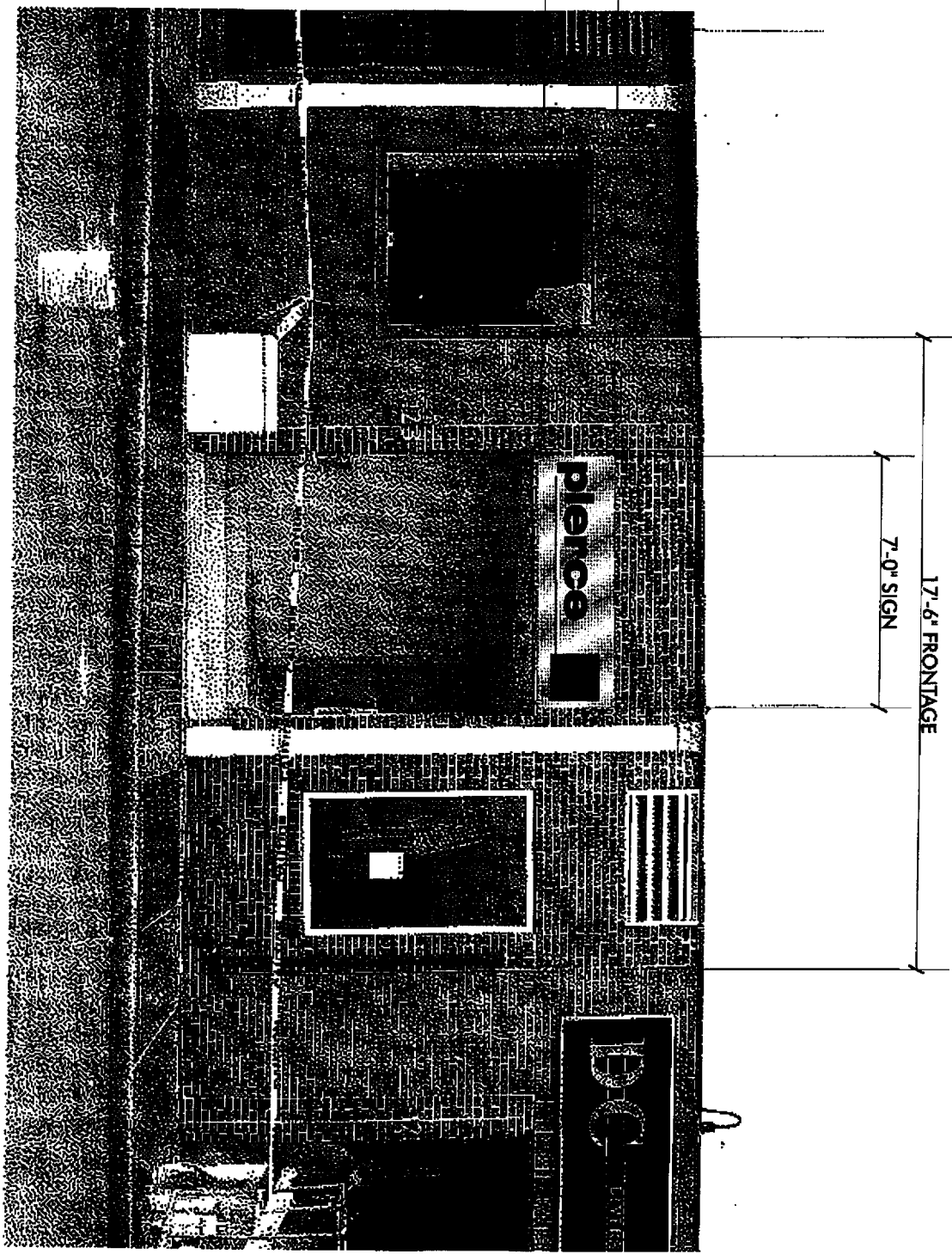


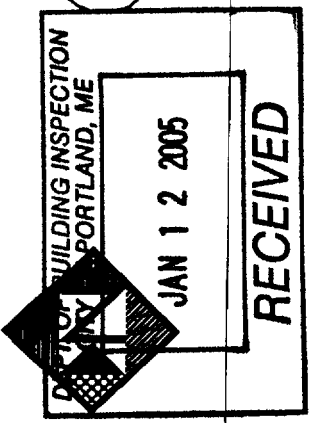
PHOTO-COMPOSITE
NOT TO SCALE

FAX TO: MARGE
COMPANY: CITY OF PORTLAND
FAX: 874.8716
NO. OF PAGES: 1 OF 1

REPLY TO: SHANE
TEL.: 207.782.9654
207.782.0009

DATE: 01.12.2004
REF: 3069

JOB NAME: PIERCE PROMOTIONS
123 FREE ST.
PORTLAND ME



S I G N S
Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

MARSH

CERTIFICATE OF INSURANCE

CERTIFICATE NUMBER
NYC-002226541-02

PRODUCER

MARSH USA Inc.
1166 AVENUE OF THE AMERICAS
NEW YORK, NY 10036
ATTN: KATHY CORRELL FAX (203) 229-6889
EMAIL: OMNICOM.REQUEST@MARSH.COM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE POLICY. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED HEREIN.

COMPANIES AFFORDING COVERAGE

COMPANY
A FEDERAL INSURANCE CO

COMPANY
B XL INSURANCE AMERICA, INC.

COMPANY
C

COMPANY
D

INSURED

OMNICOM GROUP INC.
(PIERCE PROMOTIONS & EVENT MANAGEMENT, INC.)
437 MADISON AVENUE
NEW YORK, NY 10022

COVERAGES

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE DESCRIBED HEREIN HAVE BEEN ISSUED TO THE INSURED NAMED HEREIN FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THE CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND EXCLUSIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO. TR.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
4	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT <input checked="" type="checkbox"/> CONTRACTUAL LIABILITY	35385876	05/31/04	05/31/05	GENERAL AGGREGATE \$ 2,000,001
					PRODUCTS - COMP/OP AGG \$ 2,000,001
					PERSONAL & ADV INJURY \$ 1,000,000
					EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Anyone fire) \$ 1,000,001
					MED EXP (Anyone person) \$ 10,001
<input type="checkbox"/> 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 \$	
				BODILY INJURY (Per person) \$	
				BODILY INJURY (Per accident) \$	
				PROPERTY DAMAGE \$	
<input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$	
				OTHER THAN AUTO ONLY \$	
				EACH ACCIDENT \$	
3	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM OTHER THAN UMBRELLA FORM	US00006780L104A	05/31/04	05/31/05	EACH OCCURRENCE \$ \$10,000,000
					AGGREGATE \$ \$10,000,000
					\$
WORKERS COMPENSATION AND EMPLOYERS LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL					WC STATUTORY LIMITS OTH-ER \$
					EL EACH ACCIDENT \$
					EL DISEASE-POLICY LIMIT \$
					EL DISEASE-EACH EMPLOYEE \$
OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CITY OF PORTLAND (MAINE) IS INCLUDED AS ADDITIONAL INSURED ON ALL POLICIES. WAIVER OF SUBROGATION APPLIES IN FAVOR OF CERTIFICATE HOLDER WHERE REQUIRED BY CONTRACT AND WHERE PERMITTED BY LAW.

CERTIFICATE HOLDER

CITY OF PORTLAND (MAINE)
389 CONGRESS STREET
PORTLAND, ME 04101

CANCELLATION

SHOULD ANY OF THE POLICIES DESCRIBED HEREIN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF THE INSURER AFFORDING COVERAGE WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OF LIABILITY OF ANY KIND UPON THE INSURER AFFORDING COVERAGE, ITS AGENTS OR REPRESENTATIVES, OR THE ISSUER OF THIS CERTIFICATE.

MARSH USA INC.

By: Laura Thompson

MM1(3/02)



VALID AS OF: 01/05/05

Sign. License Agreement

"License Area:"	<ol style="list-style-type: none"> 1. Over the exterior entryway at 121 Free Street, and 2. On the west wall just inside the entryway at 121 Free Street, Portland, Maine, shown on the attached Exhibit A.
"License Activity:"	<p>Installation and maintenance of an exterior sign over the exterior entryway at 121 Free Street. Installation and maintenance of an interior sign on the west wall just inside the entryway at 121 Free Street.</p>
"License Property:"	The signs to be installed

Reference is made to the lease dated as of April 21, 1996 between Terbax Realty, Inc. and Diversified Communications (the "Lease") relating to a leased premises at the building at 562 Congress Street (the "Building"), under which Pierce Promotions and Event Management LLC has entered into a sublease dated June 1, 2004.

There will be no license fee due under this License Agreement. Either party may terminate this License Agreement at any time upon thirty (30) days advance written notice to the other party; neither the notice date nor the effective date need be on the last day of a month. This License Agreement shall automatically terminate upon termination of the Lease, unless extended by mutual consent of the parties in connection with another mutually agreed lease at the Building.

The License Property shall be Licensee's personal property, and Licensor hereby acknowledges that it claims no security interest in the License Property. At the end of the License period, Licensee shall promptly remove the License Property and related installation and restore the site to its original condition prior to commencement of this License Agreement at Licensee's sole expense, including without limitation, removal of any mounting hardware and lighting, and repairing and making watertight any holes.

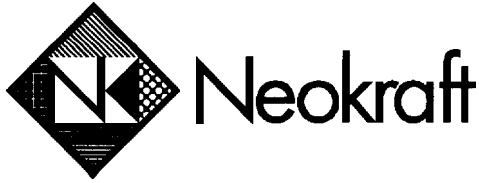
Licensee shall be responsible for payment of any personal or real property taxes which may be imposed (i) on Licensor's property, and which is attributable to the License Activity or the License Property associated with this License Agreement or (ii) which is imposed directly on the License Property.

Licensee shall be responsible for any required permits and for code compliance relating to any installation, maintenance and ongoing operation of License Property arising out of this License Agreement. Prior to commencement of any initial installation work or subsequent modification work or repairs, Licensee shall secure Licensor's written permission, specifying in detail the exact location, installation or modification details, and any required penetrations of or attachments to the Building, and all work shall conform precisely to the permission granted by Licensor.

At all times during the Term of this License Agreement, Licensee shall maintain the License Property at its expense in safe, neat and first class operating condition.

Licensor shall not be liable for any damage to or loss to the License Property or for any incidental or consequential losses or damages arising out of damage, loss or interruption of services or benefits derived by Licensee under this License Agreement.

Insurance: Throughout the License period, Licensee shall maintain for the mutual benefit of Licensor and Licensee comprehensive general liability insurance (with broadened liability endorsement) with a combined limit of not less than \$1,000,000 and shall keep the License Property insured against loss or damage by fire and any of the casualties included in All Risk insurance coverage in an amount not less than the full insurable value thereof. All insurance policies shall be placed with recognized insurers qualified to do business in the State of Maine, shall name Licensee, Licensor and Licensor's property manager, as insureds as their respective interests may appear, shall contain such



Neokraft

Neokraft Signs Inc.
 686 Main Street
 Lewiston, Maine 04240
 Telephone: 207.782.9654
 Facsimile: 207.782.0009
 1.800.339.2258
<http://hwww.neokraft.com>

Transmittal to	CITY OF PORTLAND INSPECTIONS 389 CONGRESS STREET PORTLAND, ME 04101	Date	01.5.2005
		Job No.	3069
		Re.	PIERCE PROMOTIONS MAIL

Item	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Hand Delivered	<input type="checkbox"/> Under separate cover
	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Samples
	<input type="checkbox"/> Copy of letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Specifications
		<input type="checkbox"/> Other	

Copies	Date	No.	Description
1 set	01.05.2005		(1) COMPLETED PACKET FOR APPLYING FOR A SIGN PERMIT; (1) INSURANCE CERTIFICATE, LANDLORD AGREEMENT, APPLICATION, DRAWINGS, AND FASTENER LOAD INFORMATION.

Purpose	<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> No exception taken	<input type="checkbox"/> Rejected
	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Make corrections noted	<input type="checkbox"/> Review and comment
	<input type="checkbox"/> As requested	<input type="checkbox"/> Revise and resubmit	<input type="checkbox"/> Other

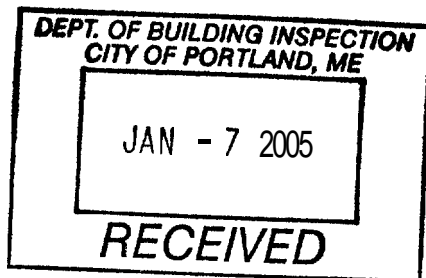
Remarks Please review the enclosed request to obtain a sign permit for Pierce Promotions & Event Management located on 123 Free Street. As you will see I have tallied up the fee on the sign permit application but did not send a check for fear that this location may be in a historical area. Upon approval of this application please call me with a dollar amount to obtain this permit and I may then issue you a check. Upon receipt of the check please go ahead and mail us the permit so we can install the proposed signage. If you have any questions feel free to call anytime.

copy to

From SHANE MOFFETT

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT



language as appropriate to avoid the effect of the co-insurance provisions of such policies, and shall contain an agreement by the insurers that such policies shall not be cancelled without at least ten (10) days prior written notice to Licensor. Licensor shall be provided with copies of all policies,

Licensor shall reimburse Licensor for all additional insurance premium incurred by Licensor arising out of the installation or activity permitted under this License Agreement.

Indemnity: Licensee covenants and agrees to forever save and hold Licensor and its managing agent harmless from and against all claims for damage to or loss of property and all claims for injuries to or death of persons arising in any way out of this License Agreement or the installation, presence, maintenance or removal of the Personal Property, including without limitation all costs of defending such claims and in enforcing this indemnity provision, including reasonable attorneys' fees for such purposes. This indemnity shall survive termination of the License Agreement.

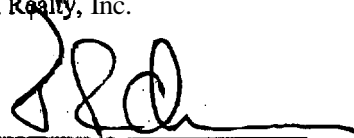
Other Licensee Obligations. In and about the License Area. Licensee shall at all times comply with the obligations imposed on Diversified Communications under Article 2 of the Lease, as if the License Area were a part of the Premises under the Lease.

If the above terms are acceptable to you, please sign both copies of this letter. A signed original will be returned to you.

SIGNED, SEALED and DELIVERED
In the Presence of



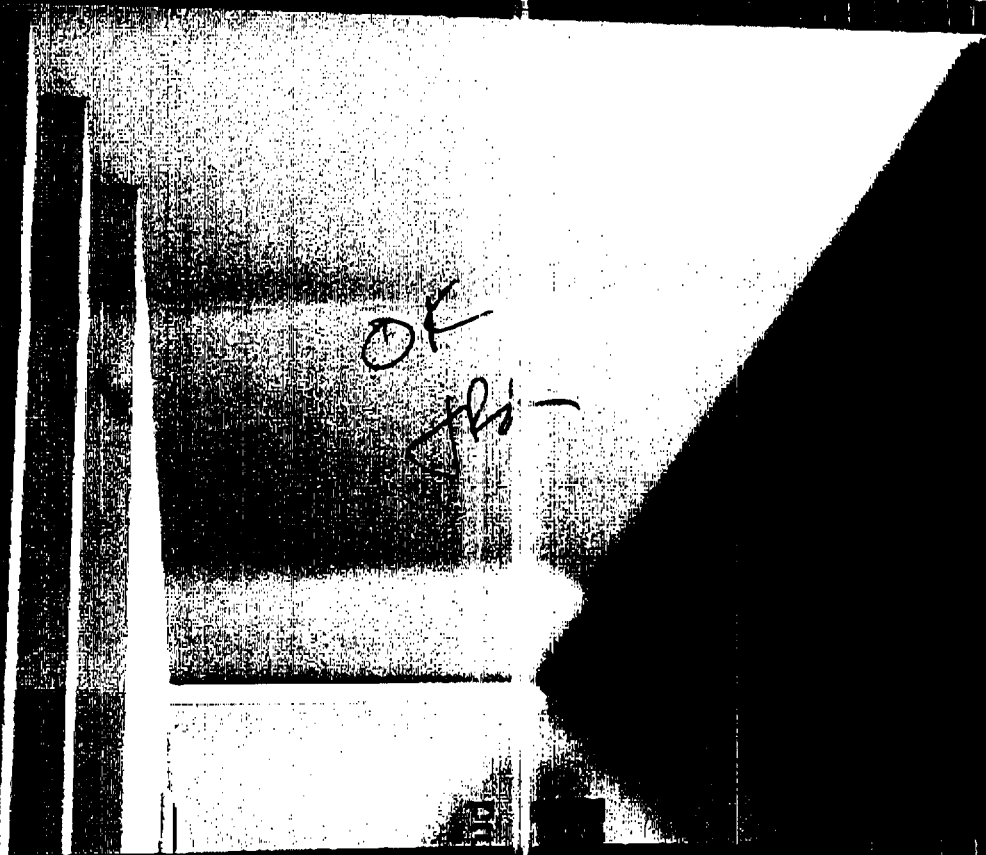
LICENSOR
Terbax Realty, Inc.

By: 
Its: _____

LICENSEE
Pierce Promotions and Event Management LLC

By: 
Its: CFO

EXHIBIT A
SICURESS LICENSE
AGREEMENT
12.7.04



Promotions & Client Management
ORCO

