

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 090843

This is to certify that Free Street Associates Llc/Mr Signs

has permission to Attached 7.1 sq. ft. building wall sign.

AT 22 Free St *called "16"* CBL 038 A005001

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.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

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

AUG 24 2009

CITY OF PORTLAND
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

22 July 20 09

Received from

Laura Ker

Location of Work

16 Free ST

Cost of Construction

\$ _____

Building Fee: _____

Permit Fee

\$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL)

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

JUL 22 2009

CBL: _____

Check #: 137

20

**No work is
Please keep**

*8/24
Pickup*

**d.
ts.**

Taken by: _____

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0843	Issue Date:	CBL: 038 A005001
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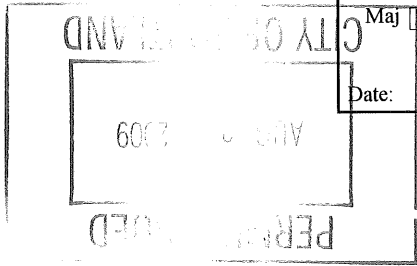
Location of Construction: 22 Free St <i>called 16 Free St</i>	Owner Name: Free Street Associates Llc	Owner Address: Po Box 7525 Dts	Phone:
Business Name: Find Clothing Store	Contractor Name: Mr Signs	Contractor Address: 190 Riverside Street Portland	Phone 2078781100
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: <i>B-3</i>

Past Use: Retail / Aabica Coffee Company	Proposed Use: Find Clothing Store / Attached 7.1 sq. ft. building wall sign.	Permit Fee: \$79.20	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>TBC 2003</i>	

Proposed Project Description: Attached 7.1 sq. ft. building wall sign.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gg	Date Applied For: 07/21/2009	Zoning Approval		
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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..	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	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	Historic Preservation <i>to D.A. 8/13/09</i> <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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Date:	Date: <i>8/17/09</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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0843	Date Applied For: 07/21/2009	CBL: 038 A005001
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Location of Construction: 22 Free St	Owner Name: Free Street Associates Llc	Owner Address: Po Box 7525 Dts	Phone:
Business Name: Find Clothing Store	Contractor Name: Mr Signs	Contractor Address: 190 Riverside Street Portland	Phone (207) 878-1100
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Find Clothing Store / Attached 7.1 sq. ft. building wall sign.	Proposed Project Description: Attached 7.1 sq. ft. building wall sign.
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 08/17/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) * Although not a condition of approval, it is recommended that the conduit and spotlight fixtures be painted black, consistent with the sign bracket.			
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/13/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/21/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

Comments:

8/18/2009-gg: received from historic on 8/17/09. /gg

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a “Stop Work Order” and “Stop Work Order Release” will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

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: 16 FREE STREET		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 088 A 005	Owner: SOUTHERN MAINE PROPERTIES COMPANY	Telephone: 772-8286
Lessee/Buyer's Name (If Applicable) LAURA KER	Contractor name, address & telephone: MR. SIGNS 500 FOREST AVE PORTLAND, ME 878-1100	Total s.f. of signage x \$2.00 14.20 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total 65.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ 2

Who should we contact when the permit is ready: LAURA KER phone: 901-6332

Tenant/allocated building space frontage (feet): Length: 25' x 2 Height: 50' Allowed
 Lot Frontage (feet) 25' Single Tenant or Multi Tenant Lot _____

Current Specific use: _____
 If vacant, what was prior use: ARABICA COFFEE COMPANY
 Proposed Use: FIND CLOTHING STORE **7.1 sq ft**

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: 3' DIAMETER

Proposed awning? 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 w/communications, message, trademark or symbol: _____ s.f.

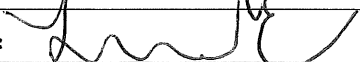
Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes _____ No Dimensions: _____
 Bldg. wall sign? (attached to bldg) Yes No _____ Dimensions: _____
 Awning? Yes _____ No Sq. ft. area of awning w/communication: _____

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: 	Date: <u>7/21/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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 or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.
CLOSE UP SHOT OF BRACKET

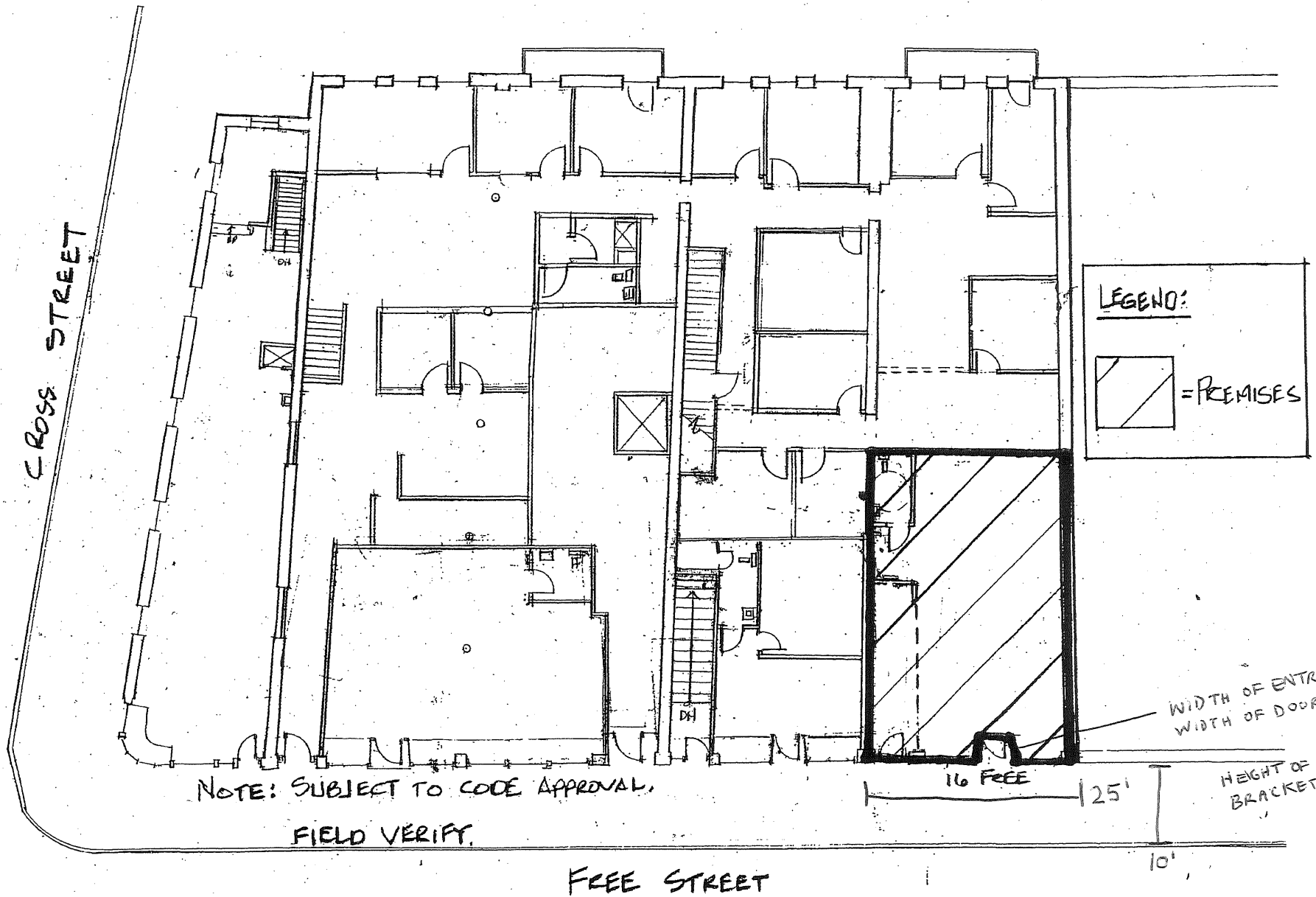
RIDER IN INSURANCE - SIGN

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

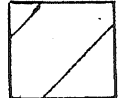
Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

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

*DEBBIE ANDREWS - 4TH FL.
HISTORIC HAS TO OK SKETCH*



NOTE: SUBJECT TO CODE APPROVAL,
FIELD VERIFY.

LEGEND:
 = PREMISES

WIDTH OF ENTRY: 4' 9"
 WIDTH OF DOOR: 3'
 HEIGHT OF DOOR:
 BRACKET: 12' 4"

16 FEET | 125'

10'

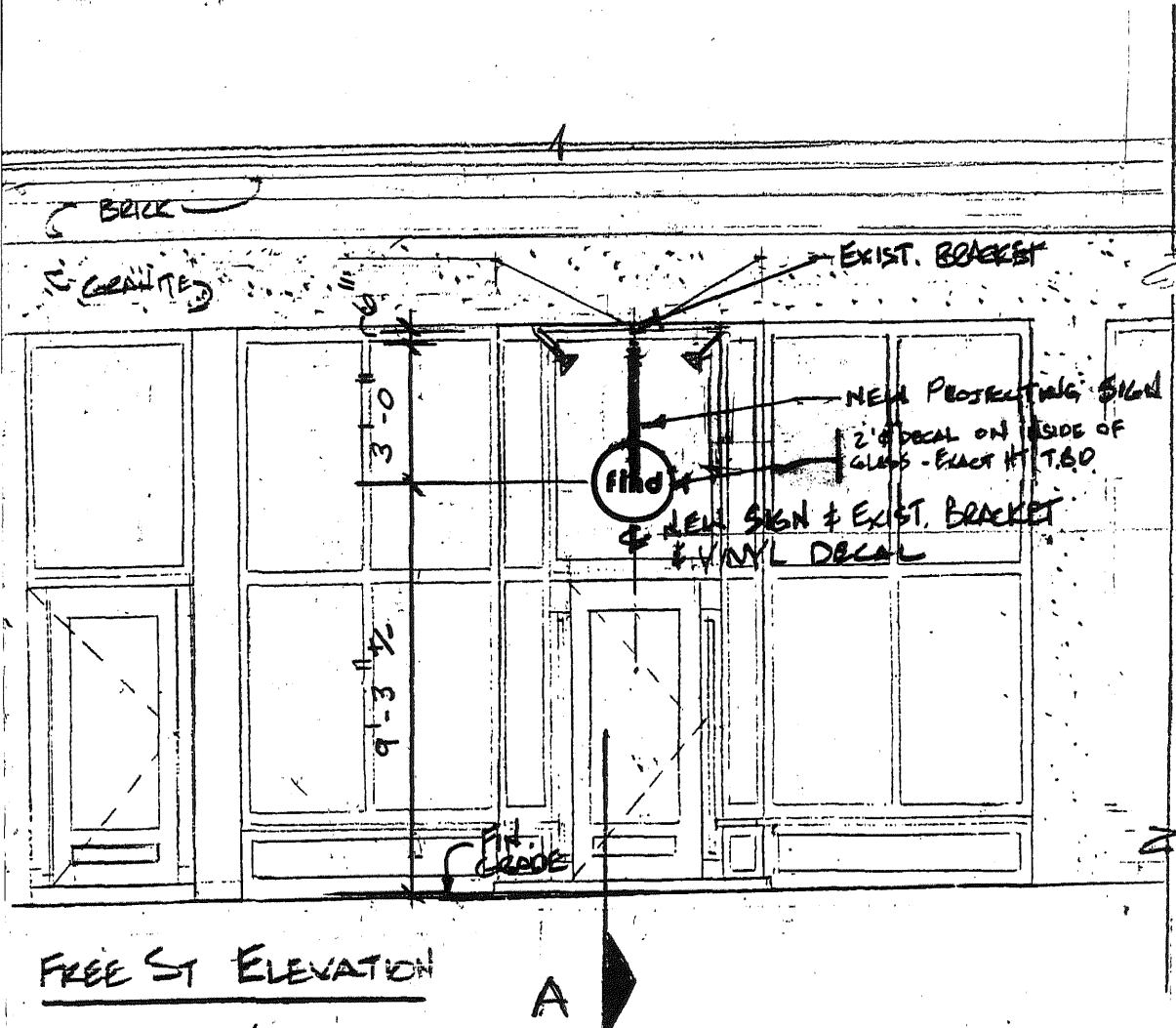
1ST FLOOR PLAN - 16 FREE ST.

EXHIBIT "A" TO THE LEASE DATED AS OF JUNE 17, 2009 BETWEEN
 SOUTHERN MAINE PROPERTIES COMPANY AND FIND.

NTS

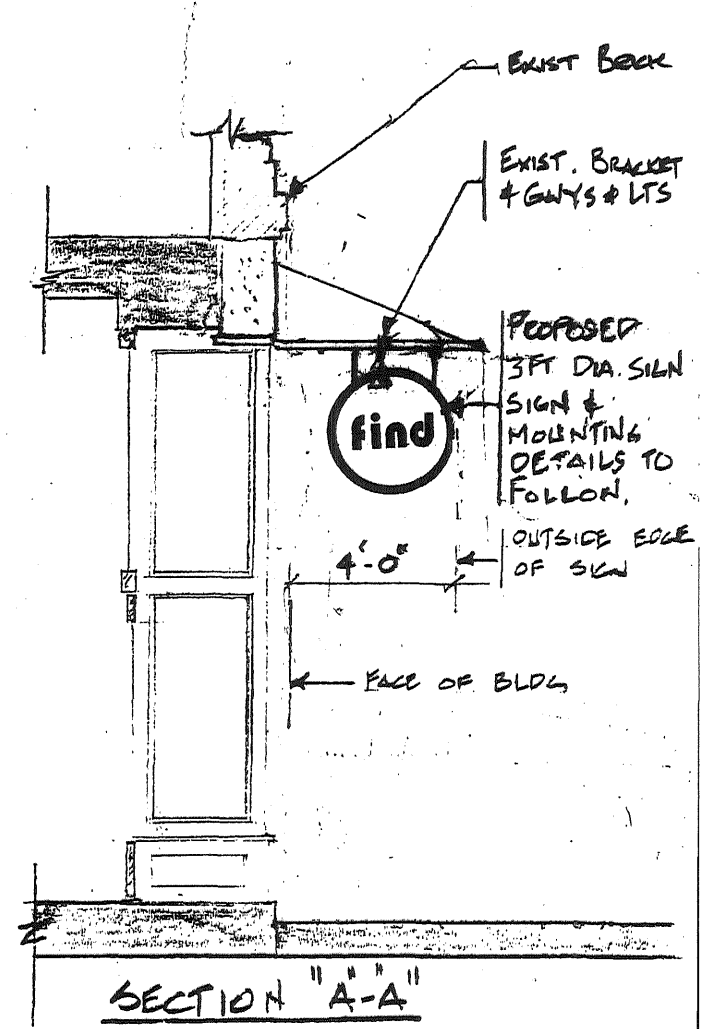
Note:

- Tenant responsible for verifying the structural adequacy of the existing bracket, guys, anchors, and mounting for tenant's sign. Tenant will be responsible for maintaining all signs, mountings, brackets, guys, anchors, and sign lighting and electrical.
- Tenant will not modify the bracket, guys, anchors, mountings, conduits, boxes, or lighting without first receiving Landlord's written approval for specific modifications.
- Tenant will not make any new penetrations into the building masonry, granite, storefront, etc. without first receiving landlord's written approval.
- All new signs and hangers will be non-galvanic acting and non-corroding with new or existing materials.
- New sign to be made with 1" +/- thick high density foam signboard with applied vinyl graphics.
- Subject to code approval.



FREE ST ELEVATION

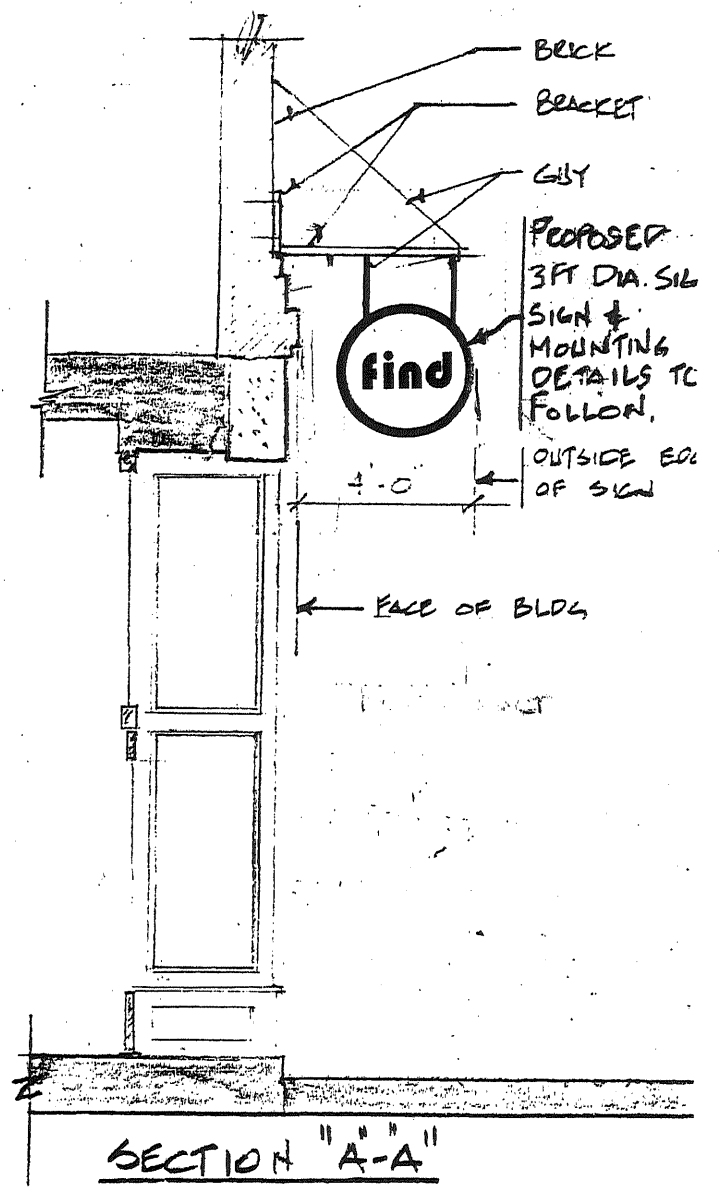
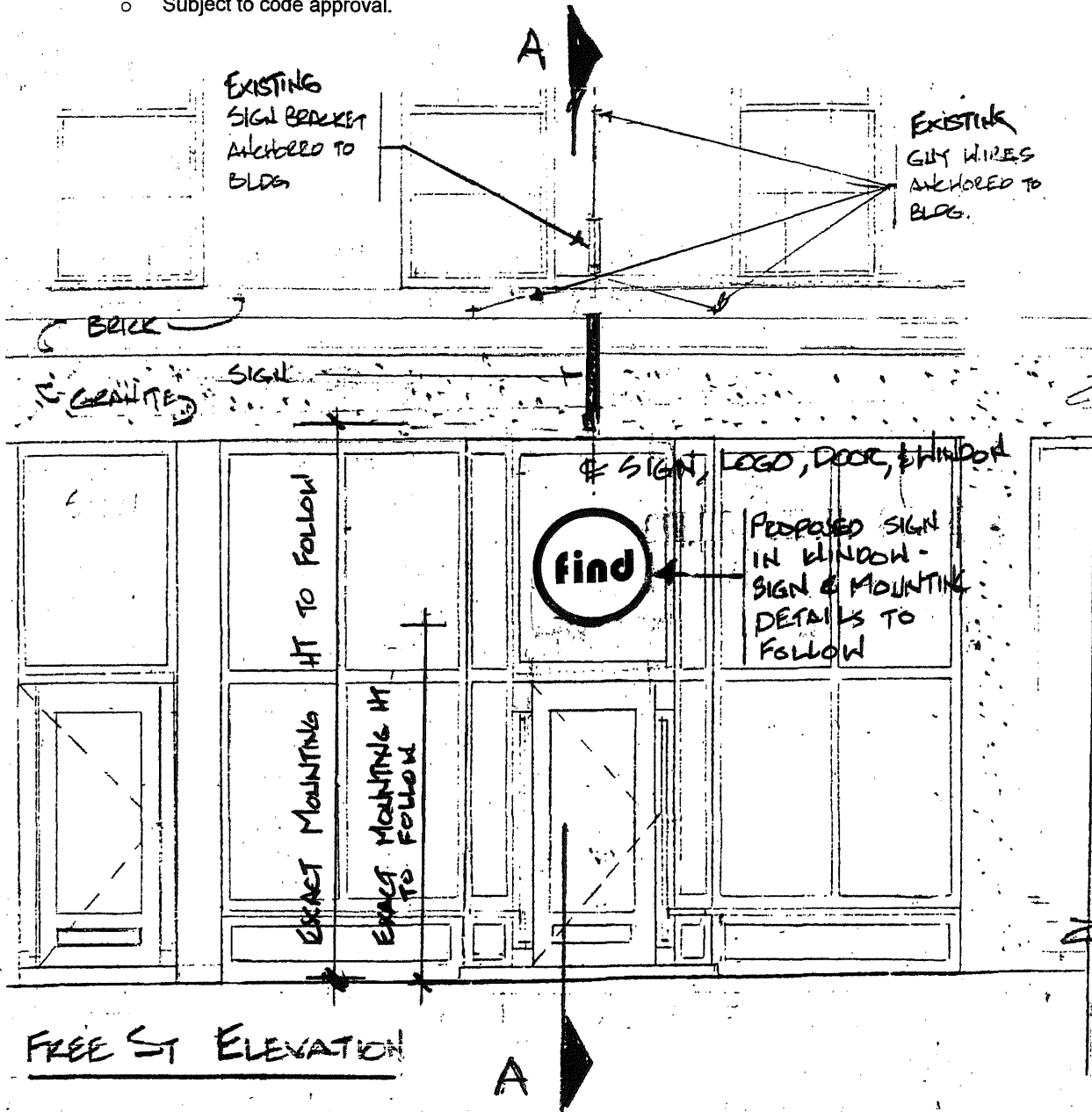
A



SECTION "A-A"

FIND SIGNAGE - 16 FREE ST - 7/16/09 - NTS

- Tenant responsible for verifying the structural adequacy of the existing bracket, guys, anchors, and mounting for tenant's sign. Tenant will be responsible for maintaining all signs, mountings, brackets, guys, anchors, and sign lighting and electrical.
- Tenant will not modify the bracket, guys, anchors, mountings, conduits, boxes, or lighting without first receiving Landlord's written approval for specific modifications.
- Tenant will not make any new penetrations into the building masonry, granite, storefront, etc. without first receiving landlord's written approval.
- All new signs and hangers will be non-galvanic acting and non-corroding with new or existing materials.
- Subject to Landlord's review and written approval of sign materials and exact mounting heights.
- Subject to code approval.



FREE ST ELEVATION

SECTION "A-A"











BINDER-RECEIPT

- STATE FARM FIRE AND CASUALTY COMPANY
- STATE FARM GENERAL INSURANCE COMPANY
- STATE FARM FLORIDA INSURANCE COMPANY

- Apartment
- Rental Dwelling
- Condominium Assoc.

- Business
- Church
- Other

Name Last Name: Ker		First Name: Laura		Middle Name or Initial: _____	Effective Date: 07/10/2009
Co-applicant's Name (if applicable): _____			D/B/A: _____		
Mailing address Number and Street: 11 Fulton St Apt C		City or Town: Rockland			
State: Maine		ZIP Code: 04841		County: Knox	

POLICY/COVERAGE FORM	INSURANCE LIMITS	PROPERTY OR INTERESTS COVERED	LOCATION AND DESCRIPTION OF PROPERTY OR INTERESTS	PREMIUM
Business	\$20,000	Business Pers Prop	16 Free St, Portland, ME 04101	\$815.00
Business	\$2,500	Tenants B&I	16 Free St, Portland, ME 04101	
Business	\$2,500	Tenant Bldg Cov	16 Free St, Portland, ME 04101	
Business	Actual Loss Sust	Loss of Income	16 Free St, Portland, ME 04101	
Liability:				
<input checked="" type="checkbox"/> Business Liability <small>NOTE: The Annual Aggregate and products/completed operations aggregate limits are equal to 2 times the occurrence limit.</small>	Each Occurrence \$1,000,000			
<input type="checkbox"/> Personal Liability	Each Occurrence			
<input checked="" type="checkbox"/> Medical Payments	Each Person \$10,000			
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				

Deductibles: \$1,000 All Perils	Total Premium	\$ \$815.00
Name and Address of Mortgagee/Other Interest: AI-Southern Maine Properties Co., PO Box 7525, Portland, ME 04112	Amount Paid	\$ \$815.00

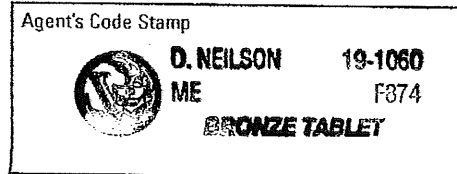
AI-Fore River Management Co., PO Box 7525, Portland, ME 04112

Loan Number _____

State Farm® will provide coverage to the applicant and his or her legal representative on the property described for up to ninety (90) days from the Effective Date, subject to all terms and conditions of the policy and endorsements for which application has been made. If no Effective Date is indicated, this Binder does not provide any coverage. This Binder will be void when the declarations page is issued on the policy for which application has been made or when coverage under this Binder is canceled in accordance with policy provisions.

The premium due State Farm for the coverage provided by this Binder will be the full annual premium for the policy for which application has been made, and will be pro-rated for the length of time coverage is provided under this Binder.

If coverage in this Binder replaces coverage in other policies terminating at 12 Noon (Standard Time) on the inception date of this Binder, this Binder will be effective at 12 Noon (Standard Time) instead of 12:01 a.m. Standard Time.



AGENT: It is very important that you mail a copy of the Binder and a completed application to this Company on the day issued.

OWNERS CONSENT AND AGREEMENT


I, SOUTHEAN MAINE Properties Company being the owner of the premises located at
(print property owners name)

10 FREE STREET in Portland, Maine, hereby give consent to the
(print property address)

erection of a certain sign/~~on the building~~ owned by FIND
(print lessee's name)

over the sidewalk or on building from said premises as described in
application to the Division of Inspection Services.

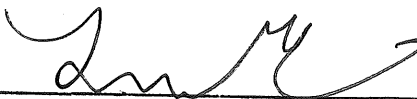
And in consideration of the issuance of said permit, owner of said premises,
in event said sign shall cease to serve the purpose for which it was erected
or shall become dangerous and in event the owner of said sign shall fail to
remove said sign or make it permanently safe in case the sign still serves
the purpose for which it was erected, hereby agrees for himself or itself,
for his heirs, its successors, and his or its assigns, to completely remove
said sign.



Signature of Property Owner

7.17.09

Date



Signature of Lessee

7/21/09

Date