

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 051207

OCT 3 2005

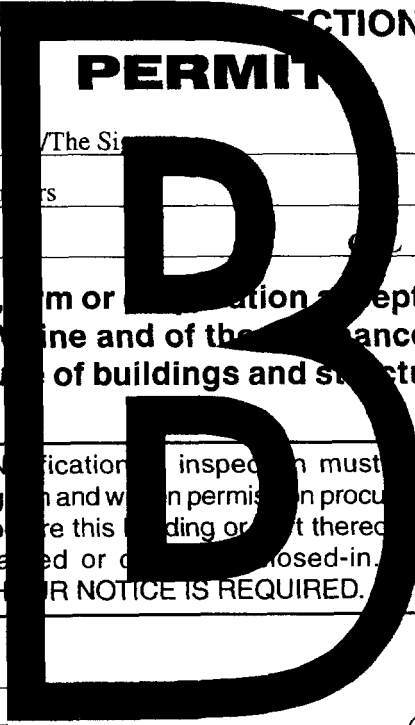
CITY OF PORTLAND

This is to certify that Bcia New England Holdings / The Sign

has permission to updating 5 existing 2' x 4' banners

AT 2 Portland Sq 038 B002001

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 in progress must be reported before this building or part thereof is altered or closed-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

James Boyle 9/20/05
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:	05-1207	Issue Date:	001 2005	CBL:	038 B002001
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Location of Construction: 2 Portland Sq	Owner Name: Bcia New England Holdings Llc	Owner Address: One Boston Pl Suite 2100	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial signage/ updating 5 existing 2' x 4' banners	Permit Fee: \$110.00	Cost of Work: \$110.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SPN	

Proposed Project Description:
updating 5 existing 2' x 4' banners

Signature: _____ Date: 9/20/05

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: D. Andrews Date: 9/14/05

Permit Taken By: Idobson	Date Applied For: 08/22/2005	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/13/05	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 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 L.O.D.A. Date:
	Signature: _____ Date: 9/14/05		

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: 05-1207	Date Applied For: 08/22/2005	CBL: 038 B002001
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Location of Construction: 2 Portland Sq	Owner Name: Bcia New England Holdings Llc	Owner Address: One Boston Pl Suite 2100	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone (207) 879-7700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial signage/ updating 5 existing 2' x 4' banners	Proposed Project Description: updating 5 existing 2' x 4' banners
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Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:** 09/14/2005
Note: Not in District or Landmark. **Ok to Issue:**
Does Not Require Review.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/13/2005
Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) These are replacement banners only. This is not an allowance to increase the size or number of existing banners.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/20/2005
Note: **Ok to Issue:**

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

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>Two Portland Square</u>		
Total Square Footage of Proposed Structure <u>Banner</u> (5) <u>8sf banners</u>	Square Footage of Lot <u>39,520</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>B</u> Lot# <u>2</u>	Owner: <u>BCIA New England Holdings</u>	Telephone: <u>207/874-6000</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>BCIA N.E. Holdings LLC</u> <u>c/o BCIA Portland Management</u> <u>One Portland Square</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>80 + 30</u> Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ <u>110.00</u>
Current use: <u>office/retail building</u>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 22 2005</p> <p style="margin: 0; text-align: right; font-size: small;">DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> </div>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>replacement of existing banners</u>	Project description: _____	
Contractor's name, address & telephone: <u>The Signery Forest Ave</u> <u>879-7700</u>		
Whom should we contact when the permit is ready: <u>Trish Weimer</u> XXXXXXXXXX		
Mailing address: <u>BCIA Portland Management</u> <u>One Portland Square Portland, ME</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>874-6000</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.

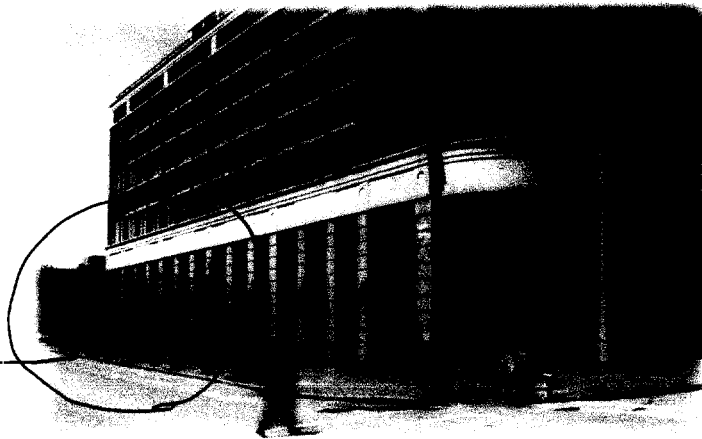
Signature of applicant: <u>Trish Weimer</u>	Date: <u>8/27/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.



Covent Garden · Treehouse Toys, Ltd. · Carla Bella · Bertini ·

IT'S ALL ABOUT
LIVING WELL.



THE SHOPS

AT TWO PORTLAND SQUARE

CORNER OF FORE AND UNION, PORTLAND

O'briens · Mohr & McPherson · WorldParenting.com

O'briens · Mohr & McPherson · WorldParenting.com

Covent Garden · Treehouse Toys, Ltd. · Carla Bella · Bertini ·

Current
Banners
2'x4'

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.
- N/A 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.*
- N/A 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.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**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

Handwritten initials

<p>PRODUCER MARSH USA INC. 200 CLARENDON STREET BOSTON, MA 02116</p>	<p style="text-align: right;">CERTIFICATE NUMBER NYC-002044416-01</p> <p><small>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.</small></p> <p style="text-align: center;">COMPANIES AFFORDING COVERAGE</p> <p>COMPANY A FEDERAL INSURANCE CO</p> <p>COMPANY B AMERICAN GUAR & LIAB</p> <p>COMPANY C</p> <p>COMPANY D</p>
<p>112917-Prop-Multi-04-05</p> <p>INSURED BCIA Property Management LLC, BCIA New England Holdings LLC, BCIA 1925 Andover Street LLC, BCIA 95 Glastonbury Blvd. LLC, c/o Boston Capital Institutional Advisors LLC One Boston Place Boston, MA 02108</p>	

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 LTR	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 <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	3580-01-09	06/22/04	06/22/05	GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 1,000,000
					PERSONAL & ADV INJURY \$ 1,000,000
					EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ INCLUDED
					MED EXP (Any one person) \$ 2,500
	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 \$
					AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY \$
B	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	AUC 9007010-00	06/22/04	06/22/05	EACH OCCURRENCE \$ 5,000,000
					AGGREGATE \$ 5,000,000
					\$
					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNER/EXECUTIVE OFFICERS ARE <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS \$
					EL EACH ACCIDENT \$
					EL DISEASE-POLICY LIMIT \$
					EL DISEASE-EACH EMPLOYEE \$
A	OTHER Blanket Property	3580-01-09	06/22/04	06/22/05	Bldg. & Pers. Property Limit: 250,000,000 Rental Income Limit: 67,629,000 Deductible: 10,000

DESCRIPTION OF OPERATIONS/LOCATION(S)/VEHICLE(S)/SPECIAL ITEMS
 Location: One Portland Square, Portland, ME as respects Units 7, 8, 9 & 10 and PS One Realty as respects Loan Refinancing.
 Wells Fargo Bank, N.A. as Master Servicer is included as an additional insured and loss payee as their interests may appear.
 Coverage includes Terrorism (TRIA), Replacement Cost basis, Boiler and Machinery coverage.

<p>CERTIFICATE HOLDER</p> <p>Wells Fargo Bank, N.A. as Master Servicer P.O. Box 7042 San Francisco, CA 94120</p>	<p>CANCELLATION</p> <p><small>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 OR LIABILITY OF ANY KIND UPON THE INSURER AFFORDING COVERAGE, ITS AGENTS OR REPRESENTATIVES, OR THE ISSUER OF THIS CERTIFICATE</small></p> <p>MARSH USA INC. BY: Edward R Ford <i>Edward R. Ford</i></p> <p style="text-align: right;">VALID AS OF: 06/28/04</p>
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SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: Two Portland Square ZONE: B
CBL: 38-B-2

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO

~~ALLOCATED~~ ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 155' Height: 85'

INFORMATION ON PROPOSED SIGN(S): ^{Banners} (updating existing banners)
FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: 4'H x 2'W
BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: _____

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S): ^{Banners}
FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: 4'H x 2'W
BLDG. WALL SIGN(attached to bldg) ? YES NO DIMENSIONS: _____
AWNING? YES NO DIMENSIONS: _____
LOT FRONTAGE (FEET): ~~155'~~ 155'

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 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: Irish Weimer DATE: 8/2/05 8/2/05

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