

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090130

Please Read Application And Notes, If Any, Attached

This is to certify that REEF AMERICA REIT III C P 74 /In source
has permission to replace one sign (15'2 5/8" x 5' 0")
AT 2 PORTLAND SQ CB 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 written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOUR NOTICE IS REQUIRED.

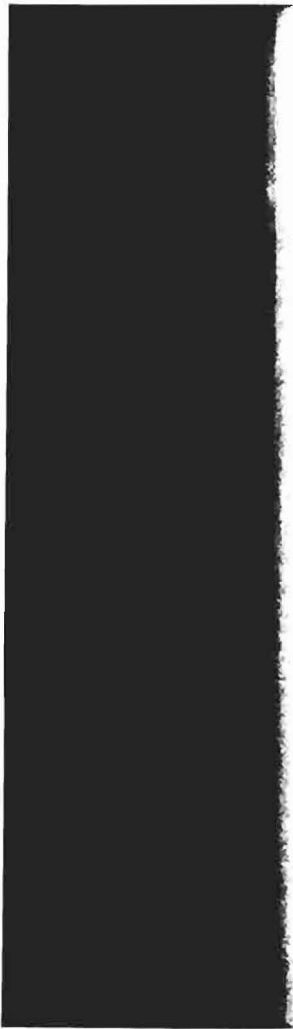
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

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

Thomas M. Kelly 5/15/09
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: 09-0130	Issue Date:	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone: 207-317-5103
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia	Phone: 8037902121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial/ TD Banknorth	Proposed Use: Commercial/ TD Bank - replace one sign (15'2 5/8" x 5' 1/8")	Permit Fee: \$335.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: replace one sign (15'2 5/8" x 5' 1/8")		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature:	Signature: <i>Jim 5/15/09</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: lmd	Date Applied For: 02/17/2009	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>5/12/09</i> <i>ABM</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 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>ABM</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



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: 2 PORTLAND SQUARE		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: RREEF - MICHAEL McDONALD	Telephone: 207-317-5103
Lessee/Buyer's Name (If Applicable) TD BANK 40 JASON PROUSE 9010 FARROW RD COLUMBIA, SC 29203	Contractor name, address & telephone: TBO	Total s.f. of signage x \$2.00 152.5 ⁰⁰ Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total 305 00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ 152.50 335.00
Who should we contact when the permit is ready: JASON PROUSE phone: 803-760-8794		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot mult		
Current Specific use: BANKING OFFICE If vacant, what was prior use: NIA Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ SEE ATTACHED		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ SEE ATTACHED 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: Emily Clark	Date: 2/17/09
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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: 09-0130	Date Applied For: 02/17/2009	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone: 207-317-5103
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia	Phone: (803) 790-2121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial/ TD Bank - replace one sign (15'2 5/8" x 5' 1/8")	Proposed Project Description: replace one sign (15'2 5/8" x 5' 1/8")
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 05/12/2009
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/15/2009
Note: **Ok to Issue:**

- 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:

3/3/2009-lmd: 2/17/08 holding pending payment - 3/3/09 recieved payment,forwarded to zoning

3/5/2009-amachado: Left vcm for Jason Prouse. Not sure about the dimensions for the sign on P.6. Is it E01 because the dimensions are different. Is sign N01 going on a mechanical parapet on top of the roof or is part of the building? It can be there if not part of building. Also sf listed for N01 is not correct of p.2.

3/5/2009-amachado: Spoke to Jason. Told him that new sign could not go on mechanical parapet or struture above roof. He will get back to me. He siad that TD Bank has offices above the ground floor.

5/11/2009-amachado: Spoke to Jason Prouse. They have withdrawn request fot the new sign (N01) on the southwest elevation per email.

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

Thomas A. Marley

Signature of Inspections Official

Date

5/15/09

Date

Marked



September 19, 2008

RREEF
One Portland Square
Portland, ME 04101

Attn: Michael McDonald

Re: 2 Portland Square, (All floors and ATM) Portland, ME

Dear Michael McDonald:

As you may know, TD Banknorth and its banking subsidiaries merged with Commerce Bank and will be installing new signage under our new name, TD Bank.

In accordance with the lease for the above referenced location this letter serves as our request for your consent to allow TD Bank to rebrand the signs at this location. The anticipated work will commence in the spring of 2009. All work shall be performed under the direction of the tenant, shall be at tenant's cost and shall be performed in a good workmanlike manner. The Bank's designated sign vendor will procure all applicable permits and other municipal approvals required to implement the project.

Please indicate your approval by signing below and returning a copy of this letter in the included prepaid envelope. Thank you for your attention to this matter. Please contact me @ 207-317-5103 should you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Emily Clark'.

Emily Clark
AVP, Regional Capital Projects Manager

ACKNOWLEDGED and CONFIRMED

Seen and Agreed to this 22ND day of SEPT 2008

By: M.J. McDonald

Print Name: MICHAEL J. MCDONALD



September 30, 2008

RREEF
Michael McDonald
One Portland Square
Portland, ME 04101

Re: 1 & 2 Portland Sq Parking

Dear Michael McDonald:

As you may know, TD Banknorth and its banking subsidiaries merged with Commerce Bank and will be installing new signage under our new name, TD Bank.

In accordance with the lease for the above referenced location it does not require TD Bank to obtain approval for signage changes. This letter serves as a courtesy notice that TD Bank will be rebranding the signs at this location. The anticipated work will commence in the spring of 2009. All work shall be performed under the direction of the tenant, shall be at tenant's cost and shall be performed in a good workmanlike manner. The Bank's designated sign vendor will procure all applicable permits and other municipal approvals required to implement the project.

Please contact me @ 207-317-5103 should you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Emily Clark'.

Emily Clark
AVP, Regional Capital Projects Manager

ACKNOWLEDGED and CONFIRMED

Seen and Agreed to this 2ND day of OCT. 2008

By:

Print Name: MICHAEL J. McDONALD



Property Owner's Authorization Letter

I, We RREEF hereby authorize
Landlord

Emily Clark, AVP Representative for TD Bank
TD Bank designated person

To make application for a Signage permit for all freestanding & wall-mounted signage, that identifies the financial institution: at

2 Portland Square, (All floors and ATM) Portland,
ME
Property location

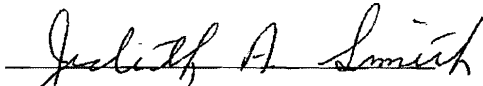

Landlord-Signature

OCTOBER 17, 2008
Date

_____ 2008

Personally appeared the above named Michael J. McDonald as aforesaid, and acknowledged the forging instrument to be his/her free act and deed in his/her capacity.

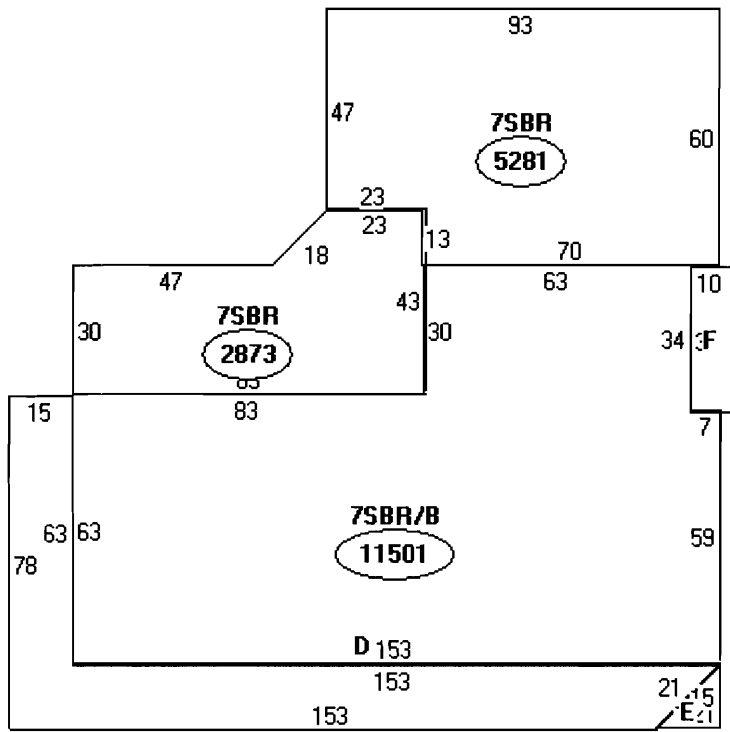
Before me:


Notary Public

Print Name: Judith A. Smith

My Commission expires:

**JUDITH A. SMITH
MY COMMISSION EXPIRES
APRIL 1, 2010**



Descriptor/Area

- A: 7SBR/B
11501 sqft
- B: 7SBR
2873 sqft
- C: 7SBR
5281 sqft
- D: 5SBR/B
3352 sqft
- E: BSMT
112 sqft
- F: 5SBR/B
340 sqft

Ann Machado - TD Bank 2 Portland Square

From: Jason Prouse <jprouse@imageresourcegroup.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 5/11/2009 1:02 PM
Subject: TD Bank 2 Portland Square

Ann,

This email will serve as notification that the sign listed as 'N02' on the recommendation package submitted for sign permit earlier this year (for our offices located at 2 Portland Square) has been deleted from our plans. We no longer desire to install this sign, per city ordinances that currently prohibit the installation of new roof signs.

Thanks,

--

Jason Prouse

Regional Director



9010 Farrow Road
Columbia, SC 29203
p: 803-790-2121
f: 803-790-2125
m: 803-760-8794



Signage Summary / Permitting Information

Portland - 7050 #7050
2 Portland Square
Portland, ME 04101

EXISTING SIGNAGE

RECOMMENDED SIGNAGE

SIGN #	LOCATION	SIGN TYPE	SQ.FT.	VOLTS	FASCIA	SIGN TYPE	PERMIT	REC SQ.FT.
E01	South	Channel Letters: Building ID	98.67	120V	EIFS	t-cl-4ft-6in h	Yes	76.30 <i>smaller 22.37</i>
E02	Interior	Tenant Directory: Building ID	0.00	N/A	Marble	Retain Existing	No	0.00
E03	Interior	Tenant Directory: Brass	14.36	N/A	Wood	Retain Existing	No	0.00
E04	Interior	Vinyl Copy: Door Vinyl	0.40	N/A	Glass	Remove Existing	No	0.00
E05	Interior	Plaque: Brass	1.88	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E06	Interior	Plaque: Brass	1.88	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E07	Interior	Plaque: Brass	1.92	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E08	Interior	Plaque: Brass	1.92	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E09	Interior	Plaque: Brass	1.92	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E10	Interior	Plaque: Brass	1.92	N/A	Drywall	XCUS-T-BRASS-6hx46w	No	1.92
E01	South West	None	0.00	N/A	EIFS	t-cl-4ft-6in h	Yes	76.30 <i>83.87</i>

TOTAL EXISTING PERMIT SQ.FT. 98.67

W/draw this sign request - see email 5/11/09 from Susan Prase.

TOTAL RECOMMENDED PERMIT SQ.FT. 152.61

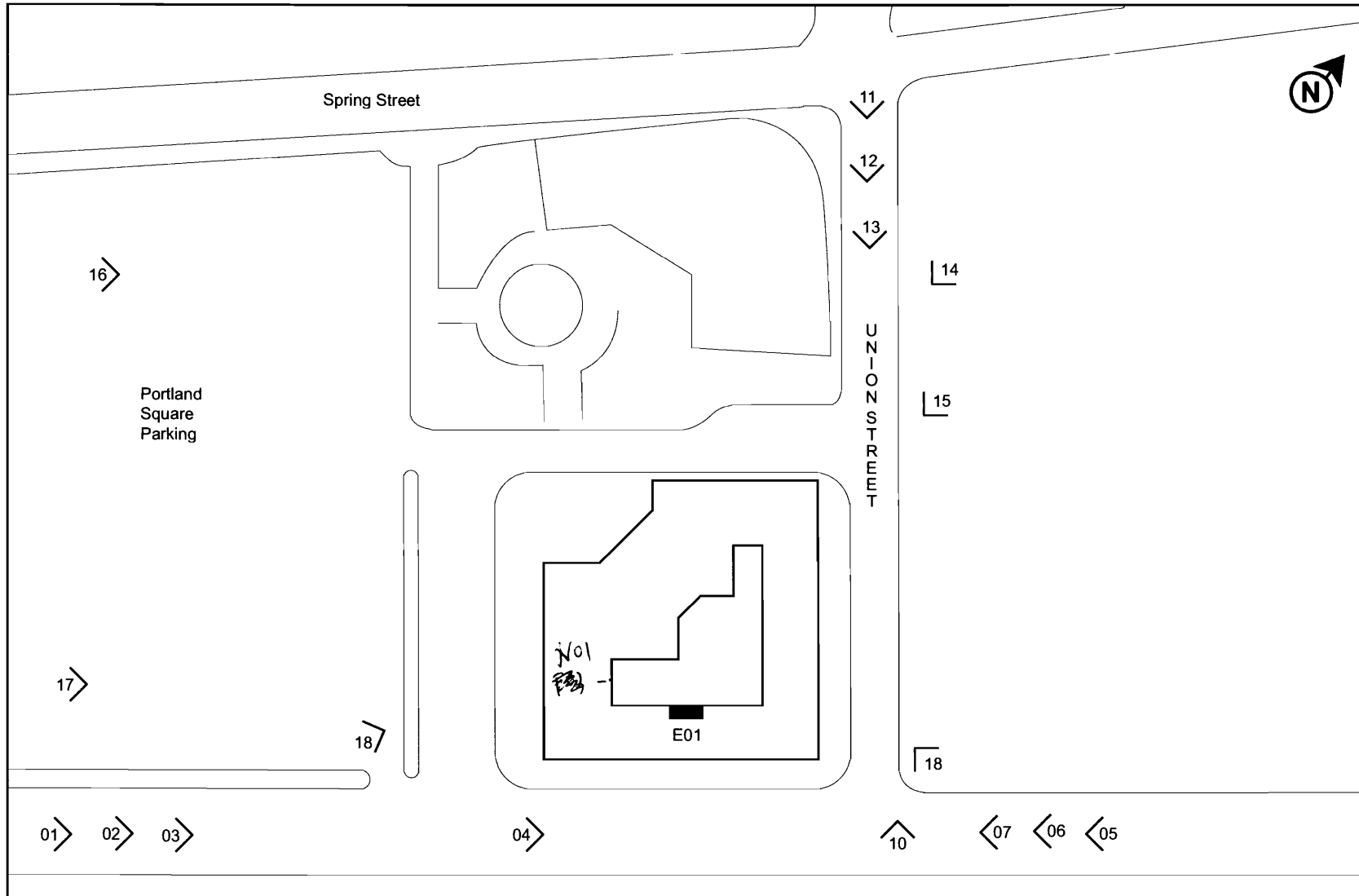
PERMIT INFORMATION

PERMIT SIGN TYPE	MAX QTY.	MAX SQ.FT. PER SIGN	MAX O.A. HEIGHT	SQ.FT.
Pylons / Monuments	16sf	city counts only 1 face	6'	
Wall Signs / Lettersets	Follow Formula	Follow Formula	N/A	

TOTAL MAX PERMIT SQ.FT.

NOTES: wall sign formula: 2 sf per 1 if of bldg face which sign is to placed





Road Frontage: N Elev: 178'-7" S Elev: 183'-5" E Elev: XX W Elev: XX

Notes: _____

Symbols

- E0# Existing Signage #
- N0# New Signage#
- ⬆️ Photo #



Original photograph



Composite photograph with proposed signage

E01 South Elevation

Existing Signage:

Face-Illuminated Channel Letters
 Overall: 4' tall 24'-8" wide 8" deep
 Square Footage: 98.67 sq.ft.
 Lighting: TBD
 Transformers: TBD
 Electrical: 120V

4 x 24.67 = 98.68

Existing Fascia:

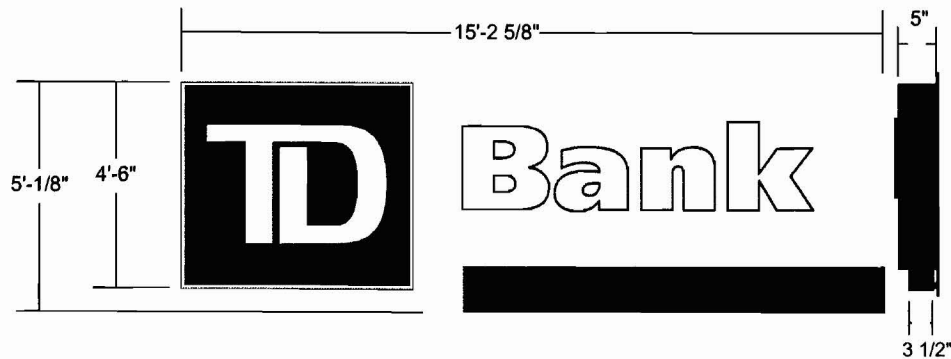
Material: EIFS
 Condition: Good
 SW Fascia Color: SW7011

Fascia Restoration:

Standard

Special Conditions

Technical survey required prior to manufacture.



FRONT VIEW

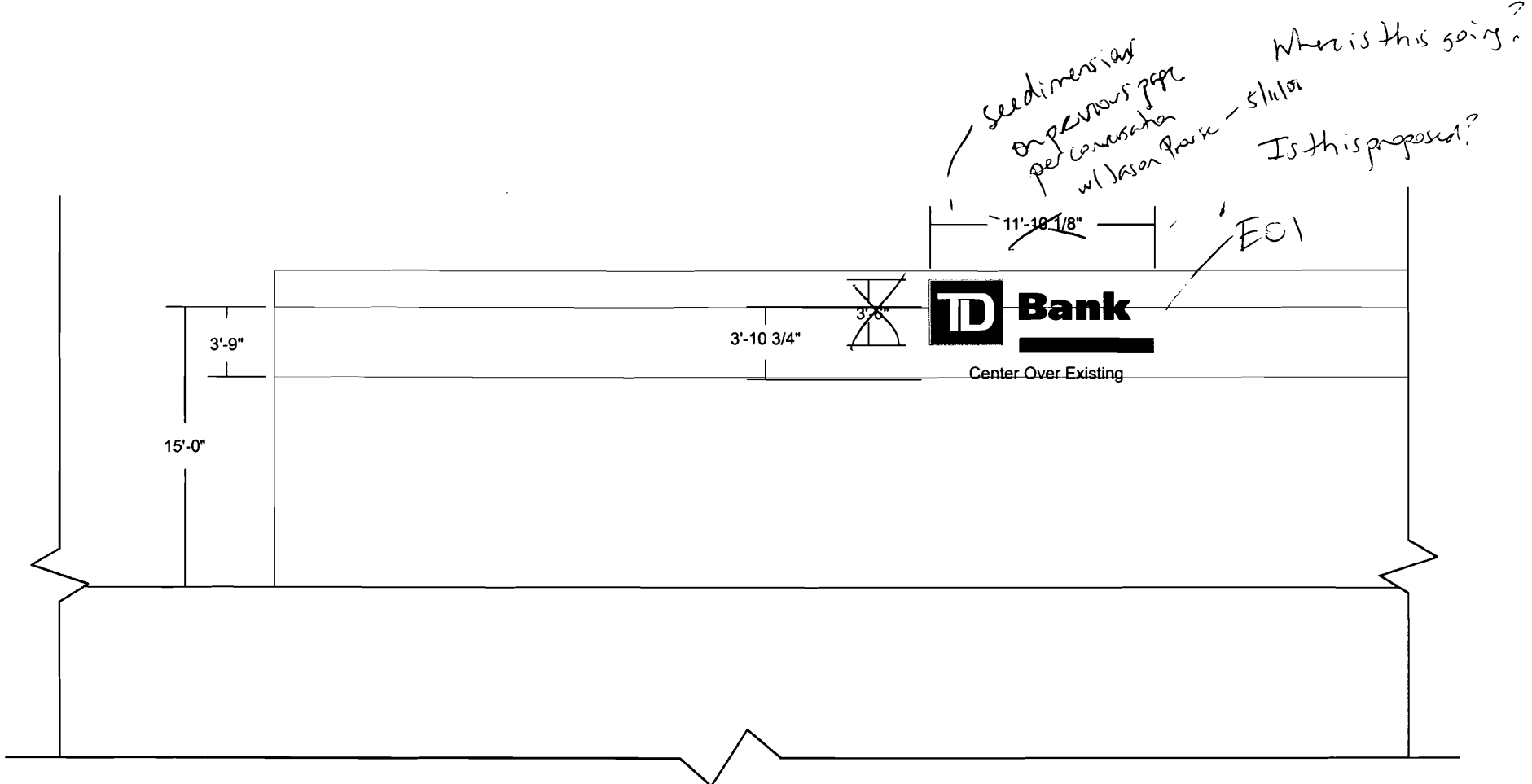
SIDE VIEW

T-CL-W-4'-6"h

76.3 sq.ft.

LED-Illuminated Letterset 5" deep, flush mounted, face illuminated.
 race stripe 3 1/2" deep, flush mounted, face illuminated.

60.125" x 182.625" = 10,980.328" = 76.25'



$$142.125 \times \frac{3}{4} \times 42 = 5969.25 \text{ sq ft} = 41.45$$

South Elevation
 scale - 1/8" = 1'-0"



Original photograph



Composite photograph with proposed signage

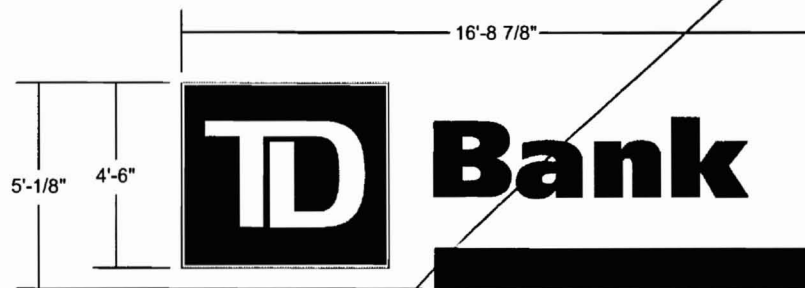
N01 South West Elevation

No Existing Signage
Existing Fascia:
 Fascia Material: EIFS

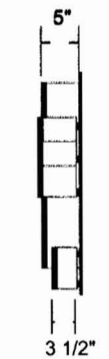
Special Conditions

Technical measurements required before fabrication/installation.

Electrician required to run conduit.



FRONT VIEW



SIDE VIEW

T-CL-4'6" h

83.87 sq.ft.

LED-Illuminated Letterset 5" deep, race stripe 3 1/2" deep, flush mounted, face illuminated with perforated green vinyl applied to first surface of letterset to appear green in the day and illuminate white at night.

$200,875 \times 60 \cdot 1.25 = 12,077.609$
 $= 83.87$

*redrawn -
 not allow. sign on medical
 prospect.*

