

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 481-497 FORE ST. PARKING LOT UPPER ENTRANCE		Owner: *** BCIA NEW ENGLAND HOLDINGS	Phone: 874-6000	Permit No: 1055
Owner Address: ***ONE PORTLAND SQUARE 04101		Lessee/Buyer's Name:	Phone:	
Contractor Name: FAST SIGNS (BUD ELLIOTT)		Address: N/A		Zone: B-3
Past Use: PARKING LOT		Proposed Use: SAME	Phone: 773-5499	
Proposed Project Description: REPLACE SIGNAGE AT ENTRANCE TO PARKING LOT		COST OF WORK: \$ -----		PERMIT FEE: \$ 33.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
Permit Taken By: GAYLE		Signature: <i>D. Andrews</i>		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
		Date Applied For: 01/10/01		

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *to D. A*
1/19/07

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

JANUARY 10, 2002

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

1

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 481 - 497 Fore Street ZONE: B3

OWNER: BCIA New England Holdings LLC

APPLICANT: BCIA Portland Management Company

ASSESSOR NO. 38-B-1

SINGLE TENANT LOT? YES NO

MULTI TENANT LOT? YES NO Parking Lot

FREESTANDING SIGN? YES NO DIMENSIONS 40"x60"

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO DIMENSIONS _____

(attached to bldg)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____
replacing existing sign

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): _____

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? Yes

*** TENANT BLDG. FRONTAGE (IN FEET) _____

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

See attached rendering

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Patricia Wilmer DATE: 1/10/01

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Sign Permit Pre-Application

Attached Single Family Dwellings/Two-Family Dwelling

Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): Entrance to upper parking lot at Portland Square - Fore Street 481-497

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# 38 Block# B Lot# 3	Owner: BCIA New England Holdings	Telephone#: 207/ 874-6000
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Owner's Address: One Portland Square, 04101	Lessee/Buyer's Name (If Applicable) N/A	Total Sq. Ft. of Sign Fee 15sf \$ 3300
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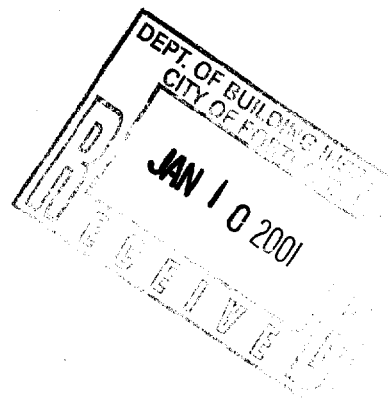
Proposed Project Description:(Please be as specific as possible) Replacing sign at entrance to parking lot

Contractor's Name, Address & Telephone: Fast Signs (Bud Elliott) 773-5499	Rec'd By: <i>[Signature]</i>
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Current Use: parking lot	Proposed Use: parking lot
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Signature of applicant: <i>Patricia Weimer</i>	Date: 1/10/01
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage



BUILDING PERMIT REPORT

DATE: 11 January 2001 ADDRESS: 461-497 Fore St CBL: 038-B-003

REASON FOR PERMIT: Replace signage

BUILDING OWNER: BCIA New England Holdings

PERMIT APPLICANT: _____ / CONTRACTOR Fast Signs

USE GROUP: _____ CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: _____

the City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
the City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X1 / *36

- This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**

All requirements must be met before a final Certificate of Occupancy is issued.

All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

Please read and implement the attached Land Use Zoning report requirements.

Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

Bridging shall comply with Section 2305.16.

Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

All flashing shall comply with Section 1406.3.10.

All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


Daniel Hennes, Building Inspector

W. McDougall, PFD

George Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

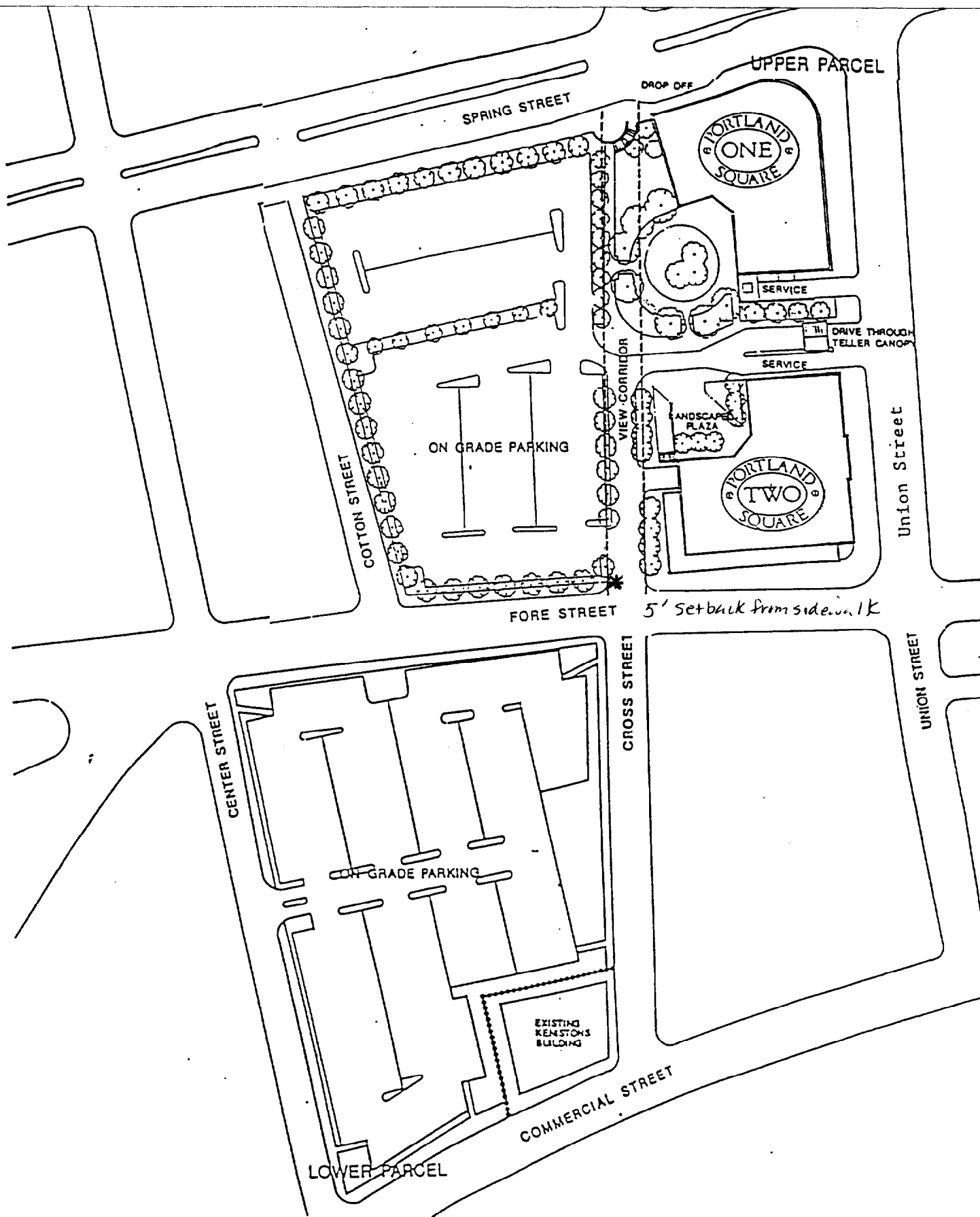
01/00

This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

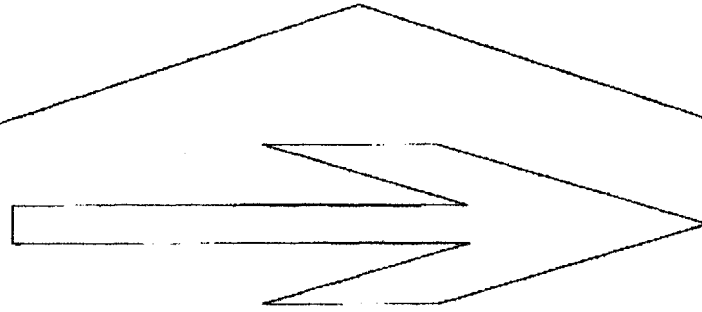
***ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 1020.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

****CERTIFICATE OF OCCUPANCY FEE \$50.00**



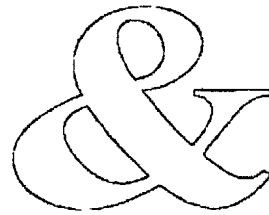
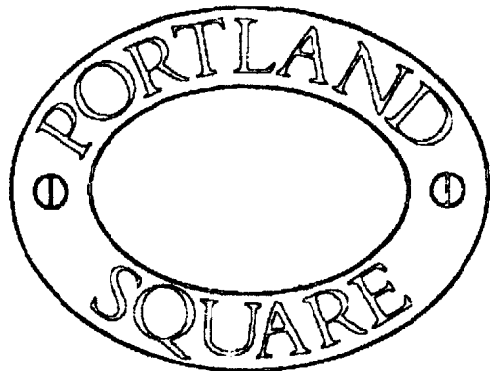
← 60" →

60' x 40' =
5' x 3.33 = 16.65 #



Portland Square Parking

HOURLY PARKING FOR
Customers and Visitors of



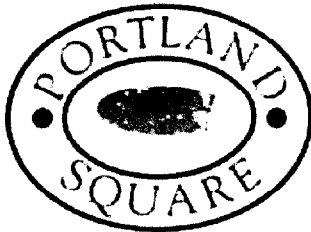
↑ 46" ↓

Existing sign



• **Portland Square Parking** •

HOURLY PARKING FOR
Customers and Visitors of



**THE
SHOPS**

AT TWO PORTLAND SQUARE

Certificate of Insurance

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON YOU THE CERTIFICATE HOLDER. THIS CERTIFICATE IS NOT AN INSURANCE POLICY AND DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

This is to Certify that

BCIA Property Management LLC; BCIA New England Holdings LLC; BCIA 1925 Andover Street LLC; BCIA 95 Glastonbury Boulevard LLC and as per the attached. c/o Boston Capital Institutional Advisors LLC
One Boston Place, Boston, MA 02108

← Name and address of Insured.



is, at the issue date of this certificate, insured by the Company under the policy(ies) listed below. The insurance afforded by the listed policy(ies) is subject to all their terms, exclusions and conditions and is not altered by any requirement, term or condition of any contract or other document with respect to which this certificate may be issued.

TYPE OF POLICY	EXP. DATE <input type="checkbox"/> CONTINUOUS <input type="checkbox"/> EXTENDED <input checked="" type="checkbox"/> POLICY TERM	POLICY NUMBER	LIMIT OF LIABILITY																
			COVERAGE AFFORDED UNDER WC LAW OF THE FOLLOWING STATES:	EMPLOYERS LIABILITY															
WORKERS COMPENSATION STATUTORY	8/22/01	WC1-111-253175-010	MA, ME	<table border="1"> <tr> <td>Bodily Injury By Accident</td> <td>\$500,000</td> <td>Each Accident</td> </tr> <tr> <td>Bodily Injury By Disease</td> <td>\$500,000</td> <td>Policy Limit</td> </tr> <tr> <td>Bodily Injury By Disease</td> <td>\$500,000</td> <td>Each Person</td> </tr> </table>	Bodily Injury By Accident	\$500,000	Each Accident	Bodily Injury By Disease	\$500,000	Policy Limit	Bodily Injury By Disease	\$500,000	Each Person						
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GENERAL LIABILITY <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> CLAIMS MADE	8/22/01 <table border="1"><tr><td>RETRO DATE</td></tr></table>	RETRO DATE	TB2-111-253175-040 It is agreed that the Named Insured is a Limited Liability Company.	<table border="1"> <tr> <td colspan="2">General Aggregate - Other than Products/Completed Operations</td> <td>\$2,000,000</td> </tr> <tr> <td colspan="2">Products/Completed Operations Aggregate</td> <td>\$1,000,000</td> </tr> <tr> <td>Bodily Injury and Property Damage Liability</td> <td>\$1,000,000</td> <td>Per Occurrence</td> </tr> <tr> <td>Personal Injury</td> <td>\$1,000,000</td> <td>Per Person/Organization</td> </tr> <tr> <td>Other Fire Legal - \$500,000 ea. fire</td> <td colspan="2">Other Medical Payments - \$10,000 ea. person</td> </tr> </table>	General Aggregate - Other than Products/Completed Operations		\$2,000,000	Products/Completed Operations Aggregate		\$1,000,000	Bodily Injury and Property Damage Liability	\$1,000,000	Per Occurrence	Personal Injury	\$1,000,000	Per Person/Organization	Other Fire Legal - \$500,000 ea. fire	Other Medical Payments - \$10,000 ea. person	
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AUTOMOBILE LIABILITY <input type="checkbox"/> OWNED <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> HIRED	06/22/01	AS2-111-253175-050	<table border="1"> <tr> <td>\$1,000,000</td> <td>Each Accident - Single Limit B.I. and P.D. Combined</td> </tr> <tr> <td>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</td> <td>Each Person</td> </tr> <tr> <td>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</td> <td>Each Accident or Occurrence</td> </tr> <tr> <td>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</td> <td>Each Accident or Occurrence</td> </tr> </table>	\$1,000,000	Each Accident - Single Limit B.I. and P.D. Combined	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Each Person	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Each Accident or Occurrence	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Each Accident or Occurrence								
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OTHER Umbrella Excess Liability	8/22/01	TH1-111-253175-020	<table border="1"> <tr> <td>\$50,000,000 ea. Occurrence</td> </tr> <tr> <td>\$50,000,000 General Aggregate</td> </tr> <tr> <td>\$50,000,000 Products/Completed Operations Aggregate</td> </tr> </table>	\$50,000,000 ea. Occurrence	\$50,000,000 General Aggregate	\$50,000,000 Products/Completed Operations Aggregate													
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ADDITIONAL COMMENTS

* If the certificate expiration date is continuous or extended term, you will be notified if coverage is terminated or reduced before the certificate expiration date.
 SPECIAL NOTICE-OWND: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.
 IMPORTANT NOTICE TO FLORIDA POLICYHOLDERS AND CERTIFICATE HOLDERS: IN THE EVENT YOU HAVE ANY QUESTIONS OR NEED INFORMATION ABOUT THIS CERTIFICATE FOR ANY REASON, PLEASE CONTACT YOUR LOCAL SALES PRODUCER WHOSE NAME AND TELEPHONE NUMBER APPEARS IN THE LOWER RIGHT HAND CORNER OF THIS CERTIFICATE. THE APPROPRIATE LOCAL SALES OFFICE MAILING ADDRESS MAY ALSO BE OBTAINED BY CALLING THIS NUMBER.
 NOTICE OF CANCELLATION: (NOT APPLICABLE UNLESS A NUMBER OF DAYS IS ENTERED BELOW) BEFORE THE STATED EXPIRATION DATE THE COMPANY WILL NOT CANCEL OR REDUCE THE INSURANCE AFFORDED UNDER THE ABOVE POLICIES UNTIL AT LEAST 30 DAYS NOTICE OF SUCH CANCELLATION HAS BEEN MAILED TO:

Liberty Mutual Group

CERTIFICATE HOLDER
 BCIA NEW ENGLAND HOLDINGS LLC AND BCIA PORTLAND MANAGEMENT COMPANY; PORTLAND SQUARE CONDOMINIUM ASSOCIATION
 ONE PORTLAND SQUARE
 PORTLAND, ME 04101

N. Linda Caprarella
 N. Linda Caprarella Prepared by: NLC

AUTHORIZED REPRESENTATIVE
 WESTWOOD, MA (781) 326-7100 08/17/00
 OFFICE PHONE NUMBER DATE ISSUED
 88772A R12