

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ORA PROPERTIES,LLC

Located At 44 PLEASANT ST

Job ID: 2012-06-4253-SIGN

CBL: 040- B-004-001

has permission to install 36" x 42" hanging sign

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

N/A

A handwritten signature in black ink, appearing to read "A. Bell".

8/7/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-06-4253-SIGN

Located At: 44 PLEASANT ST

CBL: 040- B-004-001

Conditions of Approval:

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4253-SIGN	Date Applied: 6/15/2012	CBL: 040- B-004-001	
Location of Construction: 44 PLEASANT ST	Owner Name: ORA PROPERTIES, LLC – Harry Steinberg	Owner Address: 13 HUNTS POINT RD CAPE ELIZABETH, ME 04107	Phone: 207-899-3014
Business Name: Local Economy	Contractor Name: Burr Signs	Contractor Address: 50 Downeast Dr., Yarmouth ME 04096	Phone: (207)846-7622
Lessee/Buyer's Name: Jim Belanger	Phone: 207-450-3447	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Art Studio	Proposed Use: Office – install 36" x 42" hanging sign - <i>change of use permit 2012-07-4388</i>	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: <i>Sign</i> Signature: <i>ABU</i> <i>8/7/12</i>
Proposed Project Description: Install a 36" x 42" hanging sign		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 8/7/12</i> <i>ABU</i>	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 Dist 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 Date: <i>ASU</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 appication 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
---	------	-------



B3

Signage/Awning Permit Application

66

2012 06 4253

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.

Jim Belanger

Location/Address of Construction: 44 Pleasant St
Portland ME 04101

Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>B004</u> Lot#	Owner: <u>Henry Steinberg 13 Hurst Point Rd Cape Elizabeth 04107</u> <u>ora Properties, LLC</u>	Telephone: <u>207-899-3014</u> <u>207-439-0983</u>
Lessee/Buyer's Name (If Applicable) <u>Local Economy LLC</u>	Contractor name, address & telephone: <u>Burr Signs 50 Downeast Dr. Yarmouth ME 04096 207-846-7622</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ <u>51.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>51.00</u>

Who should we contact when the permit is ready: Jim Belanger phone: 207-450-3447

Tenant/allocated building space frontage (feet): Length: 21 Height: 10
Lot Frontage (feet) 52 Single Tenant or Multi Tenant Lot Multi

RECEIVED
JUN 15 2012

Current Specific use: Vacant
If vacant, what was prior use: Tattoo Shop
Proposed Use: office-accounting & TAX

Dept. of Building Inspections
City of Portland Maine

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: 36" x 42"

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.

3' x 3.5'
10.5 Total

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: _____ Has been removed.
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.

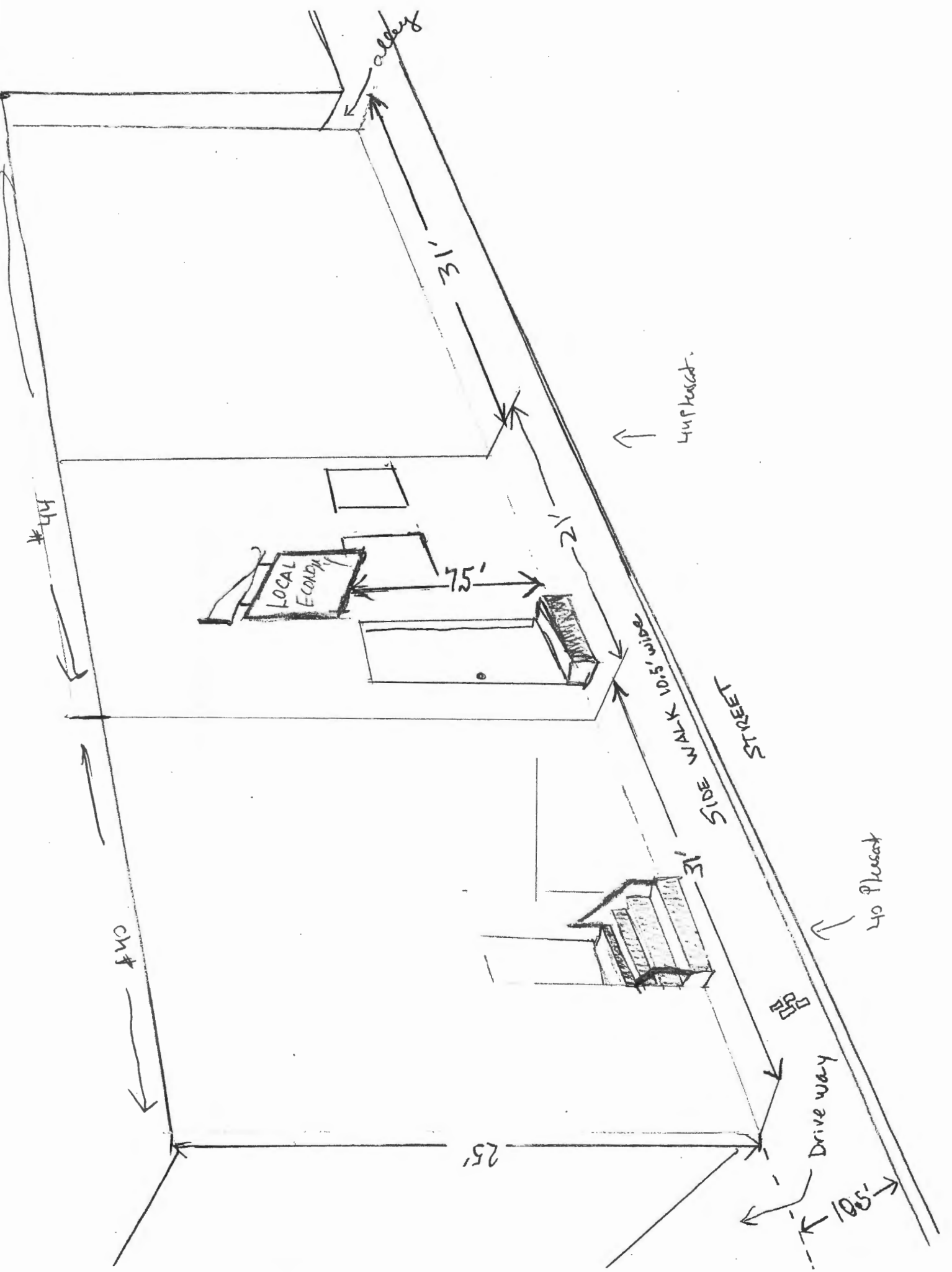
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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: Jim Belanger Date: 6/14/2012

This is not a permit; you may not commence ANY work until the permit is issued.





44 Pleasant St
Portland, ME 04101

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL 040 B004001
Land Use Type MULTI-USE COMMERCIAL
Property Location 44 PLEASANT ST
Owner Information ORA PROPERTIES LLC
 13 HUNTS POINT RD
 CAPE ELIZABETH ME 04107
Book and Page 24090/078
Legal Description 40-B-4
 PLEASANT ST 44-52

Acres 0.12

Current Assessed Valuation:

TAX ACCT NO.	6120	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$131,500.00	ORA PROPERTIES LLC
BUILDING VALUE	\$688,900.00	13 HUNTS POINT RD
NET TAXABLE - REAL ESTATE	\$820,400.00	CAPE ELIZABETH ME 04107
TAX AMOUNT	\$14,996.92	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built 1915
Style/Structure Type MIXED RES/COMM
Units 1
Building Num/Name 1 - SCRIBNER BLDG
Square Feet 11904

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer



Exterior/Interior Information:

LOCAL ECONOMY - Blade Sign (on 48" scroll bracket)
 Scale: 1" = 10' Square Footage: 10.5



BURR
signs
 50 Downeast Drive
 Yarmouth, ME 04098
 Phone: 207-846-7622
 Fax: 207-846-7623

CONTACT	Local Economy Blade Sign F-3
	04/11/2012
	Revised
	11

DATE	REVISION HISTORY

THIS DESIGN IS THE PROPERTY OF BURR SIGNS. ALL REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.
 © Copyright

June 12, 2012

Ora Properties, LLC
Henry Steinberg
PO Box 2187
South Portland, Maine 04116

City of Portland, Maine
Planning and Development Department
Building Inspections Office
Room 315 City Hall
Portland, Maine 04101

RE: Leased Property at 44 Pleasant Street, Portland, Maine

To whom it may concern:

I, Henry Steinberg, hereby grant permission to James Belanger and Thomas Gangewer of Local Economy, LLC to mount signage on my building located at 44 Pleasant Street, Portland, Maine 04101.

The street frontage of the property is 21 feet.

Sincerely,

Henry Steinberg
207-899-3014
Property Owner

A handwritten signature in black ink, appearing to read "Henry Steinberg", written in a cursive style. The signature is positioned to the right of the typed name and contact information.



LOCAECO-01

RNEGUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/16/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # AGR8150 Clark Insurance P O BOX 3543 Portland, ME 04104	CONTACT NAME: PHONE (A/C, No, Ext): (207) 774-6257	FAX (A/C, No): (207) 774-2994
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE INSURER A : MMG Insurance Company		NAIC # 15997
INSURED Local Economy, LLC & CFO to Go 44 Pleasant Street Portland, ME 04101	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		BP 0437718	5/17/2010	5/17/2013	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 City of Portland Maine listed as an additional insured on this insured general liability.

CERTIFICATE HOLDER**CANCELLATION**

City of Portland
 389 Congress Street
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Local W LL Economy, Check Number: 6096
Tender Amount: 51.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 6/15/2012
Receipt Number: 45019

Receipt Details:

Referance ID:	6912	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	51.00	Charge Amount:	51.00
Job ID: Job ID: 2012-06-4253-SIGN -			
Additional Comments: Local Economy, LLC			

Thank You for your Payment!

The existing brackets
will be removed &
a scroll bracket will
be used to mount
the sign.
see sign design
graphic for mount
style.

