
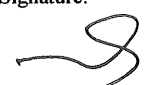




City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3822-SIGN	Date Applied: 4/20/2012	CBL: 041- A-017-001	
Location of Construction: 254 COMMERCIAL ST	Owner Name: WATERFRONT MAINE	Owner Address: 14 MAINE ST BRUNSWICK, ME 04011	Phone: 522-4133
Business Name: Stillwater Yoga Studio- Suite "G" or Suite 102	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name: Joseph Satlak	Phone: 730-5602	Permit Type: SIGN A-FRAME	Zone: WCZ
Past Use: 1 st floor: Yoga Studio (Still Water), Lawyer's office (suite 103 Federle Mahoney), Ripple Effect, Maine Island Trails, with Professional Offices above	Proposed Use: Same: 1 st floor: Yoga Studio, Lawyer's office, Ripple Effect, Maine Island Trails with Professional Offices above. - to erect an A-Frame sign for the yoga studio (Still Water Yoga)	Cost of Work: Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: 	CEO District: Inspection: Use Group: Type: N/A Signature: 
Proposed Project Description: Outside tent sign 6' sq		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

- This permit Applicant(s) Federal Rule
- Building Permit or ele
- Building permit within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

~~OK Sign & Close~~
CLOSED

Reviews	Zoning Appeal	Historic Preservation
<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	<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	<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: <u>off with conditions</u> 4/24/12	Date: 	Date: 

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Still Water Yoga

Located At 254 COMMERCIAL ST

Job ID: 2012-04-3822-SIGN

CBL: 041- A-017-001

has permission to Outside A-Frame sign 6' sq; Stillwater Yoga

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

Fire Prevention Officer

Marya Schmuckl 4/24/12

Code Enforcement Officer / Plan Reviewer

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

SCANNED

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.**

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3822-SIGN

Located At: 254 COMMERCIAL
ST

CBL: 041- A-017-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.



Signage/Awning Permit Application

Entire 4/20/12 (S)

Job ID: 2012-04-3822 Sign

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: 254 Commercial St Portland ME WCZ

Tax Assessor's Chart, Block & Lot Chart# <u>41</u> Block# <u>A</u> Lot# <u>1817</u>	Owner: <u>water front name</u>	Telephone: <u>1207 522 4133</u>
Lessee/Buyer's Name (If Applicable) <u>Stillwater yoga studio</u> <u>Joseph Eatla K</u> <u>254 Commercial St</u> <u>Portland, ME 04101</u>	Contractor name, address & telephone: <u>NA</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>30</u>

Who should we contact when the permit is ready: Joseph Eatla K phone: 207 730 5602

Tenant/allocated building space frontage (feet): Length: NA Height: NA
Lot Frontage (feet) NA Single Tenant or Multi Tenant Lot *
multi tenant office building

Current Specific use: office
If vacant, what was prior use: _____
Proposed Use: SIDE WALK SIGN 6'

Information on proposed sign(s):
Freestanding (e.g., pole) sign? Yes No Dimensions proposed: 24x36 Height from grade: 36"
Bldg. wall sign? (attached to bldg) Yes No Dimensions proposed: _____

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.

RECEIVED
APR 20 2012
Dept. of Building Inspections
City of Portland Maine

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: [Signature] Date: 4/20/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 94

Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/20/2012

Receipt Number: 43119

Receipt Details:

Referance ID:	6208	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-04-3822-SIGN - Outside tent sign 6' sq			
Additional Comments: 254 Commercial sign permit			

Thank You for your Payment!

stillwater yoga

Enclosed please find an application for a side walk sign permit. Included is a photo of the area that the sign is to be place (one a grassy island adjacent to the sidewalk , adjacent to the parking lot at 254 Commercial Street.

It is to be a simple A frame sign.

Thank you for your assistance

Sincerely,
Joseph Satlak
Still Water Yoga

POLICY CHANGE DOCUMENT

POLICY NO:
PHPK853340-000

CHANGE # 1

CHANGE EFFECTIVE: 04/18/2012

Philadelphia Indemnity Insurance Company	PRODUCER: Maguire Insurance Agency, Inc.
--	--

NAMED INSURED: Stillwater Yoga

MAILING ADDRESS 2 E Grand Ave
Pine Point, ME 04074-9215

POLICY PERIOD: FROM 04/18/2012 TO 04/18/2013 at
12:01 A.M. Standard Time at your mailing address shown above.

DESCRIPTION:

In consideration of the premium reflected, the policy is amended as indicated below:
Added Additional Insured: City of Portland

Total Annual Additional/Return Premium	\$0.00	Total Prorate Additional/Return Premium	\$0.00
Total Annual Additional/Return Tax/Surcharge/Fee	\$0.00	Total Prorate Additional/Return Tax/Surcharge/Fee	\$0.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/18/2012


PRODUCER Maguire Insurance Agency, Inc. 27101 Puerta Real Suite 200 Mission Viejo, CA 92691- (877)438-7459	THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:	NAIC # 18058

COVERAGES

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 CERTIFICATION 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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PROFESSIONAL LIABILITY GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	PHPK853340-000	04/18/2012	04/18/2013	EACH OCCURENCE	\$2,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
						MED EXP (Any one person)	\$2,500
						PERSONAL & ADV INJURY	\$2,000,000
						GENERAL AGGREGATE	\$4,000,000
						PRODUCTS - COMP/OP AGG	\$4,000,000
A	X	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	PHPK853340-000	04/18/2012	04/18/2013	COMBINED SINGLE LIMIT (EA accident)	
						BODILY INJURY (Per person)	
						BODILY INJURY (Per accident)	
						PROPERTY DAMAGE (Per accident)	
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	
						OTHER THAN AUTO ONLY: EA ACC	
						AGG	
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION				EACH OCCURENCE	
						AGGREGATE	
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS	OTHER
						E.L. EACH ACCIDENT	
						E.L. DISEASE - EA EMPLOYEE	
						E.L. DISEASE - POLICY LIMIT	
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 It is understood and agreed that the following entity is added as an additional insured but only with respect(s) to the operations of the named insured except that liability resulting from the additional insured's sole negligence.

CERTIFICATE HOLDER City of Portland 389 Congress St Portland, ME 04101-3566	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
---	---



April 20, 2012

Joseph Satlak
Stillwater Yoga
254 Commercial Street
Portland, ME 04101

Dear Joseph,

Thank you for your patience. We have carefully reviewed your recent signage request to assist you as you open your new business in our property located @ Merrill's Wharf on 254 Commercial Street.

You have our permission to use a 24"x40" professionally lettered A-frame sign on the grass area near the Commercial Street sidewalk, provided that the City of Portland will permit it for you.

We ask that the sign be outdoors only during the time that you are physically present in the studio for either an open house or a class; please place the sign out in prior to the event & kindly bring it back inside after the event. Some consideration may need to be given to the wind in order to best protect your new sign from falling over. We believe that there should be a sunset in the range of 60-90 days on the use of the sign at this time. Please do not hesitate to contact me with any questions.

Congratulations on your new business. Welcome; we look forward to having join us on Merrill's Wharf!

Sincerely,

Dan Jacques
Waterfront Maine

Waterfront Maine
14 Maine Street
Brunswick, Maine 04011

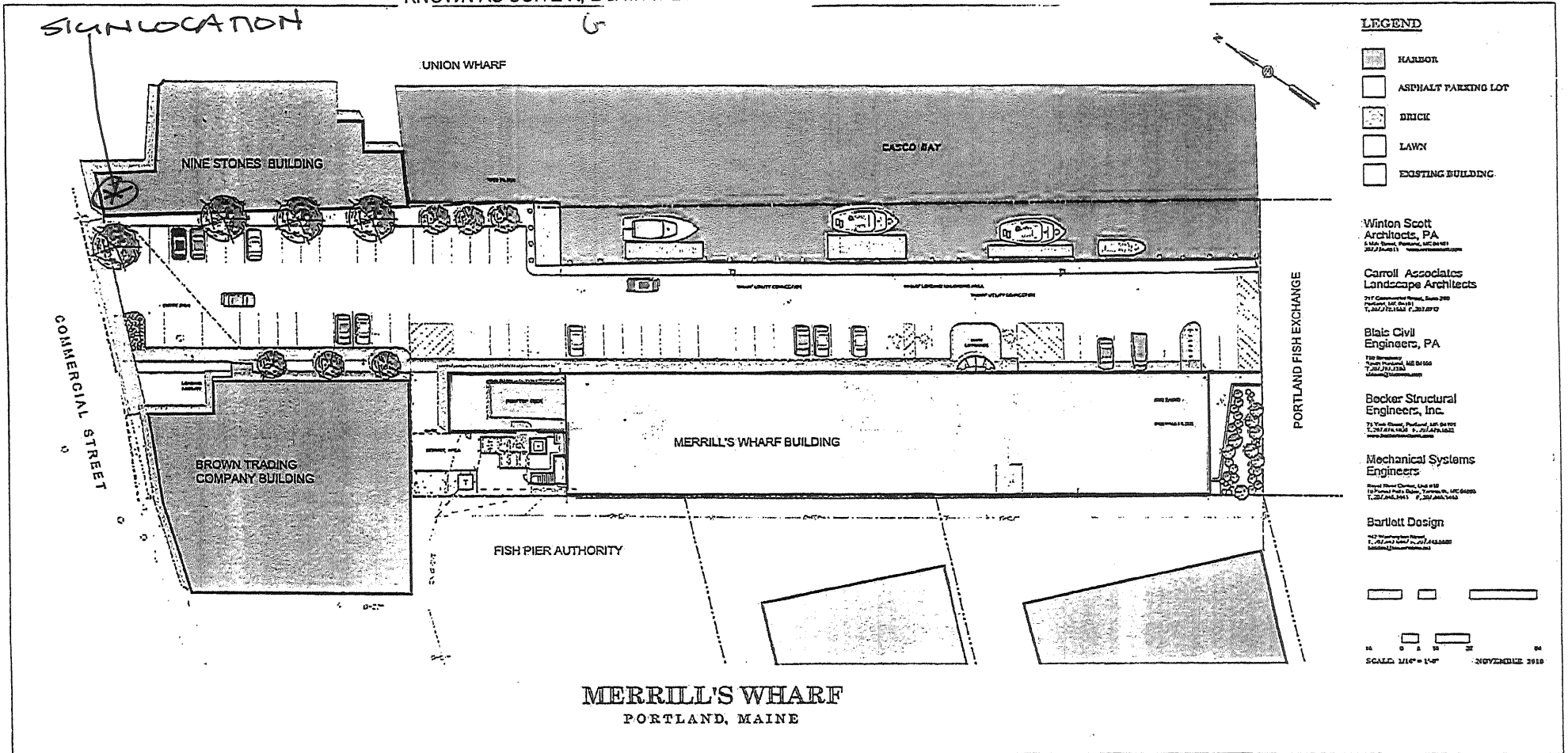
Brunswick, ME: 207-729-7970

New York, NY: 212-695-8090

EXHIBIT B

LEASE BETWEEN WATERFRONT, MAINE LIMITED PARTNERSHIP,
 A MAINE LIMITED PARTNERSHIP, OWNER AND
 ONPOINT HEALTH DATA, INC., A MAINE CORPORATION Joseph Sgt /gh + Candace Sgllak
 DATED December ____, 2011

THE APPROXIMATELY ^{1,025} ~~4,217~~ RENTABLE SQUARE FEET ON THE ^{First} SECOND FLOOR
 KNOWN AS SUITE K, L & M AT 254-258 COMMERCIAL STREET, PORTLAND, MAINE 04101



□ = Merrill Wharf Buiding

DeAnne Curran <dcurran@visiblelogic.com>
Still Water Yoga Sidewalk sign
April 13, 2012 2:58 PM

Cardace and Joseph,
Attached is a reduced size, low resolution mock up for the sidewalk sign. Please review and let us know if you have any edits or updates.
Thank you!
DeAnne Curran

Visible Logic
142 High Street
Suite 815
Portland, ME 04101
phone: 207.761.4230
www.visiblelogic.com



MERRILL'S WHARF, PORTLAND

OPEN STUDIO AND MEET THE TEACHERS

Monday, April 23: 11:30 am-1 pm and 4-6 pm

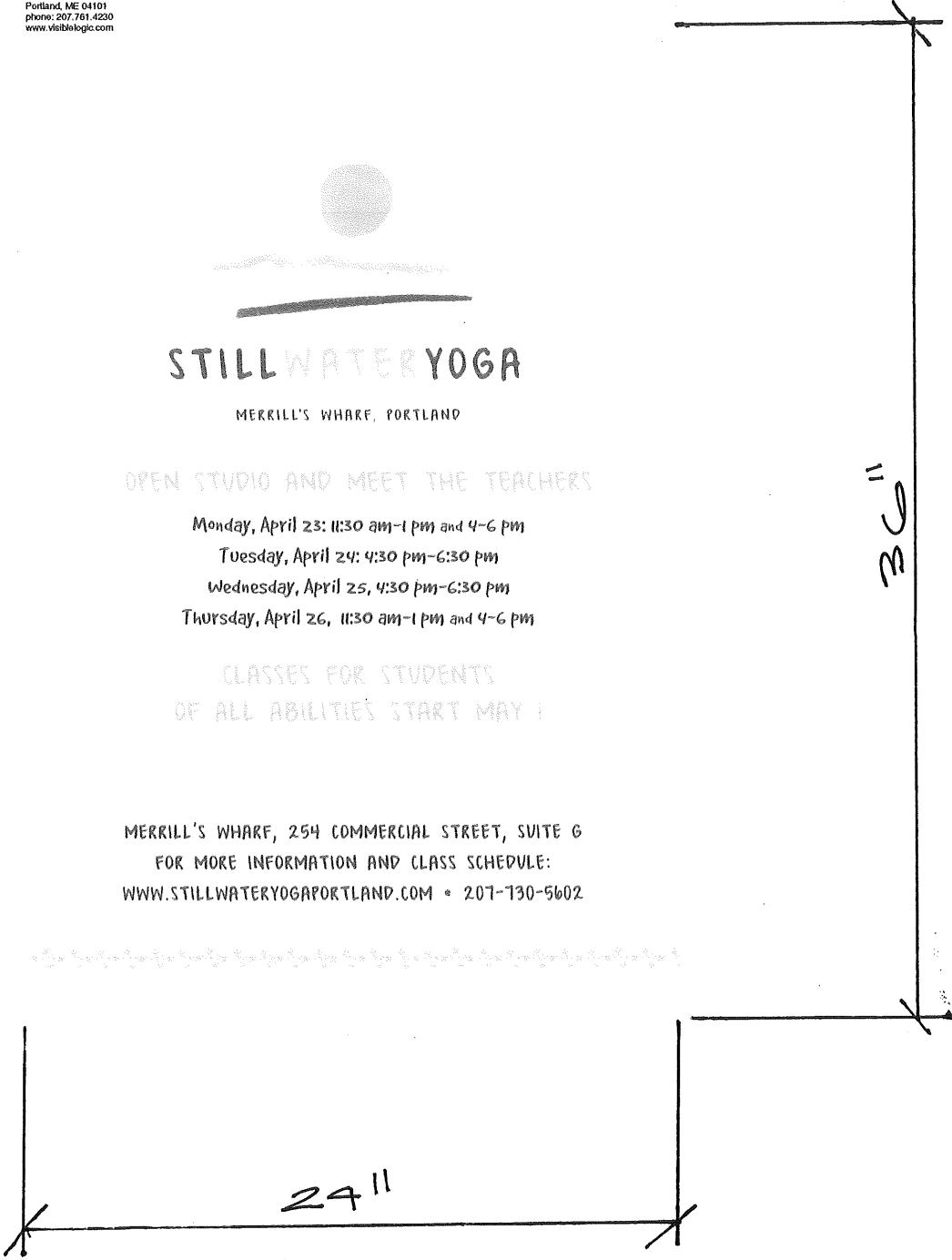
Tuesday, April 24: 4:30 pm-6:30 pm

Wednesday, April 25, 4:30 pm-6:30 pm

Thursday, April 26, 11:30 am-1 pm and 4-6 pm

CLASSES FOR STUDENTS
OF ALL ABILITIES START MAY 1

MERRILL'S WHARF, 254 COMMERCIAL STREET, SUITE G
FOR MORE INFORMATION AND CLASS SCHEDULE:
WWW.STILLWATERYOGAPORTLAND.COM • 207-730-5602



Retail, Office, Flex Space
MALONE
COMMERCIAL
BROKERS
772-2422

SIGN LOCATION

