

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070921

Please Read Application And Notes, If Any, Attached

This is to certify that STONE COAST PROPERTIES LLC / T&E
has permission to Amend Permit # 06-1028, new fire escape design
AT .603 CONGRESS ST CHL 046 D031001

PERMIT ISSUED
AUG 24 2007
CITY OF PORTLAND

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 when permission procured before this building or part thereof is latched 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

Jeannie Bonke 8/24/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned



CITY OF PORTLAND, MAINE

Department of Building Inspections

April 2007

Received from James Point Properties

Location of Work 103 Congress St

Cost of Construction \$ _____

Permit Fee \$ 30

Building (I/L) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other none

CBL: 103

Check #: 11434

Total Collected \$ 30

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0921	Issue Date: 08/24/2007	CBL: 046 D031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-3

Past Use: Commercial / State Theater	Proposed Use: Commercial / State Theater Amend Permit # 06-1028, new fire escape design	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied SFMO Appraisal Required	INSPECTION: Use Group: A-1 Type: 3B IBC-2003	

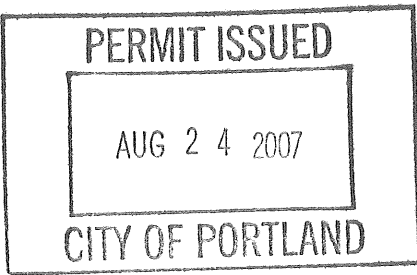
Proposed Project Description:
Amend Permit # 06-1028, new fire escape design

Signature: *Greg Cass* Signature: *JMB 8/24/07*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 08/01/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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"/> <i>OK with conditions</i> Date: <i>MS 8/1/07 JMB</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 <i>To D.A. 8/1/07</i> <input type="checkbox"/> Not in District of Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>D Andrews 8/6/07 JMB</i>
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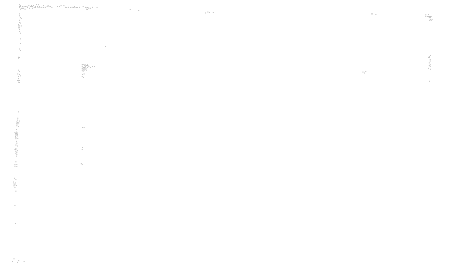


CERTIFICATION

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

9/10/07 - Rebar + footing size - appears
done per plan - special inspected



City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0921	Date Applied For: 08/01/2007	CBL: 046 D031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial / State Theater Amend Permit # 06-1028, new fire escape design	Proposed Project Description: Amend Permit # 06-1028, new fire escape design
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 08/06/2007

Note: **Ok to Issue:**

- 1) * Entire railing system on north elevation to be painted black.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/01/2007

Note: **Ok to Issue:**

- 1) It is understood based on the permit to demolish the fire escape under #06-1028 that this new fire escape is being rebuilt within the existing footprint.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/24/2007

Note: **Ok to Issue:**

- 1) The previous approved conditons apply
- 2) The bathroom renovations are not included on this permit

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/15/2007

Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.

Comments:

8/23/2007-jmb: Both architects on vacation, Left vmail w/Kelly about total bathroom wc count, male/female and PDF

8/24/2007-jmb: Kelly came in to verify that the bathroom renovations are not included on this permit, ok to issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1028	Date Applied For: 07/13/2006	CBL: 046 D031001
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Location of Construction: 603 Congress St	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint	Proposed Project Description: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint
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Dept: Historic	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 07/21/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) * Fire escape to be painted black.			
Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/19/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved with the understanding that the new fire escape will be within the footprint of the existing one.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
3) ANY exterior work requires a separate review and approval thru Historic Preservation			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 07/26/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Engineer's Special inspections report must include the fastening of the fire escape to the building and associated steel , bolts epoxy etc.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application requires State Fire Marshal approval.			



General Building 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>603 CONGRESS</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>046 D031001</u>	Owner: <u>STONE COAST PROPERTIES, LLC</u>	Telephone: <u>772-1540</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>142 HIGH ST STE 320 PORTLAND 04101</u>	Cost Of Work: <u>\$100,000</u> Fee: <u>\$</u> G-of Fee: <u>\$</u>
Current legal use (i.e. single family) <u>COMMERCIAL/THEATRE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>AMENDMENT/REVISION TO PERMIT # 061028</u>		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: <u>KELLY R. SAWYER</u> Mailing address: _____ Phone: <u>772-1540</u>		

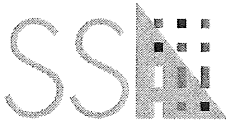
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: <u>Kelly R Sawyer</u>	Date: <u>8-1-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com



TRANSMITTAL

date: 7/12/2007
project: STATE THEATER RENOVATION: 2007-0080
subject: Fire Escapes

to: Jeanie Bourke
City of Portland Inspection Svcs.
389 Congress St.
Portland, ME 04101

phone: (207) 874-8700
fax: (207) 874-8716

transmitted:	Quantity	Dated	Description
	1	July 12, 2007	Arch & Structural plans
	1		Existing building permit

via: Mail Courier Overnight Fax: _____ pages (including this sheet)
 By Hand Email Other _____

remarks:

Attached are revised architectural and structural plans for the fire escape replacement at the State Theater. The escapes were redesigned to be more easily constructed. We also negotiated with the State Fire Marshall and City Fire Department to eliminate the need for the top exit doors from each side of the upper balcony. This drastically reduced the extent of fire escape required.

Copies of this package have been sent to the State Fire Marshall for permitting. A package has also been forwarded to Deb Andrews. I am not sure of the permitting process with your department as there has been a previous permit issued. I have forwarded this for your information. Would you please review and contact myself or Perry Glidden at Stone Coast Properties if you need additional information or action. Thank you!

Stephen Fraser

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

Permit Number: 061028
JUL 27 2006

CITY OF PORTLAND
starts in same footprint

This is to certify that STONE COAST PROPERTIES LLC /TBD
has permission to Commercial/ Demolition of Deteriorated Fire-Escape reconstruction of new fire escape
AT 603 CONGRESS ST CBL 046 D031001

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 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 _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

March 13 20 07

Received from Stone Coast Properties LLC

Location of Work 603 Congress St

Cost of Construction \$ _____

Permit Fee \$ 30

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 46 D 31

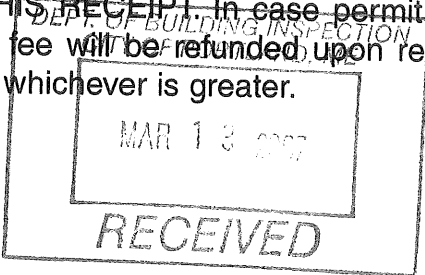
Check #: 3494

Total Collected \$ 30

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT in case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Donna
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



STONE COAST PROPERTIES, LLC

3494

City of Portland

3-13-07

30-

fire escape permit renewal

STONE COAST PROPERTIES, LLC

3494

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1028	Date Applied For: 07/13/2006	CBL: 046 D031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint	Proposed Project Description: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/21/2006
Note: **Ok to Issue:**

- * Fire escape to be painted black.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/19/2006
Note: **Ok to Issue:**

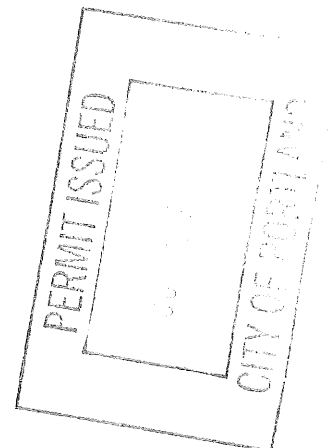
- This permit is being approved with the understanding that the new fire escape will be within the footprint of the existing one.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/26/2006
Note: **Ok to Issue:**

- Engineer's Special inspections report must include the fastening of the fire escape to the building and associated steel , bolts epoxy etc.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:**
Note: **Ok to Issue:**

- Application requires State Fire Marshal approval.





State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

16992

Sprinkled
Sprinkler Supervised

STATE THEATER STAIR
Located at: 142 HIGH STREET
PORTLAND
Occupancy/Use: ASSEMBLY CLASS A

Permission is hereby given to:

STONE COAST PROPERTIES
SUITE 320
142 HIGH STREET
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 15 th of February 2008

Dated the 16 th day of August A.D. 2007

Commissioner

Copy-1 Owner

Comments:

STONE COAST PROPERTIES
SUITE 320
142 HIGH STREET
PORTLAND, ME 04101

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1028	Issue Date PERMIT ISSUED JUL 27 2006	046 0031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial - <i>Stark Theater</i>	Proposed Use: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint	Permit Fee: \$1,570.00	Cost of Work: \$155,000.00	CEO District: 2
Proposed Project Description: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>SFMO Approval Recd</i>	INSPECTION: Use Group: <i>A1</i> Type: <i>3B</i> <i>Fire Escape</i> <i>2/26/06</i>	
		Signature: <i>Greg Lewis</i>	Signature: <i>[Signature]</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: Idobson	Date Applied For: 07/13/2006	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> <i>OK w/ conditions</i> Date: <i>7/19/06 Alex</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 <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>7/21/06</i> <i>D. Andrews</i>
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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 _____

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Kelly R. Sauer
Signature of Applicant/Designee

7-27-06
Date

[Signature]
Signature of Inspections Official

7-27-06
Date

CBL: 46 D31

Building Permit #: 00-1028

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:

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CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Kelly R. Jancy
Signature of Applicant/Designee

8-24-07
Date

[Signature]
Signature of Inspections Official

8.24.07
Date

CBL: 46-D-31 Building Permit #: 070921