

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081298

Please Read Application And Notes, If Any, Attached

This is to certify that GOODMAN MYLES J TRUS

has permission to New England Imports Auto Repair - Install one 8x4 Ball Sin

AT 55 ST JAMES ST 066 D004002

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 lath or other work is set-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
CITY OF PORTLAND

PERMIT ISSUED
OCT 28 2008

Thomas H. Maffey 10/28/08
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: 08-1298	Issue Date:	CBL: 066 D004002
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Location of Construction: 55 ST JAMES ST	Owner Name: GOODMAN MYLES J TRUST	Owner Address: PO BOX 601	Phone: 207-772-0199
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: I-M

Past Use: Commercial/Auto Repair Services (change of use under #08-1297)	Proposed Use: Commercial/New England Imports Auto Repair - Install One 8x4 Wall Sign	Permit Fee: \$94.00	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: Approved Denied	INSPECTION: Use Group: B Type: Sign IBC 2003	

Proposed Project Description: New England Imports Auto Repair - Install One 8x4 Wall Sign	Signature:	Signature: <i>Jm</i> 10/18/08
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: Imd	Date Applied For: 10/17/2008	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 Date: <i>10/17/08</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 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 Date: _____
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OCT 28 2008

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: <u>55 St James Street</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>66</u> Block# <u>D</u> Lot# <u>004</u>	Owner: <u>L. CARL REMINGA</u>	Telephone: <u>772-0199</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____

Who should we contact when the permit is ready: L. CARL REMINGA phone: 772-0199

Tenant/allocated building space frontage (feet): Length: 85' Height: 12'
 Lot Frontage (feet) 172' Single Tenant or Multi Tenant Lot Single tenant

Current Specific use: Auto Repair 85' x 12' high = 1020 sq ft OR 6.2% MAX OCT 9 2008
 If vacant, what was prior use: _____
 Proposed Use: _____

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: 4x8 32'

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: 4x8
 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:	Date: <u>10-7-08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.
single tenant Bldg - 6% Allowed MAX

City of Portland, Maine - Building or Use Permit

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

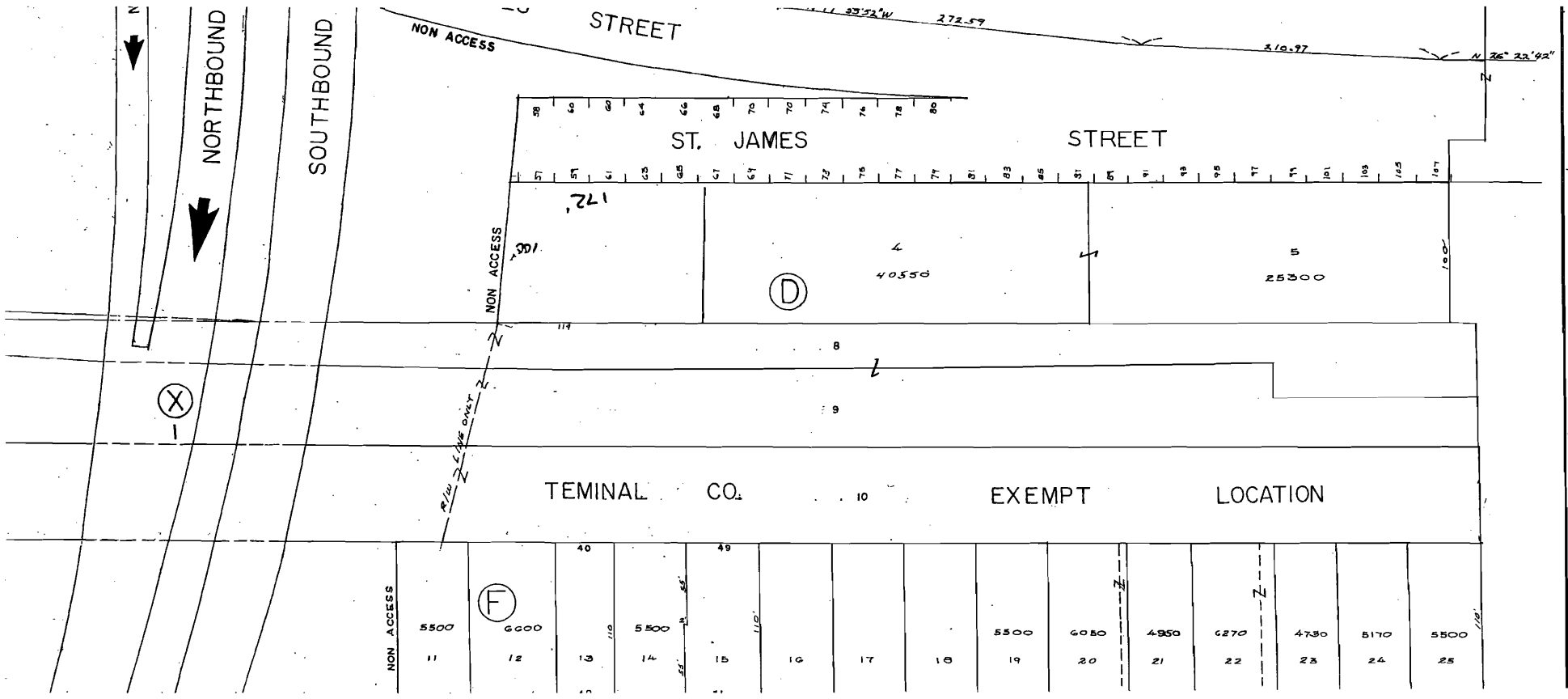
Permit No: 08-1298	Date Applied For: 10/09/2008	CBL: 066 D004002
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Proposed Use: Commercial/New England Imports Auto Repair - Install One 8x4 Wall Sign	Proposed Project Description: New England Imports Auto Repair - Install One 8x4 Wall Sign
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 10/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: 10/17/2008-mes: the change of use permit is under permit #08-1297



TEMINAL CO. EXEMPT LOCATION

NON ACCESS	5500	(F)	6600	40	5500	49	5500	6050	4950	6270	4730	5170	5500	
11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

ST. JAMES STREET

NORTHBOUND
SOUTHBOUND

NON ACCESS

NON ACCESS

NON ACCESS

(D)

(F)

(X)

(Z)

(Z)

1721

40550

25300

8

9

10

110'

110'

S 33° 52' W 272.59'

310.97'

N 26° 22' 42"

100'

105

103

101

99

97

95

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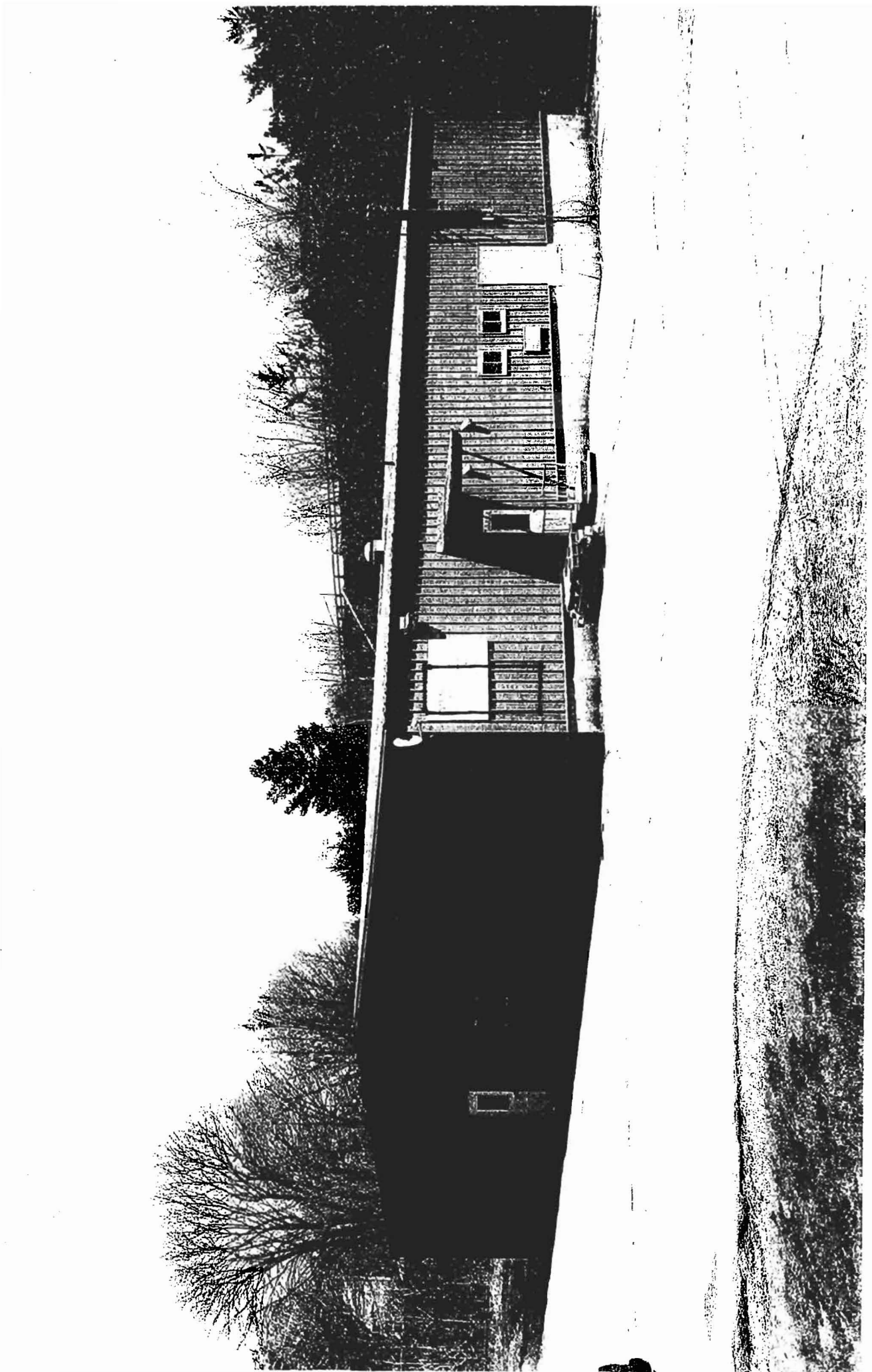
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New England Imports

1. The existing sign is 4'x8'. Please refer to enclosed visual documents for location.
2. The proposed sign is 4'x8', plywood, 4' from the ground, and flush to the structure. Please refer to enclosed visual documents for location.
3. The proposed sign will be fastened to the building with four 3/4 inch stainless steel lag screws.
4. The sign will be unlit.

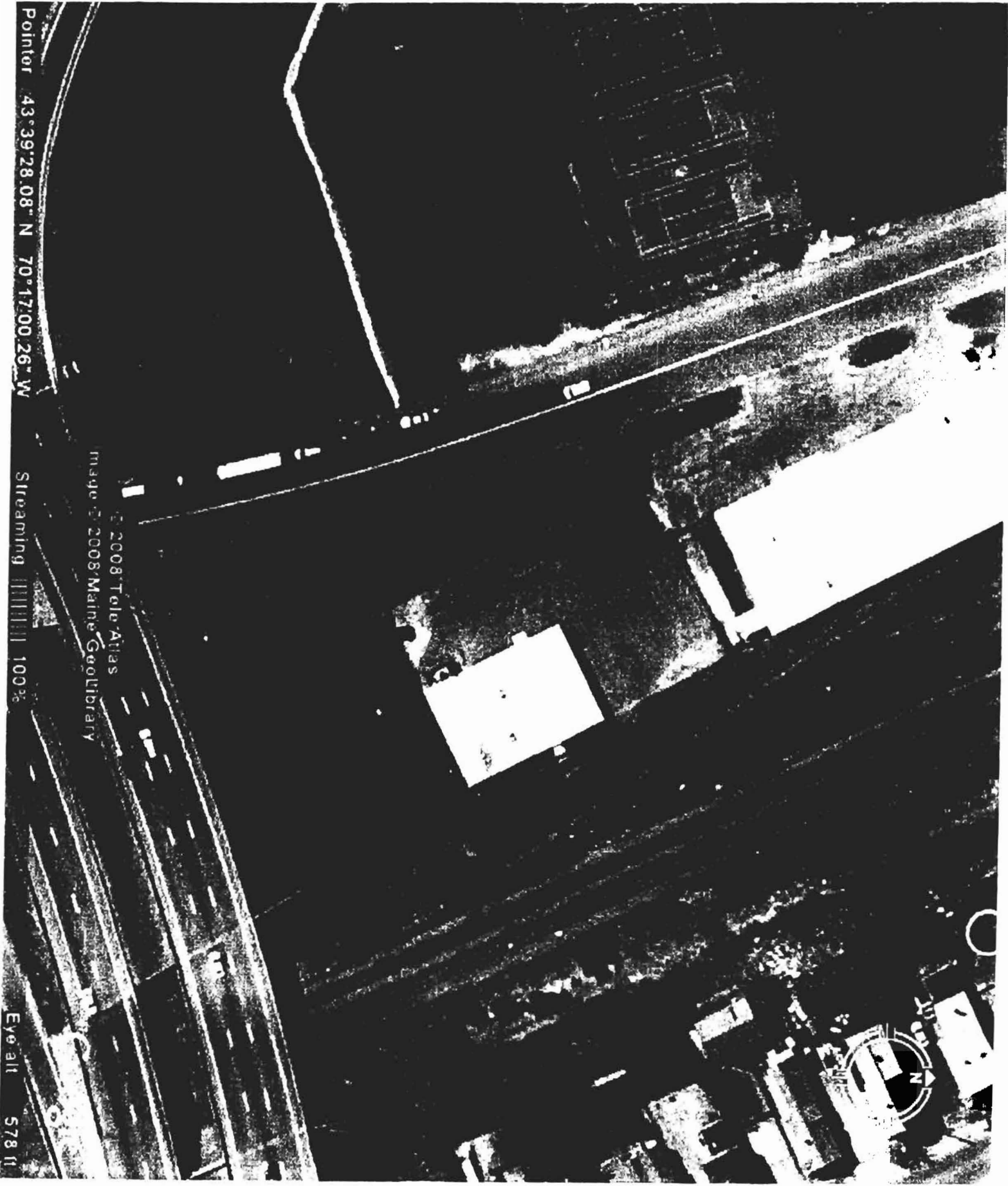


Pointer 43°39'28.08" N 70°17'00.26" W

Streaming 100%

© 2008 Tele Atlas
Map © 2008 Maine Geographic Information

Eye all 578 ft



DAVID M. SCHWARTZ ♦ ATTORNEY AT LAW, P.A.

POST OFFICE BOX 367
125 MAIN STREET, SUITE A
NEWMARKET, NH 03857-0367

DAVID M. SCHWARTZ
RAPHAEL J. ROMAN

PHONE: (603) 659-3200
FACSIMILE: (603) 659-3220

September 16, 2008

VIA US Mail

Larry C. Reminga and Elena Reminga
New England Imports
55 St. James Street
Portland, Maine, 04102

OCT 9 2008

Re: SBA Loan to Larry C. Reminga and Elena Reminga d/b/a New England Imports
SBA Loan No. 34240860-08

Dear Mr. & Mrs. Reminga:

Granite State Economic Development Corporation has forwarded a copy of the SBA Authorization and Debenture Guaranty Agreement to you for your review. I understand that a closing has been scheduled for October 10, 2008. We would like to close on the SBA portion of financing simultaneously with *Bangor Savings Bank*. The following documents are required from you in order to complete my funding package to the SBA:

? *Paul* 1. *dtbla - not applicable*
Copy of Registered Business Name of New England Imports. **PLEASE PROVIDE THIS ITEM AS SOON AS POSSIBLE, WE CANNOT PREPARE THE CLOSING DOCUMENTS WITHOUT THEM.**

~~2.~~ *pet* 2. *to closing*
An opinion letter from Borrower's attorney confirming Borrower's authority to enter into the loan documents in connection with the transaction; that there is no litigation or claims existing or threatened against Borrower.

Schwartz 3. A copy of the executed deed to the Portland property (*to be provided at closing*).

OK 4. A copy of the survey or site plan on the mortgaged premises or some other documentation that will satisfy the Title Company to have the Survey exception removed.

Mike *pet* 5. A letter from the Borrower's attorney or the Town/City of Portland that the property site in Portland, Maine is in compliance with the zoning requirements of the Town/City of Portland. *to closing*

Carl 6. A Certificate of Hazard Insurance, Fire and Extended Coverage in the maximum amount available, the certificate must indicate the U.S. Small Business Administration, c/o Granite State Economic Development Corporation, P.O. Box 1491, Portsmouth, New Hampshire 03802 as

Larry C. Reminga and Elena Reminga
 New England Imports
 September 16, 2008
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the second mortgagee and lender's loss payee on the real estate located at 55 St. James Street, Portland, Maine and must also provide that the SBA will be notified at least fifteen (15) days prior to cancellation. *The certificate must also contain the following language: The interest of the Lender and the SBA shall not be invalidated by any act or neglect of the mortgagor or owner of the insured property.*

Carl 7. A Certificate of Workers Compensation Insurance.

Carl 8. Title insurance policy insuring "Granite State Economic Development Corporation, its successors and/or assigns," for an amount of \$215,000.00 on the Portland, Maine property. ***Policy shall not contain the Standard B-1 policy exceptions nor the liability non-cumulative paragraph (which must be waived by the title company). THE TITLE ATTORNEY WILL PROVIDE THIS SERVICE.***

Carl * 9. An Environmental Site Review on the Portland, Maine property. ***PLEASE PROVIDE THIS ITEM TO GRANITE STATE ECONOMIC DEVELOPMENT CORPORATION AS SOON AS POSSIBLE. WE CANNOT CLOSE THE LOAN WITHOUT IT.***

10. An appraisal reflecting a minimum value of \$525,000.00. ***PLEASE FORWARD THIS ITEM TO GRANITE STATE ECONOMIC DEVELOPMENT CORPORATION IMMEDIATELY. WE CANNOT CLOSE THE LOAN WITHOUT IT.***

Carl 11. A voided check for attaching to the automatic debit authorization to be executed at the closing. The check should be from an account designated by the Borrower from which the payments on the SBA loan will be made. ***PLEASE PROVIDE THIS ITEM PRIOR TO CLOSING.***

12. The social security number of Larry C. Reminga.

13. The social security number of Elena Reminga

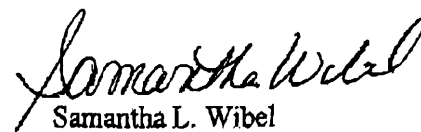
Please disclose and forward copies of any and all other encumbrances on the property, including but not limited to seller financing, and additional notes or mortgages to the Bank.

These requirements are outlined in the Authorization and Debenture Guaranty Agreement, a copy of which has been forwarded to you by Granite State Economic Development Corporation. The legal fee for closing the SBA/Granite State Economic Development Corporation loan is \$2,000.00. ***In addition, the Borrower is required to pay all fees including, but not limited to, recording fees, search fees, and title insurance premiums.***

Larry C. Reminga and Elena Reminga
New England Imports
September 16, 2008
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In the meantime, if you have any questions, please do not hesitate to call.

Sincerely yours,


Samantha L. Wibel
Paralegal

Enclosure

cc: Paul E. Thelin, Esquire
Terry Trickey, Bangor Savings Bank

