

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090133

Please Read Application And Notes. If Any, Attached

This is to certify that FOREST AVENUE PLAZA L /Image
has permission to TD Bank/Installation of New Storage, to Include Footc new Sign
AT 449 FOREST AVE CE 111 A016002

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 done-in. 24 HOURS 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] 3/4/09
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

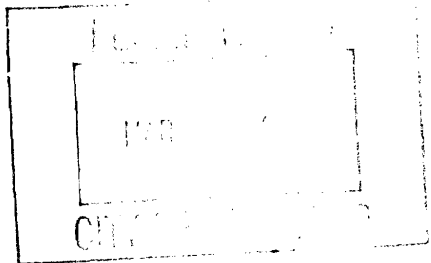
Permit No: 09-0133	Issue Date: 3/4/09	CBL: 111 A016002
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Location of Construction: 449 FOREST AVE	Owner Name: FOREST AVENUE PLAZA LLC	Owner Address: 715 BOYLSTON ST	Phone: 803-760-8794
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia	Phone: 8037902121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2b

Past Use: Commercial - TD Banknorth	Proposed Use: Commercial - TD Bank/Installation of New Signage, to Include Four new Signs - - parcel infrastructure - wall sign (17'11.75" x 26.25") - canopy sign - (10' x 75" x 25.75") - ATM sign - (7'11" x 14.13")	Permit Fee: \$201.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: TD Bank/Installation of New Signage, to Include Four new Signs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: Signage IBC-2003 Signature: <i>CL</i> 3/4/09	
		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: lmd	Date Applied For: 02/17/2009	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"/> OK Date: 3/5/09 <i>Am</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: <i>Am</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 (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:

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.

 X **Final inspection required at completion of work.**

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Maitel





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: 449 FOREST AVE		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: FOREST AVE PLAZA, LLC c/o FOULD + Co, LLC	Telephone:
Lessee/Buyer's Name (If Applicable) TD BANK c/o JASON PROUSE 9010 FARROW RD COLUMBIA, SC 29203	Contractor name, address & telephone: TBO	Total s.f. of signage x \$2.00 171 Per s.f. plus \$30.00/\$65.00 30 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ 201.00
Who should we contact when the permit is ready: JASON PROUSE phone: 803-760-8794		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: _____ If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): SEE ATTACHED		
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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): SEE ATTACHED		
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> 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. ATTACHED		

856'

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: Emily Clark	Date: 1/27/09
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0133	Date Applied For: 02/17/2009	CBL: 111 A016002
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Location of Construction: 449 FOREST AVE	Owner Name: FOREST AVENUE PLAZA LLC	Owner Address: 715 BOYLSTON ST	Phone: 803-760-8794
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia	Phone: (803) 790-2121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - TD Bank/Installation of New Signage, to Include Four new Signs - panel in free standing sign 5'3.75" x 11.25"), building sign (17'11.75" x 2'6.25"), canopy sign (10'.75" x 2'5.75"), and ATM (7'11" x 1'4.13")	Proposed Project Description: TD Bank/Installation of New Signage, to Include Four new Signs
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 03/05/2009
Note: The proposed signs are either the same size or smaller than the existing signs.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 03/06/2009
Note: 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			Ok to Issue: <input checked="" type="checkbox"/>

Comments: 3/3/2009-lmd: 2/17/2009 holding permit pending payment, 3/03/2009 received payment sending permit to zoning.
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Bank

America's Most Convenient Bank®

December 15, 2008

TO WHOM IT MAY CONCERN:

RE: TD Bank, NA Signage Conversion

Image Resource Group (IRG) has been contracted by TD Bank, NA to facilitate a signage and rebranding conversion project at all current TD Banknorth locations in the Mid-Atlantic & New England States.

Please accept this letter as authorization to allow Image Resource Group (IRG) to act as TD Bank, N.A.'s agent for the purposes of procuring all applicable permits and other municipal approvals required to implement the project as well as obtaining all necessary Landlord approvals of the sign changes as required by the applicable lease and any Landlord signatures needed on the original sign permit application(s).

Please contact me directly should you have any questions on this matter directly at (856) 470-3056.

Sincerely,
TD Bank, NA

Timothy Bretz

Timothy Bretz
US Real Estate Integration Project Manager

TB/hg

TD Bank
17000 Horizon Way
Mount Laurel, NJ 08054



September 19, 2008

Forest Avenue Plaza, LLC
c/o Fould & Company, LLC
715 Boylston Street
Boston, MA 02116

Attn: James Gould

Re: 449 Forest Ave, Portland, ME

Dear James Gould:

As you may know, TD Banknorth and its banking subsidiaries merged with Commerce Bank and will be installing new signage under our new name, TD Bank.

In accordance with the lease for the above referenced location this letter serves as our request for your consent to allow TD Bank to rebrand the signs at this location. The anticipated work will commence in the spring of 2009. All work shall be performed under the direction of the tenant, shall be at tenant's cost and shall be performed in a good workmanlike manner. The Bank's designated sign vendor will procure all applicable permits and other municipal approvals required to implement the project.

Please indicate your approval by signing below and returning a copy of this letter in the included prepaid envelope. Thank you for your attention to this matter. Please contact me @ 207-317-5103 should you have any questions or require additional information.

Sincerely,

Emily Clark

AVP, Regional Capital Projects Manager

ACKNOWLEDGED and CONFIRMED

Seen and Agreed to this 21st day of 9/ 2008

By:

Print Name James L. Gould



Property Owner's Authorization Letter

I, We Forest Avenue Plaza, LLC hereby authorize
Landlord

Emily Clark, AVP Representative for TD Bank
TD Bank designated person

To make application for a Signage permit for all freestanding & wall-mounted signage, that identifies the financial institution: at

449 Forest Ave, Portland, ME
Property location

[Signature]
Landlord-Signature

9-21-08
Date

September 21 2008

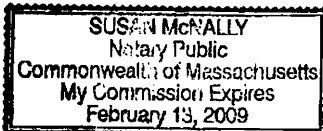
Personally appeared the above named James L. Gould as aforesaid, and acknowledged the forgoing instrument to be his/her free act and deed in his/her capacity.

Before me:

[Signature]
Notary Public

Print Name:

My Commission expires:





Site Survey and Recommendation

Portland ID #: 9194
449 Forest Ave
Portland, ME

Preliminary Recommendations

November 12, 2008

Portland - 9194 #9194
449 Forest Ave
Portland, ME 04101

EXISTING SIGNAGE

RECOMMENDED SIGNAGE

SIGN #	LOCATION	SIGN TYPE	SQ.FT.	VOLTS	FASCIA	SIGN TYPE	PERMIT	REC SQ.FT.
E01	South West	Multi-Tenant	5.11	120V	N/A	XCUS-T-HORIZ-RF-11.25hX63.75w	Yes	4.98 ✓
E02	South	Wall Sign	45.75	120V	Metal	XCUS-T-HORIZ-RF-30.25hX215.75w	Yes	45.32 ✓ smaller
E03	West	Wall Sign	25.21	120V	Metal	XCUS-T-HORIZ-RF-29.75hX120.75w	Yes	24.95 ✓ smaller
E04	South	Vinyl Copy	3.57	N/A	Glass	t-dv	No	0.69
E05	North West	Vinyl Copy	0.47	N/A	Glass	Remove Existing	No	0.00
E06	Interior	Vinyl Copy	1.25	N/A	Glass	t-dv	No	0.69
E07	North West	ATM	10.64	N/A	N/A	XCUS-T-ATM-VINYL-16.125hX95w	No	10.64 ✓
N01	Interior	None	0.00	N/A	Drywall (Painted)	XCUS-T-SL-1-2h (1'-8 1/8" x 5'-5 1/2")	No	9.15
N02	South West	None	0.00	N/A	Red Brick	t-sh-dt	No	2.67
N03	North West	None	0.00	N/A	Red Brick	t-sh-dt	No	2.67

TOTAL EXISTING PERMIT SQ.FT. 30.32

TOTAL RECOMMENDED PERMIT SQ.FT. 75.25

PERMIT INFORMATION

PERMIT SIGN TYPE	MAX QTY.	MAX SQ.FT. PER SIGN	MAX O.A. HEIGHT	SQ.FT.
Pylons / Monuments	1	100	18'	100
Wall Signs / Lettersets	2	225	N/A	225

TOTAL MAX PERMIT SQ.FT. 325

NOTES: Wall Sign Formula:

- 1 per bldg facade + 1 additional
- 2 Sq. Ft. per 1 LF of building face which sign is to placed

Pylon Formula:

If less than 200 Ft. of street frontage then 65 Sq. Ft./ if greater than 200 Ft. of street frontage then 100 Sq. Ft.

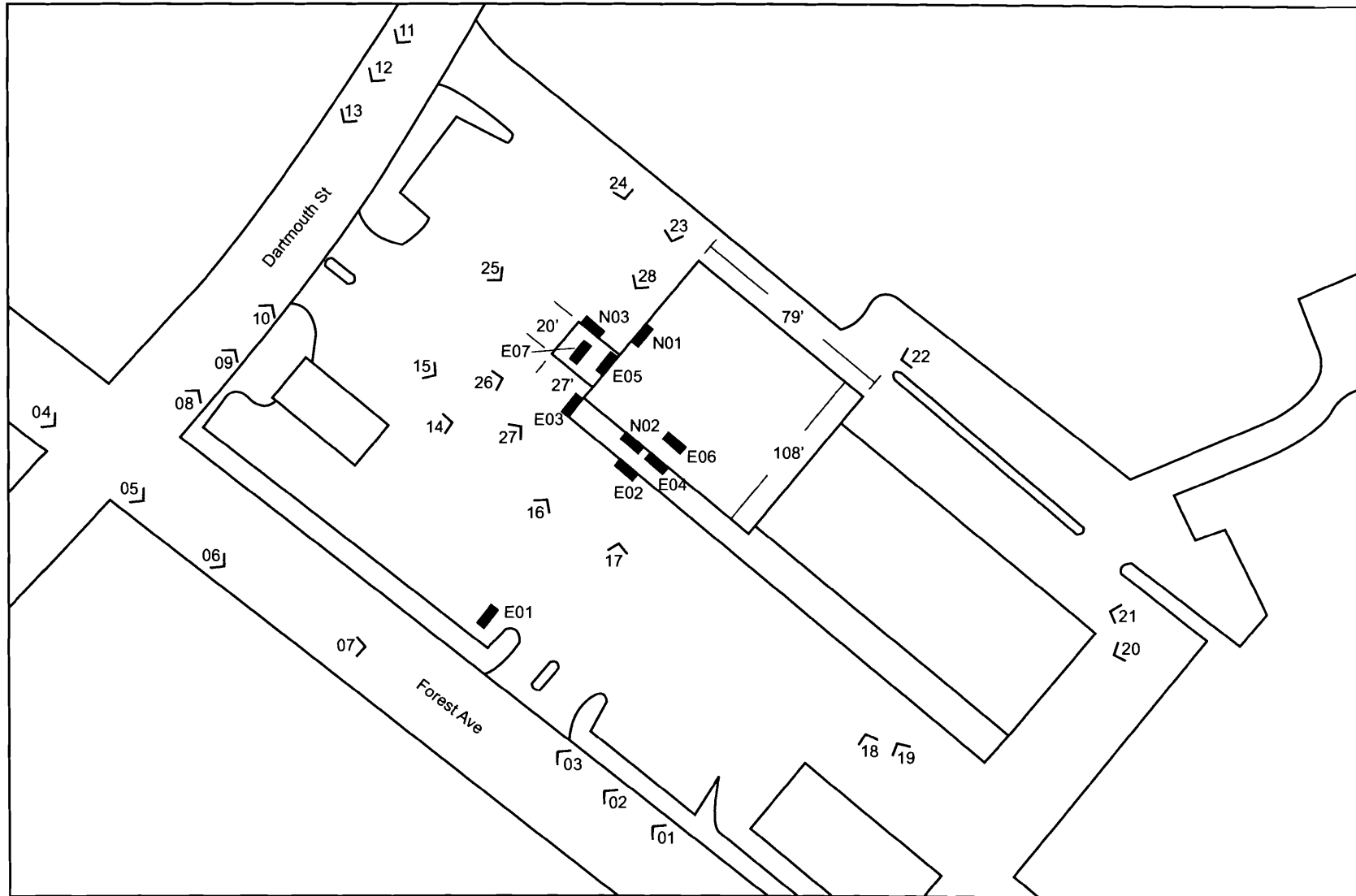
$$85.89 = 171.78$$

$$\underline{30}$$

$$201.78$$



Satellite Image



Road Frontage: N Elev: 0 S Elev: 547' E Elev: 0 W Elev: 294'

Notes: _____

Symbols
 E0# Existing Signage #
 N0# New Signage#
 01 Photo #



Original photograph



Composite photograph with proposed signage

E01 South West Freestanding

Existing Signage:

Face-Illuminated Multi-Tenant
 Overall: 5'-1/2" tall 6'-3/8" wide 12" deep
 Lighting: Fluorescent
 Transformers: TBD
 Electrical: 120V
 Main Cabinet:
 11 1/2" tall 5'-4" wide 1" deep
 Square Footage: 5.11 sq.ft.
 Face Material: Flat Acrylic

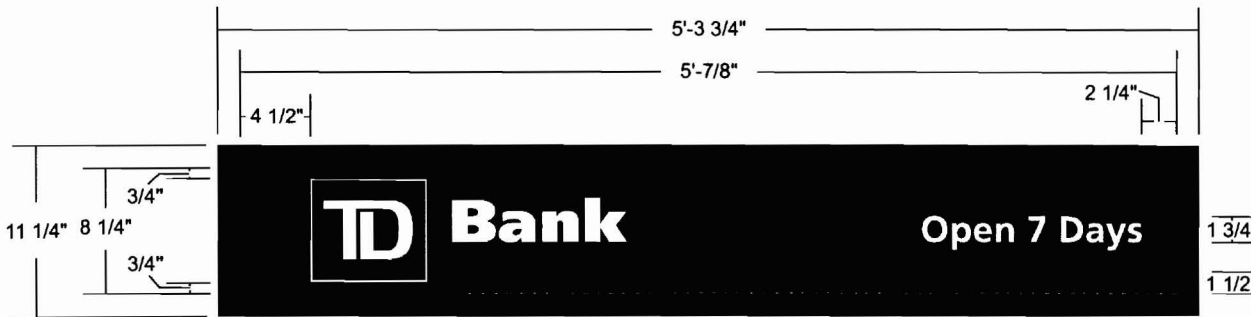
63.5 x 72.5 375

Existing Foundation:

Support Structure: Direct Burial
 Pole Qty.: 2
 Outer Diameter: 7" x 8"

Special Conditions

No special conditions.



FRONT VIEW

XCUS-T-HORIZ-RF-11.25hx63.75w

4.98 sq.ft.

3/16" thick SG 308 Lexan. White diffuser vinyl applied to entire 2nd surface.
 All other vinyl applied to 1st surface.
 White vinyl underlayment applied to entire first surface.

*11.25 x 63.75 = 717.19 \$
 = 4.98 sq*



Original photograph



Composite photograph with proposed signage

E02 South Elevation

Existing Signage:

Face-Illuminated Wall Sign
 Overall: 2'-6 1/2" tall 18' wide 8 1/2" deep
 Square Footage: 45.75 sq.ft.
 Lighting: Fluorescent
 Transformers: TBD
 Electrical: 120V

Existing Fascia:

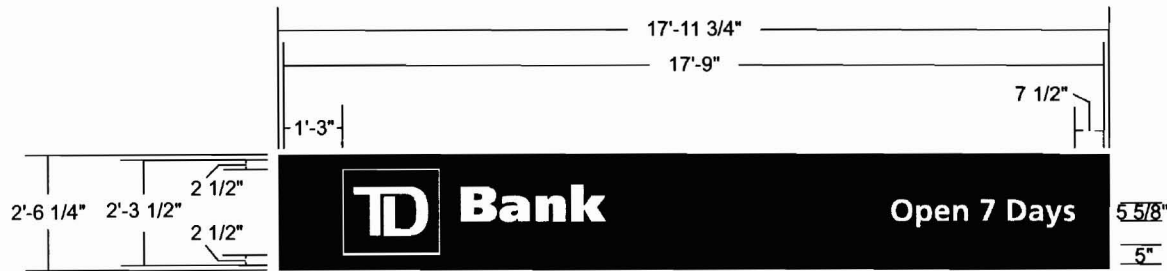
Material: Metal
 Condition: Good
 SW Fascia Color: SW6454

Fascia Restoration:

Standard

Special Conditions

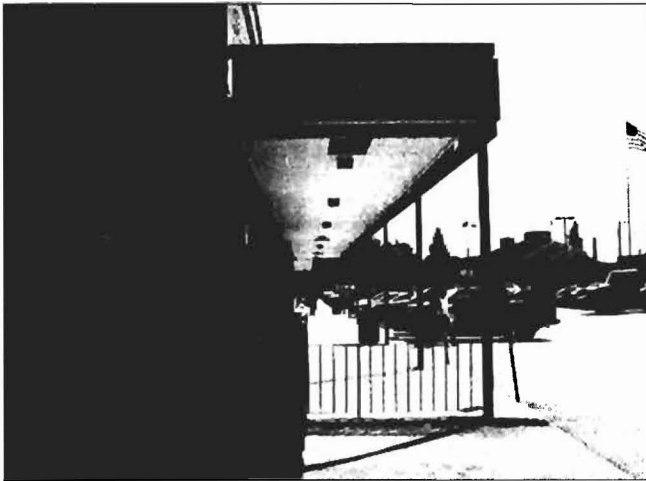
Painting required on red striping.



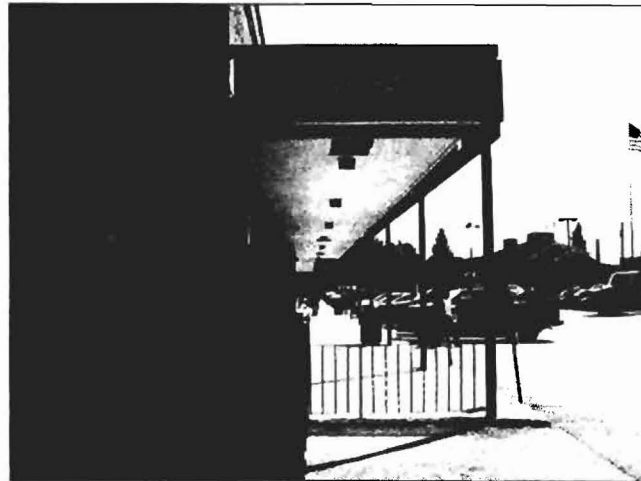
FRONT VIEW

XCUS-T-HORIZ-RF-30.25hx215.75w 45.32 sq.ft.
 3/16" thick SG 308 Lexan. White diffuser vinyl applied to entire 2nd surface.
 All other vinyl applied to 1st surface.
 White vinyl underlayment applied to entire first surface.

*215.75 x 30.25 = 6526.44\$
 = 45.32\$*



Original photograph



Composite photograph with proposed signage

E03 West Elevation

Existing Signage:

Face-Illuminated Wall Sign
 Overall: 2'-6" tall 10'-1" wide 8 1/2" deep
 Square Footage: 25.21 sq.ft.
 Lighting: Fluorescent
 Transformers: TBD
 Electrical: 120V

Existing Fascia:

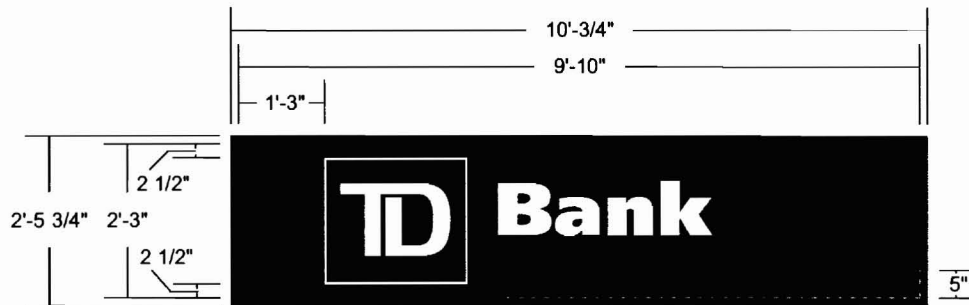
Material: Metal
 Condition: Good
 SW Fascia Color: SW6454

Fascia Restoration:

Standard

Special Conditions

Painting required on red striping.

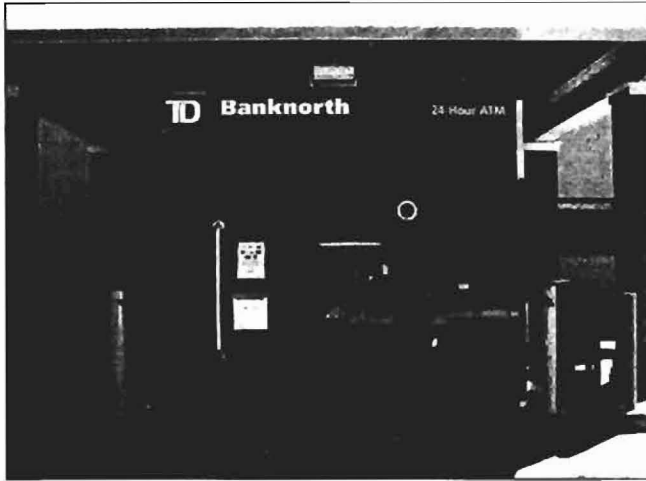


FRONT VIEW

XCUS-T-HORIZ-RF-29.75hX120.75w 24.95 sq.ft.

3/16" thick SG 308 Lexan. White diffuser vinyl applied to entire 2nd surface.
 All other vinyl applied to 1st surface.
 White vinyl underlayment applied to entire first surface.

Handwritten notes:
 29.75
 $120.75 \times 17.75 = 2143.31$
 3350.11
 $2148 = 23.24$
 24.95



Original photograph

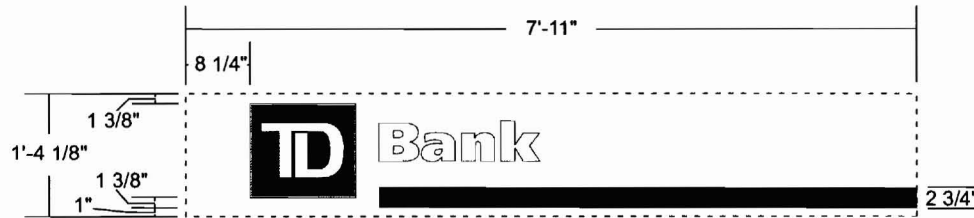


Composite photograph with proposed signage

E07 North West Freestanding

Existing Signage:
 Non-Illuminated ATM
 Overall: 1'-4 1/8" tall 7'-11" wide
 Lighting: N/A
 Transformers: N/A
 Electrical: N/A

Special Conditions
 Painting may be required due to ghosting.



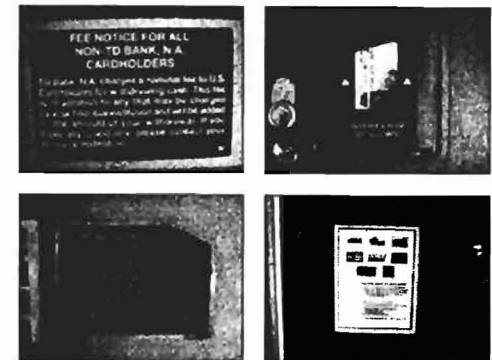
FRONT VIEW

XCUS-T-ATM-VINYL-16.125hx95w

10.64 Sq. Ft.

Vinyl applied to first surface.

Card and fee notice graphics to be changed out by vinyl vendor





Original photograph



Composite photograph with proposed signage

N/A

E02 South Elevation

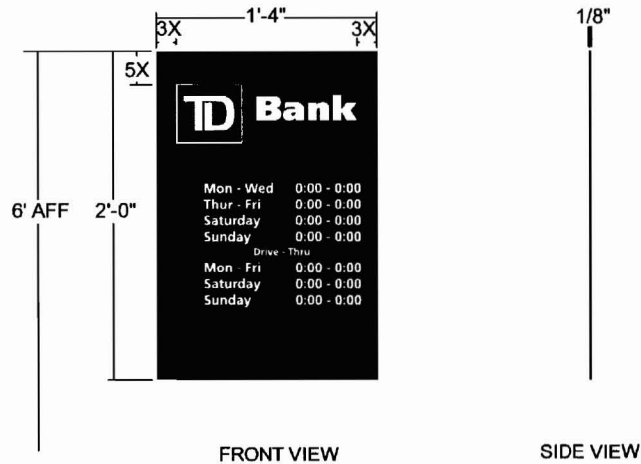
Existing Signage:
 Face-Illuminated Wall Sign
 Overall: 2'-6 1/2" tall 18' wide 8 1/2" deep
 Square Footage: 45.75 sq.ft.
 Lighting: Fluorescent
 Transformers: TBD
 Electrical: 120V

Existing Fascia:
 Material: Metal
 Condition: Good
 SW Fascia Color: SW6454

Fascia Restoration:
 Standard

Special Conditions

No special conditions.



T-SH-DT

2.66 sq.ft.

.125" Aluminum panel to be Painted to Matthews Pantone match 5535 "Forest Green" with Opaque 7725-196 3M Scotchcal Apple Green and Opaque 7725-10 3M Scotchcal White Vinyl graphics applied to 1st surface.



Original photograph



Composite photograph with proposed signage

N03 North West Elevation

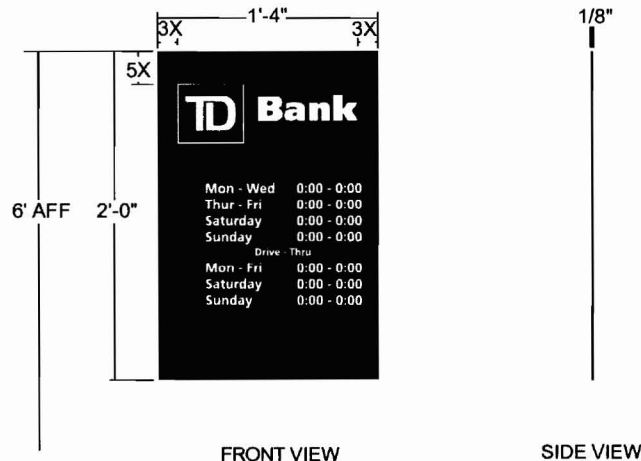
No Existing Signage

Existing Fascia:

Fascia Material: Red Brick

Special Conditions

No special conditions.



T-SH-DT

2.66 sq.ft.

.125" Aluminum panel to be Painted to Matthews Pantone match 5535
 "Forest Green" with Opaque 7725-196 3M Scotchcal Apple Green and
 Opaque 7725-10 3M Scotchcal White Vinyl graphics applied to 1st surface.