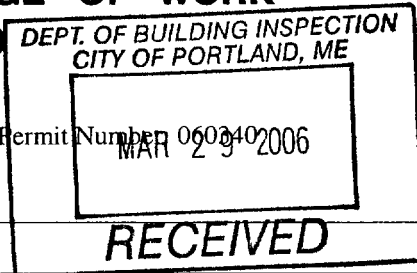


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

This is to certify that WILLIAM C ROWELL FAMILY LIMITED PARTNERSHIP

has permission to Install a 59 sf sign on bldg

AT 309 FOREST AVE

112 F004001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure before this building or part thereof is altered 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

Jeanine Bourke 3/29/06
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: 06-0340	Issue Date: DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME MAR 29 2006	Permit No: F004001
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Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone: 207-799-1183
Business Name:	Contractor Name: Burr Signs	Contractor Address: 59 DownEast Drive Yarmouth	Phone: 207-799-1183
Tenant/Buyer's Name:	Phone:	Permit Type: Signs - Permanent	Zone: E-2
Past Use: Commercial	Proposed Use: Commercial install a 70 sf sign on bldg	Permit Fee: \$148.00	Cost of Work: \$148.00
Proposed Project Description: Install a 50 sf sign on bldg		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type: Sign IBL-2003 Signature: AMB 3/29/06
		Signature: <input type="checkbox"/>	

Permit Taken By: dmartin	Date Applied For: 03/14/2006	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 information may invalidate a building permit and stop all work..</p>	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"/> Date: 3/2/06 AMB	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: AMB	

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0340	Date Applied For: 03/14/2006	CBL: 112 F004001
------------------------------	--	----------------------------

Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone:
Business Name:	Contractor Name: Burr Signs	Contractor Address: 59 DownEast Drive Yarmouth	Phone (207) 799-1183
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial install a 59 sf sign on bldg	Install a 59 sf sign on bldg
---	------------------------------

Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 03/14/2006
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/29/2006
Note: **Ok to Issue:**

1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0246	Date Applied For: 02/16/2006	CBL: 176 H011001
------------------------------	--	----------------------------

Location of Construction: 302 STEVENS AVE	Owner Name: PORTLAND SOC OF THE NEW J	Owner Address: 302 STEVENS AVE	Phone:
Business Name:	Contractor Name: Built To Last	Contractor Address: 212 West Valentine Street Westbrook	Phone (207) 831-6855
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial 2nd emergency door w/ deck and stairs to create an egress	Proposed Project Description: 2nd emergency door w/ deck and stairs to create and egress
--	--

~~Dept: Zoning Status: Approved with Conditions~~ **Reviewer:** Ann Machado **Approval Date:** 02/27/2006

Note: Site plan was not to scale, but since they own the lot next door it would not violate side setback or lot coverage. **Ok to Issue:**

1) 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:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 03/06/2006 **Ok to Issue:**

Comments:
3/10/2006-mjn: Left a message with the applicant re Guards don't meet code and the need for additional details.



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>299 Forest Avenue, Portland, Maine, 04101</u>		
Total Square Footage of Proposed Structure <u>16,778 +/- SF</u>	Square Footage of Lot <u>0.513 +/- acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>112</u> Block# <u>F</u> Lot#	Owner: <u>William C. Rowell Family Limited Partnership</u>	Telephone: <u>772-3033</u>
Lessee/Buyer's Name (If Applicable) <u>Cardente Real Estate LLC</u>	Applicant name, address & telephone: <u>Cardente Real Estate Matthew Cardente 34 Diamond St Portland, ME 04101 207-775-7363</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 <u>39 SF</u> For I.D. signage= Total Fee: \$ <u>176.66</u> Awning Fee= cost of work Total Fee: \$ <u>148</u>
Who should we contact when the permit is ready: <u>Matt Cardente</u> phone: <u>207-775-7363</u>		
Tenant/allocated building space frontage (feet): Length: <u>75'</u> (total building length) Height: <u>14'</u>		
Lot Frontage (feet) <u>175</u> Single Tenant or Multi Tenant Lot <u>MULTITENANT</u>		
Current Specific use: <u>VACANT</u>		
If vacant, what was prior use: <u>garage company (The Sweeney)</u>		
Proposed Use: <u>Real Estate Office</u>		
Information on proposed sign(s):		
Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: ___		
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: <u>35" x 120"</u> (58.33 +/- square feet)		
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):		
Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: ___		
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: <u>16 +/-</u>		
Awning? Yes ___ No <input checked="" type="checkbox"/> Dimensions: ___		
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 are also required		

229

2911 #

Contractor Sign:
Yarmouth Signs
846-0473

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: <u>Matthew Cardente</u>	Date: <u>2/7/06</u>
---	---------------------

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

1 permit

15 ft x tenant frontage

35" x 120" = 4200 sq" = 29.16 #

OK

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.

N/A CERIFICATE OF OCCUPAMCES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

3/29/06
Date

Donna Martin Admin
Signature of Inspections Official

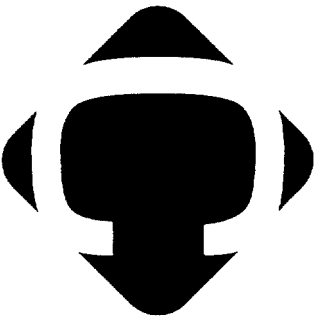
3 29 06
Date

CBL: 112 Footy

Building Permit #: 06 0340

120'

35"



GARDEENTE
REAL ESTATE
Commercial / Investment Brokerage



PO Box 346
Yarmouth, Me 04096
207.846.0473
copyright 2004

DATE: _____
CUSTOMER: _____
APPROVED _____

DRAWING n°
1.

Specifications on Signage Installation

Matthew Cardente

From: Chris Bourgeois [chris@yarmouthsigns.com]
Sent: Thursday, February 09, 2006 12:24 PM
To: 'Matthew Cardente'
Subject: Description

Masonry anchors / aka lock bolt, manufacture is power fasteners Total number of fasteners x6 / 3 top and 3 bottom, 5/16 diameter x 2-1/2" long with stainless washers and nuts.

Chris Bourgeois
P:207.846.0473
<http://www.yarmouthsigns.com>



February 6, 2006
122 Codman Street
Portland, Maine 04103
Tel. (207) 772-3033
E-mail mrowell@maine-ri.com

Matthew Cardente
Cardente Realty
299 Forest Avenue
Portland, Maine 04101

Dear Sir:

You have our permission to erect signage at 299 Forest Avenue as we have discussed provided that it meets all rules and regulations of the City of Portland and is installed in a safe and professional manner.

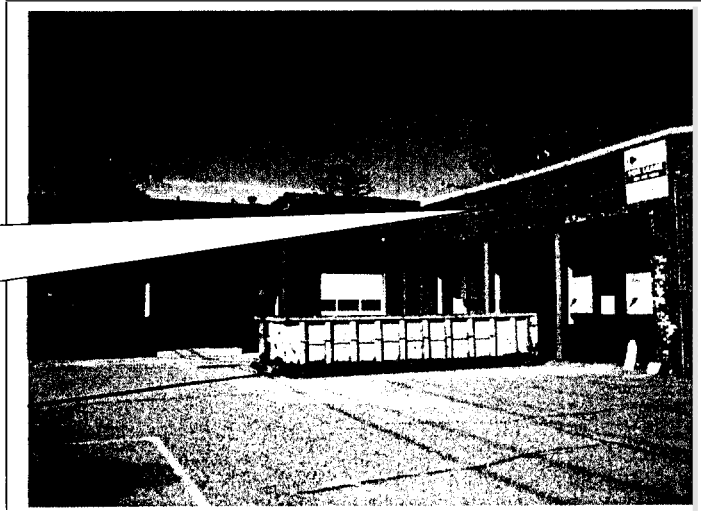
We hope that you will have every success and great prosperity at this new location

Sincerely,

A handwritten signature in black ink that reads "Michael E. Rowell". The signature is written in a cursive style with a large, prominent "M" and "R".

Michael E. Rowell for
The William C. Rowell Family
Limited Partnership

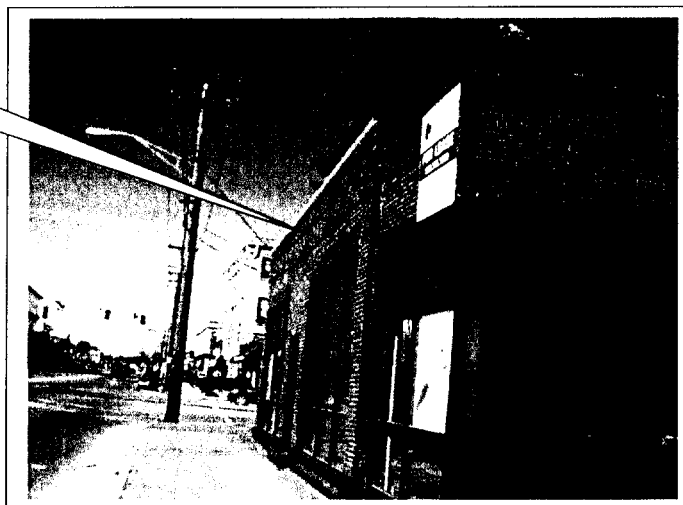
Former location of Signery Sign. New location of Cardente Real Estate sign. Former sign was 4' X 16', new sign is 35" X 120"



Former Location of Downeast Rug sign. Bradford's Sign is going up in this location soon.



Former Location of Signery Sign



299 Forest Avenue Signage



Former sign and location of proposed sign.

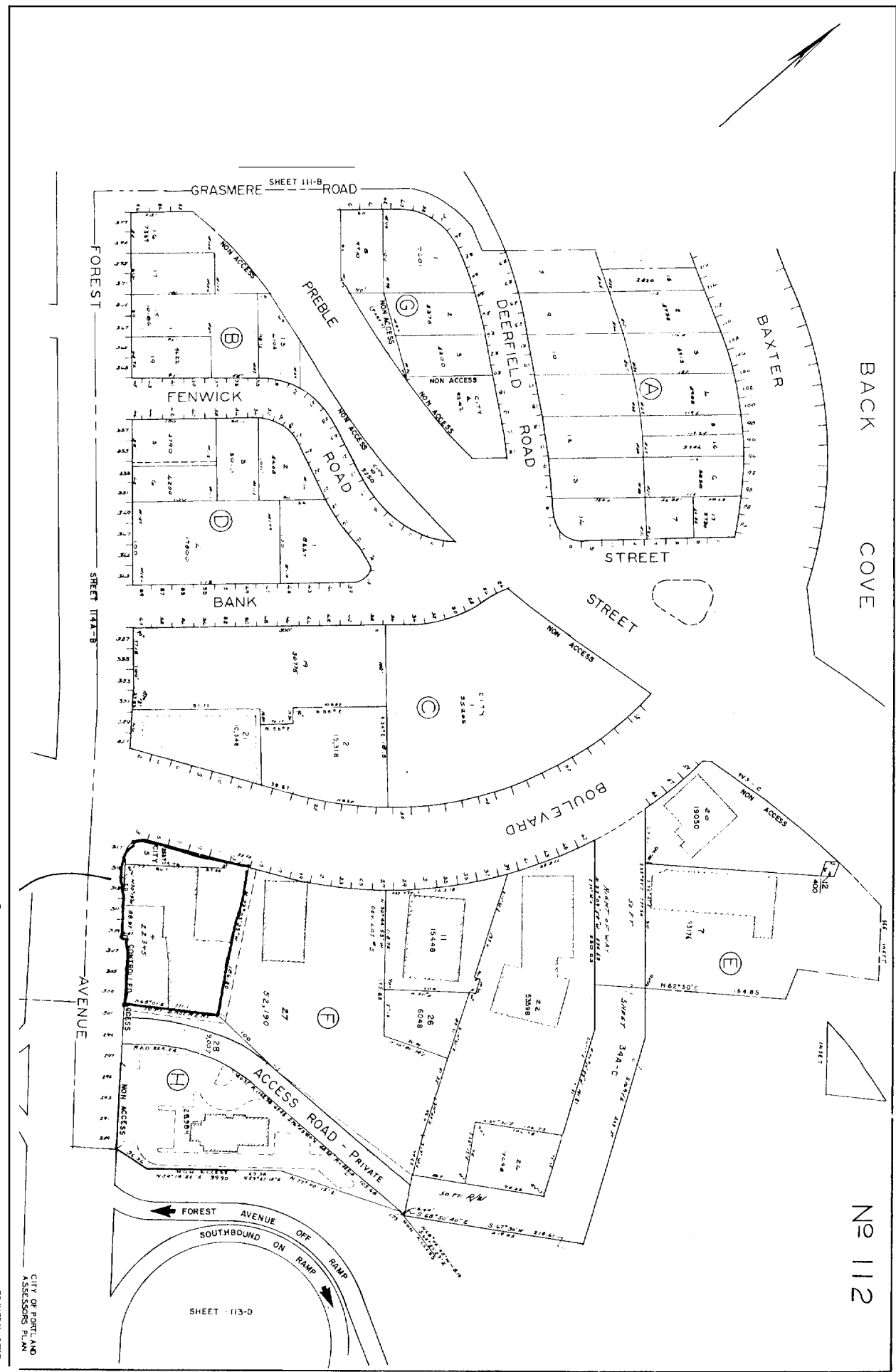
299 Forest Avenue – Signage Request

The proposed sign will be 35” X 120” and will be located approximately 12 feet above the main entrance of the demised premises. The sign will be installed using concrete/brick fasteners bolted through steel bars mounted to the back of the sign. The bolts will be drilled into the brick so that as they are tightened they will expand into the brick providing exceptional holding power. The sign company performing this work is Yarmouth Signs located at 27 Lafayette Street in Yarmouth, Maine. The owner of the sign company is Chris Bourgeois and he can be reached at 207-846-0437.



BACK COVE

NO 112



PROPERTY

CITY OF PORTLAND
ASSESSORS PLAN
NO. 112-0-5-7-B



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each **item** as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of **final** inspection.
- Pre-application questionnaire completed and attached.

- Photos of existing signage *whole Building -*
- Details for sign fastening, attachment or mounting in the ground.

There are none. Bradford's has ordered signage (applied) & is moving in. The signage has moved out & has taken down their signs.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

I have indicated the sign setback and approximate dimensions of our unit. I have also shown the curb cuts

BACK COVE

BAXTER STREET

DEERFIELD ROAD

FENWICK ROAD

STREET

NON ACCESS

BOULEVARD

CITY 1 05206

FENWICK ROAD

BANK STREET

SEE INSET

INSET

NON ACCESS

SHEET 34A-C

RIGHT OF WAY 22'00" W 120'00" E 280'00" S

CITY 1 05206

2 15,318

21 10,148

demised premises (65'x34') (F)

27 52,190

28 9,007

CONTROLLED ACCESS

ACCESS

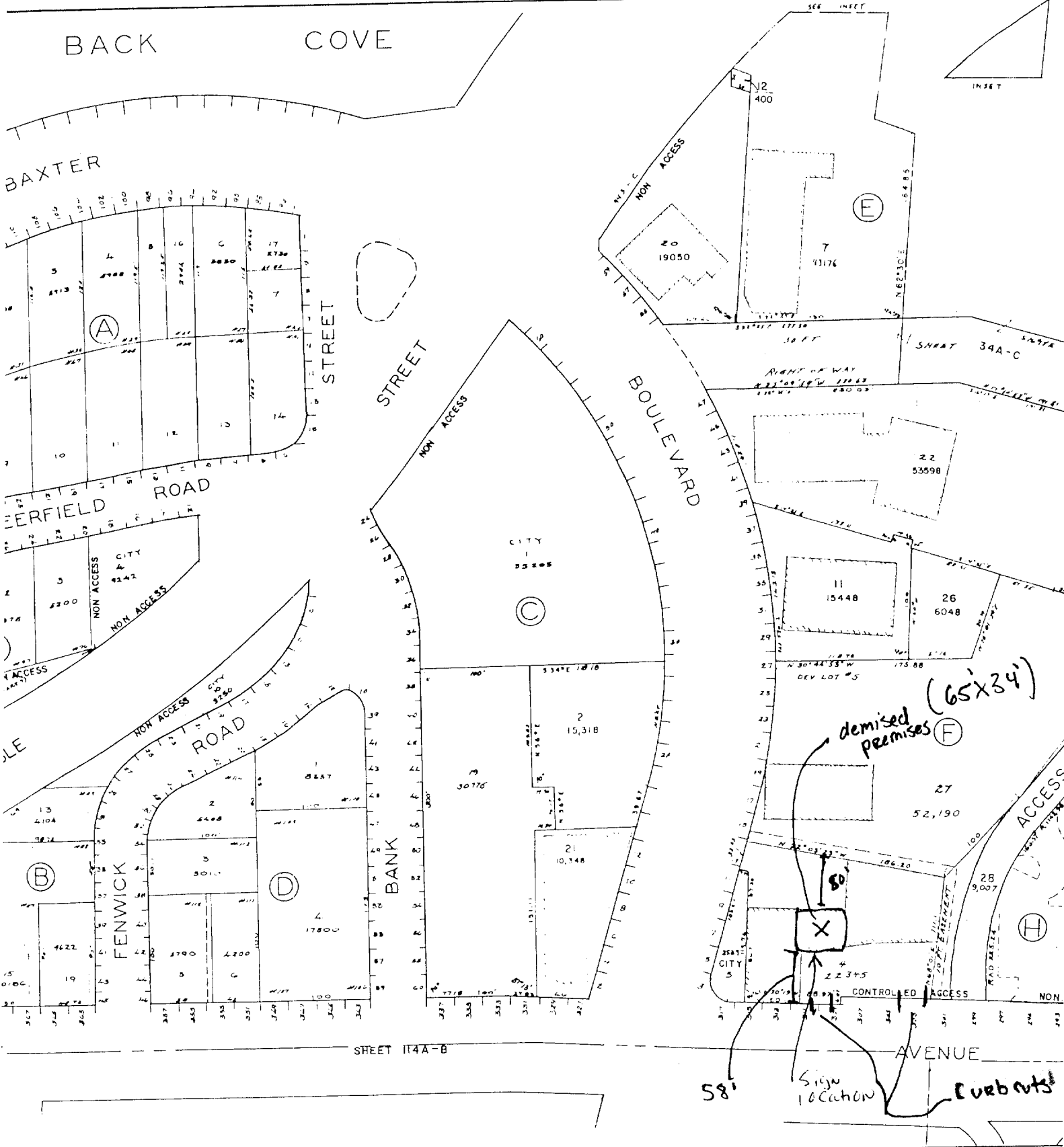
SHEET 114A-B

AVENUE

58'

Sign location

curb cuts



ACORD CERTIFICATE OF LIABILITY INSURANCE		CARD-3D	DATE (MM/DD/YYYY) 03/09/06
PRODUCER TD Banknorth Ins Agcy Inc (SP) P.O. Box 406 Portland ME 04112-0406 Phone: 207-239-3500 Fax: 207-775-0339		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Cardente Real Estate LLC Matthew Cardente 299 Forest Ave. Portland ME 04104		INSURERS AFFORDING COVERAGE INSURER A: ONEBEACON INSURANCE GROUP INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____	NAIC # 18458

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 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. 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	FM1U19657	02/10/06	02/10/07	EACH OCCURRENCE	\$ 2,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
		CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADY INJURY	\$ 2,000,000
		POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/>				GENERAL AGGREGATE	\$ 4,000,000
						PRODUCTS - COMPREH AGG	\$ 4,000,000
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	
		ANY AUTO				BODILY INJURY (Per person)	\$
		ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		HIRED AUTOS					
		NON-OWNED AUTOS					
		GARAGE LIABILITY				ALTO ONLY - EA ACCIDENT	\$
		ANY AUTO				OTHER THAN EA ACC	\$
						AGG	\$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
		OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/>				AGGREGATE	\$
		DEDUCTIBLE					\$
		RETENTION \$					\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				W C STATUTORY LIMITS	
		ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - CA EMPLOYEE	\$
						F.I. DISEASE - POLICY LIMIT	\$
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Certificate holder is named as additional insured as respects to general liability coverage.

CERTIFICATE HOLDER CITYPOR City of Portland 389 Congress Street Portland ME 04101	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 TD Banknorth Ins. Agency, Inc
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