

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0528	Issue Date: PERMIT ISSUED	CBL: 189 4031001
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Location of Construction: 50 Sewall St	Owner Name: Olympia Equity Investors Ii Llc
Business Name: NeoKraft Signs	Contractor Name: NeoKraft Signs
Lessee/Buyer's Name	Phone:
Past Use: Commercial / office building (permit number 05-0711)	Proposed Use: Commercial install 2 freestanding and 1 bldg sign (building address)

Owner Address: 280 Fore St Ste 202	Contractor Address: 686 Main St. Lewiston	Phone: 2077820654
Permit Type: Signs - Permanent		Zone: C39

Permit Fee: \$234.00	Cost of Work: \$204.00	CEO District: 3	(B2 underlyng)
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FIRE DEPT: <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>
Signature:	Signature:

Proposed Project Description:
install one freestanding sign for 50 Sewall St., one incidental freestanding sign for the Doubletree Hotel and one building address sign on the building.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 04/19/2006	Zoning Approval	
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<p>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>Building permits do not include plumbing, septic or electrical work.</p> <p>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>	<p>Special Zone or Reviews</p> <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>or w/condition</i> Date: <i>5/9/06</i> <i>ABW</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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 <i>ABW</i> Date:
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 060528

CITY OF PORTLAND

This is to certify that Olympia Equity Investors LLC / NeoKraft Signs has permission to install one freestanding sign 50 Sewall St., one incidental freestanding sign for the Doubletree Hotel and one b AT 50 Sewall St 189 A031001

provided that the person or persons, firm or corporation accepting 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 is procured 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

Handwritten signature and date 5/12/06

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0528	Date Applied For: 0411912006	CBL: 189 A031001
Location of Construction: 50 Sewall St	Owner Name: Olympia Equity Investors Ii Llc	Owner Address: 280 Fore St Ste 202
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent
Proposed Use: Commercial install 2 freestanding and 1 bldg sign (building address)	Proposed Project Description: install one freestanding sign for 50 Sewall St., one incidental frestanding sign for the Doubletre Hotel and one building address sign on the building.	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/09/2006**Note:** **Ok to Issue:**

- 1) The permit for the freestanding sign at 50 Sewall Street includes the individual tenant signs that will be added as tenants occupy the building; separate permits will not be needed for each tenant panel in the freestanding sign.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 0511212006**Note:** **Ok to Issue:**

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

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

SIGNAGE APPLICATION

THIS IS NOT A PERMIT
CONSTRUCTION CANNOT NOT COMMENCE UNTIL THE PERMIT IS ISSUED

In the interest of processing your application in the quickest possible manner, please complete the Information below Building or Use Permit.

If you or the property owner owes real estate or personal property taxes or user charge on any property within the City, payment arrangements must be made before permits any kind are accepted.

Location/Address of Construction: 50 Sewall Street / 1230 Congress St.

Total Square Footage of Proposed Structures:			Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number <u>180</u> Chart#			Owner: <u>Olympia Equity Investors, Inc.</u>	
<u>A</u> Block#			Telephone #: <u>207-874-9WU</u>	
<u>031</u> Lot#				

<u>N/A</u>		s.f. of signs <u>92</u> x <u>200</u> \$ <u>184</u> , plus \$30.00 <u>\$214.00</u>
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Current use: Business Offices Proposed use: Business Offices

Project description: Installing (1) 4'-0" x 1'-9" non-lit directional sign, (1) 17'-0" x 10'-0" lit tenant identification sign, (1) set of 12-6" x 12-7 1/2" non-lit building letters.

Applicant's Name, Address & Telephone: Olympia Equity Investors, Inc.
280 Fore St., Suite 202 (207) 874-9990
Portland, ME 04101

Contractor's Name, Address & Telephone: Neokraft Signs, Inc.
686 Main St. (207) 782-9654
Lewiston, ME 04240

Who shall we contact when the permit is ready: Shane Moffett
Telephone: (207) 782-9654

If you would like it mailed, what mailing address should we use: Neokraft Signs, Inc.
686 Main St.
Lewiston, ME 04240

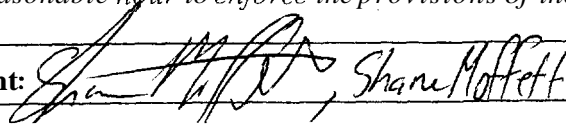
THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE
PERMIT IS ISSUED

If **the property** is located in a HISTORIC DISTRICT, a separate sketch is required indicating design, dimensions, **construction** materials and source of illumination if any. A photograph of the building façade should be submitted, showing where **each sign** is to be installed.

Certification

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:

 Shane Moffett

Date: 4-12-06

Sign Permit Fee: \$30.00 plus \$2.00 per square foot.

A building permit is also required for any awning based on cost of work-\$30.00 for the first \$1,000.00 and \$6.00 for each additional \$1,000.00

**BY FILLING OUT THIS APPLICATION IS DOES NOT MEET THAT
YOU WILL BE APPROVED FOR THE AMOUNT OF SIGNAGE YOU
ARE APPLYING FOR**

**IT IS SUGGESTED THAT YOU DO NOT ORDER ANY SIGNAGE UNTIL
YOU HAVE RECEIVED YOUR SIGN PERMIT THAT HAS BEEN
SIGNED BY THE BUILDING, ZONING AND POSSIBLE HISTORICAL
OFFICIALS OF THIS OFFICE**

STGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 50 Sewall Street ZONE: _____

OWNER: Olympia Equity Investors, Inc.

APPLICANT: Olympia Equity Investors, Inc.

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO

MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO

DIMENSIONS 4'-0" x 1'-9" HEIGHT 4'-0"

MORE THAN ONE SIGN? YES NO

DIMENSIONS 7'-0" x 10'-0" HEIGHT 7'-8"

SIGN ATTACHED TO BLDG.? YES NO

DIMENSIONS 1'-6" x 12'-7 1/2"

MORE THAN ONE SIGN? YES NO

DIMENSIONS _____

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

- //A -

Double tree sign
address - not want as building sign

*** TENANT BLDG. FRONTAGE (IN FEET): - see plot plan -
*** REQUIRED INFORMATION

AREA FOR COMPUTATION

B2 freestanding
Size 100ft 18'
height - ~~front on 2 corners~~
1 + ^{one} 1/2 area of lot - about 20ft streets
vehicular entry point
back 5' from prop line

- 70ft
- 7'8"
- one on sewall st.
- 5' shown.

incidental/direction sign for double tree OK.

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature], Shane Moffett DATE: 4-12-06



Neokraft

Neokraft Signs Inc.
 686 Main Street
 Lewiston, Maine 04240
 Telephone: 207.782.9654
 Facsimile: 207.782.0009
 1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
 INSPECTIONS
 ATTENTION: MARGE SCHMUCKAL
 389 CONGRESS STREET
 PORTLAND, ME 04101

Date 04.12.2006

Job No. 5303
Re. 50 SEWALL STREET
 PERMIT

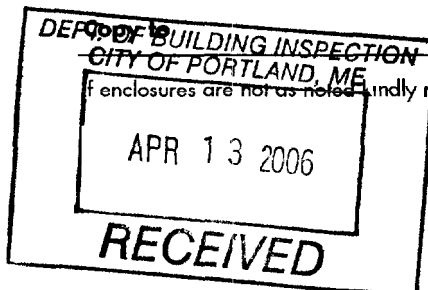
- Item**
- | | | |
|---|---|---|
| <input type="checkbox"/> Attached | <input type="checkbox"/> Hand Delivered | <input type="checkbox"/> Under separate cover |
| <input checked="" type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other |

Copies	Date	No.	Description
1 set	04.12.2006	5303	(1) COMPLETED SIGN PERMIT AND ELECTRICAL PERMIT APPLICATION, INSURANCE CERTIFICATE, PLANNING BOARD APPROVAL LETTER, DRAWINGS, AND CHECK NUMBER 8056 IN THE AMOUNT OF \$249.00 TO OBTAIN PERMITS FOR 50 SEWALL STREET.

- Purpose**
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Revise and resubmit | <input type="checkbox"/> Other |

Remarks Please review the enclosed sign and electrical permit applications and if approved please call me so I can arrange to have these permits picked up. If you have any questions feel free to call me anytime.

From SHANE MOFFETT





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

February 7, 2006

Planning Division

Alexander Jaegerman, Director

Mr. Tim Levine
Olympia Equity Investors, LLC
280 Fore Street, STE 202
Portland, ME 04101

RE. Coordinated Site Plan applications, OEI I, II, III, and XIII, Co-Applicants
Wayfinding Condition Compliance

CBLs: 189A03I, 189A014, 189A013, 189A010 Former DOT Land not yet mapped by Assessor

~~Dear~~ Mr. Levine:

Thank you for your recent submission on signage and wayfinding as prepared by NeoKraft Signs. The submission meets the conditions of site plan approval which state:

- i. **Any** future commercial signage on the Congress Street **right of** way shall conform to the standards of the site plan ordinance **and** shall be subject **to** final review and approval **by** the Planning Authority.
- ii. **Any** future architectural or free-standing signage associated with the proposed medical office building shall conform to the standards of the site plan ordinance and shall be subject to final review **and** approval by the Planning Authority.

By meeting these conditions, you are now encouraged to apply for a signage permit with the Inspections Services Division.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Ethan Boxer-Macomber, HCD
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division

Client#: 34527

OLYMEQ

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/11/2006

PRODUCER
Frank Crystal & Co. of OR, Inc
Congress Center
1001 SW 5th Ave., Suite 200
Portland, OR 97204

INSURED
The Olympia Companies
280 Fore Street, Suite 202
Portland, ME 04101

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.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A: Fireman's Fund Insurance Co.		21873
INSURER B: Great American Ins. Co.		16691
INSURER C: Maine Employer's Mutual Ins		11149
INSURER D:		

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 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 ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>	MZX80848965	10/01/05	10/01/06	EACH OCCURRENCE	\$1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
						MED EXP (Any one person)	\$5,000
						PERSONAL & ADV INJURY	\$1,000,000
						GENERAL AGGREGATE	\$2,000,000
						PRODUCTS* COMP/OP AGG	\$2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/>					
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> \$1,000 Comp Ded <input checked="" type="checkbox"/> \$1,000 Coll Ded	MZX80848965	10/01/05	10/01/06	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
B		EXCESS UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10,000	TUU5232063	10/01/05	10/01/06	EACH OCCURRENCE	\$10,000,000
						AGGREGATE	\$10,000,000
							\$
							\$
C		WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	1810065686	09/01/05	09/01/06	WC STATUTORY LIMITS	
						OTH-ER	
						EL EACH ACCIDENT	\$500,000
						EL DISEASE - EA EMPLOYEE	\$500,000
						EL DISEASE - POLICY LIMIT	\$500,000
A		OTHER Liquor Liab	MZX80848965	10/01/05	10/01/06	\$2,000,000 Aggregate	\$1,000,000 Occurrence

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS A WE D BY ENDORSEMENT / SPECIAL PROVISIONS

Evidence of coverage only as respects Workers Compensation.
 Named Insured **Includes** Olympia Hotel Management, Olympia Development and Erin, Inc.
 Certificate Holder is Additional Insured as respect **OEI II**, 50 Sewall St., Bangor ME 04401.

City of Portland Dept of
 Planning and Urban Development
 389 Congress St. 4th Floor
 Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 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

Rob Johns

RECEIVED 3