

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1042	Issue Date: OCT 18 2002	CBL: 263A A001001
-----------------------	----------------------------	----------------------

Location of Construction: 1032 Brighton Ave	Owner Name: Heritage Spe Llc	Owner Address: 535 Boylston St CITY OF PORTLAND	Phone: 17-247-2200
Business Name:	Contractor Name: Burr Signs <i>Randy</i>	Contractor Address: 10 Buttonwood St. So. Portland	Phone: 2077991183
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Key Bank	Proposed Use: Key Bank	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
-----------------------	---------------------------	------------------------	--------------------------	--------------------

Proposed Project Description: Erect 3 Permanent Roof & Wall Signs / 12'7" x 3'6" / 17'1" x 2' and a 4' x 12' <i>3.25' x 11.66' (revised)</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>sign</i> <i>BOCA 1449</i>
	Signature:	Signature: <i>JMB 10/17/02</i>

Permit Taken By: gad	Date Applied For: 09/12/2002	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

<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"/> <input type="checkbox"/> Denied <i>of per revised plans</i> Date: <i>10/15/02</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: <i>10/15/02</i>	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>S</i>
---	--	---	---

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

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021042

This is to certify that Heritage Spe Llc /Burr Signs

has permission to Erect 3 Permanent Roof & Wall Signs/1' x 3'6" 7'1" x 2' 4' x 12'

AT 1032 Brighton Ave L 263A A001001

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 work on permit must be completed before this building or part thereof is occupied or enclosed-in. **HEAVY 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

PERMIT ISSUED

OCT 18 2002

Department Name

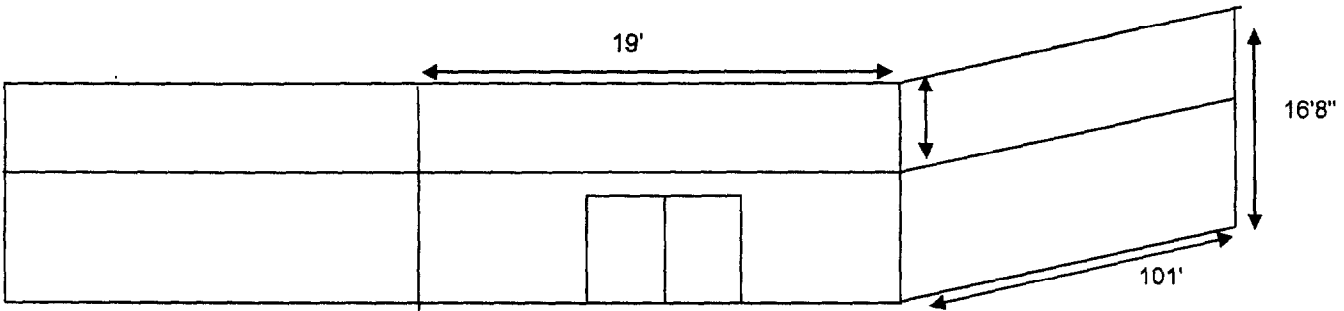
CITY OF PORTLAND

Jennie Boute 10/17/02
Director - Building & Inspection Services

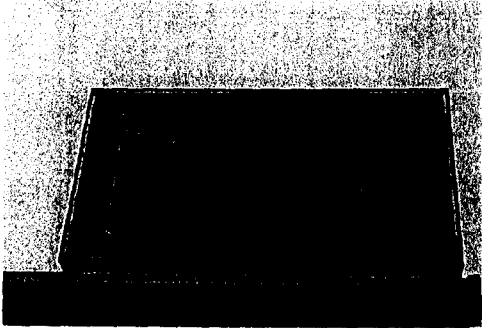
PENALTY FOR REMOVING THIS CARD

Site#: **Key-37**
 Pine Tree
 1106 Brighton Avenue
 Portland, Maine

Key Bank
 Brilliant Sign



E01



EXISTING

Cabinets

5x8'2 1/4"x6"	Size (HxWxD)	3x5'1 1/4"x8 1/4"
4'9"x7'11 1/2"	Visible Opening	2'9"x4'10 1/2"
1 1/2"	Face Retainer	1 1/2"
NA	Wall Area (HxW)	16x15'
Plex	Face Material	Plex
Vinyl	Letter Material	Vinyl
Single Face	SF or DF	Single Face
NA	Bldg Fascia Matl	Brick
Internal	Illuminated	Internal
NA	Overall Height	NA

E02



EXISTING

*5 x 8.25 = 41.25 # exist
 3.25 x 11.66 = 37.895 # New*

*all less in size per above
 plans received
 10/15/02*

Letters

_____	Size (HxW)	_____
_____	Wall Area (HxW)	_____
_____	Letter Type	_____
_____	Letter Material	_____
_____	Illuminated	_____
_____	Raceway Color	_____
_____	Mount	_____
_____	Bldg Fascia Matl	_____
_____	Sign OAH	_____

Letters

_____	Size (HxW)	_____
_____	Wall Area (HxW)	_____
_____	Letter Type	_____
_____	Letter Material	_____
_____	Illuminated	_____
_____	Raceway Color	_____
_____	Mount	_____
_____	Bldg Fascia Matl	_____
_____	Sign OAH	_____

_____	Size (HxW)	_____
_____	Wall Area (HxW)	_____
_____	Letter Type	_____
_____	Letter Material	_____
_____	Illuminated	_____
_____	Raceway Color	_____
_____	Mount	_____
_____	Bldg Fascia Matl	_____
_____	Sign OAH	_____

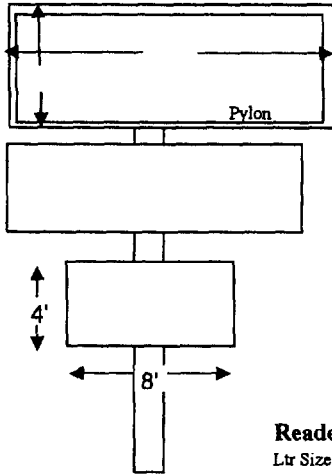
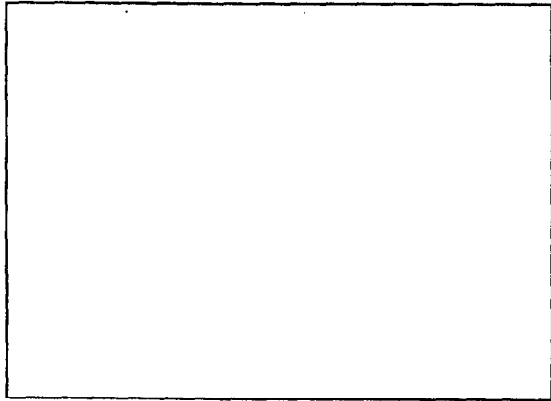
Letters

_____	Size (HxW)	_____
_____	Wall Area (HxW)	_____
_____	Letter Type	_____
_____	Letter Material	_____
_____	Illuminated	_____
_____	Raceway Color	_____
_____	Mount	_____
_____	Bldg Fascia Matl	_____
_____	Sign OAH	_____

Site#: **Key-37**
 Pine Tree
 1106 Brighton Avenue
 Portland, Maine

Key Bank
 Brilliant Sign

Pylon Sign:



- Cabinet Size: _____
- Visible Opening: _____
- Retainer Size: _____
- OAH: _____
- S. or D. Face: _____
- Cabinet Depth: _____
- # of Poles: _____
- Pole Diameter: _____
- Face Material: _____
- Embossed?: _____
- Pan Faced?: _____
- Illuminated: _____
- Letter Type: _____
- Corner Radius: _____

Notes: _____

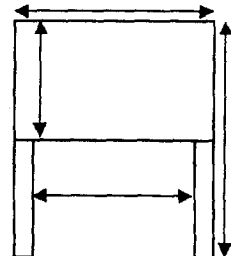
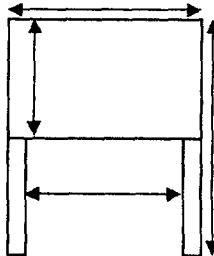
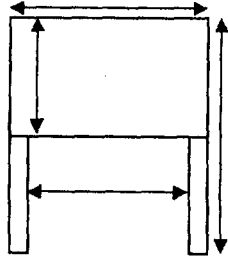
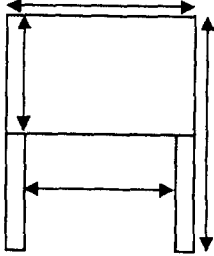
Reader Board:

- Ltr Size: _____ Cab. Size: _____
- # Tracks: _____ Retainer: _____
- Pan Faced: _____

E05



EXISTING



- Sign #: _____
- Size(HxW): _____ D.: _____
- Retainer: _____
- Face Mat.: _____
- Ltr. Mat.: _____
- # of Poles: _____
- Pole Dia.: _____
- SF or DF: _____

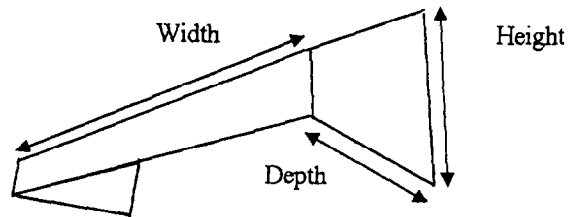
- Sign #: _____
- Size(HxW): _____ D.: _____
- Retainer: _____
- Face Mat.: _____
- Ltr. Mat.: _____
- # of Poles: _____
- Pole Dia.: _____
- SF or DF: _____

- Sign #: _____
- Size(HxW): _____ D.: _____
- Retainer: _____
- Face Mat.: _____
- Ltr. Mat.: _____
- # of Poles: _____
- Pole Dia.: _____
- SF or DF: _____

- Sign #: _____
- Size(HxW): _____ D.: _____
- Retainer: _____
- Face Mat.: _____
- Ltr. Mat.: _____
- # of Poles: _____
- Pole Dia.: _____
- SF or DF: _____

Awnings: *

Sign #	Material	HxWxD	Illuminated
E05	Canopy	3'10"x12x4'	Yes



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1106 BRIGHTON AVE ZONE: B-2

OWNER: KEY BANK / HERITAGE PROPERTY

APPLICANT: BURR SIGNS

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS SEE ATTACHED

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:

SEE ATTACHED

*** TENANT BLDG. FRONTAGE (IN FEET): 20 21 x 1.5 = 31.5 # allowed

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

Existing sign over front is legally Nonconforming

OK existing 5 x 8.25 = 41.25 #

Proposed New dated 10/15/02 3.25 x 11.66 = 37.895 #

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] DATE: 09/13/02

02-1042

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 for a Building or Use Permit.

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: 1106 BRIGHTON AVE. 1032-1050 Brighton

Total Square Footage of Proposed Structure 126.5 Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number	Owner: <u>HERITAGE PROPERTY INVESTMENT TRUST, INC</u>	Telephone #: <u>617-247-2200</u>
Chart# <u>203A</u> Block# <u>A</u> Lot# <u>009</u>		

Lessee/Buyer's Name (If Applicable) <u>KEY BANK</u>	Owner's/Purchaser/Lessee Address: <u>1106 BRIGHTON AVE. PORTLAND, ME 04102</u>	Total s.f of signs <u>126.5</u> x \$1.00 <u>\$126.50</u> , plus \$30.00 <u>TOTAL \$156.50</u>
--	---	--

Current use: BANK Proposed use: BANK

Project description: REMOVE & REPLACE EXISTING SIGNAGE.
NO ADDITIONS

Applicants Name, Address & Telephone: Burr Signs
10 Buttonwood St.
So. Portland, ME 04106
799-1183

Contractor's Name, Address & Telephone: Burr Signs
10 Buttonwood St.
So. Portland, ME 04106
799-1183

Who shall we contact when the permit is ready: RAUDY
Telephone: 799-1183

If you would like it mailed, what mailing address should we use:

Rec'd By:

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 the 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: 	Date: 09/13/09
---	----------------

Sign Permit Fee: \$30.00 plus \$1.00 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

MARSH USA INC.		CERTIFICATE OF INSURANCE		CERTIFICATE NUMBER CLE-000743512-00	
PRODUCER MARSH USA INC. 216-837-1700 200 PUBLIC SQUARE SUITE 1100 CLEVELAND, OH 44114-1824		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE POLICY. THIS CERTIFICATE DOES NOT AFFECT, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED HEREIN.			
10853 - CERT-3-06/02		COMPANIES AFFORDING COVERAGE			
INSURED		COMPANY			
KEYCORP AND SUBSIDIARIES MAIL STOP OH-01-27-1311 KEY TOWER 13TH FLOOR 127 PUBLIC SQUARE CLEVELAND, OH 44114-1306		A OLD REPUBLIC INSURANCE CO			
		COMPANY			
		B AMERICAN GUARANTEE & LIABILITY INSURANCE CO.			
		COMPANY			
		C HARTFORD STEAM BOILER INSPECTION & INSURANCE CO.			
		COMPANY			
		D			
COVERAGES This certificate supersedes and replaces any previously issued certificate for the policy period noted below. THIS IS TO CERTIFY THAT POLICIES OF INSURANCE DESCRIBED HEREIN HAVE BEEN ISSUED TO THE INSURED NAMED HEREIN FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THE CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND EXCLUSIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
CO LTR	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 <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT	MWZY55527	06/30/02	06/30/03	GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/CP AGG \$ 5,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 2,500,000 FIRE DAMAGE (Any one fire) \$ 1,000,000 MED EXP (Any one person) \$ --- COMBINED SINGLE LIMIT \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	5 Pages TO Patty Molnar FR Cindy McGinty (216) 689-5370			BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
B	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input checked="" type="checkbox"/> OTHER THAN UMBRELLA FORM WORKERS COMPENSATION AND EMPLOYERS LIABILITY THE PROPRIETOR PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL		AUC4911704-00	06/30/02	06/30/03
B C	PROPERTY BOILER/MACHINERY	XPP354-0009 FBP8923889	06/30/02 08/30/02	06/30/03 06/30/03	\$85,000,000 ALL RISK/RC/AGRD \$77,500,000 COMB DIR/BUS INT
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS (LIMITS MAY BE SUBJECT TO DEDUCTIBLES OR RETENTIONS) CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED WITH REGARD TO THE NEW KEYBANK SIGNS BEING INSTALLED AT THE FOLLOWING LOCATIONS: 85 AUBURN STREET, PORTLAND, ME; 5 SHOP & SAVE DRIVE, PORTLAND, ME; AND 1106 BRIGHTON AVENUE, PORTLAND, ME.					
CERTIFICATE HOLDER CITY OF PORTLAND ATTN: MARGE SCHMUCKLE CODE ENFORCEMENT OFFICER 389 CONGRESS STREET PORTLAND, ME 04101			CANCELLATION SHOULD ANY OF THE POLICIES DESCRIBED HEREIN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF THE INSURER AFFORDING COVERAGE WILL ENDEAVOR TO MAIL _____ 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER AFFORDING COVERAGE, ITS AGENTS OR REPRESENTATIVES. MARSH USA INC. BY: Sandra L Ward <i>Sandra L Ward</i> MM1(9/99) VALID AS OF: 06/28/02		

HERITAGE PROPERTY

INVESTMENT TRUST, INC.

Corporate Office: 538 Boylston Street, Boston, Massachusetts 02116-3766
 Telephone: (617) 247-2200 • Fax: (617) 266-0885 • Legal Dept Fax: (617) 267-4557
 www.heritagerealty.com

September 11, 2002

Mary Ellen Waiter
 Trammel Crow Company
 2050 Ontario Street
 4th Floor
 Cleveland, Ohio 44115

RE: Signage / Key Bank
 Pinetree Shopping Center
 Portland, Maine

Dear Mary Ellen:

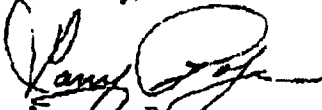
Heritage Property Investment Trust, Inc. is in receipt of a Trammel Crow Company letter dated August 28, 2002, requesting approval to install new signage at the above referenced location. Approval is being given the installation in accordance with the letter and plans dated June 24, 2002, prepared by Brilliant Electric Sign Co., Inc. subject to the terms of Key Bank's lease agreement and the following conditions:

- Tenant or its designated contractor must secure all permits where necessary.
- Compliance with all state and local codes and ordinances.
- A copy of the sign installer's certificate of insurance must be received in this office before work commences.
- Contractor must exercise extreme caution during installation and install barriers to secure the area from any possible accident or injury.
- All debris must be removed from site by Tenant or its designated contractor.
- All work to be done in a good workmanlike manner at tenant's sole cost and expense.
- Maintenance of the sign will be the sole responsibility of Key Bank.
- All licensed tradesmen must be used when necessary.
- Heritage Property Investment Trust, Inc. reserves the right to inspect all ongoing renovations.

- Contractor(s) must exercise extreme caution during installation of electrical lines to prevent damage or interruption of service to other tenants in the shopping center.
- Any cuts made to the canopy must be returned to a finished state.
- Any demising walls or roof parapets affected by this installation must be returned to their original state.
- After removing any equipment from the roof area, the roof must be returned to its natural state and made watertight.

If you have questions regarding this, please do not hesitate to contact me at (617)247-2200, ext. 101.

Sincerely,



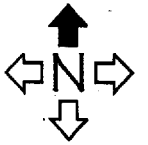
Lawrence Pope
Senior Property Manager
New England Region

cc: T/F #029-30519



KeyBank

1106 Brighton Avenue
Portland, ME



NOTE:
All signs not noted
on the site plan are
to remain "as is"

(R) = indicates existing sign is to be removed
and replaced with new sign

**(R) VINYL FOR ATM
SURROUND; #B02-1741**

**(R) ILLUMINATED AWNING;
#B02-1738**

EXISTING = 49.52
NEW = 34.00

**(R) NEON LOGO / LETTERS ON
RACEWAY; #B02-1737**

**(R) V2 HOURS VINYL;
#B00-2698**

**(R) W144 WALL SIGN,
MOUNT ON TOP
OF CANOPY ON
EXISTING IRONS;
#B02-1736**

Previously

5' x 8.25' = 41.25

New 3.5' x 7.503' = 26.26

10/15/02 received
New design
3.25 x 11.66 = 37.895

10/10/02 - Randy Barr
to get me revised
plans
reduced size
to 6' H x 8' W