

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 1014290

City that CENTRO HERITAGE SPE 4 LLC / Black Bear Sign

in to RepubliCash install a 3' x 8' building wall sign

WIGHTON AVE

CBL 263A A005001 07/11/2010

that the person or persons, firm or corporation accepting this permit shall comply with all provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating construction, maintenance and use of buildings and structures, and of the application on file in Department.

Public Works for street line
if nature of work requires
notification.

Notification of inspection must be
given and written permission procured
before this building or part thereof is
lathed or otherwise closed-in. 24
HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Department Name

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:	Issue Date:	CBL:
10-1429		263A A005001

Location of Construction: 1064 BRIGHTON AVE (1124)	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Black Bear Sign	Contractor Address: 19 Industrial Park Road Saco	Phone: 2072868004
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

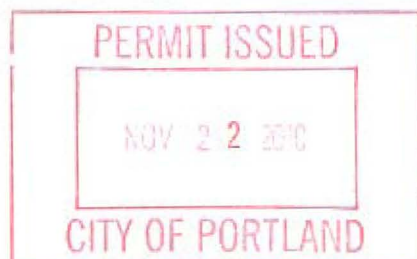
Past Use: Commercial - RepubliCash	Proposed Use: Commercial - RepubliCash install a 3' x8' building wall sign	Permit Fee: \$78.00	Cost of Work: \$78.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: Type IBC, 2003 Sign	

Proposed Project Description: RepubliCash install a 3' x8' building wall sign	Signature:	Signature:
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: Idobson	Date Applied For: 11/16/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

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: 11/16/10 <i>OK w/cond. his sign in window must be removed before sign is installed.</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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from

Location of Work

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (I1) ☒

Plumbing (I5) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other ☐

CBL:

Check #:

Total Collected \$

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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Business Name:	Contractor Name: Black Bear Sign	Contractor Address: 19 Industrial Park Road Saco	Phone: (207) 286-8004
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - RepubliCash install a 3' x8' building wall sign	Proposed Project Description: RepubliCash install a 3' x8' building wall sign
-------------------------------------------------------------------------------	----------------------------------------------------------------------------------

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/18/2010

Note: Ok to Issue: ☒

- 1) Before the 3' x 8' building wall sign for Republic Cash/ Western Union can be installed, the "Get Cash Here" sign in the window with white letters and a red background must be removed. A sign in a window can only cover half of the window. This covers the whole window.

Dept: Building Status: Approved with Conditions Reviewer: Jonathan Rioux Approval Date: 11/22/2010

Note: Ok to Issue: ☒

- 1) Signage and Awning Installation to comply with Chapters 16, 31 & 32 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.

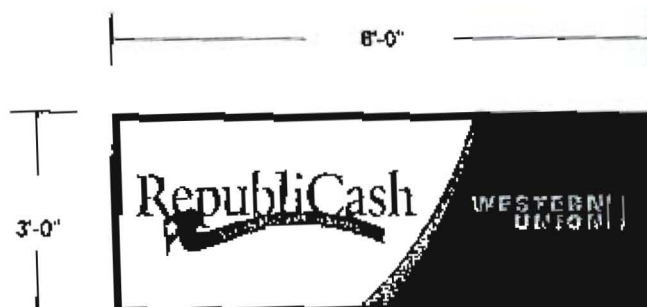
Comments:

11/18/2010-amachado: Spoke to Bo at Black Bear Signworks. The existing banners and Western Sign are being removed.

11/22/2010-jrioux: Contractor is sending attachment details.



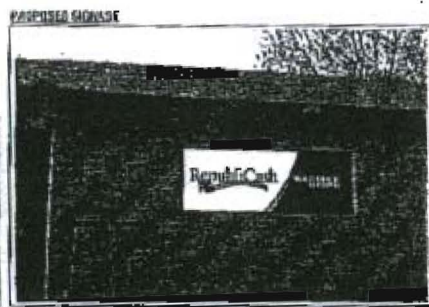
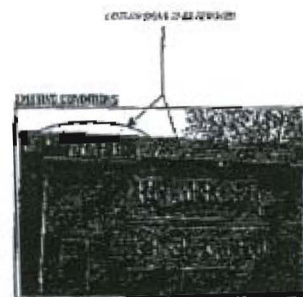
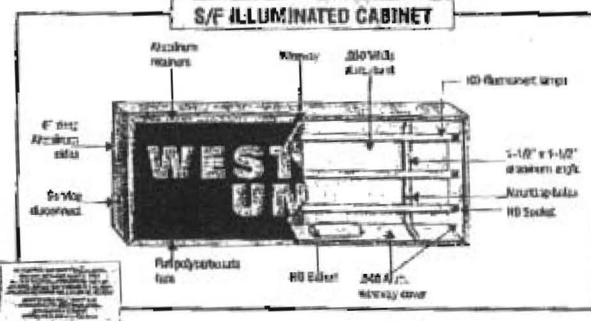
Fax 440-209-62

S/F ILLUMINATED WALL SIGN**SIZES SHOWN ARE TRIM SIZES**

Correct to be expanded 3/4" overall
in height & width for installation & spacing

ILLUMINATED SIGN CABINET:

- CABINET:** 6" deep aluminum extrusion w/ 2" retainers all painted Gloss Black
- BACK:** .050 Pre-painted White aluminum
- FACE:** .150 flat polycarbonate
- GRAPHICS:** Surface applied vinyls as required
- ILLUMINATION:** H0 fluorescent lamps powered by rapid start, cold weather ballast
- MOUNTING:** Flush mounted as required

COLOR MATCHING**S/F ILLUMINATED CABINET****MC SIGN COMPANY**

8950 TYLER BLVD.
MENTOR, OHIO 44130
TEL 440-209-6200 FAX 440-209-6200

WESTERN UNION

ADDRESS: 1000 W. 10TH ST.
PORTLAND, ME 04106

DATE: 10/11/81
ORDER NO.: 100114
QUANTITY: 1
SHIP TO: 1000 W. 10TH ST.
PORTLAND, ME 04106
DATE ORDERED: 10/11/81

QUANTITY: 1
DATE: 10/11/81
ORDER NO.: 100114
SHIP TO: 1000 W. 10TH ST.
PORTLAND, ME 04106
DATE ORDERED: 10/11/81

WESTERN UNION #100114
WESTERN UNION #100114

NOTICE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY". ANY UN-AUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. MC SIGN CO. 1998

Paul White



16'-3" H

35'-9"

9'-3" H

Proposed
Location

Get
Cash
Here

Republic ash
2010's Central

being removed

Existing



Must be removed

being removed

proposed location



November 5, 2010

Ms. Brandi Duggan
Branch Manager
RepubliCash LLC
1124 Brighton Ave.
Portland, ME 04102

Re: Tenant Sign Review, RepubliCash
Pine Tree Shopping Center, Portland, ME

Dear Ms. Duggan,

Please be advised that the sign drawing, dated May 18, 2010, prepared by MC Sign Company for the above location has been reviewed and approved as noted with the following provisions:

1. Tenant and/or sign contractor is to obtain all necessary approvals and permits from all governing agencies with copies to be forwarded to Landlord within 10 days of receipt of said permits and approvals.
2. Contractor shall furnish a Certificate of Insurance to Landlord prior to commencement of work. Contractor shall indemnify and hold harmless as an additionally insured the following entities: Centro Properties Group, Centro Heritage SPE 4 LLC.
3. Sign construction and installation to conform to the latest codes; federal, state, city, township, etc.
4. Contractor shall be responsible for all initial costs, taxes, and any additional expenses which may arise.
5. Contractor shall be responsible for all modifications required for the sign installation including those required on the building fascia and/or electrical systems
6. Landlord has reviewed sign drawings but is not responsible for any errors or omissions in the design or construction.
7. Contractor shall be responsible for issues arising with local Building Trade unions, if applicable, to insure no disruption to shopping center operations.
8. The drawings submitted for Landlord review have become the property of the Landlord for record purposes.

Should you have any questions, please feel free to contact the undersigned.

Sincerely,

Centro Properties Group
Centro Heritage SPE 4 LLC

Lawrence Pope
Senior Property Manager
New England Region

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 10/01/2010
PRODUCER 207.283.1486 FAX 207.283.4258 Paquin & Carroll Insurance 260 Main St. P.O. Box 356 Biddeford, ME 04005		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 Blackbear Signworks 19 Industrial Park Road Saco, ME 04072		
INSURERS AFFORDING COVERAGE		NAIC #
INSURER A Peerless Insurance Company		24198
INSURER B Excelsior Insurance Company		11045
INSURER C		
INSURER D		
INSURER E		

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 ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	BOP8671549	06/15/2010	06/15/2011	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMPROP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (EA accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> NON-OWNED AUTOS				OTHER THAN AUTO ONLY EA ACC \$
	GARAGE LIABILITY				AGG \$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
					\$
	<input type="checkbox"/> DEDUCTIBLE				\$
	RETENTION \$				\$
					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC8678348	06/15/2010	06/15/2011	WC STATUTORY LIMITS TOTAL \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				F.L. EACH ACCIDENT \$ 100,000
	If yes, describe under SPECIAL PROVISIONS below				F.L. DISEASE - EA EMPLOYEE \$ 100,000
	OTHER				F.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

As respects to General Liability, certificate holder and any other person is an Additional Insured when required by contract, agreement or permit.

CERTIFICATE HOLDER

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 MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Roland M. Eon

DOB SEPT 11, 2009	DOB MARCH 12, 2010	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$66,960.52	\$66,960.52	\$66,960.52	\$0.00	\$66,960.52

Second Billing

263A-A-005-001

ACCOUNT NUMBER 49410

CBL: 263A-A-005-001

Assessed Property Description

263A-A-5-8
BRIGHTON AVE 1064-1132
RAND RD 13-35
604592 SF

RE 263A-A-005-001

CENTRO WATT

131 DARTMOUTH ST
BOSTON MA 02116

BRING COMPLETE TAX BILL WHEN
PAYING IN PERSON

Please Make Your Check Payable to:
City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address

Name:

RETURN THIS TOP PORTION WITH PAYMENT

Credit card payments are not accepted for property tax payments.

KEEP THIS PORTION

2010

REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year

July 1, 2009 - June 30, 2010
Owner of Record as of April 1, 2009

CENTRO HERITAGE SPE 4 LLC

131 DARTMOUTH ST
BOSTON MA 02116

ACCOUNT NUMBER

49410

CBL

263A-A-005-001

Acres:

13.88

Assessed Property Description

263A-A-5-8
BRIGHTON AVE 1064-1132
RAND RD 13-35
604592 SF

263A-A-005-001

Date of Sale:

CURRENT BILLING DISTRIBUTION

Education	\$67,094.45
Public Safety	\$19,284.63
Debt Service	\$13,213.26
Public Services	\$12,583.58
General Government	\$1,874.89
Recreation & Facil. Mgmt	\$3,749.79
County Tax	\$4,419.39
Library	\$3,214.18
Metro	\$2,276.66
Health & Human Services	\$1,285.29
Enterprise Funds	\$8.00

CURRENT BILLING INFORMATION

Land Value	\$4,382,190.00
Building Value	\$3,247,000.00
Total Value	\$7,549,190.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$7,549,190.00
Tax Rate	17.74
TOTAL TAX	\$133,921.04
AMOUNT PAID	\$66,960.52

Change of Ownership

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment.

Use right top margin for change of address.

Remit To: **CITY OF PORTLAND MAINE**
FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544

Former Owner Name:

New Owner Name:

New Owner Address:



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>1124 BRIMINGTON AVE. PORT ME 04102</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>5</u>	Owner: <u>CENTRO HERITAGE PROPERTIES</u> <u>SPE 4 LLC</u>	Telephone: <u>617-247-2200</u> <u>617-406-2522</u>
Lessee/Buyer's Name (If Applicable) <u>REPUBLICAN LLC</u>	Contractor name, address & telephone: <u>BLACK BEAR SIGA WORKS</u> <u>19 INDUSTRIAL PARK ROAD</u> <u>SACO, MAINE 04072</u> <u>(207) 286-8004</u>	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: \$ <u>78</u>
Who should we contact when the permit is ready: <u>BLACK BEAR</u> phone: <u>286-8004</u>		
Tenant/allocated building space frontage (feet): <u>3000 SAFT</u> Lot Frontage (feet): <u>Single Tenant or Multi Tenant Lot</u> <u>2 tenants</u>		
Current Specific use: <u>RETAIL</u>		
If vacant, what was prior use:		
Proposed Use: <u>RETAIL</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>3' x 8'</u>		
Proposed awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: <u>5'-1/2" x 15'-1/4"</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: <u>BANNERS</u> Awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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: [Signature]

Date: 11/5/2010

RECEIVED
NOV 16 2010
Dept. of Building Inspections
City of Portland Maine

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

Dept. of Building Inspections
City of Portland Maine

B-2 m-1h-heat

15 x frontage = 29 x 15 = 435

2' x 8' = 24

24 x 2 + 30