

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 01-0629	Issue Date: 8/1/2001	CBL: 429 I007001
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Location of Construction: 500 Washington Ave	Owner Name: Scarks Michael	Owner Address: 120 Exchange St. Portland	Phone: 207-775-2100
Business Name: ReMax by the Bay	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name: ReMax by the Bay	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial / Office	Proposed Use: Same: Erect 2 Signs, 1 at West end, 1 at South end.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Erect 2 Signs, 1 at West Elevation, 1 at South Elevation.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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 ISSUED WITH REQUIREMENTS

Permit Taken By: cjh	Date Applied For: 05/23/2001	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: 6/7/01	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: 6/7/01	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:
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PERMIT ISSUED WITH REQUIREMENTS

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 REPORT

DATE 27 MAY 2001 ADDRESS: 500 Washington Ave. CBL: 429-T-1002

REASON FOR PERMIT: Signage

BUILDING OWNER: Neptune Properties

PERMIT APPLICANT: _____ CONTRACTOR McKraft Sign

USE GROUP: Signage CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: 432.7

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

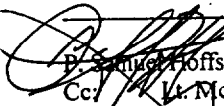
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X/ 432

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and damproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

5/23

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 D. Samuel Hoffses, Building Inspector
 Cc/ Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

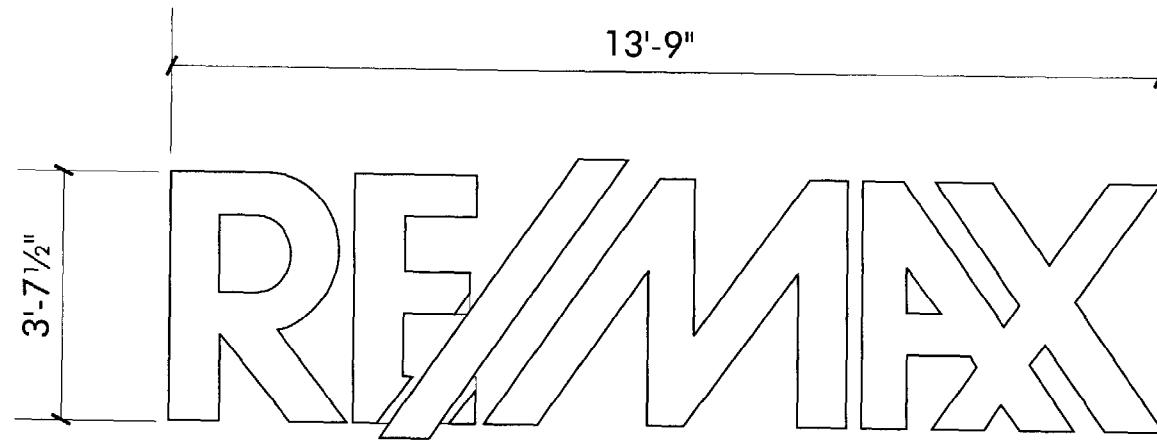
****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

RECEIVED
NOV 28 2001



13.75'
x 3.625'
49.84 FT²

Lighted Wall Letters SIGN AREA 49.84 FT²
Scale: 3/8" = 1'-0" (1) set required

FAX TO: **DAVID BANKS**
COMPANY: **REMAX BY THE BAY**
FAX: **781.8715**
NO. OF PAGES: **3 OF 5**

REPLY TO: **PAUL LESSARD**
TEL.: **207.782.9654**
207.782.0009

DATE: **04.12.2001**
REF: **CL9104 REV 2**

JOB NAME: **REMAX BY THE BAY**
500 WASHINGTON AVE
PORTLAND, ME



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>

1002 8 2 AM

← 65' LEASED SPACE

65' x 2 = 130 FT² ALLOWED SIGN AREA

52.03 FT² SIGN

DIVISIONAL

RE/MAX
By The Bay

BRICK

E.J.

NUM FRAME
LAZING

E.J.

ALUMINUM GRILLE

↑
39'

Principal 39 x 65 = 2535 x 56 = 126.75
42' = 50.10'

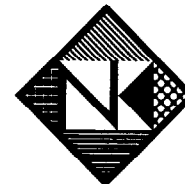
West Elevation
Scale: 1/8" = 1'-0" ±

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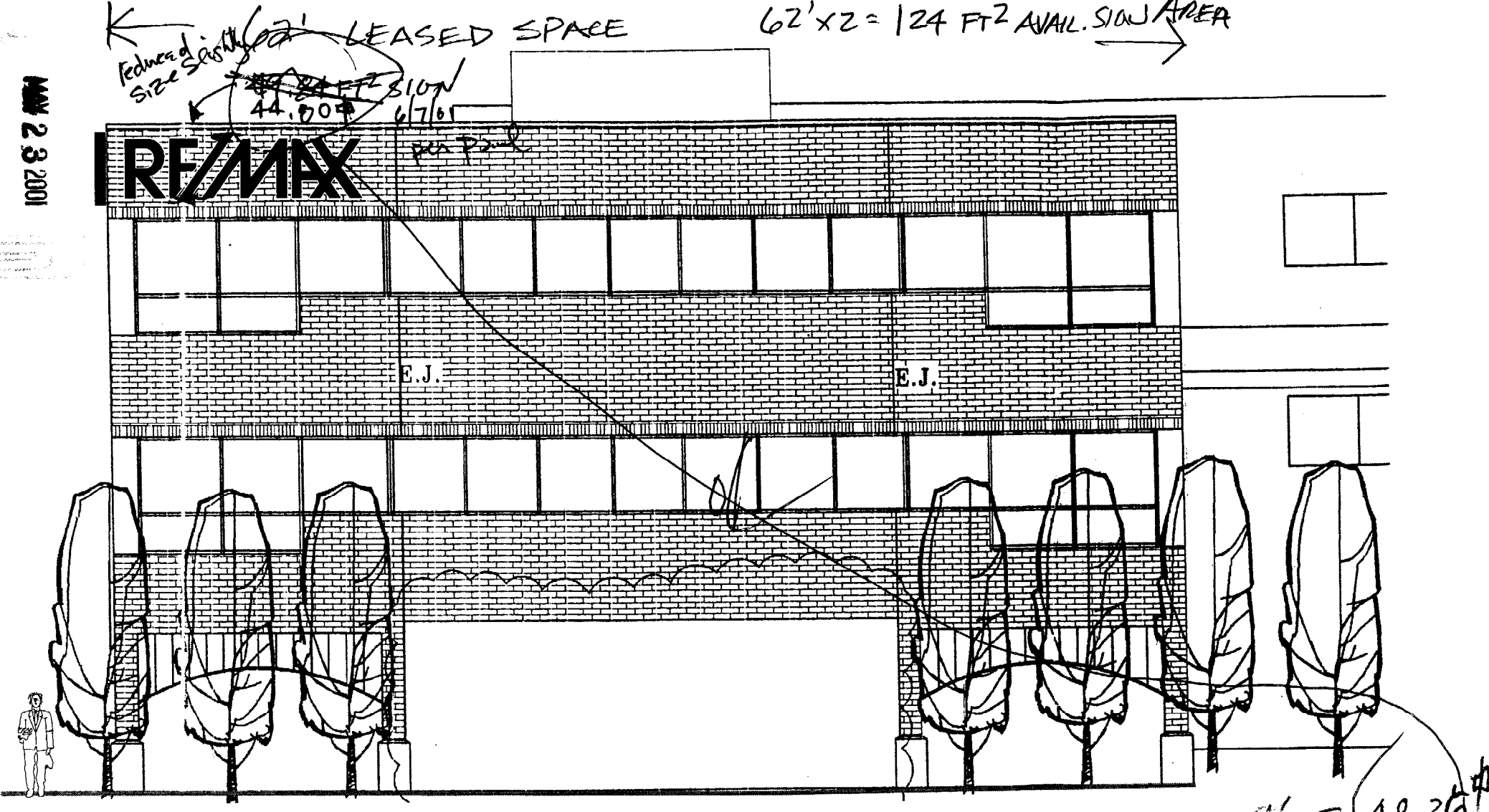
Neokraft

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<http://www.neokraft.com>

MAY 23 2001

← Fedness of Size $62' \times 2' = 124 \text{ FT}^2$ AVAIL. SIGN AREA
LEASED SPACE
~~44,000~~ 67/61

$62' \times 2' = 124 \text{ FT}^2$ AVAIL. SIGN AREA →



South Elevation
Scale: 1/8" = 1'-0" ±

$62 \times 39 = 2418 \times 20\% = 48,360$

FAX TO: **DAVID BANKS**
COMPANY: **REMAX BY THE BAY**
FAX: **781.8715**
NO. OF PAGES: **4 OF 5**

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PORTLAND, ME

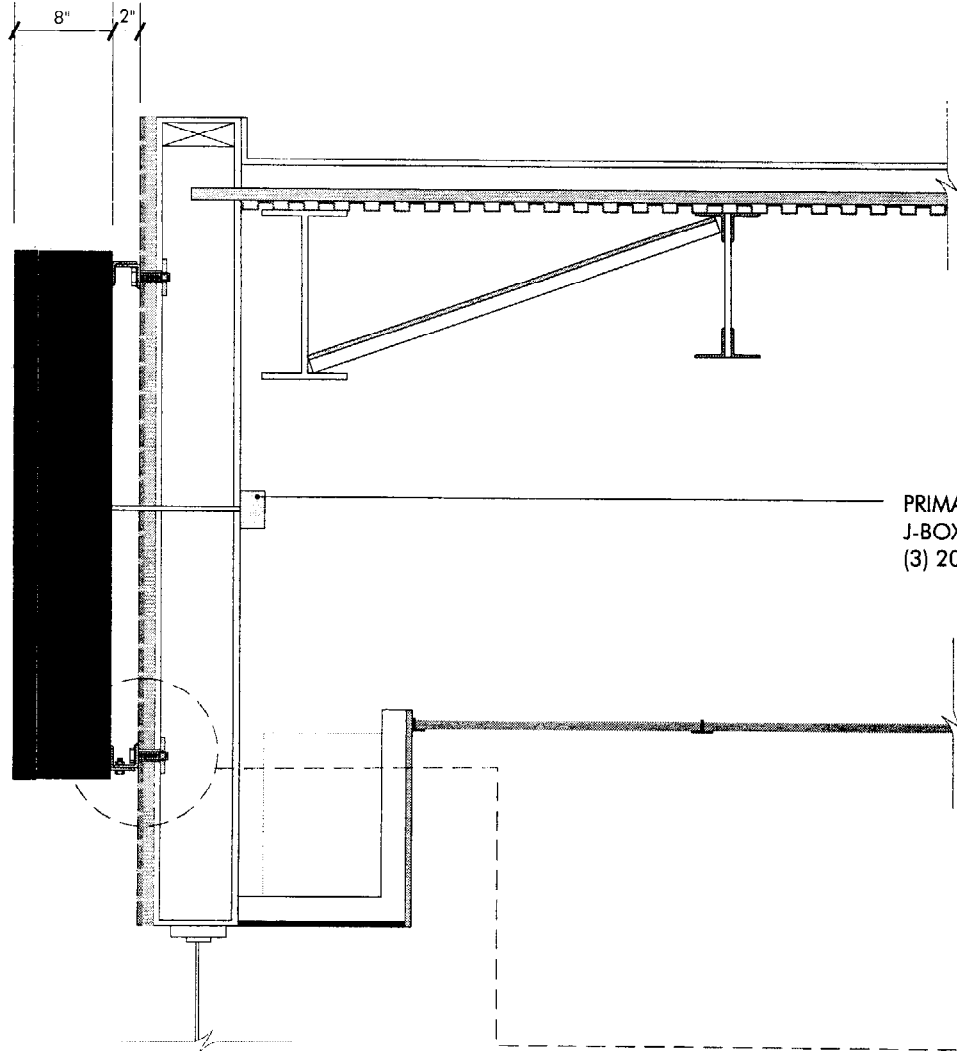
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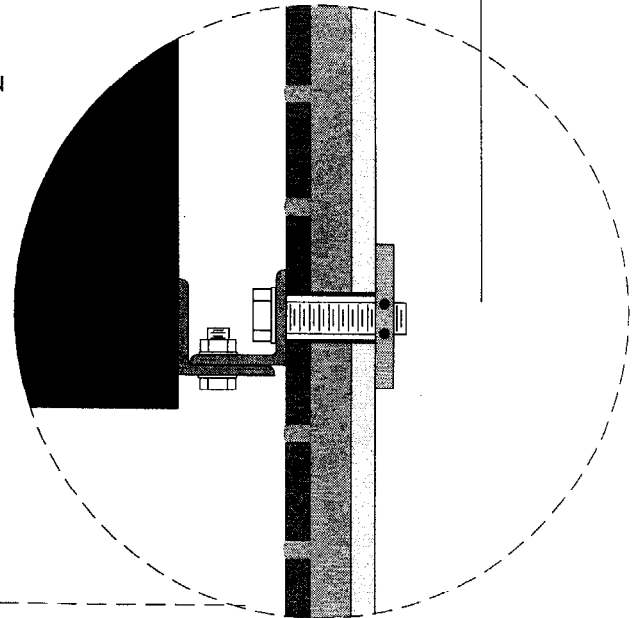
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MM 2 3 2001



HILTI HOLLOW WALL TOGGLER BOLT CONNECTION



Section

Scale: 3/4" = 1'-0"

Mounting Detail

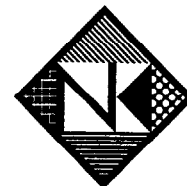
Scale: 3" = 1'-0"

FAX TO: **DAVID BANKS**
 COMPANY: **REMAX BY THE BAY**
 FAX: **781.8715**
 NO. OF PAGES: **5 OF 5**

DATE: **04.12.2001**
 REF: **CL9104 REV 2**

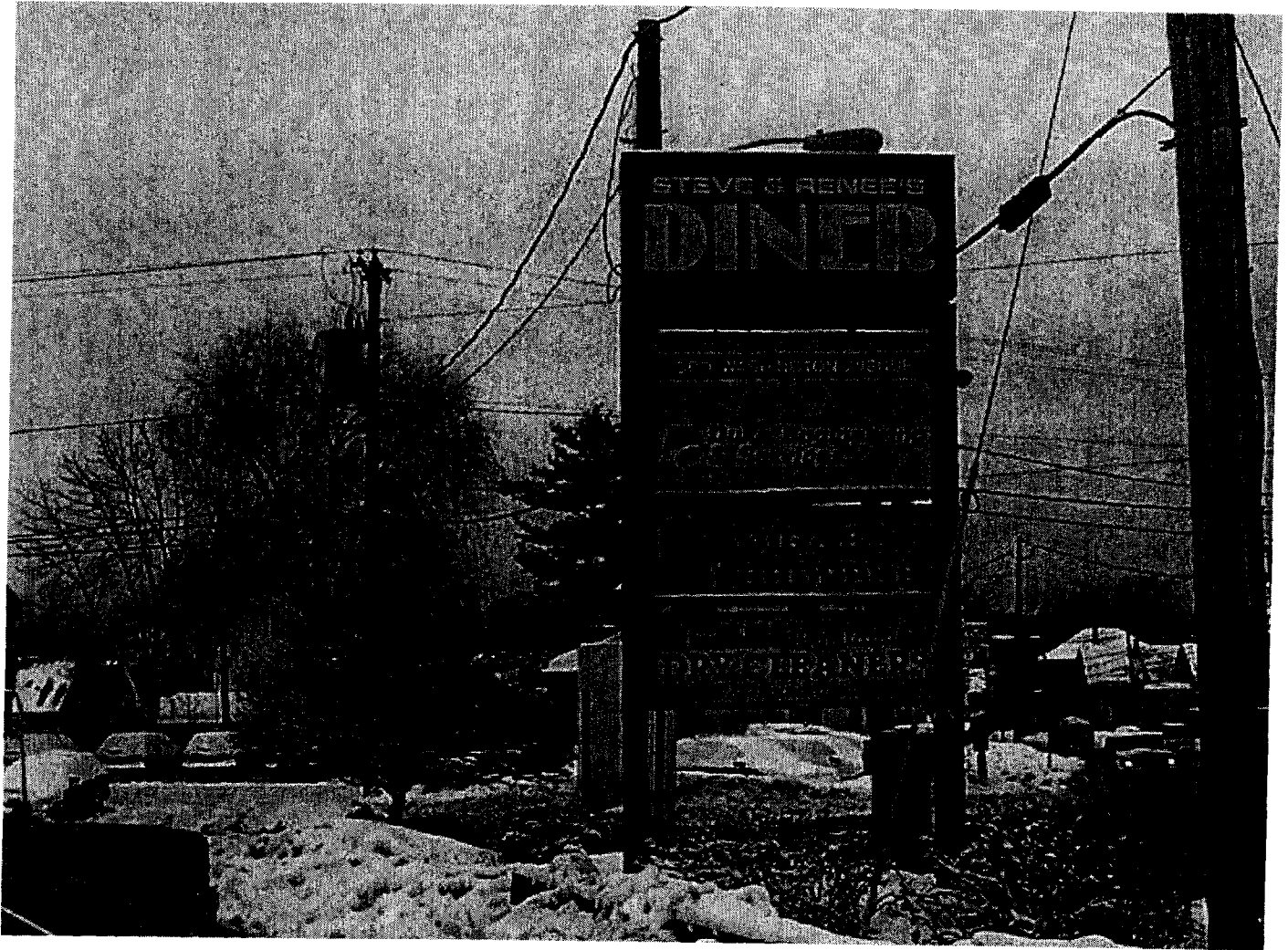
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EXISTING FREESTANDING SIGN

MAY 23 2001

Building Signs

	<i>Building Face < 150 Linear Feet</i>	<i>Building Face > 150 Linear Feet</i>
Maximum cumulative area of all building signs (b)	150 square feet (a)	225 (a)
Square feet per linear foot of building facade on which sign will be placed	2 feet	Same
Number of building signs permitted per lot	1 per building facade facing an abutting street + 1 additional	Same

(a) If any one (1) building face on which a sign is to be placed exceeds one hundred fifty (150) linear feet, then the maximum allowable sign area for the building as a whole is increased to two hundred twenty-five (225) square feet. However, the limit of two (2) square feet per linear foot of building frontage still applies for purposes of calculating maximum sign area for each building face.

(b) Where a building features two (2) principal entry facades facing parallel streets, each such entry facade shall be eligible for the full amount of signage relative to its frontage, notwithstanding the maximum cumulative sign area.

MAY 23 2001

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

**Sign Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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

NOTEIf 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 (include Portion of Building): <i>500 WASHINGTON AVE. — now called 970 BAXTER BLVD.</i>

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <i>429</i> Block# <i>I</i> Lot# <i>7</i>	Owner: <i>NEPTUNE PROPERTIES LLC</i>	Telephone#: <i>775-2100</i>
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Owner's Address: <i>120 EXCHANGE ST. PORTLAND, ME</i>	Lessee/Buyer's Name (If Applicable) <i>REMAX BY THE BAY</i>	Total Sq. Ft. of Sign Fee <i>101.87 \$50.37</i>
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Proposed Project Description: (Please be as specific as possible) <i>INSTALL (2) WALL SIGNS: (1) AT WEST (PRINCIPAL) ELEVATION, and (1) AT SOUTH ELEVATION. BOTH SIGNS ARE INTERNALLY ILLUMINATED INDIVIDUAL LETTERS: (1) 52.03 FT² + (1) 49.84 FT² = 101.87 FT²</i>
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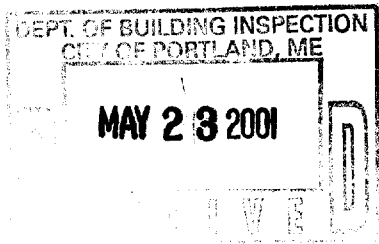
Contractor's Name, Address & Telephone <i>NEOKRAFT SIGNS, 686 MAIN ST., LEWISTON, ME 785-9654 Rec'd By</i>

Current Use: <i>COMMERCIAL/MIXED</i>	Proposed Use: <i>SAME</i>
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Signature of applicant: <i>Paul Linnell - NEOKRAFT SIGNS</i>	Date: <i>MAY 11, 2001</i>
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

$$\begin{array}{r}
 101.87 \\
 \times .20 \\
 \hline
 \$ 20.37 \\
 + 30. \\
 \hline
 50.37
 \end{array}$$





Neokraft

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Transmittal to MARGE CITY OF PORTLAND CODE ENFORCEMENT INSPECTIONS 389 CONGRESS STREET PORTLAND, ME 04101	Date 05.11.2001 Job No. 01NK7450 Re. REMAX BY THE BAY
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Item <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Shop Drawings <input type="checkbox"/> Copy of letter	<input type="checkbox"/> Hand Delivered <input type="checkbox"/> Prints <input type="checkbox"/> Change Order	<input type="checkbox"/> Under separate cover <input type="checkbox"/> Samples <input type="checkbox"/> Other	<input type="checkbox"/> Specifications
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Copies	Date	No.	Description
1	05.11.2001	6243	PERMIT CHECK
1 set		N/A	INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION PACKET.

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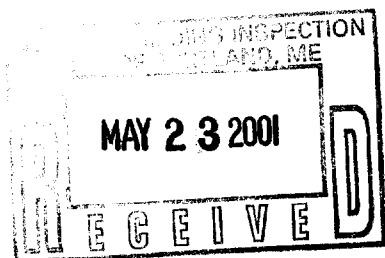
Remarks

Copy to

From PAUL LESSARD

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT



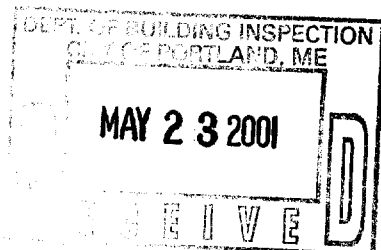
INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

- ✓ 1. Certificate of Liability listing the City as additional insured.
- ✓ 2. Letter of permission from the owner
- ✓ 3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
- ✓ 4. Indicate on the plan all existing and proposed signs
5. Computation of the following:
 - ✓ A) Sign area of each existing and proposed building sign
 - N/A B) Sign area height and setback of each ⁽¹⁾ existing and ~~proposed~~ ^{N/A} ~~freestanding~~ sign
- ✓ 6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
- N/A 7. Certificate of flammability required for awning/canopy at time of application.
- ✓ 8. UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit. *UL # CANNOT BE ISSUED UNTIL SIGN HAS BE MANUFACTURED.*
- ✓ Fee for permit - \$30.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$30.00 for the first \$1,000.00, \$6.00 for each additional \$1,000.000.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 500 WASHINGTON AVE / 970 BAXTER BLVD ZONE: B-2

OWNER: NEPTUNE PROPERTIES, LLC 120 EXCHANGE ST., PORTLAND

APPLICANT: REMAX BY THE BAY, 500 WASHINGTON AVE, PORTLAND

ASSESSOR NO. _____

SINGLE TENANT LOT? YES ___ NO ___

MULTI TENANT LOT? YES X NO ___

FREESTANDING SIGN? YES ___ NO ___ DIMENSIONS _____

(ex. pole sign...)

MORE THAN ONE SIGN? YES ~~___~~ NO ___ DIMENSIONS _____

BLDG. WALL SIGN? YES X NO ___ DIMENSIONS 4'-10" x 12'-8"

(attached to bldg)

4.83 x 12.67 = 61.20 #

MORE THAN ONE SIGN? YES X NO ___ DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): 65' BEASED FRONTAGE

AWNING YES ___ NO X IS AWNING BACKLIT? YES ___ NO N/A

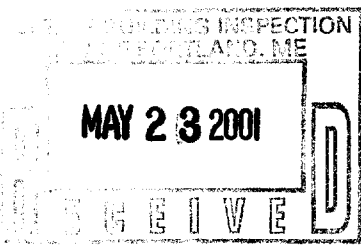
HEIGHT OF AWNING: N/A

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

*** TENANT BLDG. FRONTAGE (IN FEET) 65' x 1.5' = 97.5 #

*** **REQUIRED INFORMATION**

AREA FOR COMPUTATION



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: Paul J. [Signature] DATE: MAY 11, 2001
NEACRAFT SIGN

ACORD CERTIFICATE OF LIABILITY INSURANCE

CSR RD
REMAX-3

DATE (MM/DD/YY)
05/04/01

PRODUCER
Morse, Payson & Noyes Ins.
P.O. Box 406
Portland ME 04112-0406
Phone: 207-775-6000 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.

INSURERS AFFORDING COVERAGE

INSURED

REMAX by the Bay, Inc.
50 Depot Road
Falmouth ME 04105

INSURER A:	COMMERCIAL UNION
INSURER B:	
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 LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	YMLR38224	11/18/00	11/18/01	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire)	\$ 300,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
					PERSONAL & ADV INJURY	\$ 2,000,000
					GENERAL AGGREGATE	\$ 4,000,000
					PRODUCTS - COMP/CP AGG	\$ 4,000,000
					GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> 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"/> RENTED AUTOS					
	<input type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$	
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC \$	
					ACC \$	
	EXCESS LIABILITY				EACH OCCURRENCE \$	
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$	
	<input type="checkbox"/> DEDUCTIBLE				\$	
	RETENTION \$				\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTHER \$	
					E.L. EACH ACCIDENT \$	
					E.L. DISEASE - EA EMPLOYEE \$	
					E.L. DISEASE - POLICY LIMIT \$	
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Real Estate Office. Certificate holder is named as an additional insured as respects to a sign located at 970 Baxter Blvd., Portland, ME. 04103.

CERTIFICATE HOLDER	<input checked="" type="checkbox"/> ADDITIONAL INSURED; INSURER LETTER:	CANCELLATION
City of Portland 389 Congress St. Portland, ME 04101-3509	CITYPOR	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> 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.
		Morse Payson & Noyes Insurance

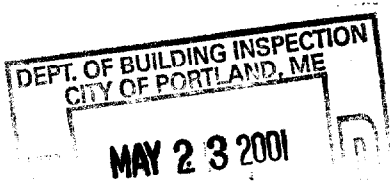
IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.





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>

LANDLORD CONSENT AGREEMENT

Written consent and agreement relating to a certain sign proposed to be erected on the premises at: 970 BAXTER BLVD

in PORTLAND, MAINE

NEPTUNE, LLC being the owner of the premises at 970 BAXTER AVE. in PORTLAND

hereby gives consent to the erection of (a) certain sign(s):

(2) SIGNS: (1) 4'-10" x 12'-8" at WEST ELEVATION; (2) 3'-7 1/2" x 13'-9" at SOUTH ELEV.

owned by: REMAX BY THE BAY (the tenant) as described in the attached application for a permit submitted to the inspection division of the building department of PORTLAND, MAINE to cover the erection of said signs.

Signed by the owner of said premises, or his authorized agent, on this

11TH day of MAY 2001

Michael Dubin (SIGNED)
OWNER (TITLE)

INSPECTION
PORTLAND, ME

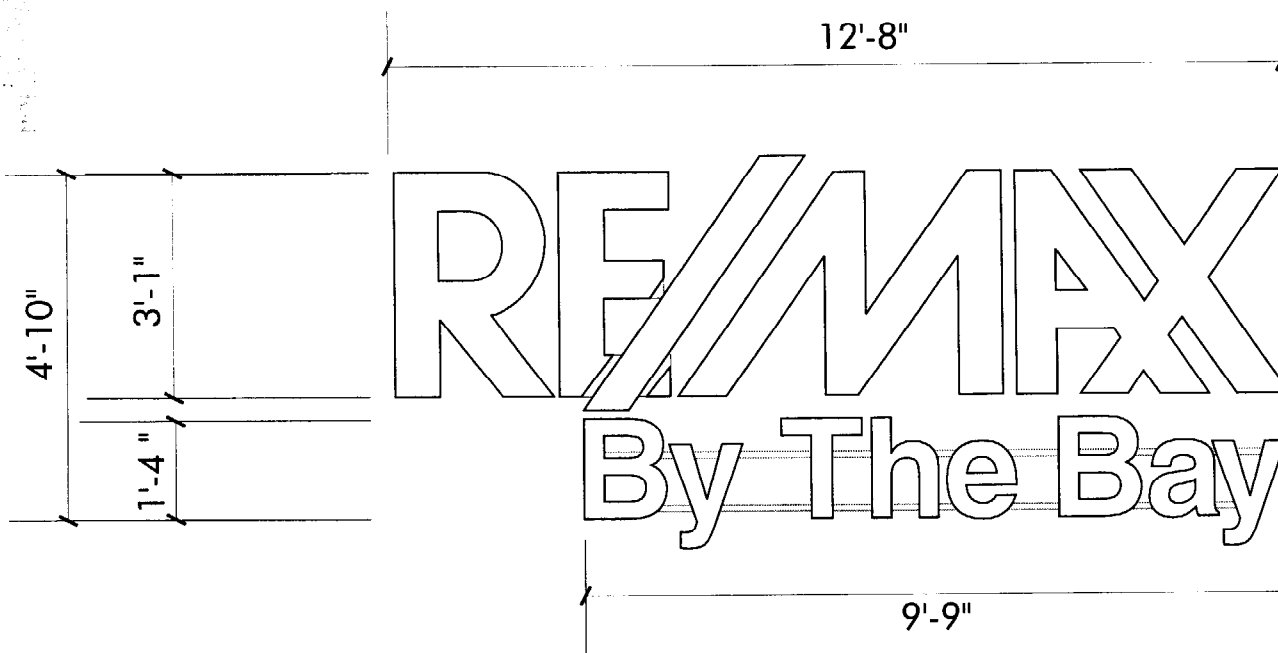
MAY 23 2001

Sign Fabrication



RECEIVED

REVISED
MAY 23 2001



$$\begin{array}{r} 12.67' \\ \times 3.083' \\ \hline 39.06 \text{ FT}^2 \end{array}$$

$$\begin{array}{r} 9.75' \\ \times 1.33' \\ \hline 12.97 \text{ FT}^2 \end{array}$$

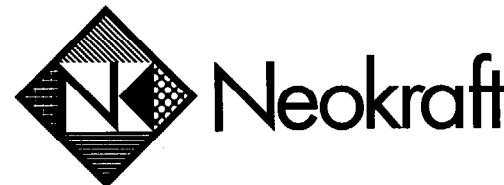
Lighted Wall Letters *Sign AREA = 52.03 FT²*
 Scale: 3/8" = 1'-0" (1) set required

FAX TO: **DAVID BANKS**
 COMPANY: **REMAX BY THE BAY**
 FAX: **781.8715**
 NO. OF PAGES: **1 OF 5**

REPLY TO: **PAUL LESSARD**
 TEL.: **207.782.9654**
207.782.0009

DATE: **04.12.2001**
 REF: **CL9104 REV 2**

JOB NAME: **REMAX BY THE BAY**
500 WASHINGTON AVE
PORTLAND, ME



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