

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BLUE ATLANTIC PORTLAND LLC /Burr Signs

Located at

132 MARGINAL WAY

PERMIT ID: 2013-00112

CBL: 442 A001001

has permission to **Permit a 254" x 145" vinyl banner on right side wall. & remove second banner that had been installed without a permit**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

Fire Prevention Officer

Ar Bell 1/17/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A 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: 2013-00112	Date Applied For: 01/17/2013	CBL: 442 A001001
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Location of Construction: 132 MARGINAL WAY	Owner Name: BLUE ATLANTIC PORTLAND L	Owner Address: 111 SOUTH WACKER DR STE 3300	Phone:
Business Name:	Contractor Name: Burr Signs	Contractor Address: 40 A Masno Libby Road Scarborough	Phone (207) 846-7622
Lessee/Buyer's Name Bayside Village Apartments	Phone: 2078794229	Permit Type: Signs - Permanent	

Proposed Use: Bayside Village - 100 lodging units (4 bedrooms each)	Proposed Project Description: Permit a 254" x 145" vinyl banner on right side wall. & remove second banner that had been installed without a permit
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/17/2013

Note: Two banners were hung on the right side wall without a permit. This permit is to legalize one banner and remove the other. **Ok to Issue:**

- 1) The second existing banner on the right side wall must be removed. There can only be one banner/sign on this wall.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/17/2013

Note: **Ok to Issue:**

- 1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00112	Issue Date:	CBL: 442 A001001
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Location of Construction: 132 MARGINAL WAY	Owner Name: BLUE ATLANTIC PORTLAND LLC	Owner Address: 111 SOUTH WACKER DR STE 3300 CHICAGO, IL 60606		Phone:
Business Name:	Contractor Name: Burr Signs	Contractor Address: 40 A Masno Libby Road Scarborough ME 04074		Phone (207) 846-7622
Lessee/Buyer's Name Bayside Village Apartments	Phone: (207) 879-4229	Permit Type: Signs - Permanent		Zone: B7
Past Use: Bayside Village - 100 lodging units (4 bedrooms each)	Proposed Use: Bayside Village - 100 lodging units (4 bedrooms each)	Permit Fee: \$542.00	Cost of Work: \$542.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A		INSPECTION: Use Group: <i>Sign</i> Type: Signature: <i>ABU 11/17/13</i>
Proposed Project Description: Permit a 254" x 145" vinyl banner on right side wall. & remove second banner that had been installed without a permit		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: LDOBSON	Date Applied For: 01/17/2013	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: <i>11/17/13 ABU</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>ABU</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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

2013-00112
442-A-1



Signage / Awning Permit Application

If you or the property owner owes real estate or personal property taxes or any other charges on any property within the City, payment arrangement **MUST** be made before permits are accepted.

Location/Address:		
Tax Assessor's Chart/Block/Lot (CBL) Chart: 442A001001 Block: Marginal Way 110-132 Lot: 4	OWNER Name/Address: <u>Blue Atlantic Portlands, LLC</u> <u>111 South Wacker Dr. Suite 3300</u> <u>Chicago, IL 60606</u>	Telephone: _____
LEASEE/BUYER Name (if Applicable) <u>Bayside Village Apartments</u> <u>132 Marginal Way</u> <u>Portland, ME 04101</u>	CONTRACTOR name, address/phone <u>Burr Signs</u> <u>50 Downeast Dr</u> <u>Yarmouth, ME 04096</u>	Total S.F. signage \$512 SF= 256 x \$2.00 SF + \$30 Fee: \$ 30 Historic (\$75): \$ _____ Awning Fee: \$ _____
Awning Fee = Cost of Work: \$ _____ (\$30/first \$1000; \$10 every other \$1000)		TOTAL FEE: \$ 542

Who should we contact when the permit is ready: Name: FASTSIGNS of Conroe _____ Phone: 936-539-3278
Address 206H S. Loop 336 West, Conroe, TX 77304

Tenant/allocated building space frontage (in feet): Length: 101'4" Height: 63'4"
Lot frontage (in feet): _____ Single Tenant or Multi-Tenant Lot: Multi Tenant

Current Specific Use: Apartment High Rise
If vacant, what was prior use: _____
Proposed Use: _____

Information on proposed sign(s)
Freestanding (e.g. pole) sign? YES ___ NO ___ Dimensions proposed: 254"x145" (sf); Height from grade: 428.8"
BLDG Wall Sign (attached to bldg.)? YES x NO ___ Dimensions proposed: _____ sf

Proposed Awning: YES ___ NO ___ If yes, is awning backlit? YES ___ NO ___
Height of awning _____ Length of awning _____ Depth of awning _____
Is there any communication, message, trademark or symbol on it? YES ___ NO ___
If yes, total square footage of panels with communication, message, trademark or symbol on it: _____ sf

Information on existing and previously permitted signage:
Freestanding (e.g. pole) sign? YES ___ NO ___ Dimensions proposed: _____ ft X _____ ft; Height from grade: _____
BLDG Wall Sign (attached to bldg.)? YES x NO ___ Dimensions proposed: 24" X 282.42"
Awning? YES ___ NO ___ total sq ft of panels with communication on it: _____ sf

A site sketch and building sketch showing exactly where existing and proposed signage is located **MUST** be provided. Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the 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 207-874-8703.

I hereby certify 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.

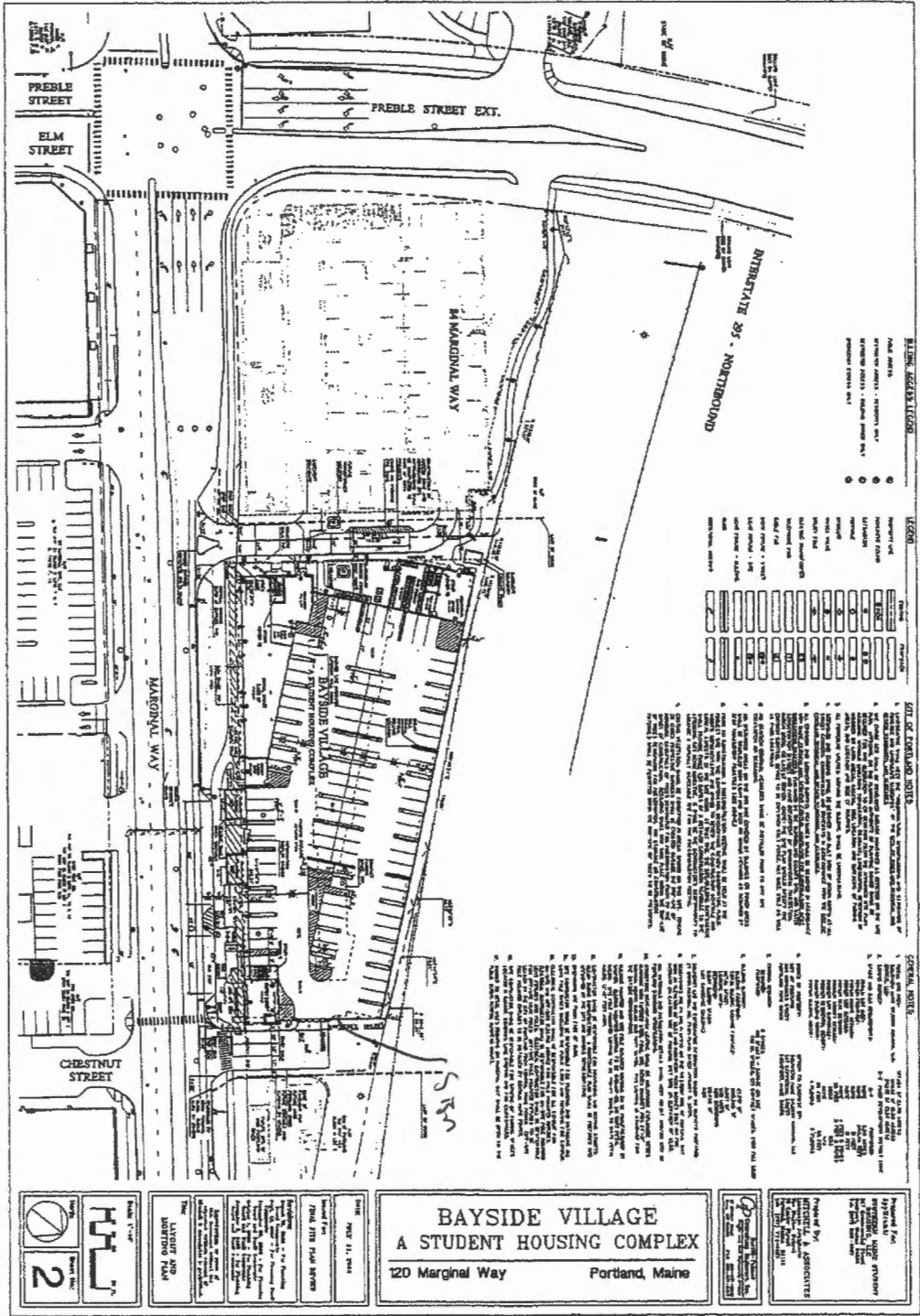
Signature of Applicant: [Signature] Date: 1/4/13


Revised 06/2012

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

96' x 63'.33' = 6,071.68 sq = 303, 984 sq allowed.
255.76 sq proposed (ok)

RECEIVED
JAN 6 12 2013
Dept. of Building Inspections
City of Portland, Maine





 2
 THE STATE OF MAINE
 PROFESSIONAL ENGINEER

PROJECT: BAYSIDE VILLAGE
 DATE: 11/19/10
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SCALE: AS SHOWN
 SHEET: 1 OF 1

BAYSIDE VILLAGE A STUDENT HOUSING COMPLEX

120 Marginal Way Portland, Maine

PROJECT NO. 10-100
 SHEET NO. 1 OF 1
 DATE: 11/19/10

DESIGNER: J. J. JONES
 ARCHITECT: J. J. JONES
 ENGINEER: J. J. JONES

NO.	DESCRIPTION	DATE	BY	CHKD.
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GENERAL NOTES

1. See separate sheets for details.
2. All work to be done in accordance with the specifications.
3. The contractor shall be responsible for obtaining all necessary permits.
4. The contractor shall maintain access to all existing utilities.
5. The contractor shall provide adequate safety measures.
6. The contractor shall maintain accurate records of all work.
7. The contractor shall provide regular progress reports.
8. The contractor shall be responsible for the quality of all work.
9. The contractor shall be responsible for the safety of all workers.
10. The contractor shall be responsible for the protection of all property.
11. The contractor shall be responsible for the cleanup of all debris.
12. The contractor shall be responsible for the disposal of all waste.
13. The contractor shall be responsible for the restoration of all areas.
14. The contractor shall be responsible for the completion of all work.
15. The contractor shall be responsible for the final inspection.
16. The contractor shall be responsible for the final payment.
17. The contractor shall be responsible for the final acceptance.
18. The contractor shall be responsible for the final handover.
19. The contractor shall be responsible for the final documentation.
20. The contractor shall be responsible for the final record keeping.
21. The contractor shall be responsible for the final archiving.
22. The contractor shall be responsible for the final preservation.
23. The contractor shall be responsible for the final maintenance.
24. The contractor shall be responsible for the final repair.
25. The contractor shall be responsible for the final replacement.
26. The contractor shall be responsible for the final removal.
27. The contractor shall be responsible for the final disposal.
28. The contractor shall be responsible for the final recycling.
29. The contractor shall be responsible for the final reuse.
30. The contractor shall be responsible for the final reuse.

RECEIVED
 JAN 17 2013
 Dept of Building Inspections
 City of Portland Maine

***ONCE APPROVED, YOU ARE RESPONSIBLE FOR AT LEAST 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.**

254"x145" = 36 830¢
= 2 55.76

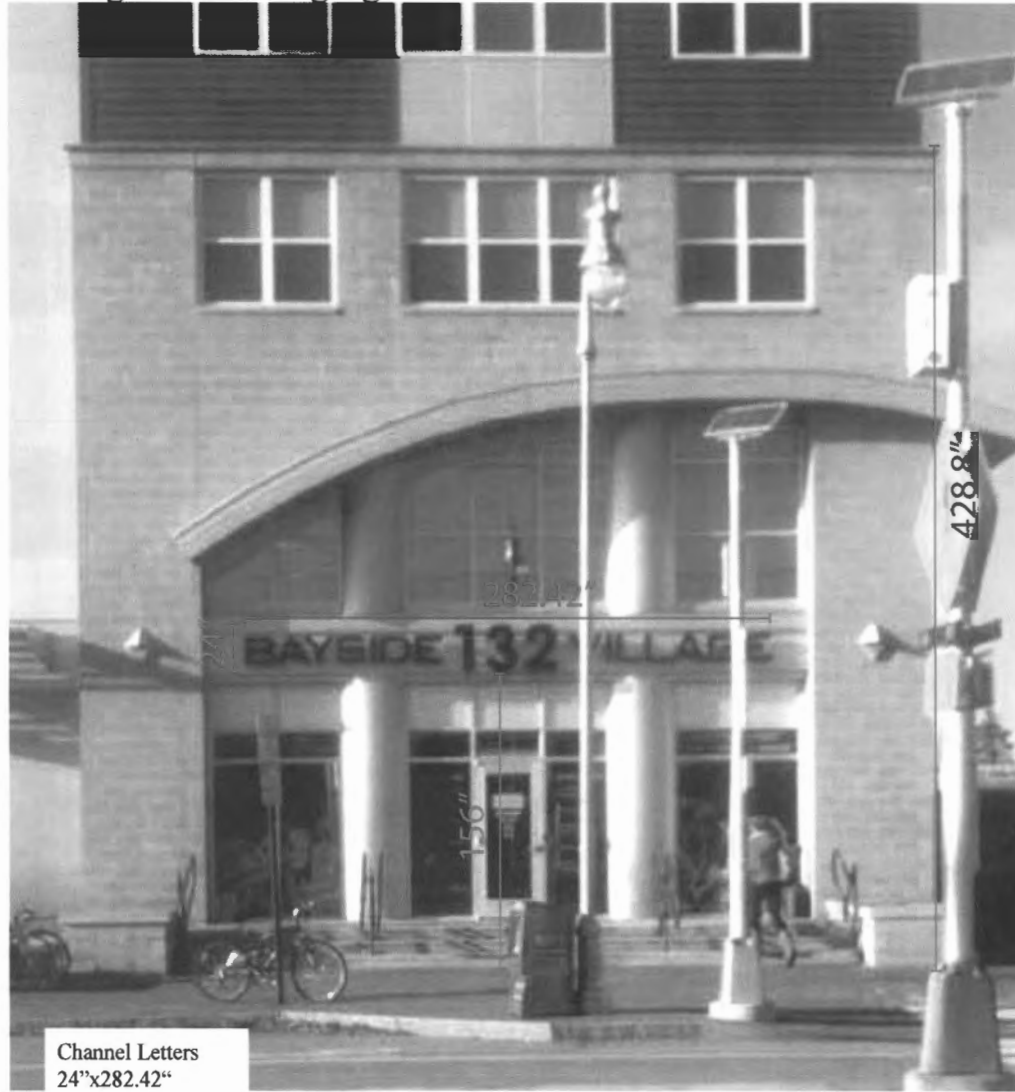
RECEIVED
JAN 11 2012
City of Portland Planning Dept
Dept of Building Inspection

Proposed Sign to Be Permitted



- Banner 254"x145"
- Grommets
- Mounted with Screws and Washers
- 428.8" Above Grade

Existing Permitted Signage



- Channel Letters
- 24"x282.42"
- Individual Mounted
- 156" Above Grade

FASTSIGNS®		DRAWN BY Christin	
SCALE: 1/128		REVISED	
DATE: 12/17/2012		APPROVED BY:	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS CONROE, INC. THE BORROWER AGREES IT SHALL NOT BE PRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION FROM FASTSIGNS.			
DRAWING NUMBER		REV. NO.	
PCM - Bayside Village Apartments		37575	
REV. NO.	REV. DATE	Each Revision is an additional \$10	
1	12/17	FREE	
2			
3			
4			
5			
6			

FASTSIGNS Will Not Be Responsible For Errors Or Omissions After Your Proof Is Approved. Please Note: Production Of This Order Will Not Start Until All Layouts Are Approved. Proofing Is Designed To Reduce Your Final Cost. Please Examine Carefully For Any Errors. Should you require a specific color please specify a pantone color (PMS) or come by our showroom and choose a pantone color off of our color pallet.



CIRCLEGRAPHICS

Vinyl Banner

Our vinyl banners are constructed of the same vinyl flex that we use with our bulletins. This flexible sign substrate is constructed of a durable semi-gloss, three-ply material with PVC on the outside layers and polyester scrim inside.

Typical Uses

Typically used for both indoor and outdoor banner applications.

Substrate Characteristics	Value
Thickness	0.35 mils
Tear Strength	55 lbs
Tensile Strength (maximum stress that a material can endure before it fails and permanently deforms)	165 lbs/in
Tack:	N/A
Weight: (oz/yd ²)	13
Weight: (lb/ft ²)	0.1116
Weight: (grams/meter ²)	440
Media Width	75.75"
Recyclable	No
Weathering	Withstands temperatures as low as (-55) degrees Fahrenheit and is anti-mildew and anti-UV.

Chemical Characteristics	Value
MSDS/Exemption	Available Upon Request
Flame Retardant	Yes
Flame Resistant	Yes
MEA Certificate ID	Not required for this product. However, this product must be registered with NYC Fire Department before use.

Finishing Characteristics	Value
Color	White (black backed)
Common Finishing	None assumed, but can be finished in a variety of options, including grommets.
DPI	720
Overlamine	None

Special Characteristics

This product provides a great print reproduction while being extremely durable.

Expected Performance Life

This product has an expected performance life of two (2) years when used in accordance with the manufacturer's specifications.

Handling and/or Common Shipping Practices

Vinyl banners are either rolled or boxed for shipment (depending on their size). On each box or tube there are three labels: 1) a shipping label with details of the shipment provided by our shipping company, 2) a packing slip indicating the job number, product type, quantity ordered and quantity contained in that box and 3) a picture label with a black and white image of the banner contained in the box.

Storage and Care

We DO NOT FOLD INK-TO-INK. Circle uses solvent-based inks like all digital printers. These inks have a tendency to "stick to themselves" even when completely dry. Vinyls leaving our factory are not folded where ink touches ink. We use a "release liner" that protects the very first fold from being ink-to-ink. Likewise, we ask that our Customers take care when handling or re-folding their vinyls. The Customer should always use a non-stick material to protect the print side before they lay it on top of another printed section.

This product may be cleaned with a wet, non abrasive product without strong solvents or alcohol.

Warranty and Limited Remedy

The following is made in lieu of all other express or implied warranties, including any implied warranty of merchantability or fitness for a particular purpose or implied warranty arising out of a course of dealing, custom or usage of trade: all Circle Graphics products are warranted to be free of defects in materials and manufacture at the time of shipment and to meet the specifications stated in this Product Bulletin. Circle Graphics will replace or refund the price of any Circle Graphics product that does not meet this warranty within the specified time periods. These remedies are exclusive. In no case shall Circle Graphics be liable for any direct, indirect, or consequential damages, including any labor or non-Circle Graphics materials charges.



December 19, 2012

Please accept this letter on behalf of Blue Atlantic Portland LLC. This letter grants Peak Campus Management permission to install permanent signage at Bayside Village located at 132 Marginal Way Portland, Maine 04101.

Please let me know if you should have any further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Ronald Koretz".

Ronald Koretz
Vice President, Asset Manager
Blue Vista Capital Management, LLC



147895

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

PRODUCER Commercial Lines - (404) 923-3700 Wells Fargo Insurance Services USA, Inc. 3475 Piedmont Road NE, Suite 800 Atlanta, GA 30305-2886	CONTACT NAME: Jeanne Trapani	
	PHONE (A/C, No, Ext): 404-923-3743	FAX (A/C, No): 877-362-9069
E-MAIL ADDRESS: jeanne.trapani@wellsfargo.com		
INSURED Peak Campus Companies, LLC 2970 Clairmont Road Suite 310 Atlanta, GA 30329	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Philadelphia Indemnity Insurance Company	NAIC # 18058
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 5441149 **REVISION NUMBER:** See below

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

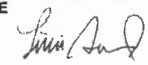
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Deductible -\$0 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC		PHPK818205	01/17/12	01/17/13	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 1,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		PHUB371213	01/17/12	01/17/13	EACH OCCURRENCE	\$ 20,000,000
						AGGREGATE	\$ 20,000,000
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			WC STATUTORY LIMITS	OTHER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Bayside Village; 132 Marginal Way, Portland, ME 04101
 Additional Named Insured for referenced location: Blue Atlantic Portland, LLC
 Certificate Holder is an Additional Insured for General Liability where required by written contract.

RECEIVED

JAN - 4 2013

CERTIFICATE HOLDER City of Portland 389 Congress Street Portland, Maine 04101	CANCELLATION Dept. of Building Inspections City of Portland Maine
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 

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