

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND MAINE 04101  
(207)874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
May 22, 1989

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

54 Commercial Street

Mr. Thomas F. Valleau, Director  
Waterfront Facilities & Transportation  
Portland Fish Pier  
Portland, Maine 04101

Dear Mr. Valleau:


This is in reference to your application for two sign permits at the Casco Bay Municipal Ferry Terminal and Parking Garage in the W-2 Waterfront Zone on Commercial Street. We can not ascertain from the sketch which was submitted as to just where the entrance to the parking garage is located in relation to the proposed signs.

We wish to point out that a projecting or a free standing sign should not in any way disturb the sight-line or visually hamper the entrance for the parking structure or the sight distance for the corner of the intersection of two streets or lines of traffic. This is clearly required in Section 14-434 Corner Clearance which reads as follows:

"No obstruction higher than three and one-half feet above the lowest elevation at the curbing shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets a points twenty-five (25) feet from the corner. For the purpose of this section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a pile of material, but shall not include permanent buildings or structures where permitted elsewhere in this article."

In view of the above, it would be helpful if we might have additional information as to where the parking garage entrances and those for the Ferry Terminal are located in relation to the signs requested.

Sincerely,

  
William D. Giroux  
Zoning Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services  
Arthur Addato, Code Enforcement Officer  
Warren J. Turner, Administrative Assistant

**PERMIT # \_\_\_\_\_ CITY OF Portland BUILDING PERMIT APPLICATION**

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: City of Portland, Waterfront Facility  
 Address: 22 Portland Fish Pier, Portland  
 LOCATION OF CONSTRUCTION: 54<sup>th</sup> Commercial and Franklin Sts.  
 CONTRACTOR: NeoKraft SUBCONTRACTORS: 782-9654  
 ADDRESS: 686 Main St., E Lewiston, 04240  
 Est. Construction Cost: \_\_\_\_\_ Type of Use: Gasco Bay Lines and Parking Garage

Plan Use: \_\_\_\_\_  
 Building Dimensions: W \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_  
 Conversion - Explain To erect 2 signs, 1 projecting sign (51 sq ft.)  
1 free standing (126 sq ft.)  
1 plot plan and 1

**COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE**  
 Residential Buildings Only: \_\_\_\_\_  
 # Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_  
Within visual plan submitted.

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floors:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.  
 4. Joists Size: \_\_\_\_\_ Size: \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_ Span(s) \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Size \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall If required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

**For Official Use Only**

Date: May 17, 1989  
 Inside Fire Limits \_\_\_\_\_  
 Bldg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_  
 Value/Structure \_\_\_\_\_  
 Fee \$60.00

Subdivision: Yes / No \_\_\_\_\_  
 Name \_\_\_\_\_  
 Lot \_\_\_\_\_  
 Block \_\_\_\_\_  
 Permit Expiration: \_\_\_\_\_  
 Ownership: \_\_\_\_\_ Public/Private \_\_\_\_\_

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required 06725 No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures 0A.2E

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Zoning:  
 District R-2 Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved \_\_\_\_\_

Permit Received By Nancy Grogan

Signature of Applicant Paul Howard Date 5/17/89

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

White Tax Assessor Yellow GPCOG White Tax Assessor  
 Copyright GPCOG 1987

*Permit not issued*

**PLOT PLAN**

N



**FEES (Breakdown From Front)**  
Base Fee \$ 25.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ 35.40  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant Paul Rand AS AGENT FOR OWNER Date 5/17/89

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND MAINE 04101  
(207)874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
May 22, 1989

**P. SAMUEL HOFFSES, CHIEF**  
INSPECTION SERVICES DIVISION

54 Commercial Street

Mr. Thomas F. Valleau, Director  
Waterfront Facilities & Transportation  
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Sincerely,

  
William D. Girouk  
Zoning Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services  
Arthur Addato, Code Enforcement Officer  
Warren J. Turner, Administrative Assistant

923871

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$62.50 Zone \_\_\_\_\_ Map # \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Casco Bay Garage Assoc Phone # \_\_\_\_\_  
 Address: P O Box 7825; Ptd, ME 04112

LOCATION OF CONSTRUCTION 54 Commercial St.

Contractor: Rockwell Burr Sub: 761-3939  
 Address: 184 Read St- Ptd, ME Phone # 04103

Est. Construction Cost: \_\_\_\_\_ Proposed Use: garage w sign  
 Past Use: garage

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion erect sign - appx 15'x2.5'

## Foundations

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
- 5 Other \_\_\_\_\_

## Floors

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

## Exterior Walls

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

## Interior Walls

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

White - Tax Assessor

For Official Use Only

Date: 6/29/92  
 Inside Fire Limits \_\_\_\_\_  
 Blg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_

Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Lot: \_\_\_\_\_  
 Ownership: \_\_\_\_\_  
 Private \_\_\_\_\_

JUL 7 1992  
 CITY OF PORTLAND

Zoning: W-2  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception (Explain) \_\_\_\_\_  
 Other: W-2 - P 7-7-92

## Ceiling

1. Ceiling Joists Size: \_\_\_\_\_
  2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
  3. Type Ceiling: \_\_\_\_\_
  4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
  5. Ceiling Height: \_\_\_\_\_
- HISTORIC PRESERVATION  
 Not in District nor Landmark.  
 Does not require review.  
 Requires Review.

## Roof

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
  2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  3. Roof Covering Type \_\_\_\_\_
- Action: Approved.  
 Approved with Conditions.  
 Date: 6/29/92

## Chimneys

- Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

## Heating

- Type of Heat: \_\_\_\_\_

## Electrical

- Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

## Plumbing

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers: \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

## Swimming Pools

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise F. Gagne

Signature of Applicant Craig Currier Date 6/29/92

CEO's District \_\_\_\_\_

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

MA, Leary

928871

Permit #            City of Portland **BUILDING PERMIT APPLICATION** Fee \$62.50 Zone            Map #           

Owner: Casco Bay Garage Assoc Phone #             
 Address: P O Box 7825; Pctld, ME 04112

LOCATION OF CONSTRUCTION 54 Commercial St.

Contractor: Rockwell Burr S.A. # 761-3939

Address: 134 Read St- Pctld, ME Phone # 04103

Est. Construction Cost:            Proposed Use: garage w sign  
 Comm.            Past Use: garage

# of Existing Res. Units            # of New Res. Units             
 Building Dimensions L            W            Total Sq. Ft.           

# Stories:            # Bedrooms            Lot Size:           

Is Proposed Use: Seasonal            Condominium            Conversion           

Explain Conversion erect sign - 15'x2.5'

**PERMIT ISSUED**  
 JUL 17 1992  
**CITY OF PORTLAND**

**For Official Use Only**  
 Date 6/29/92 Subdivisor:             
 Inside Fire Limits            Name:             
 Bldg Code            Lot:             
 Time Limit            Owner/Builder:             
 Estimated Cost            Public             
 Private           

Zoning: W-2  
 Street Frontage Provide:             
 Provided Setbacks: Front            Back            Side            Side             
 Review Required:             
 Zoning Board Approval: Yes            No            Date:             
 Planning Board Approval: Yes            No            Date:             
 Conditional Use            Variance            Site Plan            Subdivision             
 Shoreland Zoning Yes            No            Floodplain Yes            No             
 Special Exception             
 Other            (Explain)           

Ceiling:             
 1. Ceiling Joists Size:             
 2. Ceiling Strapping Size            Spacing            **HISTORIC PRESERVATION**  
 3. Type Ceiling:            **Not in District for Landmark**  
 4. Insulation Type            Size            **Does not require review.**  
 5. Ceiling Height:            **Requires Review.**

Roof:             
 1. Truss or Rafter Size            Span Action: Approved  
 2. Sheathing Type            Size            **Approved with conditions.**  
 3. Roof Covering Type           

Chimneys:             
 Type:            Number of Fire Places            Date:             
 Heating:            Signature:           

Electrical:             
 Service Entrance Size:            Smoke Detector Required Yes            No           

Plumbing:             
 1. Approval of soil test if required             
 2. No. of Tubs or Showers            Yes            No             
 3. No. of Flushes             
 4. No. of Lavatories             
 5. No. of Other Fixtures           

Swimming Pools:             
 1. Type:             
 2. Pool Size:            x            Square Footage             
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Shate

Signature of Applicant            Date 6/29/92  
 CEO's District           

**CEILING**  
 1. Ceiling Joists Size:             
 2. Ceiling Strapping Size            Spacing             
 3. Type Ceiling:             
 4. Insulation Type            Size             
 5. Ceiling Height:           

**ROOF**  
 1. Truss or Rafter Size            Span Action:             
 2. Sheathing Type            Size             
 3. Roof Covering Type           

**CHIMNEYS**  
 Type:            Number of Fire Places            Date:             
 Heating:            Signature:           

**ELECTRICAL**  
 Service Entrance Size:            Smoke Detector Required Yes            No           

**PLUMBING**  
 1. Approval of soil test if required             
 2. No. of Tubs or Showers            Yes            No             
 3. No. of Flushes             
 4. No. of Lavatories             
 5. No. of Other Fixtures           

**SWIMMING POOLS**  
 1. Type:             
 2. Pool Size:            x            Square Footage             
 3. Must conform to National Electrical Code and State Law.

**Foundation:**  
 1. Type of Soil:             
 2. Set Backs - Front            Rear            Side(s)             
 3. Footings Size:             
 4. Foundation Size:             
 5. Other           

**Floor:**  
 1. Sills Size:            Sills must be anchored.  
 2. Girder Size:             
 3. Lolly Column Spacing:            Size:             
 4. Joists Size:            Spacing 16" O.C.  
 5. Bridging Type:            Size:             
 6. Floor Sheathing Type:            Size:             
 7. Other Material:           

**Exterior Walls:**  
 1. Studding Size            Spacing             
 2. No. windows             
 3. No. Doors             
 4. Header Sizes            Span(s)             
 5. Bracing: Yes            No             
 6. Corner Posts Size             
 7. Insulation Type            Size             
 8. Sheathing Type            Size             
 9. Siding Type            Weather Exposure             
 10. Masonry Materials             
 11. Metal Materials           

**Interior Walls:**  
 1. Studding Size            Spacing             
 2. Header Sizes            Span(s)             
 3. Wall Covering Type             
 4. Fire Wall if required             
 5. Other materials           

White - Tax Assessor

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

           Mr. L...

**PLOT PLAN**

N



**FEES (Breakdown From Front)**

Base Fee \$ 62.50  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

**Inspection Record**

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

**COMMENTS**

*Sign has been paid up.*

**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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*Carrie A. Curran*  
 SIGNATURE OF APPLICANT

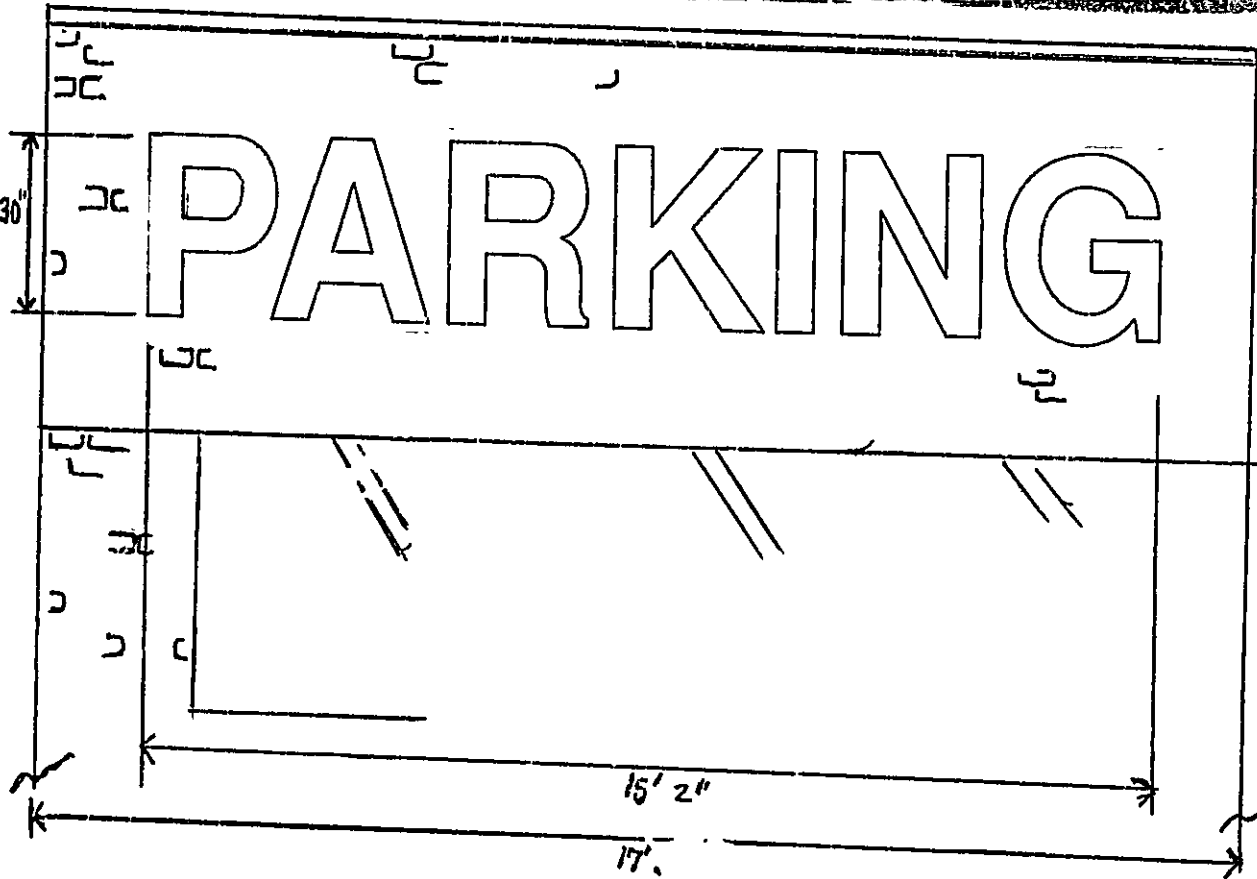
*Lockwell Run*  
 ADDRESS

*711-3939*  
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

FAX (207) 761-3939 (Ask for EXT. #103)  
184 Read St.  
Portland, ME 04103  
(207) 761-3939



rockwell burr

Location Cusco Buy Lines Terminal (Parking Garage)  
Rockwell Burr Signs  
184 Read St.  
Portland, ME 04103  
761-3939

Square Footage  
38 ft.

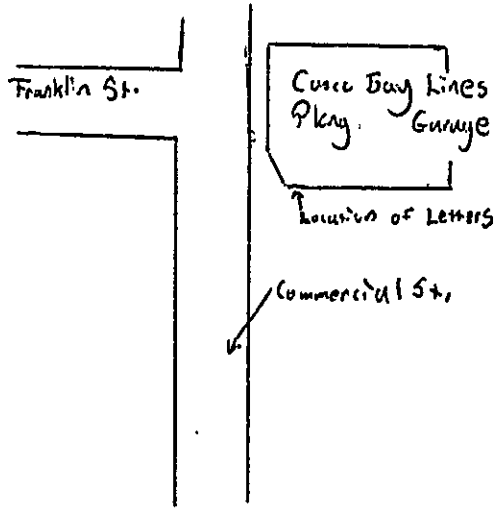
DEPT. OF BUILDINGS  
CITY OF PORTLAND

JUN 2 9 1992

RECEIVED



**rockwell burr**



PLOT PLAN  
AT  
54 Commercial St.  
Casco Bay Garage  
Ass.

**RECEIVED**

JUN 8 9 1992

DEPT OF BUL  
CITY OF PORTLAND

FAX (207) 761-3939 (Ask for EXT. #103)  
184 Read St.  
Portland, ME 04103  
(207) 761-3939



WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN OR AWNING PROPOSED  
 TO BE ERECTED ON A BUILDING AT 54 Commercial St.  
 IN PORTLAND, MAINE Casco Bay Garage Ass. being the owner of the premises  
 at 54 Commercial St. Portland, Maine hereby gives consent to the  
 erection of a certain sign owned by Casco Bay Garage Ass. over the  
 sidewalk or on the building from said premises as described in application  
 to the Division of Inspection Services of Portland, Maine for a permit to  
 cover the erection of said sign:

**RECEIVED**  
 JUN 29 1992

And in consideration of the issuance of said permit, \_\_\_\_\_  
 owner of said premises, in event said sign shall cease to serve the purpose  
 for which it was erected or shall become dangerous and in event the owner of  
 said sign shall fail to remove said sign or make it permanently safe in case  
 the sign still serves the purpose for which it was erected, hereby agrees  
 for himself or herself, for his heirs, its successors, and his or its  
 assigns, to completely remove said sign in such condition and of order  
 from his premises to remove it.

DEPT OF BUILDINGS  
 CITY OF PORTLAND

In Witness whereof, the owner of said premises has signed this consent and  
 agreement this 29 day of June, 1992.

X Daniel E Hogan X Daniel E Hogan