



CITY OF
West Linn
 PLANNING AND DEVELOPMENT

**STAFF REPORT
 PLANNING MANAGER DECISION**

DATE: April 6, 2018
 FILE NO.: MIS-18-02
 REQUEST: Temporary Use Permit for Fireworks Stand at 22000 Salamo Rd.
 PLANNER: Darren Wyss, Associate Planner

Planning Manager AB

TABLE OF CONTENTS

	<u>Page</u>
STAFF ANALYSIS AND RECOMMENDATION	
GENERAL INFORMATION	2
EXECUTIVE SUMMARY	2
DECISION AND CONDITIONS OF APPROVAL	3
ADDENDUM	
STAFF FINDINGS	4-6
EXHIBITS	
PD-1 COMPLETENESS LETTER	7-8
PD-2 APPLICANT'S SUBMITTAL	9-30

GENERAL INFORMATION

OWNER: Safeway INC
250 Parkcenter Blvd.
Boise, ID 83706

APPLICANT: TNT Fireworks
PO Box 836
Clackamas, OR 97015

SITE LOCATION: 22000 Salamo Rd. (Safeway Parking Lot)

SITE SIZE: 4.63 acres

LEGAL DESCRIPTION: Assessor's Map 2-1E-26D Tax Lot 906

COMP PLAN DESIGNATION: Commercial

ZONING: General Commercial

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 35 Temporary Uses;
Chapter 19: General Commercial.

120-DAY RULE: The application became complete on April 3, 2018. The 120-day period therefore ends on August 1, 2018.

EXECUTIVE SUMMARY

The applicant requests a temporary use permit for a fireworks stand in the west portion of the Safeway parking lot at 22000 Salamo Rd. The applicant will utilize a 20 ft. by 40 ft. tent and operate the stand daily from 8:00am to 11:00pm. The requested permit is to operate the stand for 14 days (June 23 to July 6, 2018). Temporary uses for up to 120 days with extensions may be approved by the Planning Manager per 99.060.A.1(a). The site has been used for this temporary use in each of the past 21 years.

The placement of the temporary use meets the dimensional standards, setbacks, lot coverage and other provisions of the underlying General Commercial zone.

DECISION

The Planning Manager (designee) approves this application (MIS-18-02), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

The provisions of the Community Development Code Chapter 99 have been met.



Darren Wyss, Associate Planner

April 6, 2018

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400.

Mailed this 6th day of April, 2018.

Therefore, the 14-day appeal period ends at 5 p.m., on April 20, 2018.

Note to Applicant: The temporary use must cease and be removed from the property by July 7, 2018.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIS-17-02**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

Chapter 19

GENERAL COMMERCIAL, GC

19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

- 5. Temporary use, subject to the provisions of Chapter [35](#) CDC.*

Staff Finding 1: This use is permitted in that the applicant has applied for a temporary use permit under the provisions of CDC Chapter 35.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

- 1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
- 2. The average minimum lot width shall be 50 feet.*
- 3. The average minimum lot depth shall not be less than 90 feet.*
- (...)*
- 5. The maximum lot coverage shall be 50 percent, except as provided in CDC [58.090\(C\)\(1\)\(d\)](#).*
- 6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.*
- 7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.*

Staff Finding 2: The parent property, owned by Safeway, exceeds the required dimensional standards. The maximum 50 percent lot coverage is not compromised by a 20' X 40'

temporary tent. The landscaping transitions and setbacks along Salamo Road are already met by the existing development's setbacks and landscaping.

35.030 TEMPORARY USE STANDARDS

A. *Temporary uses shall be approved if they meet the following standards:*

1. *Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:*

a. *The proposed site shall have adequate parking and circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.*

Staff Finding 3: The parking lot and circulation areas comprise 93,500 square feet and includes 240 parking spaces. Staff finds that this area is large enough for safe ingress/egress and vehicular circulation. There is also sufficient parking for the temporary use. Staff finds that many of the temporary use's customers will be shopping at other stores in this shopping center so a reduction in total parking demand by cross-patronage is expected per 46.080(A). The temporary use's proposed location will not compromise the lines of sight or clear vision areas.

b. *The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.*

Staff Finding 4: The parking lot is already paved.

c. *The proposed use shall conform to all applicable requirements of Chapter 27 CDC, Flood Management Areas; Chapter 28 CDC, Willamette and Tualatin River Protection; Chapter 32 CDC, Water Resource Area Protection; and other City regulations.*

Staff Finding 5: The proposed use is not in a flood management area, within the Willamette or Tualatin River Protection Area, or within a Water Resource Area, environmental zone or hazard area. Therefore this criterion does not apply.

d. *The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.*

Staff Finding 6: The State Fire Marshall and TVFR have already approved the temporary use. On that basis, the use is not expected to be detrimental to public welfare or injurious to the property.

2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter [44](#) CDC, unless the applicant demonstrates that such screening is not needed.

Staff Finding 7: The temporary use is housed within a tent. There is no need for screening of this use.

3. Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts.

Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.

Staff Finding 8: No drop boxes are proposed so this criterion does not apply.

4. The property owner has authorized the proposed temporary use in writing.

Staff Finding 9: The owner has authorized and signed the application form.

PD-1 COMPLETENESS LETTER



City of
West Linn

April 3, 2018

Shanee Laron
TNT Fireworks
P.O. Box 836
Clackamas, OR 97015

SUBJECT: Temporary Use Permit for Fireworks Stand at 22000 Salamo Rd. (MISC-18-02)

Dear Shanee:

Your application submitted on March 19, 2018 has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends August 1, 2018.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darren Wyss". The signature is fluid and cursive, with a long horizontal stroke at the end.

Darren Wyss
Associate Planner

PD-2 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>MISC-18-02</i>	
NON-REFUNDABLE FEE(S) <i>280-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>280-</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input checked="" type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 22000 SALAMO RD, WEST LINN, OR 97068	Assessor's Map No.: 21E26D
	Tax Lot(s): 906
	Total Land Area: 800 sq ft

Brief Description of Proposal: TEMPORARY RETAIL SALES OF CONSUMER FIREWORKS FROM 6/23/18 TO 7/6/18.

Applicant Name: SHANEE LARON/TNT FIREWORKS <small>(please print)</small>	Phone: 503-653-9655
Address: P.O. BOX 836	Email: LaronS@tntfireworks.com
City State Zip: CLACKAMAS, OR 97015	

Owner Name (required): SAFEWAY INC <small>(please print)</small>	Phone: 208-395-5468
Address: 250 PARKCENTER BLVD	Email: n/a
City State Zip: BOISE, ID 83706	

Operator Name: VANESSA MORA <small>(please print)</small>	Phone: 503-428-4901
Address: 6827 QUARRY AVE, NE	Email: n/a
City State Zip: SILVERTON, OR 97381	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed



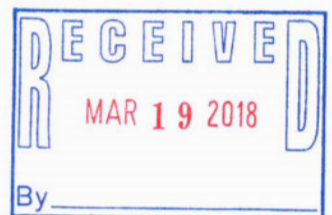
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<u><i>Shanee Laron</i></u> Applicant's signature	<u>3/14/18</u> Date	<u>See attached lease</u> Owner's signature (required)	<u>3/14/18</u> Date
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City of West Linn
Planning and Building
22500 Salamo Rd., #1000
West Linn, OR 97068

Temporary Use Standards:

1. a. The tent will be place along the side of the Safeway parking lot where it is out of the main flow of traffic and away from driveways. It will not be blocking the line of site for any traffic to make turns in and out of the parking lot. The flow of traffic should not be disrupted at all.
1. b. The parking lot that the tent will be on is a paved surface lot.
1. c. The existing parking lot has a drainage system.
1. d. The temporary tent will be held down with water barrels, so no wind can move it. There will a perimeter around the tent to keep vehicles at least 15 feet away. No damage will be done to the parking lot or the surrounding areas.



OWT2092

City of West Linn
Planning and Building
22500 Salamo Rd., #1000
West Linn, OR 97068

Proposed Use and Information Sheet:

Temporary Sales site:

Safeway #1713
22000 Salamo Rd
West Linn, OR 97068
(See attached diagram)

Type of Sales and Product:

Retail Sales of 1.4 g fireworks.

Type of Structure:

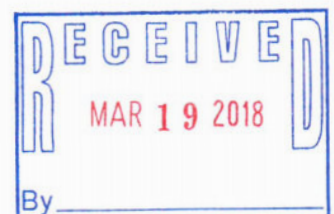
20' x 40' Framed Tent

Hours of operations:

Approximately 8:00 am – 11:00 pm daily
June 23rd through July 6th.

Contact Persons Information:

Vanessa Mora
24 HR Phone: 503-428-4901



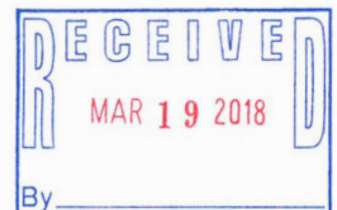
ORE2092

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement"), made this 13th day of December, 2017, by and between ROIC OREGON, LLC, a Delaware limited liability company, having its principal place of business at 8905 Towne Centre Drive, Suite 108, San Diego, California 92122, (hereinafter referred to as "Licensor") and TNT Fireworks, having an address of PO Box 1318, Florence, AL 35631, (hereinafter referred to as "Licensee").

WITNESSETH, that in consideration of the mutual covenants and promises and for other valuable consideration as set forth herein, Licensor hereby grants to Licensee a license to use the designated area (the "Premises") located in the Cascade Summit Shopping Center, 22000 Salamo Rd, West Linn, Oregon, (the "Shopping Center") as shown on the site plan attached hereto as Exhibit "A" and incorporated herein, upon the following terms and conditions:

1. TERM. The term of this Agreement shall commence on **June 20, 2018**, ("Commencement Date") and continue on until **July 10, 2018** (the "Termination Date"). Licensee shall open for business on such Commencement Date and continuously, actively and diligently operate its business therein; provided, however that Licensee shall be allowed to use the first five (5) days of the Term for the set-up of the stand and the last five (5) days for tear-down and clean up. No hold-over shall be permitted past the Termination Date and if Licensee holds-over Licensee shall pay double the required rent and all attorneys' fees and costs incurred in removing Licensee.
2. LICENSE FEE. Licensee covenants and agrees to pay to Licensor as a fee for said license (hereinafter "License Fee") for the Premises, a fee of _____ payable in advance upon execution of this Agreement.
3. CONDITION OF PREMISES. Licensee shall not make any improvements or alterations to the Premises and any signs or decorations placed upon the Premises by Licensee shall be subject to Licensor's prior written approval and in conformance with the applicable zoning ordinances. Licensee accepts the Premises "AS IS" and no work of any nature will be undertaken by Licensor or at Licensor's expense.
4. USE. The Premises shall be used by Licensee solely for the operation of a **fireworks sales stand**. Licensee covenants and agrees to perform all business on the Premises in a dignified manner and to maintain the Premises in a clean and orderly condition. Licensee's days and hours of operation shall be 9:00 a.m. through 9:00 p.m., Monday through Sunday.
5. UTILITY SERVICE. Licensee shall obtain through the applicable local utility companies service required for the use and enjoyment of the Premises and Licensee shall pay all utility bills timely and pay for any tap-in fees and deposits for such utility services. Licensor shall not be liable to Licensee for any interruption in utility service. Licensor makes no representation as to the adequacy or the existence of any utilities.
6. GOVERNMENTAL APPROVALS/COMPLIANT WITH THE LAW. Licensee, at its cost shall obtain any and all permits, licenses and approvals required for operation of the Premises. Licensor makes no representation that licensee's proposed use shall be or is a permissible use under any code or ordinance. Licensee shall comply with all federal, state, regional, county, municipal and other governmental statutes, laws, rules, orders, regulations and ordinances governing the use and occupancy of the Premises.
7. TERMINATION. Licensor may terminate this Agreement at any time for any reason for non-compliance with this Agreement. If licensor exercises this option to terminate, Licensee shall leave the Premises in good condition, broom clean and free of all debris and property.
8. RIGHT TO ENTER PREMISES. INTENTIONALLY DELETED.



9. **DEFAULT.** This Agreement is made on condition that Licensee shall punctually and faithfully perform all of the covenants, conditions and agreements by it to be performed. The following shall be deemed to be an event of default of this Agreement:
- a. Any part of the License Fee required to be paid by Licensee under this Agreement shall at any time be unpaid for three (3) days after written notice of rent is due; or
 - b. Licensee fails in the observance or performance of any of its other covenants, agreements or conditions provided for in this Agreement, and said failure shall continue for a period of fifteen (15) days after written notice thereof from Licensor to Licensee (unless the failure cannot reasonably be cured within fifteen (15) days and Licensee shall have commenced to cure the failure within the fifteen (15) days and continues diligently to pursue the curing of the same);

If an Event of Default occurs, then the Licensor may treat the occurrence as a breach of the Agreement and, in addition to any and all other rights and remedies of Licensor in this Agreement or by law or in equity provided, it shall be, at the option of Licensor, without further notice or demand to Licensee or any other person, the right of Licensor to:

- a. Declare the term ended and to enter the Premises and take possession thereof and remove all persons therefrom, and Licensee shall have no further claim thereon or thereunder;
 - b. Bring suit for the collection of the License Fee as it accrues pursuant to the terms of the Agreement and damages without entering into possession of the Premises or canceling this Agreement;
10. **REPAIRS/DISCHARGING OF LIENS.** Licensee shall repair promptly at its own expense, any damage to the Premises caused by Licensee's use, misuse or occupancy of the Premises or caused by the actual or alleged negligence of its agents, invitees or licensees, and shall surrender the Premises on the Termination Date in as good condition as when received, excepting depreciation caused by ordinary wear and tear, and damage by fire or accident not required to be insured by Licensee hereunder, or act of God. Licensee's obligations under this Section shall include, but not be limited to, modifying, repairing and maintaining items as are required by a governmental agency having jurisdiction thereof, all of Licensee's signs, locks and all closing devices and all window sashes, casements or frames and doors and door frames; provided that Licensor shall make no adjustment, alteration or repair of any part of any sprinkler or sprinkler alarm system servicing the Premises without Licensor's approval.

Nothing contained in this Agreement shall be construed as a consent on the part of Licensor to subject the estate of the Licensor to liability under the Construction Lien Law of the state in which the Premises are located, it being expressly understood that the Licensor's estate shall not be subject to such liability, Licensee shall strictly comply with the Construction Lien Law of the state in which the Shopping Center is located, including, but not limited to, giving written notice to all persons performing services or furnishing materials on its behalf of the terms and conditions of this Section 10.

In the event that a Mechanic's Claim of lien is filed against the Shopping Center in connection with any work performed by or on behalf of the Licensee (except work for which Licensor is responsible), the Licensee shall satisfy such claim or shall transfer same to security with Licensor, within ten (10) days from the date of filing. In the event that Licensee fails to satisfy or transfer such claim within said ten (10) day period, Licensor may do so and thereafter charge the licensee, as additional rent, all costs incurred by the Licensor in connection with satisfaction or transfer of such claim, including attorney's fees. Further, the Licensee agrees to indemnify, defend and save the Licensor harmless from and against any damage or loss incurred by the Licensor as a result of any such Mechanic's Claim of Lien. If so requested by the licensor, the Licensee shall execute a short form or memorandum of this Agreement, which may, in the Licensor's discretion be recorded in the public records for the purpose of protecting the Licensor's estate from Mechanics' claims of Lien. Licensor has the right to record the memorandum without execution by Licensee in the event Licensee fails to execute the memorandum within seven (7) days of request.

11. USE OF COMMON AREAS. In addition to the Premises, Licensee shall have the right of non-exclusive use in common with others, of automobile parking areas, driveways, footways and such other facilities as may be designated by Licensor, subject to reasonable rules and regulations for the use thereof as attached and made a part of this Agreement as Exhibit "B".
12. INDEMNIFICATION OF LICENSOR. To the extent not prohibited by law, Licensee agrees to and hereby does indemnify, protect, defend (by counsel acceptable to Licensor) and hold Licensor (and Licensor's property manager, if any) and each of Licensor's trustees, policyholders, officers, employees, agents, attorneys, successors and assigns, free and harmless from and against any and all claims, demands, damages, losses, liens, liabilities, penalties, lawsuits, and other proceedings, costs, and expenses (including without limitation reasonable attorney's fees), arising directly or indirectly from or out of, or in any way connected with loss of life, bodily injury and/or damage to property or the environment arising from or out of the occupancy or use by Licensee of the Premises or any part thereof or any other part of the Shopping Center, occasioned wholly or in part by any act or omission of Licensee, its officers, agents, contractors, subcontractors, employees or invitees, or arising, directly or indirectly, wholly or in part, from any conduct, activity, act, omission, or operation involving the use, handling, generation, treatment, storage, disposal, other management or release of any Hazardous Substance in, from or to the Premises, whether or not Licensee may have acted negligently with respect to such Hazardous Substance. Licensee shall not permit any Hazardous Substances within the Premises. Licensee's obligations pursuant to this section shall survive any termination of this Agreement with respect to any act, omission or occurrence which took place prior to such termination.
13. LICENSOR NOT RESPONSIBLE FOR ACTS OF OTHERS. Licensor shall not be responsible or liable to Licensee or to those claiming by, through or under Licensee, for any loss or damage which may be occasioned by or through the acts or omissions of persons occupying space adjoining the Premises or any part of the premises adjacent to or connecting with the Premises or any other part of the Shopping Center, or otherwise, or for any loss or damage resulting to Licensee, or those claiming by, through or under Licensee, or its or their property, from the breaking, bursting, stoppage or leaking of electrical cable and wires, or water, gas, sewer or steam pipes. To the maximum extent permitted by law, Licensee agrees to use and occupy the Premises, and to use Shopping Center as Licensee is herein given the right to use, at Licensee's own risk.
14. LICENSEE'S INSURANCE. Licensee shall carry (at its sole expense during the Term) (i) fire and extended coverage insurance insuring Licensee's improvements (if any) to the Premises and any and all furniture, equipment, supplies, contents and other property owned, leased, held or possessed by Licensee and contained therein, such insurance coverage to be equal to the full replacement value of such improvements and property, as such may increase from time to time; (ii) worker's compensation insurance required by the State of California; and (iii) commercial general liability coverage on an occurrence basis for injury to or death of a person or persons and for damage to property occasioned by or arising out of the condition, use, or occupancy of the Premises, or other portions of the property, including contractual liability and such other coverages and endorsements as are reasonably required by Licensor, such policy to have a combined single limit of not less than Ten Million and No/100 Dollars (\$10,000,000.00) for any bodily injury or property damage occurring as a result of or in connection with the above. Licensor, Licensor's property manager, and their respective partners, officers, shareholders, employees and agents shall be named additional insureds on the policies required hereunder and such policies shall provide that the coverage thereunder is primary to, and not contributing with, any policy carried by any such additional insured. Licensee shall have included in all policies of insurance respectively obtained by it a waiver by the insurer of all right of subrogation against the Licensor in connection with any loss or damage thereby insured against, and Licensor shall have included in all property insurance policies a waiver by the insurer of all right of subrogation against the Licensee in connection with any loss or damage thereby insured against. To the full extent permitted by law, Licensor as to its property insurance policies and Licensee as to all its policies, each waives all right of recovery against the other for, and agrees to release the other from liability for, loss or damage to the extent such loss or damage results from a cause covered by valid and collectible insurance in effect at the time of such loss or damage; provided however, that the foregoing release by each party is conditioned upon the other party's carrying insurance with the above described waiver of subrogation to the extent required above, and if such coverage is not obtained or maintained by either party, then the other party's foregoing release shall be deemed to be rescinded until such waiver is either obtained or reinstated. All said insurance policies shall be carried with companies licensed to do business in the State of California reasonably



satisfactory to Licensor having a Best's Rating of A XII or better and shall be noncancellable and nonamendable except after thirty (30) days' written notice to Licensor. Duly executed certificates of such insurance shall be delivered to licensor prior to the Commencement Date, as a condition precedent to Licensee's occupancy or use of the Premises.

15. **ASSIGNMENT/SUBLETTING.** Licensee may not assign this License in whole or in part, nor sublet all or any part of the Premises, nor license concessions nor license departments therein, without the written consent of Licensor first obtained.
16. **NOTICES.** Any notice, request, demand, approval or consent given or required to be given under this Agreement shall be in writing and shall be deemed given if forwarded either by certified mail, return receipt requested, or by overnight courier service. In the event transmittal is made by certified mail, notice shall be deemed given three (3) business days after such notice was deposited with the U.S. postal service. In the event transmittal is made by overnight courier service, notice shall be deemed given the following business day after such notice was deposited with the overnight courier service. For the purposes set forth herein, notices shall be addressed as follows:

LICENSOR: ROIC Oregon, LLC
c/o Retail Opportunity Investments Corp.
15600 NE 8th ST, Suite K-15
Bellevue, WA 98008

With a copy to: ROIC Oregon, LLC
c/o Retail Opportunity Investments Corp.
8905 Towne Centre Drive, Suite 108
San Diego, CA 92122

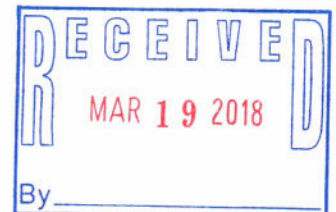
LICENSEE: TNT Fireworks
PO Box 1318
Florence, AL 35631

The designated place of notice set forth herein may be changed from time to time by the parties hereto by written notice of such change.

17. **EXTENT OF LICENSOR LIABILITY.** Any agreement, obligation or liability made, entered into or incurred by or on behalf of Licensor binds only the Licensor to the extent of its equity interest in the shopping center of which the Premises is a part and no policyholder, trustee, officer or agent of the Licensor assumes or shall be held to any liability therefor.
18. **RULES AND REGULATIONS.** Licensee shall abide by all rules and regulations as may be promulgated from time to time by Licensor, as further set forth in Exhibit "B" attached hereto and made a part hereof. Licensee shall, at its own expense, erect and maintain (with a contractor approved by Licensor) its signage, subject to the Shopping Center sign criteria.
19. **CHANGES IN WRITING.** This Agreement is the entire agreement between Licensee and Licensor and it may not be modified or amended unless in writing executed by both of them.
20. **ADDITIONAL COVENANTS OF LICENSEE.** Licensee shall:
- a. Use reasonable efforts to limit noise from emanating from the Premises;
 - b. Utilize only fully trained and competent employees;
 - c. Not introduce any "Hazardous Substances" onto the Premises as such substances are defined by any applicable law or governmental agency or unit; and

- d. Release, remise and discharge Licensor from any liens, claims, suits, demands, obligations or liabilities for any damage to or loss of any personal property brought onto the Premises by Licensee.
21. **TIME OF THE ESSENCE.** It is understood and agreed between the parties hereto that time is of the essence of all of the terms, covenants and conditions of this Agreement.
22. **SEVERABILITY.** If any portion of any term of provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
23. **GOVERNING LAW.** This Agreement shall be governed, enforced and construed in accordance with the laws of the State of California (except the conflicts of laws provisions thereof).
24. **CONFIDENTIALITY.** Licensee warrants and agrees that it will not disclose any term, provision or condition of this Agreement to any other person, except as set forth herein. Licensee agrees to take responsible and appropriate steps and otherwise use its best efforts to insure that its officers, agents and employees do not disclose the terms, conditions or provisions of this Agreement to any person. Licensee will use its best efforts to limit the disclosure of the conditions, provisions and terms of this Agreement to those employees within their respective organization who have a reasonable need to be aware of such terms. Licensee agrees that confidentiality is a material consideration in Licensor entering into this Agreement and the parties understand and agree that in the event of disclosure that Licensor will incur injury and damages to such an extent that such damage will not be capable of a precise computation. Therefore, Licensee agrees that upon breach by Licensee, Licensor shall seek equitable relief, and Licensee must pay all costs incurred, including attorney's fees at trial and appellate levels. This agreement shall not be breached should either party be compelled by subpoena or other court order to disclose the terms, conditions or provisions of this settlement; in such event, however, the affected party shall give prompt notice to the other party of such subpoena or other possible requirement of disclosure in order to provide the other party an opportunity to seek an appropriate protective order from the court or other tribunal having jurisdiction in the premises to limit the public disclosure further as to the contents of this Agreement
25. **LICENSOR'S SELF HELP.** If Licensee at any time fails to perform any of its obligations under this Agreement in a manner reasonably satisfactory to Licensor, Licensor shall have the right, but not the obligation, upon giving Licensee at least ten (10) days' prior written notice of its election to do so (in the event of an emergency, no prior notice shall be required), to perform such obligations on behalf of and for the account of Licensee and to take all such action necessary to perform such obligations without liability to Licensee for any loss or damage which may result to Licensee's stock or business. In such event, Licensor's costs and expenses incurred therein shall be paid for by Licensee as additional rental hereunder, forthwith upon demand therefor, with interest thereon from the date Licensor performs such obligation at the lesser of twelve percent (12%) per annum or the maximum lawful rate of interest permitted by applicable law. The performance by Licensor of any such obligation shall not constitute a release or waiver of Licensee therefrom.
26. **NO WAIVER.** Failure of either party to insist upon the strict performance of any provision of this Agreement or to exercise any option or enforce any rules and regulations shall not be construed as a waiver in the future of any such provision, rule or option.
27. **COUNTERPART.** This agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when executed and delivered shall together constitute one and the same instrument.

SIGNATURES ON NEXT PAGE



IN WITNESS WHEREOF, Licensor and licensee have caused this Agreement to be signed and sealed as of the day and year first written above.

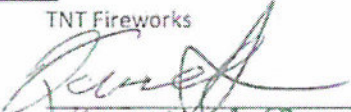
LICENSEE:

TNT Fireworks

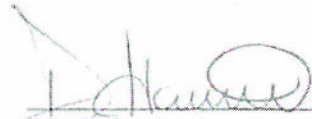
By:

Name:

Its:



Kenneth A. Spence
Director of Operations



Witness for Licensee

LICENSOR:

ROIC Oregon, LLC - Cascade Summit Shopping Center

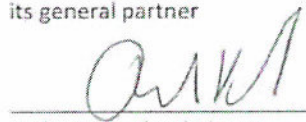
By: RETAIL OPPORTUNITY INVESTMENTS PARTNERSHIP, LP,
its sole managing member and sole member

By: RETAIL OPPORTUNITY INVESTMENTS GP, LLC,
its general partner

By:

Name:

Title:



Richard K. Schoebel
Chief Operating Officer

SITE DIAGRAM

Date Updated January 1, 2018

Location OWT 2092

Location Name Safeway #1713

Ordinance Tualatin Valley Fire & Rescue

Site Address 22000 Salamo Rd

Structure Type Tent

City, State, Zip West Linn, OR 97068

Structure Size 20' x 40'

Cross Streets _____ and _____

Structure Faces _____

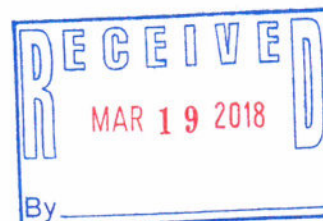
Show all setback from structures, gas, fire lanes, public and private roads, property lines, trees and landmarks



Notes

See tent layout for exit

Sales Rep: Ron Attaway





Dear Fire Authority,

The following is information regarding the Tent operation for your review:

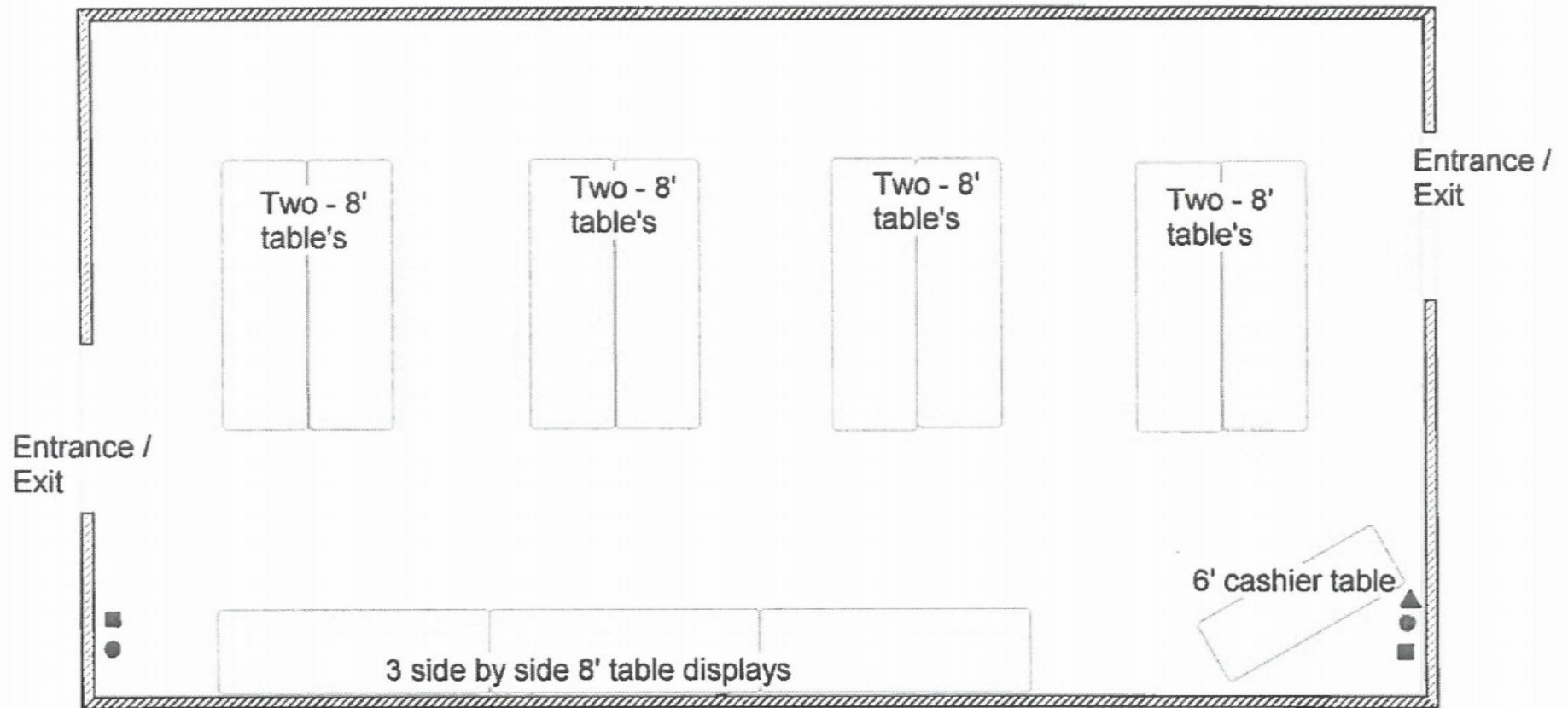
1. Tent size = 20' X 40' framed tent
2. Entrance/Exits = Each tent will have two entrance/exit.
3. Fire extinguishers = Minimum of 2 ea, 2A: 10BC, 2 ea, type 2A water and 1 ea, 40BC
4. Aisles = Aisle ways of at least 4' will be maintained.
5. Signs = Exit and No Smoking signs will be posted above every exit.
6. Product = Will be displayed on 8' tables and free standing pallet displays.
7. Security = 24 hour security will be provided at each site.

Enclosed is a diagram of the tent layout along with a copy of the certificate of flame resistant and the certificate of insurance.

Please contact us if you have any questions or request for further information.

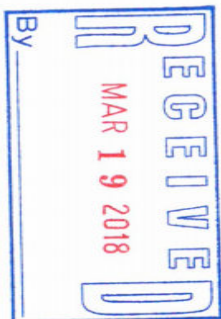
Enclosure





20' X 40' Fireworks Sales Tent

- 2A:10B:C FIRE EXT.
- 2A-WATER-FIRE EXT.
- ▲ 40B:C FIRE EXT.
(For Generator)





Certificate of Flame Resistance

Date manufactured

08/07/15

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224

The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale)
- CAN/ULC-S109-2003
- MIL-C-43006
- CPAI-84
- FMVSS-302
- A-A-55308

SNYDER MANUFACTURING INC. By Michael G. [Signature] Title Supervisor, Quality Control

STYLE PRV 1610R BLACKOUT WHITE 61" HI GLOSS

CONTROL NO. 15183 CUSTOMER ORDER NO. KEN

SNYDER S-ORDER NO. 241623 DATE PROCESSED 08/07/15

YARDS OR QUANTITY 300 DATE CERTIFIED 09/25/15

B.2-10-36F



Certificate of Flame Resistance

Date manufactured

07/08/15

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING INC
3001 PROGRESS STREET
DOVER, OHIO 44622

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- NFPA-701-2010 (Large Scale)
- CAN/ULC-S109-2003
- MIL-C-43006
- CPAI-84
- FMVSS-302
- A-A-55308

SNYDER MANUFACTURING INC. By Michael G. [Signature] Title Supervisor, Quality Control

STYLE PRV 1610R BLACKOUT WHITE 61" HI GLOSS

CONTROL NO. 15062 CUSTOMER ORDER NO. 13032

SNYDER S-ORDER NO. 240950 DATE PROCESSED 07/08/15

YARDS OR QUANTITY 305 DATE CERTIFIED 07/30/15

RECEIVED
MAR 19 2018
By _____

B.2-10-36F



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING INC
3001 PROGRESS STREET
DOVER, OH IO 44622

Date manufactured

06/23/15 08/13/15

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224

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The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale)
- CAN/ULC-S109-2003
- MIL-C-13006
- CPAT-84
- FMVSS-302
- A-A-55308

SNYDER MANUFACTURING INC. By Michael D. [Signature] Title Supervisor, Quality Control
 STYLE PRV 15100 WHITE 61" HI GLOSS
 CONTROL NO. 15029, 15181 CUSTOMER ORDER NO. KEM
241327 DATE PROCESSED 06/23/15, 08/13/15
 SNYDER S-ORDER NO. 450 DATE PROCESSED 09/04/15
 YARDS OR QUANTITY _____ DATE CERTIFIED _____

8.2-10-36F



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC
3001 PROGRESS STREET
DOVER, OH IO 44622

Date manufactured

06/12/15

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224

The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale)
- CAN/ULC-S109-2003
- MIL-C-13006
- CPAT-84
- FMVSS-302
- A-A-55308

SNYDER MANUFACTURING INC. By Michael D. [Signature] Title Supervisor, Quality Control
 STYLE PRV 13100 WHITE 61" HI GLOSS
 CONTROL NO. 14980 CUSTOMER ORDER NO. VBL
242301 DATE PROCESSED 06/12/15
 SNYDER S-ORDER NO. 450 DATE PROCESSED 11/20/15
 YARDS OR QUANTITY _____ DATE CERTIFIED _____

8.2-10-36F



Certificate of Flame Resistance

Date manufactured
08/15/14

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC
3001 PROGRESS STREET
DOVER, OHIO 44822

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
 CITY PORTLAND STATE OR ZIP 97224

The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale) MIL-C-43006 FMVSS-302
- CAN/ULC-S109-2003 SPAL-84 A-A-55308

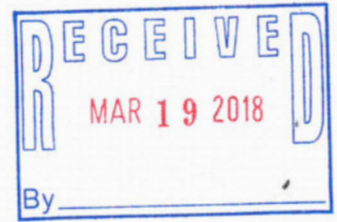
SNYDER MANUFACTURING INC. By Michael G. [Signature] Title Supervisor, Quality Control

STYLE PRV 1610R BLACKOUT WHITE 61" HI GLOSS

CONTROL NO. 13975 CUSTOMER ORDER NO. 12827

SNYDER S-ORDER NO. 237149 DATE PROCESSED 08/15/14

YARDS OR QUANTITY 451 DATE CERTIFIED 09/10/14





Certificate of Flame Resistance

Date manufactured

12/03/14

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701-2010 (Large Scale)

MIL-C-43006

FMVSS-302

CAN/ULC-S109-2003

CPAI 84

A-A-56308

SNYDER MANUFACTURING INC. By Michael E. [Signature] Title Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 14302 CUSTOMER ORDER NO. KEN

SNYDER S-ORDER NO. 238268 DATE PROCESSED 12/03/14

YARDS OR QUANTITY 525 DATE CERTIFIED 12/12/14



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

04/17/15

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale)
- MIL-C-43008
- FMVSS-302
- CAN/ULC-S109-2003
- CPAI-84
- A-A-55308

SNYDER MANUFACTURING INC. By Michael G. Felt Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" H1 GLOSS

CONTROL NO. 14738 CUSTOMER ORDER NO. KEM

SNYDER S ORDER NO. 239623 DATE PROCESSED 04/17/15

YARDS OR QUANTITY 300 DATE CERTIFIED 06/20/15





Certificate of Flame Resistance

Date manufactured
04/08/15

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR KEY EVENTS ADDRESS 18179 S.W. BOONES FERRY ROAD
CITY PORTLAND STATE OR 97224

The articles described below are made from a flame-retardant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

- NFPA-701-2010 (Large Scale)
- MIL-C43009
- CAN/ULC-S109-2003
- CPAT-B
- FMVSS-302
- A-A-55308

SNYDER MANUFACTURING INC. By Michael [Signature] Title Supervisor, Quality Control

STYLE PRV 1610R BLACKOUT WHITE 61" HI GLOSS

CONTROL NO. 14724 CUSTOMER ORDER NO. KEM

SNYDER S-ORDER NO. 239523 DATE PROCESSED 04/08/15

YARDS OR QUANTITY 302 DATE CERTIFIED 04/20/15

OPE
-OWT 2092

Oregon Office of State Fire Marshal

**REGULATORY SERVICES UNIT
FIREWORKS PROGRAM
RETAIL SALES FIREWORKS APPLICATION**



RECOMMENDED SUBMITTAL DATE: APRIL 15

Phone Number: (503) 934-8274 **Fax Number:** (503) 373-1825
Email: SFM.LP@state.or.us

IMPORTANT: It is recommended completed applications and fee be submitted to the State Fire Marshal no later than April 15 of the year for which the permit is sought. Applications received after that date may not be processed. The retail permit shall be issued prior to any activities allowed by the permit being conducted. See information page for instructions on completing each section of this form.

MAIL APPLICATION AND FEE TO
Office of State Fire Marshal
Regulatory Services Unit – Fireworks Program
PO Box 4395 Unit 09
Portland, OR 97208-4395

A permit issued under ORS 480.127 is for the sole use of the permit holder and is not transferable: the permit rights cannot be leased, subleased, contracted, or subcontracted to any other person.

OSFM USE ONLY Fee \$100 0230

All sections must be completed. Do not use "same" to complete information requested. Issue Permit No: RS-

PERMIT HOLDER INFORMATION

COMPANY, ORGANIZATION, OR PERSON TO WHOM PERMIT IS TO BE ISSUED

Name GEORGENNE FIREWORKS

Work Phone No. 503-428-2380

Mailing Address 6827 QUARRY AVE NE, SILVERTON, OR 97381
(Street, City, State, Zip)

Fax No.

Email Address

INDIVIDUAL REPRESENTING COMPANY OR ORGANIZATION LISTED ABOVE

Name GEORGENNE KUENZI

Phone No. 503-428-2380

Mailing Address 6827 QUARRY AVE NE, SILVERTON, OR 97381
(Street, City, State, Zip)

INDIVIDUAL RESPONSIBLE FOR SALES

INDIVIDUAL SHALL BE RESPONSIBLE FOR ONE LOCATION ONLY

Name VANESSA MORA

24-HOUR NUMBER 503-428-4901

Mailing Address 6827 QUARRY AVE NE, SILVERTON, OR 97381
(Street, City, State, Zip)

Age 31

STORAGE INFORMATION

Address (es) Where fireworks will be stored (Street, City, State, Zip)

Phone No.

FIREWORKS DELIVERED DIRECT TO SITE FROM WHOLESALER

N/A

Storage location type
(CHECK ONE) N/A

Approximate dates the fireworks will be at the storage area(s) N/A

Location of fireworks to open flames, exposed heating elements, and direct sources of ignition.

U-Detached M S-1

Beginning Date

Indicate which of the following apply: N/A

Explain:

Ending Date

None: Distance in Feet

Type of Ignition Source

Describe fire extinguishing equipment available at storage area(s) N/A

FIRE AUTHORITY SIGNATURE FOR STORAGE LOCATION (if storing)

Fire Department TUALATIN VALLEY FIRE & RESCUE

Mailing Address 11945 SW 70TH AVE, TIGARD, OR 97223

Printed Name of Fire Authority

Signature

Title of Fire Authority

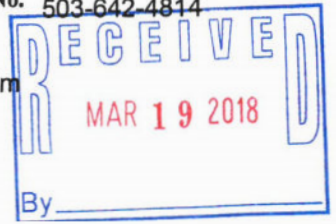
Phone No. 503-649-8577

Fax No. 503-642-4814

Date Fire Authority Signed

Email Address John.Wolff@tvfr.com

Identification provided to local fire official at time of application Yes No



RETAIL SALES LOCATION INFORMATION

Numbered street address of sales (STREET, CITY, STATE, ZIP)

County

Check One

22000 Salamo Rd, WEST LINN, OR 97068

CLACKAMAS

Inside Sales Outside Sales

Tent Stand Dimensions 20' X 40' FEET

WHOLESALE INFORMATION

Wholesaler from whom applicant intends to purchase allowed fireworks

1. AMERICAN PROMOTIONAL EVENTS - #044

4.

2.

5.

3.

6.

INDIVIDUAL COMPLETING APPLICATION INFORMATION

NAME OF INDIVIDUAL COMPLETING APPLICATION

Printed RON ATTAWAY

Phone No. 503-653-9655

Signature

Fax No. 503-654-0619

Address

PO BOX 836, CLACKAMAS, OR 97015

Email Address

(Street, City, State, Zip)

NOTE: By signing this application I verify the information is true to the best of my knowledge.

Age 49

FIRE AUTHORITY SIGNATURE FOR SALES LOCATION

Fire Department TUALATIN VALLEY FIRE AND RESCUE

Mailing Address 11945 SW 70TH AVE., TIGARD, OR 97223

Printed Name of Fire Authority

JOHN WOLFF

Signature

Title of Fire Authority

DFM II

Phone No. 503-649-8577

Fax No. 503-642-4814

Date Fire Authority Signed

2-6-18

Email Address

John.Wolff@tvfr.com

Identification provided to local fire official at time of application Yes No

MAP INFORMATION

REQUIRED INFORMATION

INSIDE SALES DIAGRAM

Location of fireworks display inside the structure
Location of all exits and distance (in feet) from fireworks to all exits
Location of highly combustible materials, open flames, heating elements, or direct ignition sources within a 20 foot radius of fireworks display

REQUIRED INFORMATION

OUTSIDE SALES DIAGRAM

Location of outside sales stand or tent and location of all exits
Show the distance from tent or stand to the following:
Streets/sidewalks - minimum 15 feet
Buildings/ combustible structures - minimum 10 feet
Dispensers of flammable liquids - minimum 50 feet

ATTACH A SEPARATE SHEET OF PAPER WITH A DETAILED MAP OF THE SALES AREA



CERTIFICATE OF LIABILITY INSURANCE

11/1/2018

DATE (MM/DD/YYYY)

12/15/2017

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 have ADDITIONAL INSURED provisions or 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 Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C No. Ext): E-MAIL ADDRESS:	FAX (A/C No.):	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	INSURER A: Everest Indemnity Insurance Company		10851
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

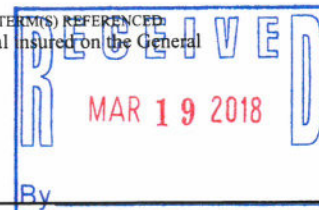
COVERAGES **CERTIFICATE NUMBER:** 12186923 **REVISION NUMBER:** XXXXXXXX

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	SI8GL00242-171	11/1/2017	11/1/2018	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 5,000
							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"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident)	\$ XXXXXXXX
							BODILY INJURY (Per person)	\$ XXXXXXXX
							BODILY INJURY (Per accident)	\$ XXXXXXXX
							PROPERTY DAMAGE (Per accident)	\$ XXXXXXXX
								\$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE	\$ XXXXXXXX
							AGGREGATE	\$ XXXXXXXX
								\$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	NOT APPLICABLE			PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ XXXXXXXX
							E.L. DISEASE - EA EMPLOYEE	\$ XXXXXXXX
							E.L. DISEASE - POLICY LIMIT	\$ XXXXXXXX

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

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERMS REFERENCED. Tent operations at Safeway #1713 located at 22000 Salamo Rd in West Linn, OR 97068(OWT 2092) Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.



CERTIFICATE HOLDER 12186923 Georgette Fireworks City of West Linn Tualatin Valley Fire And Rescue 11945 SW 70th Ave Tigard OR 97223	CANCELLATION 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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