

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 080656

PERMIT ISSUED

MAY 19 2008

CITY OF PORTLAND

This is to certify that One Monument Way Llc / Maple Bay Center
has permission to Two 2' x 2' sidewalk signs, one 2' x 1' Sango sign and one 1' x 1' signage on awning

AT 34 City Ctr 027 F011001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 4 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas H. McAuley 6/19/08
Director - Building & Inspection Services

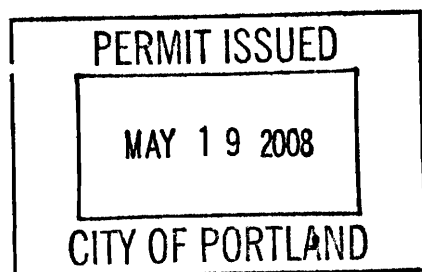
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0656		Issue Date:		CBL: 027 F011001	
Location of Construction: 34 City Ctr		Owner Name: One Monument Way Llc		Owner Address: One Monument Way	
Business Name: Mousse Cafe & Bakeshop		Contractor Name: Maine Bay Canvas		Phone: 2078788888	
Lessee/Buyer's Name: 34 City Center		Phone: 310-488-7198		Permit Type: Awning, with signage	
Past Use: Bakery / Foley's Bakery		Proposed Use: Mousse Cafe & Bakeshop / Two 2' x 2' sidewalk signs, one 2' x 1'.5" logo sign and one 11' x 1' signage on awning.		Zone: B3	
Proposed Project Description: Two 2' x 2' sidewalk signs, one 2' x 1'.5" logo sign and one 11' x 1' signage on awning.		Permit Fee: \$74.00		Cost of Work: \$0.00	
		CEO District: 1			
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Commercial Type: Sign IBC 2003	
		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: J. Andrews Date: 6/17/08			
Permit Taken By: gg		Date Applied For: 06/12/2008		Zoning Approval	

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"/> OK Date: 6/16/08 ABN	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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



Signage/Awning Permit Application

#00 08-0656

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>ONE MONUMENT WAY / 34 City Center</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>F</u> Lot# <u>611</u> <u>032 K 012</u>	Owner: <u>MICHAEL CASEY</u>	Telephone: <u>713-0225</u>
Lessee/Buyer's Name (If Applicable) <u>MYK, LLC</u>	Contractor name, address & telephone: <u>MAINE BAY CANVAS</u> <u>DAN LAUVIN</u> <u>53 INDUSTRIAL WAY</u> <u>PORTLAND, ME 04103</u> <u>878-8888</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ Awning Fee= cost of work Total Fee: \$ <u>74.00</u>
Who should we contact when the permit is ready: <u>Keith Voight</u> phone: <u>310-488-7198</u>		
Tenant/allocated building space frontage (feet): Length: <u>9</u> Height: <u>10'9"</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>MULTI</u>		
Current Specific use: <u>VACANT</u> If vacant, what was prior use: <u>DELI, BAKERY, COFFEE HOUSE (Foley)</u> Proposed Use: <u>CAFE / BAKERY</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>22x28</u> Height from grade: <u>8' FT.</u> Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: _____ Existing/new canvas <u>EXISTING</u> Proposed awning? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Height of awning: <u>4</u> Length of awning: <u>11'3"</u> Depth: <u>4'</u> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>28</u> s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Sq. ft. area of awning w/communication: <u>28</u>		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist.

Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>K. Casey</u>	Date: <u>6-11-08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

24x2 = 48 ft allowed

panel ~~12x2~~

129x12 = 1548 = 10.75

end panels 2x15 = 30 ft

13.75. ok.

Call Joanne Sombarde @ 730-1194
(Keith's Mom)

Permit 30.00

2x22 = 44.00

10x28 = 74.00

Total = 148.00

74.00

City of Portland, Maine - Building or Use Permit

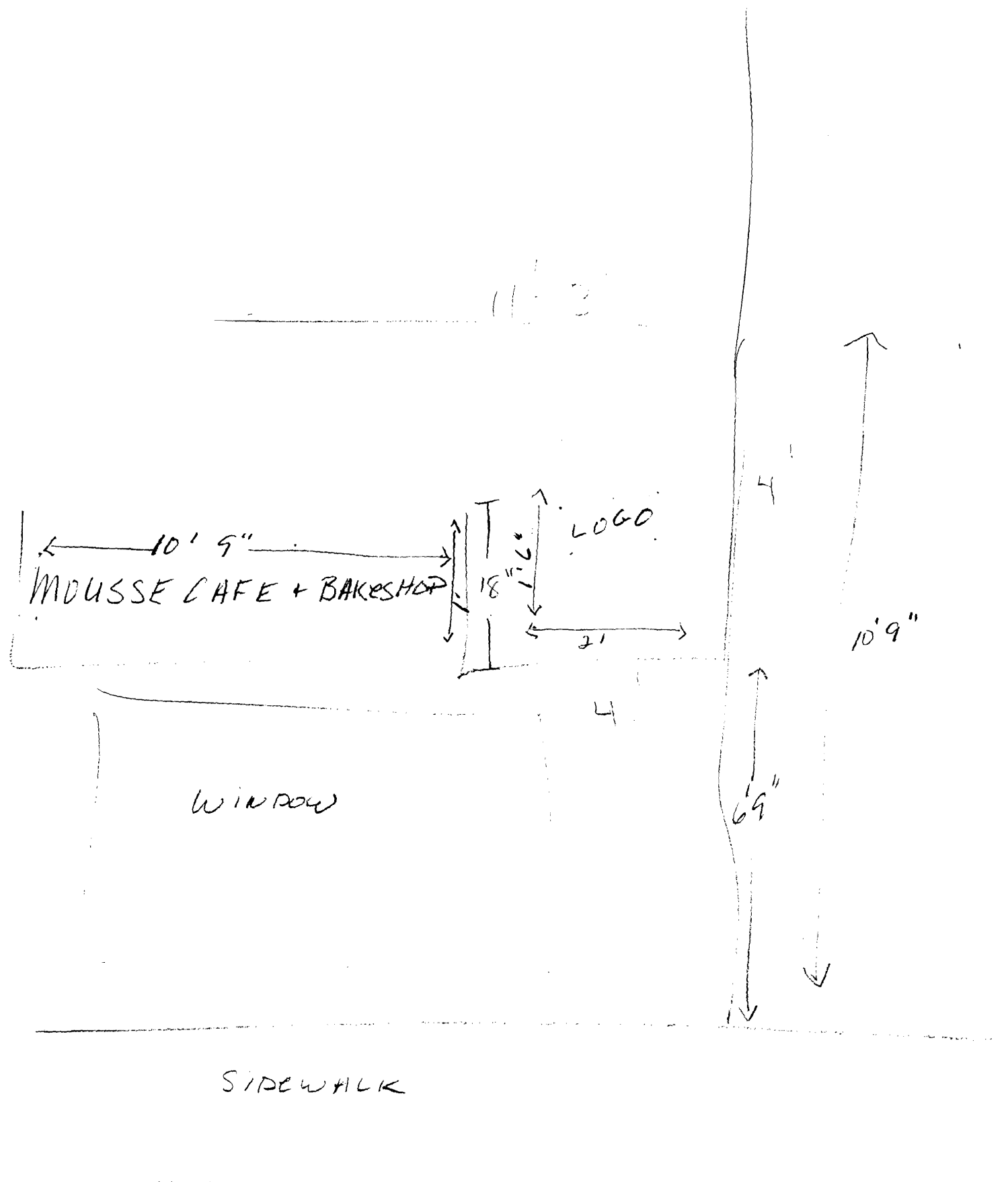
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0656		Date Applied For: 06/12/2008	CBL: 027 F011001
Location of Construction: 34 City Ctr	Owner Name: One Monument Way Llc	Owner Address: One Monument Way	Phone:
Business Name: Mousse Cafe & Bakeshop	Contractor Name: Maine Bay Canvas	Contractor Address: 53 Industrial Way Portland	Phone (207) 878-8888
Lessee/Buyer's Name 34 City Center	Phone: 310-488-7198	Permit Type: Awning, with signage	
Proposed Use: Mousse Cafe & Bakeshop / Two 2' x 2' sidewalk signs, one 2' x 1'.5" logo on end of awning and one 11' x 1' sign on awning.		Proposed Project Description: Two 2' x 2' sidewalk signs, one 2' x 1'.5" logo sign on end of awning and one 11' x 1' sign on awning.	
Dept: PAD Status: Approved Reviewer: Deborah Andrews Approval Date: 06/17/2008 Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 06/16/2008 Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Building Status: Approved with Conditions Reviewer: Tom Markley Approval Date: 06/19/2008 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:

6/12/2008-amachado: Spoke to Joanne Lombard. Need to know if awning is translucent.

6/12/2008-amachado: Received voicemail from Joanne. Fabric is black and not translucent. Only the letters are translucent.



ESTIMATE - CONTRACT

SOLD TO: The Mousse Cafe
 DEL. ADDRESS Monument Square
Portland, maine
 MAIL ADDRESS 6 Tenney Lane
Scarborough, Maine 04074

W.O.#	_____
JOB #	_____
DATE	<u>6/3/08</u>
EST. DEL. DATE	<u>3 weeks</u>
HOME PHONE	_____
BUS. PHONE	<u>730-1194</u>
FRAME STYLE	<u>existing frame</u>
FABRIC & COLOR	<u>Cooley</u>
FABRIC STYLE #	<u>to be determined</u>

Manufacture and install new fabric cover for the existing awning at the new location of the Mousse Cafe.

Fabric: Cooley Brite eradicable awning fabric. In your selected color. Carries a 5 year manufacturers limited warranty and is flame retardant to meet local code requirements.

Frame: we will use the existing framework. It is in good serviceable condition.

Graphics: The front reveal area to have " Mousse Cafe & Bakeshop" in selected font. Side of awning facing the street to have smaller version with logo.

Dimensions: 11'-3" wide x 4'-0" tall x 4'-0" projection with an 18" reveal.

Scope: Frame to be removed and brought back to our shop. Old fabric removed and disposed. New fabric made and stretched over frame. Graphics wiped out per layout. Delivered and installed.

ITEM:	ESTIMATE
as above.....	\$1,825.00
Tax	\$75.00
ESTIMATE TOTAL	\$1,900.00
LESS DEPOSIT	50%
DUE UPON INSTALLATION	net

CONTRACT AGREEMENT

Maine Bay Canvas, Inc. agrees to sell, deliver and install to the Buyer, and the Buyer agrees to purchase and accept from Maine Bay Canvas, Inc. the above described goods or property, subject to and upon the terms and conditions hereof expressed. Any alteration or deviation from specifications involving extra costs will become an additional charge over and above the quote.

Until the said total balance is paid in full and all of the conditions hereof are fully performed title to and ownership of the property purchased under this contract shall be and remain the property of Maine Bay Canvas, Inc.

No cancellations will be accepted after work has started, or on special order merchandise. Delivery dates shown are approximate unless otherwise stated.

Accounts 30 days past stated terms will be subject to an 18% annual finance charge.

BUYER _____
 SELLER *Daniel Fournier*

Maine Bay Canvas

53 Industrial Way
 Portland, Maine 04103

207-878-8888

Fax: 878-5119

2 Signs Proposed:
- On Free Street (1)
- On City Center (1)

Sign:
A-FRAME
Double-sided
TYPE

22"

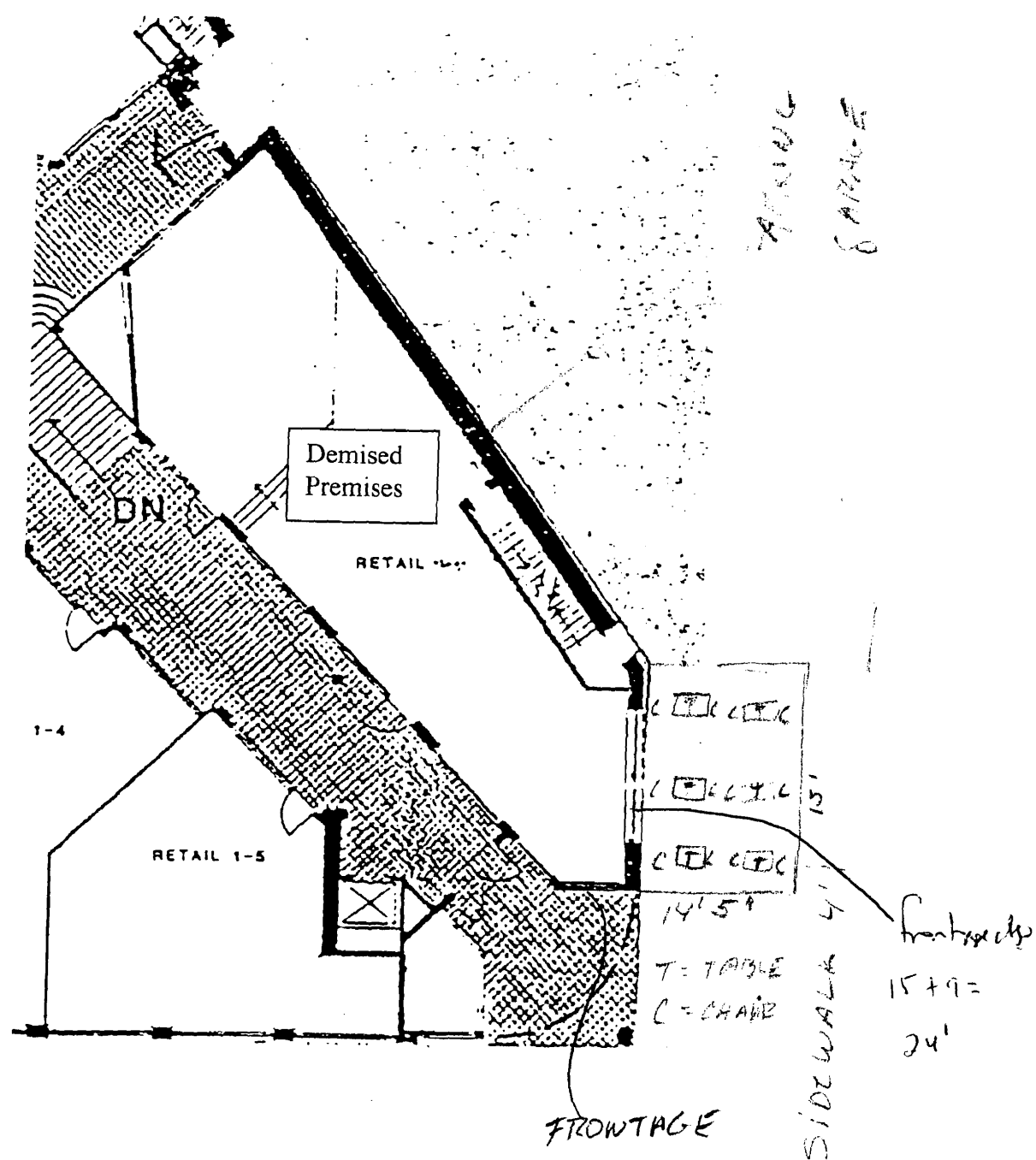
LOGO

MOUSSE

CAFE + BAKESHOP

28"

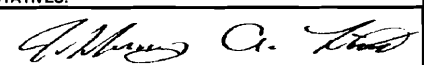
Exhibit A



ONE MONUMENT WAY

ACORD™ CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 5/27/2008
PRODUCER (207) 774-6257 FAX: (207) 774-2994 Clark Associates 2385 Congress Street P O Box 3543 Portland ME 04104		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED MYK LLC 34 City Center Portland, ME 04101		INSURERS AFFORDING COVERAGE INSURER A: Travelers Insurance Co. NAIC # 39357 INSURER B: INSURER C: INSURER D: INSURER E:

COVERAGES						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR/ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY	3377M282	5/15/2008	5/15/2009	EACH OCCURRENCE \$ 2,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 2,000,000
						GENERAL AGGREGATE \$ 4,000,000
						PRODUCTS - COMP/OP AGG \$ 4,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:						Liquor Liability 2,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
A		AUTOMOBILE LIABILITY	3377M282	5/15/2008	5/15/2009	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
<input checked="" type="checkbox"/> HIRED AUTOS						
<input checked="" type="checkbox"/> NON-OWNED AUTOS						
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
		<input type="checkbox"/> DEDUCTIBLE				\$
		<input type="checkbox"/> RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
		OTHER				E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS						
City of Portland is an additional insured with respect to the insured's operations and if required by written contract.						

CERTIFICATE HOLDER	CANCELLATION
City of Portland 389 Congress Street Portland, ME 04101-3503	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE Jeffrey Lind/BIJF 

IMPORTANT

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

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

DISCLAIMER

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

POLICY NUMBER: I-680-3377M282-ACJ-08

COMMERCIAL GENERAL LIABILITY
ISSUE DATE: 05-16-08

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED-STATE OR POLITICAL SUBDIVISIONS-PERMITS RELATING TO PREMISES

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State or Political Subdivision:

CITY OF PORTLAND

389 CONGRESS STREET

PORTLAND

ME 04101-3503

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured any state or political subdivision shown in the Schedule, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or political subdivision has issued a permit in connection with premises you own, rent, or control and to which this insurance applies:

1. The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
2. The construction, erection, or removal of elevators; or
3. The ownership, maintenance, or use of any elevators covered by this insurance.

Certificate of Flame Resistance



REGISTERED
APPLICATION
CONCERN No.

F-06901

ISSUED BY

HERCULITE PRODUCTS, INC.

PO BOX 435

EMIGSVILLE

PA

17318

Date Work Performed

5/02/08

-000-0000

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR TRI VANTAGE, LLC AT 2937 WEST 25th STREET

CITY CLEVELAND STATE OHIO 44113

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used _____ Chem. Reg. No. _____

Method of application _____



- (b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used REINFRCD VINYL Reg. No. F-06901

The flame Retardant Process Used WILL NOT Be Removed By Washing
(will or will not)

PETER COHEN

Name of Production Superintendent

By STEPHANIE MUMMERT, Q C MANAGER

Title

We hereby certify this to be a true copy of the original "CERTIFICATE OF FLAME RESISTANCE" issued to us, "original copy" of which has been filed with the California State Fire Marshal.

TRI VANTAGE, LLC

By Thuy R. Bille

SHEET-33-C

CUMBERLAND

SHEET-

PREBLE STREET

SHEET-37-B

STREET

(A)

CITY
12
42,415

ELM STREET

8
23830

CITY

(B)

116589

CHURCH

5
19,470

STREET

CHESTNUT

SHEET-32-D

CITY HAL
12
70,369

CONGRESS

(G)

CITY

MONUMENT SQUARE

LANCASTER

LANE

MONUMENT-SQ.

MIDDLE
CITY PLAZA

CENTER

STREET

FEDERAL

TEMPLE

FREE

SHEET-38-C

STREET

STREET

AREA

CBL 34 Fall