

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02 0579	Issue Date: JUN 20	CBL: 029 C003001
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Location of Construction: 334 Fore St	Owner Name: Port City Apartments	Owner Address: Po Box 105	Phone:
Business Name: Old Port Retail	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: retail	Proposed Use: retail/ erect 8' x 1' sign on front	Permit Fee: \$38.00	Cost of Work: \$0.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>NAS</i>	INSPECTION: Use Group: U Type: Sign BOCA 99 Signature: <i>MM</i>
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Proposed Project Description:
erect 8' x 1' sign

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 05/30/2002	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK</i> <i>6/17/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>to D.A. 6/17/02</i> <i>DA 6/19/02</i>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

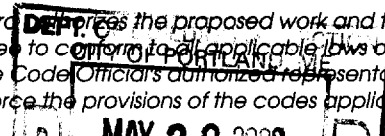
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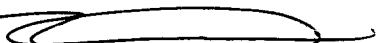
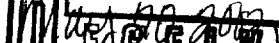
Signage Application

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>332 Fore Street</u>		
Total Square Footage of Proposed Structure <u>8 ft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 111A Block# <u>029-C-003</u> Lot#	Owner: <u>Peter Coleswathy</u> <u>Partcity apt.</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Elle Harrington</u>	Applicant name, address & telephone: <u>Lucias</u> <u>207 253 5433</u> <u>332 Fore Street Portland ME 04101</u>	Total s.f. of signage <u>8</u> x 1.00 per s.f. \$ <u>8.00</u> , plus \$30.00 base fee Fee: \$ <u>38.00</u>
Current use: <u>Retail / women's Apparel</u>		
If the location is currently vacant, what was prior use: <u>retail</u>		
Approximately how long has it been vacant: <u>8 mos.</u>		
Proposed use: <u>Store Name</u>		
Project description: <u>Erect 8' x 1' Sign Attached</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Elle Harrington</u>		
Mailing address: <u>332 Fore Street Portland Maine 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>207 253 5433</u> 		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record ~~DEP~~  approves 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 Officers 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:  Date: 

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall
Tel: 4-874-8726

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 332 Four Street ZONE: B-3

OWNER: Port City Apartments

APPLICANT: Lucas

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO
FREESTANDING SIGN? (ex. Pole Sign) YES NO NO DIMENSIONS ~~3ft~~ HEIGHT ~~2ft~~
MORE THAN ONE SIGN? YES NO DIMENSIONS 8ft HEIGHT 1ft = 8ft
SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS ~~3ft x 2ft~~
MORE THAN ONE SIGN? YES NO DIMENSIONS 8ft x 1ft
AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT?

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

8ft x 1ft.

*** TENANT BLDG. FRONTAGE (IN FEET): 25' shown x 2 = 50ft

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

YOU SHALL PROVIDE:
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE
EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES
AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: _____ DATE: May 20, 2002

PORT CITY APARTMENTS
P.O. Box 10563
Portland, ME 04104

April 20, 2002

Ms. Eleanor Harrington
Lucia's
332 Fore Street
Portland, ME 04101

RE: Authorizations for Signage

Dear Elle:

As the owner of the building at 332-334 Fore Street, we hereby authorize you to remove, redecorate, and reinstall the existing "AMADEUS MUSIC" sign on the front of the building. Further, you are authorized to install additional signage as you deem necessary to promote your business. Please note that all sign work is at your expense. You are also responsible for obtaining municipal approvals and permits as required to comply with local ordinances. If you have any questions, please call me at 846-6594.

Good luck on your upcoming opening!

Sincerely,



Peter Colesworthy
President

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE
04/25/2002

PRODUCER
Smithwick & Clarke Insurance, Inc.
400 Commercial Street

Portland ME 04101-

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
Elle Hetherington dba Lucia's Inc.
401 Cumberland Ave., Apt #402

Portland ME 04102-

INSURER A: MIDDLESEX MUTUAL ASSURANCE CO.
INSURER B:
INSURER C:
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	TBD	04/25/2002	04/25/2003	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire) \$ 100,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 1,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC
	AUTOMOBILE LIABILITY		/ /	/ /	COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO		/ /	/ /	BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS		/ /	/ /	BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS		/ /	/ /	PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS		/ /	/ /	
	<input type="checkbox"/> NON-OWNED AUTOS		/ /	/ /	
	GARAGE LIABILITY		/ /	/ /	AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO		/ /	/ /	OTHER THAN EA ACC \$
			/ /	/ /	AUTO ONLY: AGG \$
	EXCESS 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
			/ /	/ /	E.L. EACH ACCIDENT \$
			/ /	/ /	E.L. DISEASE - EA EMPLOYEE \$
			/ /	/ /	E.L. DISEASE - POLICY LIMIT \$
	OTHER		/ /	/ /	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED AS RESPECTS TO THE INSURED'S BUSINESS SIGN ON THE BUILDING LOCATED AT: 332 FORE STREET, PORTLAND, ME.

CERTIFICATE HOLDER ADDITIONAL INSURED; INSURER LETTER: _____

CANCELLATION

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

Suzanne J. Adams

CITY HALL
389 CONGRESS STREET, ROOM 315

PORTLAND ME 04101-

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.



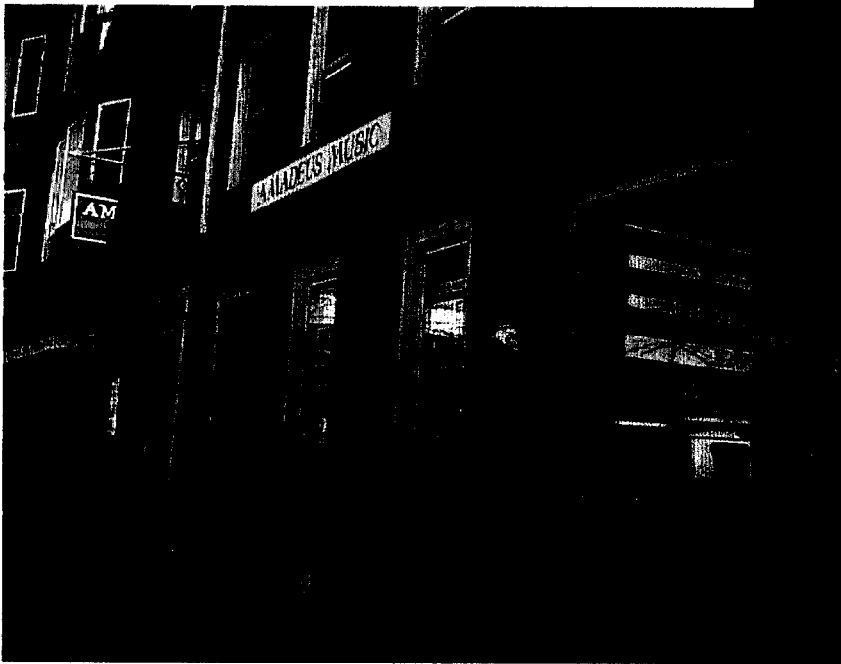
MALONE

Commercial and Investment Real Estate

Malone Commercial Brokers, Inc.
5 Moulton Street
Portland, Maine 04101

Tel (207) 772-2422
Fax (207) 774-5114
www.malonecb.com

OLD PORT RETAIL



ADDRESS:	332 Fore Street, Portland, Maine (formerly Amadeus Music)
SPACE:	800± SF retail space with 427± SF of storage in basement
AVAILABILITY:	Immediate
LANDLORD:	Port City Apartments Corp.
HVAC:	Included in base rent
TERM:	Flexible
LEASE RATE:	\$19.75 Modified Gross (MG) <i>Tenant to pay increases over base year.</i>



BROKER:
Pete Harrington
peter@malonecb.com
(207) 772-2422

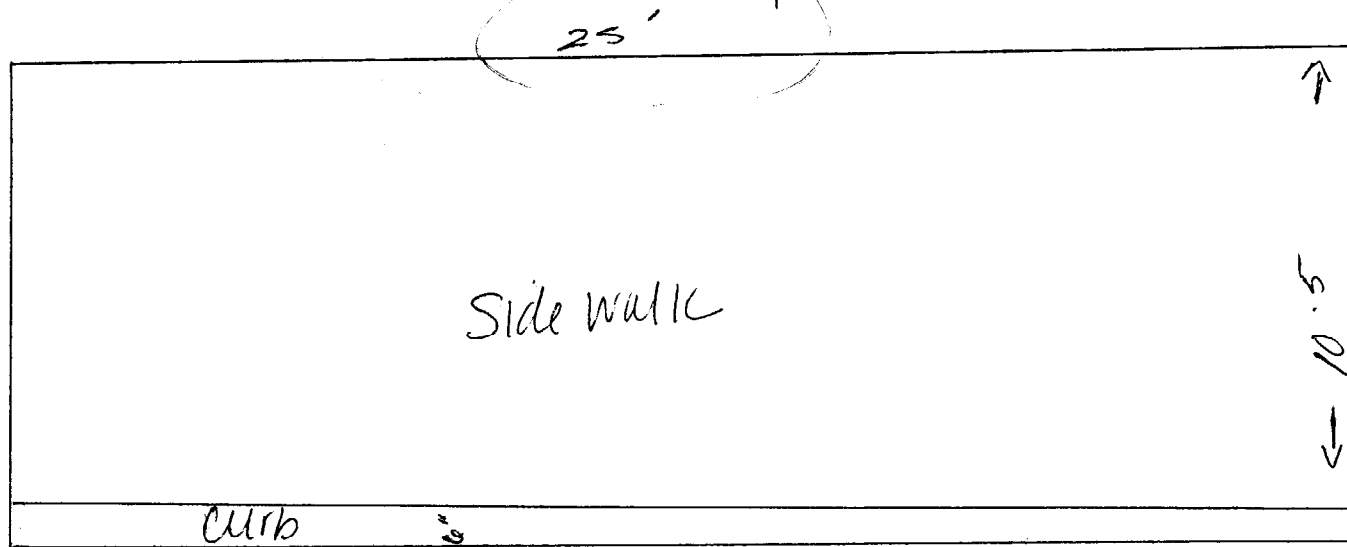
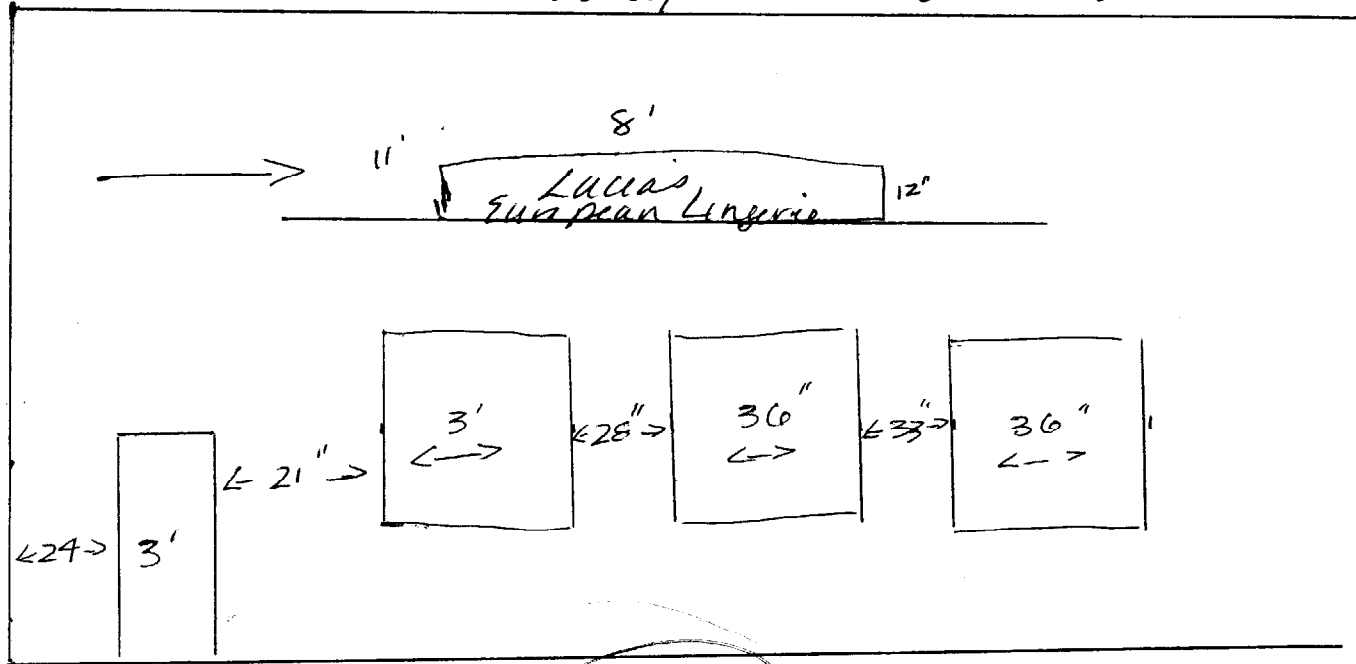
Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Orig. 10/2001



SERVING CLIENTS IN NORTHERN NEW ENGLAND SINCE 1970



Sign size and placement
exactly where original sign was placed same dimensions



Wooden sign.

96"

18"

~~Lucia's
European Lingerie and Sleepwear~~

NO

96"

12"

Lucia's
European Lingerie and Sleepwear

YES

12"

~~Lucia's European Lingerie and Sleepwear~~

NO