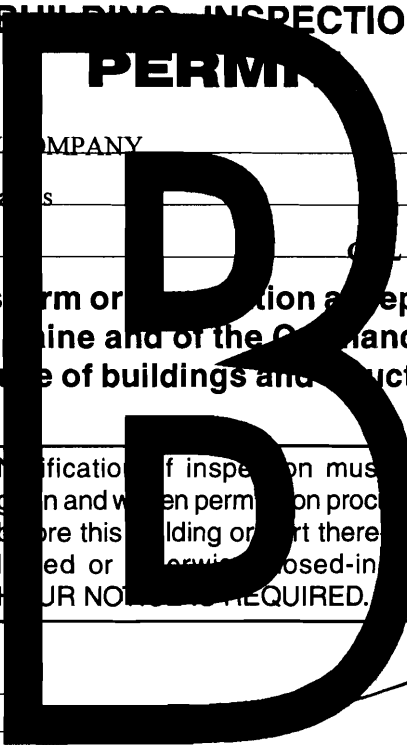


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached



Permit Number: 070645

PERMIT ISSUED
JUN 18 2007

This is to certify that RSB LIMITED LIABILITY COMPANY

has permission to Outdoor seating 4 Chairs 2 tables

AT 129 COMMERCIAL ST

029 D00100

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE 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

[Signature]
6/13/07
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

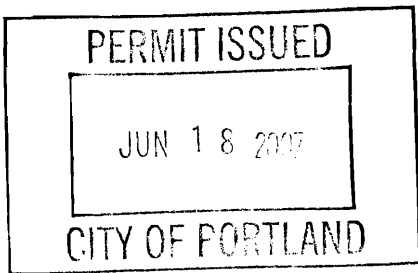
Permit No: 07-0645	Issue Date:	CBL: 029 D001001
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Location of Construction: 129 COMMERCIAL ST	Owner Name: RSB LIMITED LIABILITY COMP	Owner Address: 32 PYA RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: R3

Past Use: Commercial Restaurant - "Crab Louie"	Proposed Use: Restaurant - "Crab Louie" - Outdoor seating 4 Chairs 2 tables	Permit Fee: \$80.00	Cost of Work: \$80.00	CEO District: 1
Proposed Project Description: Outdoor seating 4 Chairs 2 tables		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Seating</i> <i>City Ordinance</i>	
		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/01/2007	Zoning Approval		
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<ol style="list-style-type: none"> 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"/> <i>De w/condition</i> Date: <i>6/7/07</i> <i>ABM</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 <i>Yes</i> <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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0645	Date Applied For: 06/01/2007	CBL: 029 D001001
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Location of Construction: 129 COMMERCIAL ST	Owner Name: RSB LIMITED LIABILITY COMP	Owner Address: 32 PYA RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Restaurant - "Crab Louie" - Outdoor seating 4 Chairs 2 tables	Proposed Project Description: Outdoor seating 4 Chairs 2 tables
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/07/2007

Note: **Ok to Issue:**

- 1) All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/13/2007

Note: **Ok to Issue:**

- 1) This permit approves outside seating only. Any food, alcohol or entertainment in this space requires licensing approvals from the City Clerk.
- 2) The tables and chairs must not block any means of egress of any building.



Outdoor Seating Permit Application

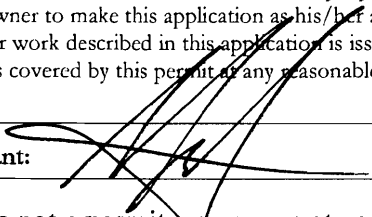
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>127 Commercial</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>280 SQ. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>D</u> Lot# <u>1</u>	Owner: <u>RSB LTD.</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address <u>c/o ELY ASSOC.</u> <u>37 A ST. S. PORTLAND</u> <u>04106</u>	Cost Of Work: \$ <u>0</u> Fee: <u>\$80.00</u>
Current use: <u>SIDEWALK</u>		
Business name: <u>CRAB LOUIE</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: _____		
Project description: <u>Outside Seating</u>		
How many chairs? <u>4</u> How many tables? <u>2</u>		
Please contact the City Clerk's Office @ 874-8557 before you commence any serving of food or alcohol outside.		
Contractor's name: _____		
Address & telephone: _____		
Who should we contact when the permit is ready: <u>MICHAEL KEON</u>		
Mailing address: _____ Phone: <u>978-886-0873 - CELL</u> <u>207-772-6200 - BUS.</u>		

Please submit all of the information outlined in the Outdoor Seating Application Checklist. Failure to do so will 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: 	Date: <u>5.29.07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Outdoor Seating/Dining On Private and/or City Property

Permits are required for expanding eating facilities (tables and chairs) to the outside whether it is on private and/or City Property. The fee is \$80.00. The permit is good for one year and covers the time period April 15th thru September 30th of that same year. **The permit must be renewed each year prior to commencing the activity.**

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Seating Permit Application.

A plot plan is required and must include:

- A drawing of the lot, where the building sits on the lot along with the lot and building dimensions
- The dimensional setback from the sidewalk to the building
- The location of the street, and if it's a corner lot, the intersecting streets
- The sidewalk along with its width and curbing location
- The location of the table and chair placement

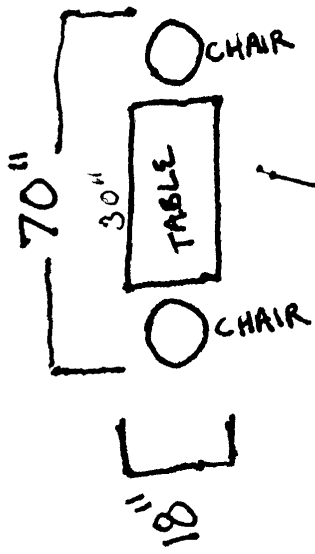
Additional requirements include:

- The tables and chairs need to be placed on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the placement of the tables and chairs creates a public safety hazard, the municipality may require them to be removed or relocated to a more suitable location.
- The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.
- You are required to produce and maintain public liability insurance coverage in an amount of not less than three hundred thousand (\$400,000) combine single limit for bodily injury, death and property damage. If the tables and chairs are on City property, the City will need to be named as additional insured.
- No food shall be prepared outside.
- If alcohol is to be served, you will need to notify the City's Business Licensing Office in room 203 of City Hall or call 874-8557. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- If the seating area is located on City Property, the owner of the establishment will need to sign the following indemnifying statement.

Conditions for Sidewalk Occupancy Permit

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and rear of the building at the stated location: 127 COMMERCIAL ST.; in Portland, Maine, by the owner of the establishment being: MICHAEL KEON, doing business as: CRAB LOUIE, hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City of Portland, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged:  Date: 5.29.07
Establishment owner



COMMERCIAL ST.

SIDEWALK

20'

14'

DOOR

WINDOW

WINDOW

129 COMM.
SILVER HOUSE
TAVERN

127 COMMERCIAL ST.
CRAB LOVIE

125 COMM.
COMMERCIAL
STREET PUB



542 Main Street
P.O. Box 15022
Worcester, MA
01615-0022

Phone
(508) 795-0635

www.sbia.com

May 29, 2007

MPK Corporation
Attn: Michael Keon
127 Commercial Street
Portland, ME 04104

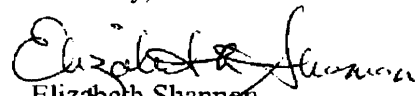
Re: Package policy #I6809961C00AIND07
Effective: 04/16/2007 to 04/16/2008

Dear Michael:

As per our conversation regarding the small outdoor seating area of 2 tables at your establishment. Your current Business Owner's Policy offers coverage automatically for such an exposure.

The current General Liability insurance limit is \$2,000,000 per occurrence and \$4,000,000 aggregate. There is no additional premium for this coverage.

Sincerely,


Elizabeth Shannon
Account Representative

Ed. 01/01/00

