

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

Permit Number: 081543

This is to certify that SHOEMAKER LLC/TBD

has permission to Install 32" x 18" hanging sign

AT 183 MIDDLE ST

CB 032 H016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise altered-in. 24 HOURS 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

Cheryl S. M. 2/4/09
 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: 08-1543 | Issue Date: 2/4/08 | CBL: 032 H016001 |
|-----------------------|-----------------------|---------------------|

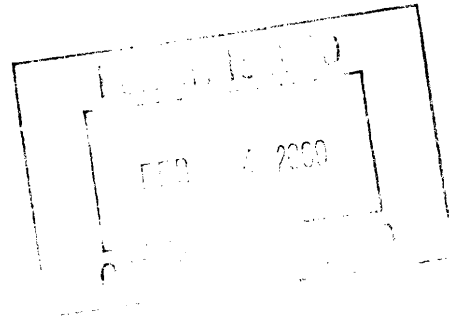
| | | | |
|--|------------------------------|--------------------------------------|--------------|
| Location of Construction: 183 MIDDLE ST | Owner Name: SHOEMAKER LLC | Owner Address: 16 MOSES LITTLE DR | Phone: |
| Business Name: | Contractor Name: TBD | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Signs - Permanent | Zone: B-3 |

| | | | | |
|---|---|------------------------|--------------------------|--------------------|
| Past Use: Commercial - Coffee Shop - Bard Coffee see permit# 081542 | Proposed Use: Commercial - Coffee Shop - Bard Coffee see permit# 081542 - install 1 signs - 12' x 1' building wall sign and 32" x 18" hanging sign | Permit Fee: \$93.00 | Cost of Work: \$93.00 | CEO District: 1 |
|---|---|------------------------|--------------------------|--------------------|

| | | |
|--|--|--|
| Proposed Project Description: install 1 signs - 12' x 1' building wall sign and 32" x 18" hanging sign | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: M Type Synops IBI-2003 Signature: <i>CL</i> 2/4/08 |
| 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: 12/11/2008 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|---|---|--|
| <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"/> Date: 12/29/08 <i>ABN</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 yb <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 2/2/09 <i>STH</i> |
|---|---|---|--|



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

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: 185 MIDDLE ST PORTLAND MAINE | | |
| Tax Assessor's Chart, Block & Lot Chart# 32 Block# H Lot# 16 | Owner: SINGAPOREAN, LLC 10 MOSES LITTLE DRIVE WINDHAM ME 04092 | Telephone: (207) 899-6201 |
| Lessee/Buyer's Name (If Applicable) BARO COFFEE P.O. Box 878 KEENE BLDG, ME 04043 | Contractor name, address & telephone: TBD | 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: \$ _____ |
| Who should we contact when the permit is ready: Tom Baro phone: (207) 899-6201 | | |
| Tenant/allocated building space frontage (feet): Length: 17' Height: 14' | | |
| Lot Frontage (feet) 4784 Single Tenant or Multi Tenant Lot MULTI | | |
| Current Specific use: RETAIL | | |
| If vacant, what was prior use: RETAIL | | |
| Proposed Use: COFFEE SHOP / RETAIL | | |
| Information on proposed sign(s): | | |
| Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ | | |
| Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: 10'x11' | | |
| Proposed awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| Height of awning: _____ Length of awning: _____ Depth: _____ | | |
| 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: _____ 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 checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: 2'x2' (HANDICAP) | | |
| Awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: 11A | | |
| 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: _____ Date: **12/5/05**

B3-multi

$2 \times 17 = 34 \text{ sq ft}$

This is not a permit; you may not commence ANY work until the permit is issued.

building

largest sign $29' \times 18' = 3\text{ sq ft}$

$10 \times 11 = 110 \text{ sq ft}$

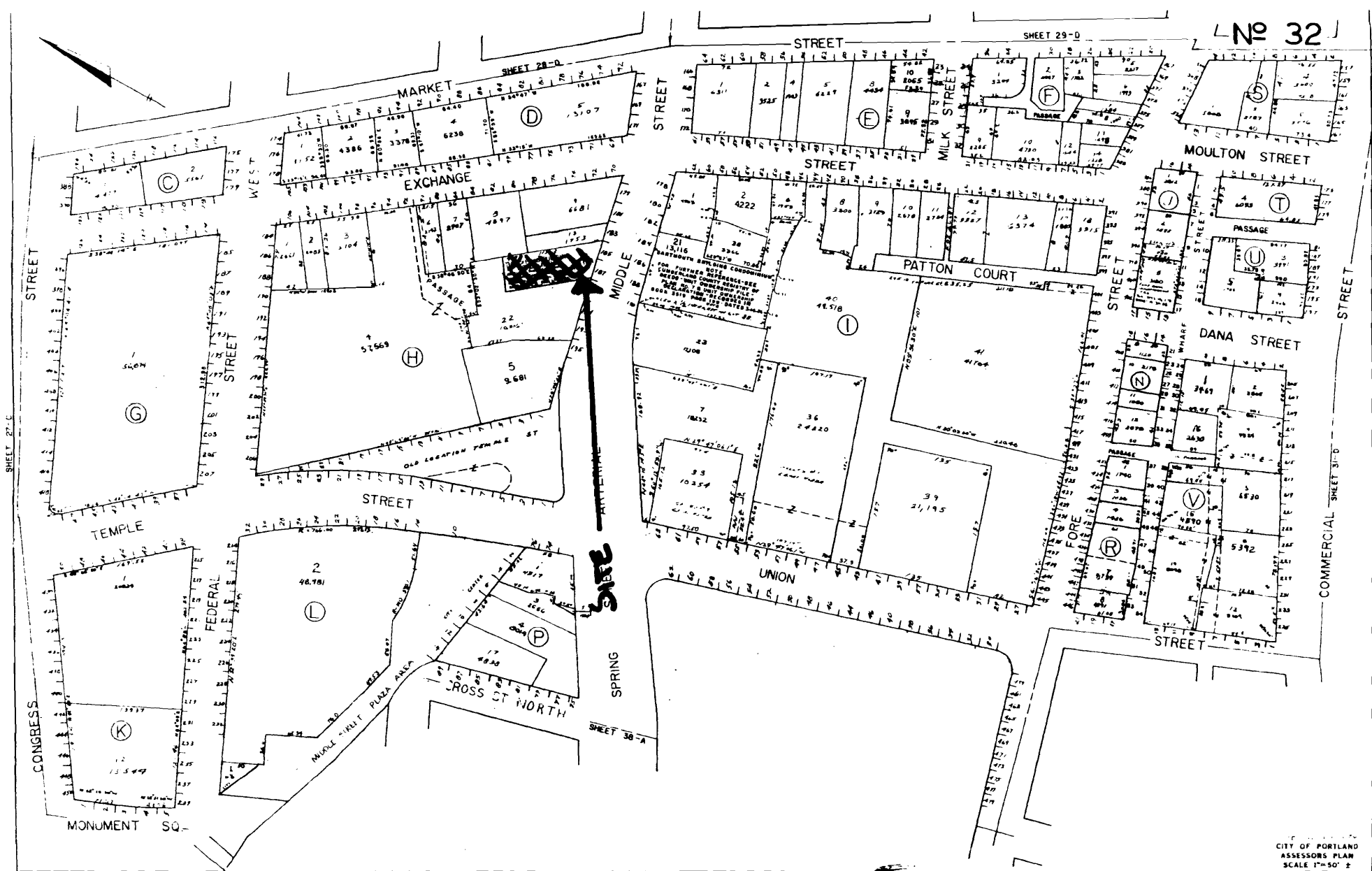
124 total

$12 \times 1 = 12 \text{ sq ft}$

$30' \times 18' = 3.75 \text{ sq ft}$

15.75 sq ft

$10 + 4 = 14 \times 2$
 $28 + 28 + 65$
 $31.5 + 65 = 96.5$



CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1"=50' ±

INDENTURE OF LEASE

This indenture of Lease (hereinafter referred to as "Lease") is made and entered into as of this 7th day of ~~September~~ ^{October}, 2008, by and between SHOEMAKER, LLC, a Maine limited liability company with a place of business in Windham, County of Cumberland and State of Maine (hereinafter referred to as "Landlord"), and, BARD COFFEE ROASTERS, INC. a Maine corporation with a place of business in Portland, County of Cumberland and State of Maine (hereinafter referred to as "Tenant").

WITNESSETH THAT

ARTICLE I. Premises. The Landlord, its successors and assigns, for and in consideration of the covenants and agreements herein mentioned to be kept and performed by the Tenant, has the authority to demise and lease and does demise and lease to the Tenant the following described premises, situated in the City of Portland, in the County of Cumberland and State of Maine, more particularly bounded and described as follows:

The Landlord's first floor condominium unit located in the building at 183-185 Middle Street, Portland, Maine, containing approximately 1,594 square feet of space, as more particularly described in the specifications and plans attached hereto as Exhibit A, (hereinafter collectively referred to as the "premises" or the "leased premises"). Together with the right to use, in common with others entitled thereto, if applicable, the hallways, stairways and elevators necessary for access to said leased premises, and lavatories nearest thereto, all common areas in and around the building as well as the common trash container/dumpster.

Tenant accepts the leased premises in "as is" condition.

ARTICLE II.

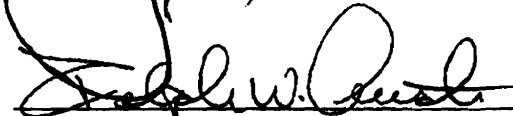
A. Term. The lease term shall commence upon completion of build-out improvements by Tenant, but no later than ninety (90) days following Tenant's obtaining all permits and licenses. Tenant shall be obligated diligently to pursue all necessary permits and approvals. If Tenant shall not have obtained all permits and licenses within ninety (90) days of the execution of this Lease, then this Lease shall be null and void.


Landlord hereby leases and lets to Tenant and Tenant leases and rents from Landlord the premises herein described for an initial term of five (5) years, projected to commence on December 1, 2008 and terminating at midnight on November 30, 2013, unless sooner terminated in accordance herewith.

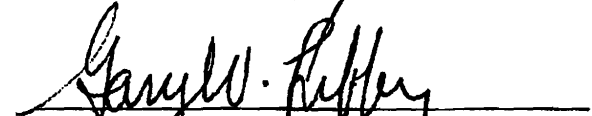
B. Renewal Options. So long as Tenant has not been in default of this Lease during the term hereof, and which default has not been cured by Tenant, Tenant shall have the option to

TWS

By: 
Tom Bard, Jr. President


Witness to Tenant

By:  *manager*
Terrence Shoemaker, Jr. Its


Witness to Landlord

| ACORD™ CERTIFICATE OF LIABILITY INSURANCE | | DATE (MM/DD/YYYY) 12/19/2008 | | | | | | | | | | | | |
|--|--------|---|-----------------------------|--------|-------------------------------------|--|------------|--|------------|--|------------|--|------------|--|
| PRODUCER (207)985-2901 FAX (207)985-2932 Smith, Brown, Lyons Farnsworth Agy 135 Fletcher Street PO Box 950 Kennebunk, ME 04043-0950 | | 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 Bard Coffee, Inc PO Box 878 Kennebunk, ME 04043 | | <table border="1"> <thead> <tr> <th>INSURERS AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Patriot Insurance</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </tbody> </table> | INSURERS AFFORDING COVERAGE | NAIC # | INSURER A: Patriot Insurance | | INSURER B: | | INSURER C: | | INSURER D: | | INSURER E: | |
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| INSURER A: Patriot Insurance | | | | | | | | | | | | | | |
| 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 | ADD'L INSRD | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS | |
|----------|-------------|--|---------------|----------------------------------|-----------------------------------|---|--------------|
| A | | GENERAL LIABILITY | TBA | 12/15/2008 | 12/15/2009 | EACH OCCURRENCE | \$ 1,000,000 |
| | | <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 100,000 |
| | | <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR | | | | MED EXP (Any one person) | \$ 5,000 |
| | | GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | PERSONAL & ADV INJURY | \$ 1,000,000 |
| | | | | | | GENERAL AGGREGATE | \$ 2,000,000 |
| | | | | | | PRODUCTS - COMP/OP AGG | \$ 2,000,000 |
| | | 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 AUTO ONLY: EA ACC | \$ |
| | | | | | | AGG | \$ |
| A | | EXCESS/UMBRELLA LIABILITY | TBA | 12/15/2008 | 12/15/2009 | EACH OCCURRENCE | \$ 1,000,000 |
| | | <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE | | | | AGGREGATE | \$ 1,000,000 |
| | | <input type="checkbox"/> DEDUCTIBLE | | | | | \$ |
| | | 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 | \$ |
| | | | | | | E.L. DISEASE - POLICY LIMIT | \$ |
| | | OTHER | | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
For 185 Middle Street, Portland, Maine

The certificate holder is named as an additional insured

CERTIFICATE HOLDER

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

IMPORTANT

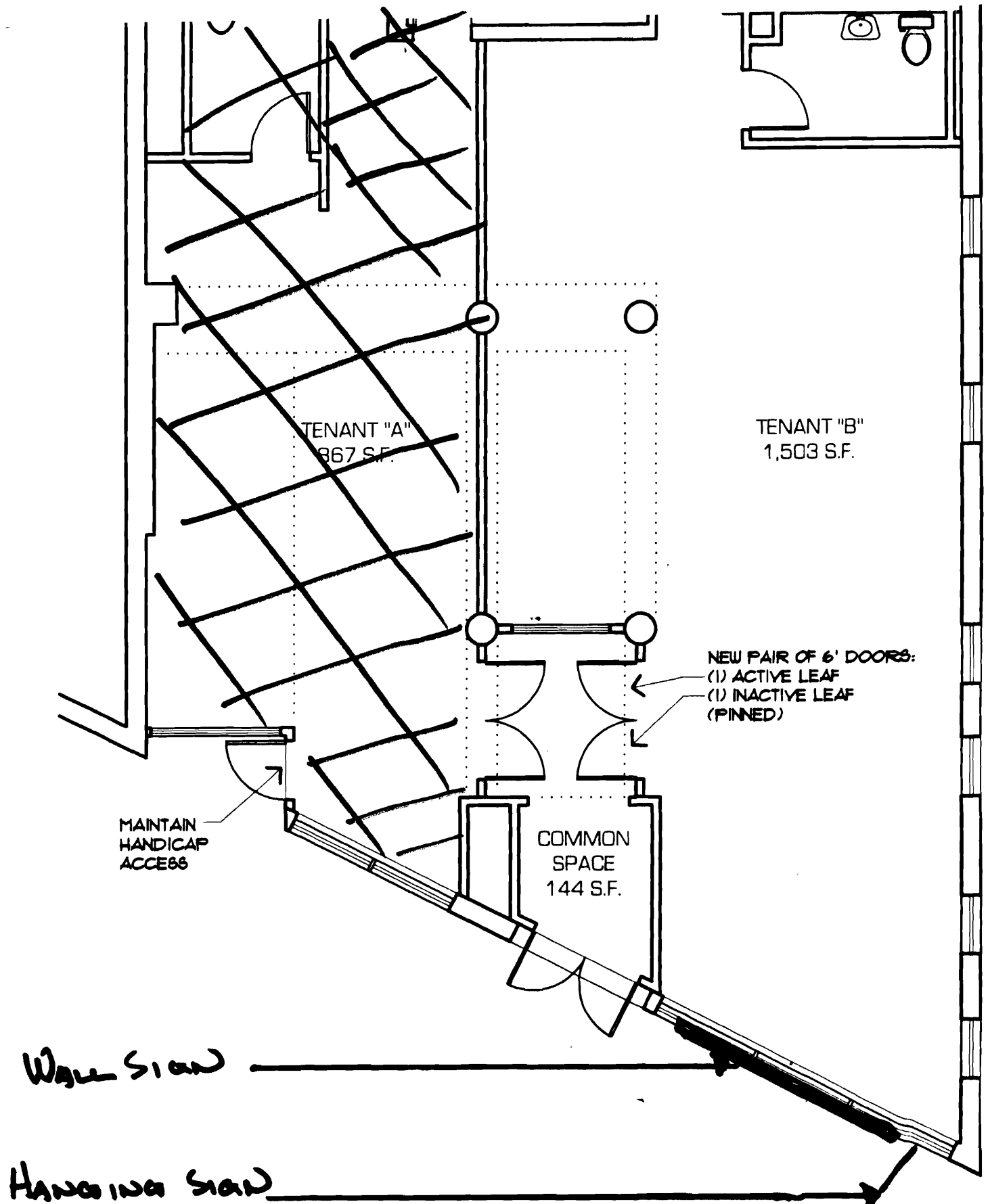
If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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

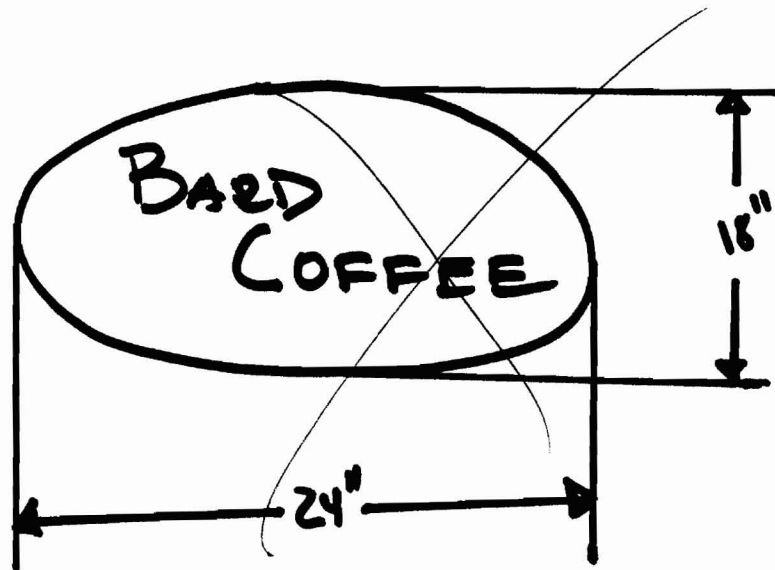
The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

185 MIDDLE STREET





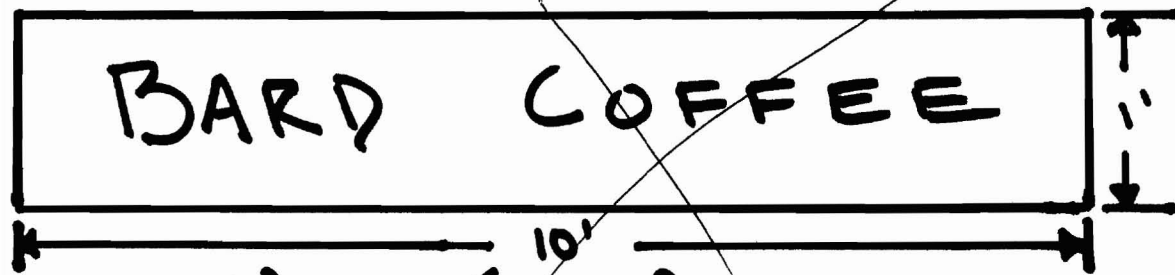
PROPOSED
HANGING SIGN STYLE AND HARDWARE
FROM ACROSS THE STREET



see new dimensions
received 12/22/08



PROPOSED STYLE OF BUILDING SIGN
FROM ACROSS THE STREET



See new
dimensions
received 12/22/18

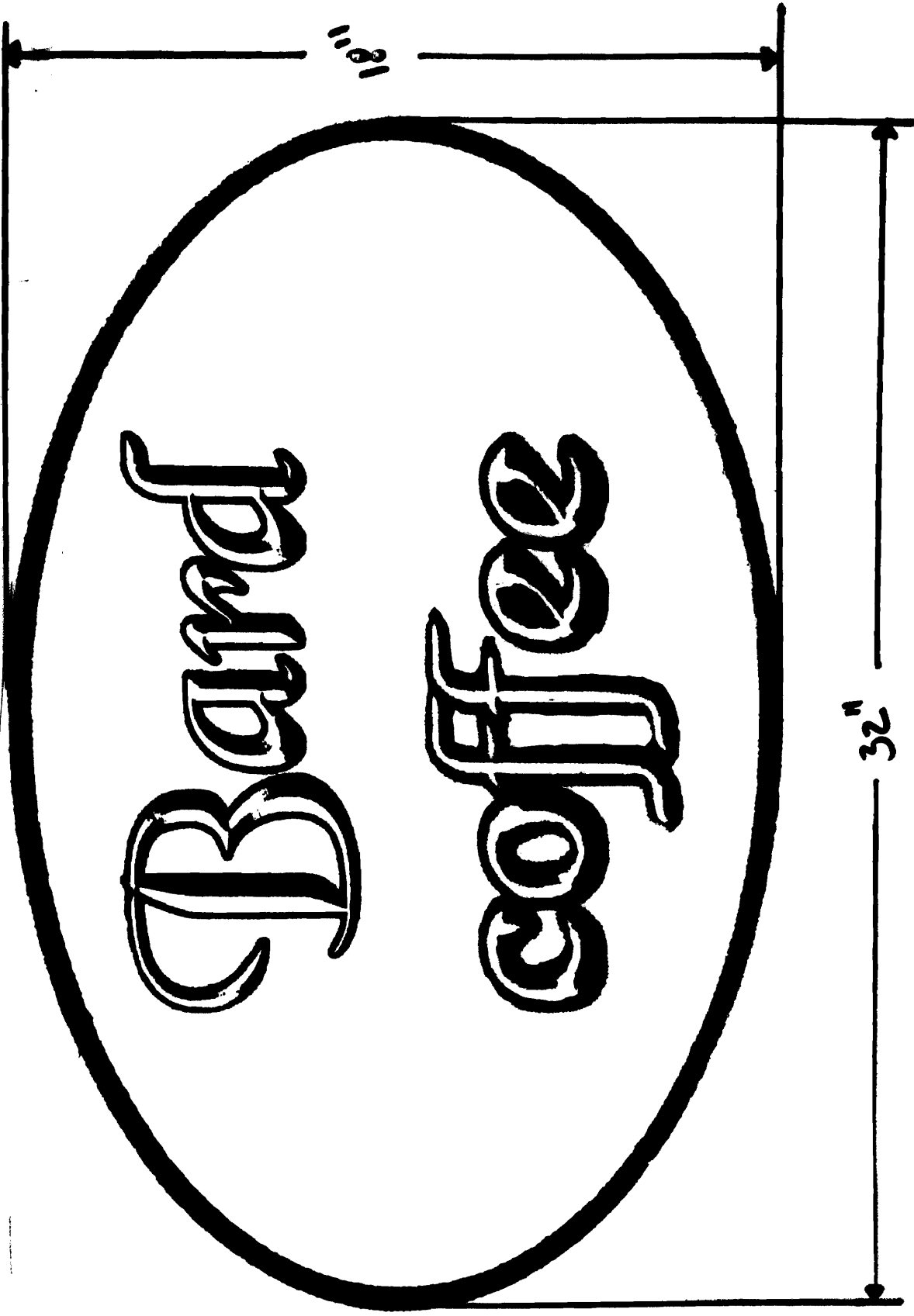
WALL SIGN



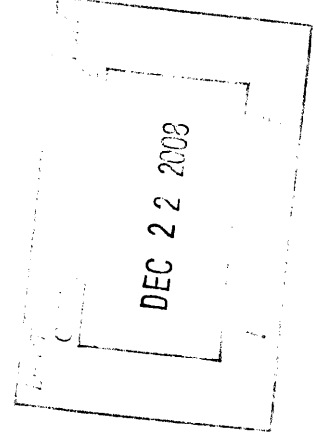
LOCATION

DEC 2 2 2003

Bard Coffee Hanging Sign



Bard Coffee Exterior Sign





CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

| | |
|---|---------------------------------|
| Application No: 8-1543 | Applicant: SHOEMAKER LLC |
| Project Name: Install 32" x 18" hanging sign | Location: 183 MIDDLE ST |
| CBL: 032 H016001 | Development Type: |
| Invoice Date: 12/11/2008 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | Payment Due Date |
| \$0.00 | | \$0.00 | | \$73.00 | | \$93.00 | | \$0.00 | On Receipt |

Previous Balance

\$0.00

| Fee Description | Qty | Fee/Deposit Charge |
|-------------------------------|--------------------------------|---------------------------|
| Sign Permit Historic District | 1 | \$65.00 |
| Signs sq. feet | 4 | \$8.00 |
| | | \$73.00 |
| | Total Current Fees: | + \$73.00 |
| | Total Current Payments: | - \$93.00 |
| | Amount Due Now: | (\$20.00) |

Bill to: SHOEMAKER LLC
16 MOSES LITTLE DR
WINDHAM, ME 04062

CBL 032 H016001
Application No: 8-1543
Invoice Date: 12/11/2008
Invoice No: 33363
Total Amt Due: \$0.00
Payment Amount: \$93.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Bard Coffee Exterior Sign

DEPT. OF BUSINESS REGULATION
CITY OF PORTLAND, ME
DEC 22 2008



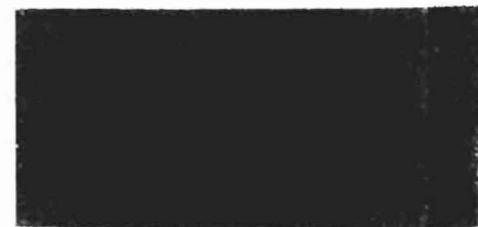
• Sign face – Wood 2” x 10” select pine

• Wood trim – 1’ x 3” select pine

• Color – Minwax – Accents, Classic Black



• Wood trim and lettering – color



RALPH LAUREN

REGENT METALLICS

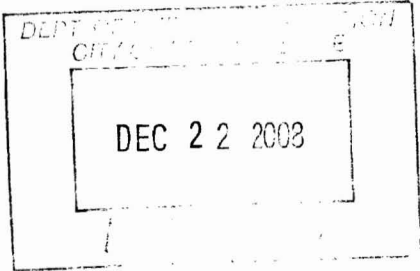
Golden Candlesticks
Chandelier doré

RM35

Hard Ware

Wall sign... 1/4” bolts secured to current steel beam

Bard Coffee Hanging Sign



Sign lettering – color



RALPH LAUREN
REGENT METALLICS
Golden Candlesticks
Chandelier doré
RM35

Sign face – Minwax – Accents, Classic Black



Hard Ware

Hanging sign... current hardware

Eye hooks and chain

Sign Construction – PVC Composite

03/27/09 sign okay JMB

OK to Issue
Please Change
B-Card to permit
to be 1 sign ^{hanging}
32" x 18" only

~~#04-1803~~
~~To Forest Ave - 31-6-20~~
~~1 of 14~~
~~31-L-135 001.~~
open - client decrypt.

10x1=10 12x1=12.

65+8=
(73)

30"x18" = 576 = 4

16
—
97.

14x2 = 28
65
—
93



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10-11 20 03

Received from Bob Moore

Location of Work 105 Main

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ 93 Site Fee: _____

35 Historic

Certificate of Occupancy Fee: _____

Total: 93

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (U) _____

Other Sign

CBL: 2/1/14

Check #: 1003 Total Collected \$ 93

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy