

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No. 01-0734	Issue Date 2-9-2001	CBL: 032 J001001
--------------------	---------------------	------------------

Location of Construction: 386 Fore St	Owner Name: Sawyer Harrison H	Owner Address: 28 Chadwick St Portland, Me 04102	Phone: 207-772-6579
Business Name: Beals Ice Cream	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: Heather Nelson	Phone: 207-828-1335	Permit Type: Outdoor Seating	Zone: B-3

Past Use: Comm / Food Service	Proposed Use: Same: Set-Up Outside Seating. Call Heather at 828-1335 when ready.	Permit Fee: \$75.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
 Set-Up for Outdoor seating
subject to The City's Traffic Engineer as to placement of Tables and chairs. Public Access Areas shall not be blocked

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

Permit Taken By: cjh	Date Applied For: 06/21/2001	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"/> Date: <i>OK 6/21/01</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 checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>within 6/28/01</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>TO D.A 6/26/01</i> Date: _____
--	---	---	--

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 _____

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: 12 Moulton St

Total Square Footage of Proposed Structure <u>0</u>	Square Footage of Lot
---	-----------------------

Tax Assessor's Chart, Block & Lot Number Chart# <u>32</u> Block# <u>J</u> Lot# <u>1</u>	Owner: <u>Harry Sawyer</u>	Telephone#: <u>772-6579</u>
--	-------------------------------	--------------------------------

Lessee/Buyer's Name (If Applicable) <u>Heather Nelson</u>	Owner's/Purchaser/Lessee Address: <u>Beals Ice Cream</u>	Cost Of Work: \$ <u>0</u>	Fee: <u>\$75.00</u>
--	---	------------------------------	------------------------

Current use: Food service 828-1335
 If the location is currently vacant, what was prior use:
 Approximately how long has it been vacant:
 Proposed use: Same
 Project description: outside seating
 How many chairs How many tables 3 - Picnic Style

Contractor's Name, Address & Telephone:
 Applicants Name, Address & Telephone: HLN, Inc. 12 Moulton St 828-1335
 Who should we contact when the permit is ready: Heather Nelson
 Telephone: 828-1335
 If you would like the permit mailed, what mailing address should we use: 12 Moulton St

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.

Certification
 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>Heather Nelson</u>	Date: <u>6-21-01</u>
---	----------------------



C/B/L: _____

CONDITIONS FOR SIDEWALK OCCUPANCY PERMIT

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and or rear of the building at the stated

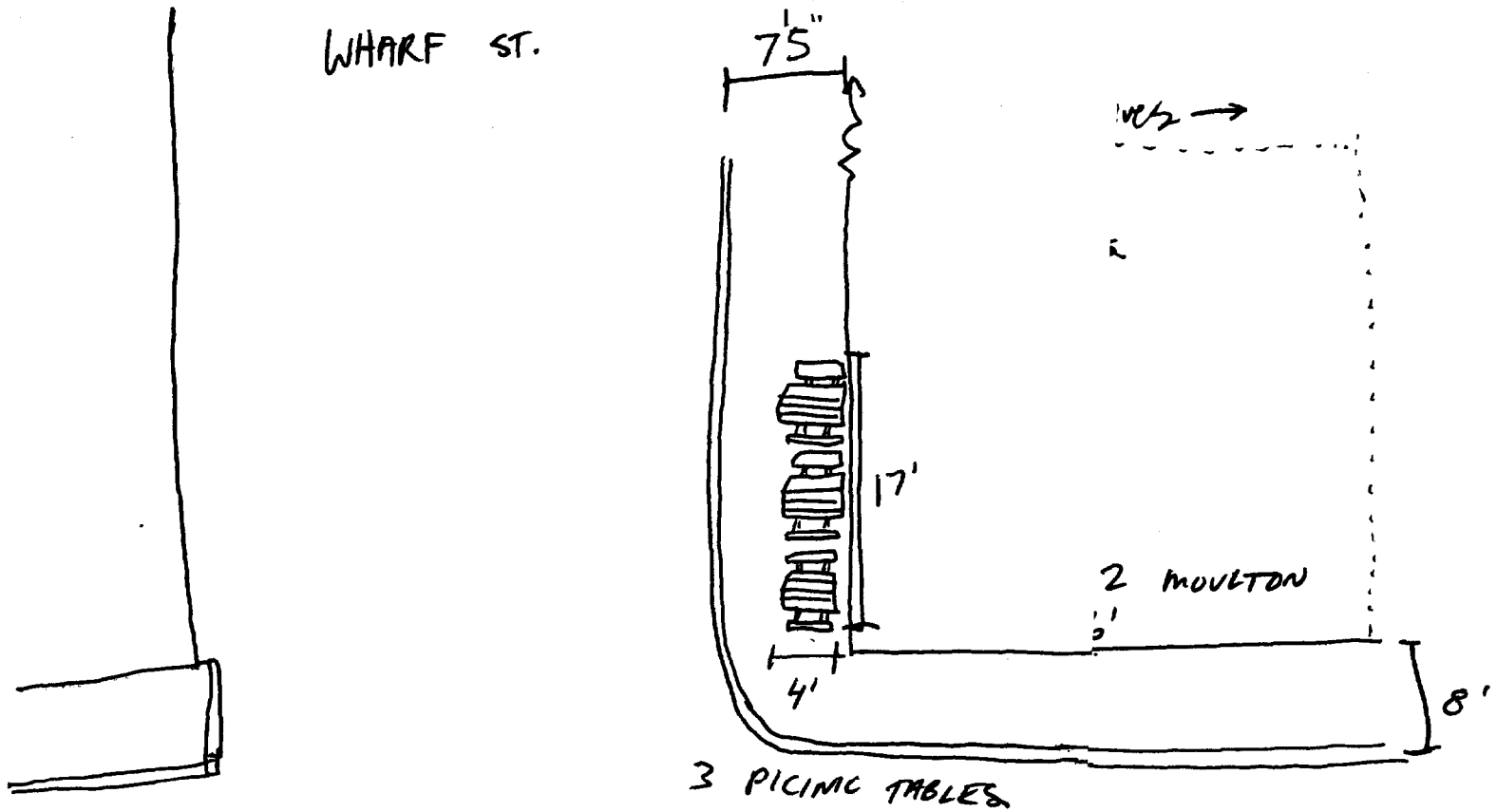
location: 12 Mountain Street; in Portland, Maine, by the owner of the establishment being: Heather Nelson (HLN, Inc.), doing business

as: Brad's Ice Cream, 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 therefrom, 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: Heather Nelson
Establishment owner

Date: 6-21-01

BEALS ICE CREAM 12 MOULTON STREET





SPECIAL BUSINESS OWNERS POLICY

Policy No. BP 0415134 DECLARATIONS Policy Type
Policy Period (ANNUAL) Direct Bill AMENDED EFFECTIVE
10/13/2000 To 10/13/2001 12:01 A.M. Eastern Standard Time 6/03/2001

Named Insured 0302731 Agent 017 18 207-775-6000
HLN, INC. MORSE, PAYSON & NOYES
DBA BEALS ICE CREAM 75 JOHN ROBERTS ROAD
12 MOULTON ST P O BOX 406
PORTLAND, ME 04101 PORTLAND ME 04112

SUMMARY OF INSURED LOCATIONS

Loc. 01: 12 MOULTON ST PORTLAND, ME \$357

OPTIONAL COVERAGES

8% Annual Inflation Guard
Tired/Non-Owned Auto Coverage BP0404 (12-92) \$43
Total Annual Policy Premium \$400
Direct Bill

Numbers of Endorsements Forming Part of Policy at Issue:
BP0002 (12-92) BP0006 (12-92) BP0009 (06-89) BP0123 (01-87)
BP0417 (01-96) IL0247 (09-00) IL0913 (04-98)

Added Form #BP 0407

Barbara A. Albrant

Authorized Representative
Produced on: 6/13/2001

NO COUNTERSIGNATURE REQUIRED

MAINE MUTUAL FIRE INSURANCE COMPANY

PRESQUE ISLE, ME

CONCORD, NH



SPECIAL BUSINESS OWNERS POLICY

Policy No. BP 0415134

DECLARATIONS

Policy Type

Policy Period (ANNUAL)

Direct Bill

AMENDED EFFECTIVE

10/13/2000 To 10/13/2001

12:01 A.M. Eastern Standard Time

6/03/2001

Named Insured 0302731

Agent 017 18 207-775-6000

HLN, INC.
DBA BEALS ICE CREAM
12 MOULTON ST
PORTLAND, ME 04101

MORSE, PAYSON & NOYES
75 JOHN ROBERTS ROAD
P O BOX 406
PORTLAND ME 04112

Loc. 01: 12 MOULTON ST PORTLAND, ME

Description: ICE CREAM PARLOR

PROPERTY
DEDUCTIBLE \$250

	Coverage	Premium
Buildings		N/A
Business Personal Property	\$6,500	\$164
Loss of Income		INCL
Actual Loss Sustained, Not Exceeding 12 Consecutive Months		

COMPREHENSIVE BUSINESS LIABILITY COVERAGES

Business Liability Each Occurrence	\$1,000,000	\$37
Fire Legal Liability Each Occurrence	\$100,000	\$35
Medical Payments "Each Person"	\$5,000	INCL

OPTIONAL COVERAGES & COVERAGE EXTENSIONS

Money & Securities On Premises	\$10,000	INCL
Money & Securities Off Premises	\$2,000	INCL
Additional Insured(s)	BP0407 (01-87)	\$21
Commercial Preference	MM050C (12-94)	\$100

Annual Policy Premium \$357

Direct Bill

Additional Coverage Endorsements Forming Part of Policy at Issue:

MORTGAGEE(S)/LOSS PAYEE

See Schedule of Mortgage Holders

Produced on: 6/13/2001

MAINE MUTUAL FIRE INSURANCE COMPANY

PRESQUE ISLE, ME

CONCORD, NH



SPECIAL BUSINESS OWNERS POLICY

Policy No. BP 0415134

DECLARATIONS

Policy Type

Policy Period (ANNUAL)

Direct Bill

AMENDED EFFECTIVE

10/13/2000 To 10/13/2001

12:01 A.M. Eastern Standard Time

6/03/2001

Named Insured 0302731

Agent 017 18 207-775-6000

HLN, INC.

MORSE, PAYSON & NOYES

DBA BEALS ICE CREAM

75 JOHN ROBERTS ROAD

12 MOULTON ST

P O BOX 406

PORTLAND, ME 04101

PORTLAND ME 04112

SCHEDULE OF MORTGAGE HOLDERS

BOP Property

Site 01

PEOPLES HERITAGE BANK

ISAAC ATIMA PO BOX 9540

PORTLAND, ME 04112

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:

BUSINESSOWNERS POLICY

SCHEDULE*

State or Political Subdivision:

CITY OF PORTLAND 389 CONGRESS ST PORTLAND ME 04101

The following is added to Paragraph C. WHO IS AN INSURED in the Businessowners Liability Coverage Form:

4. Any state or political subdivision shown in the Schedule is also an insured, 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:

- a. The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decoration and similar exposures;
- b. The construction, erection, or removal of elevators; or
- c. The ownership, maintenance, or use of any elevators covered by this insurance.

* Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.