

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

Permit No. Rev. 05/14

PERMIT ISSUED

NOV 2 2005

CITY OF PORTLAND

This is to certify that Stone Soup Foods /TBD

has permission to 16 sf sign attached to bldg w/ existing hardware

AT 795 Congress St

City of Portland, Oregon 97208
Permit No. 047 A013001

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 when permission is procured before this building or part thereof is altered or closed-in. 24 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

[Handwritten Signature] 11/2/05
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 ISS

Permit No: 05-1486	Issue Date: NOV 2 2005	CBL: 1047 A013001
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Location of Construction: 795 Congress St	Owner Name: Stone Soup Foods	Owner Address: Po Box 1459	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B2b
Past Use: Commercial	Proposed Use: Commercial 16sf sign attached to bldg with existing hardware	Permit Fee:	Cost of Work: \$0.00
Proposed Project Description:		CEO District: 3	
		FIRE DEPT: INSPECTION: Use Group 1 Type: Sign IBC 2003 Signature: [Signature] Signature: [Signature]	
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: dmartin	Date Applied For: 10/03/2005	Zoning Approval	

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
date: 10/2/05	late:	date: [Signature]

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: 05-1486	Date Applied For: 10/03/2005	CBL: 047 A013001
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Location of Construction: 795 Congress St	Owner Name: Stone Soup Foods	Owner Address: Po Box 1459	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial 16sf sign attached to bldg with existing hardware	Proposed Project Description: 16sf sign attached to bldg with existing hardware
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 10/25/2005

Note: 10/25/05 Left message w/Alec. Need letter explaining that although Restuarant /lounge that food is more of focus. He needs to call me back **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/02/2005

Note: **Ok to Issue:**

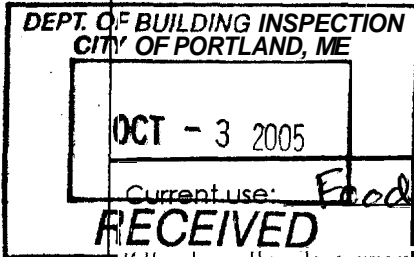
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.



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: <u>795 Co ss</u>		
Total Square Footage of Proposed Structure <u>2954 sq ft</u>	Square Footage of Lot <u>0.085 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>013</u>	Owner: <u>Greg's Properties</u>	Telephone: <u>772-7333</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Alec Altman or JD Way 1 Monument Way 1st Fl Portland ME 04101</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>600.00</u>



Current use: Food Production

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Tavern / Rest. / Lounge Attached to Bldg w/ Existing Bracket

Project description: _____

Contractor's name, address & telephone: T.B.H. The Signery

Whom should we contact when the permit is ready! Alec or JD @ Binga's

Mailing address: 1 Monument Way 1st Fl
Portland ME 04101

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 \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-7333

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 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: [Signature] Date: 10/3/05

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

#1229

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 795 Congress St. Portland ME ZONE: _____

CBL: _____

SINGLE TENANT LOT? YES NO _____ MULTI TENANT LOT? YES _____ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES _____ NO

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 67 feet ^{x2 = 134 ft} Height: 14 feet

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS PROPOSED: _____

BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 4x4

INFORMATION ON **ALREADY** EXISTING AND PERMITTED SIGN(S): *new sign will replace old one*

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____

BLDG. WALL SIGN (attached to bldg)? YES NO _____ DIMENSIONS: 4x4 16

AWNING? YES _____ NO DIMENSIONS: _____

LOT FRONTAGE (FEET): 67 feet

AWNING YES _____ NO IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES _____ NO _____

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO **REQUIRED**.

SIGNATURE OF APPLICANT: _____ DATE: _____

***** FOR OFFICE USE ONLY *****

67' frontage
67' x 2 = 134 ft \Rightarrow 4x4 16 ft

OK

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	047 A013001
Location	795 CONGRESS ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	STONE SOUP FOODS PO BOX 1459 PORTLAND ME 04104
Book/Page	15643/214
Legal	47-A-13 CONGRESS ST 787-789 DEERING AVE 1 3681 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$49,770	\$93,450	\$143,220

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$100,200	\$100,300	\$200,500

* Value subject to change based upon review of property status as of **4/1/06**.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	2954	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.085	2954		RETAIL - SINGLE OCCUPANCY	MAMA D'S

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	695	SUPPORT AREA
1	01/01	736	LIGHT MANUFACTURING
1	01/01	828	RESTAURANT
1	01/01	695	RETAIL STORE
Height	Walls	Heating	A/C
7		NONE	NONE
12	FRAME	HOT AIR	NONE
12	FRAME	HOT AIR	NONE
12	FRAME	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	COOLER CHILLER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# units
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Sales Information

Date	Type	Price	Book/Page
08/07/2000	LAND + BLDING	\$120,000	15643-214
10/01/1994	LAND + BLDING		11693-026

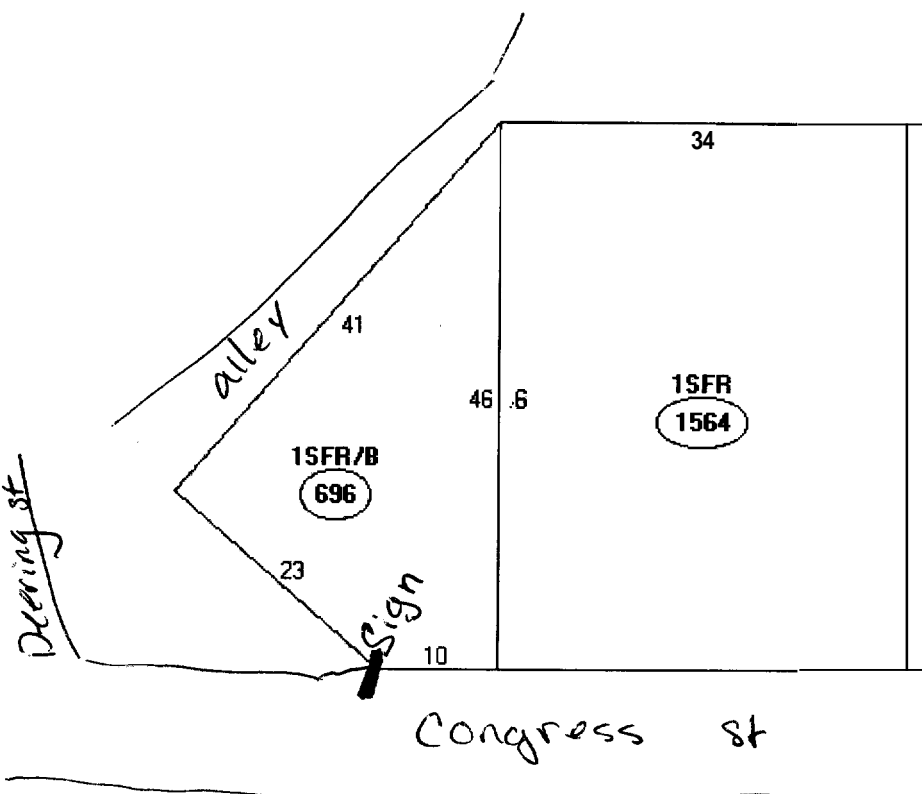
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

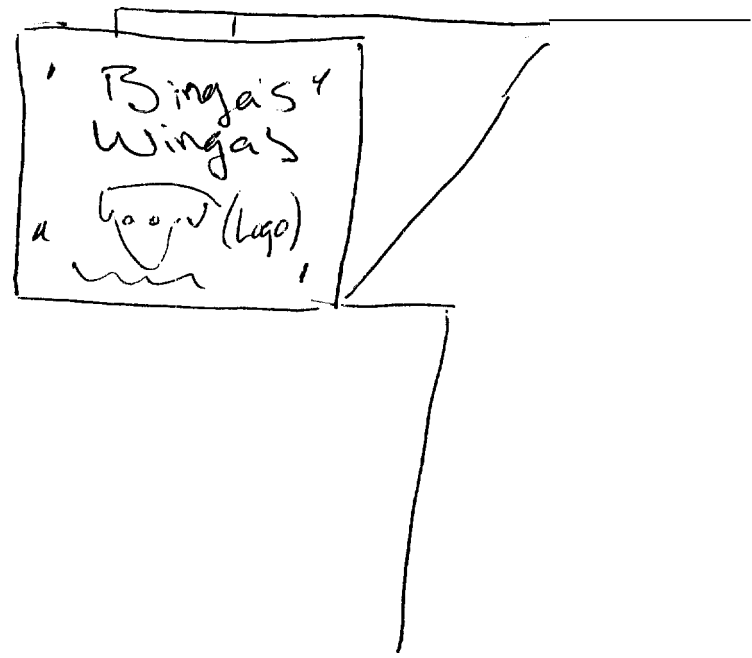
New Search!

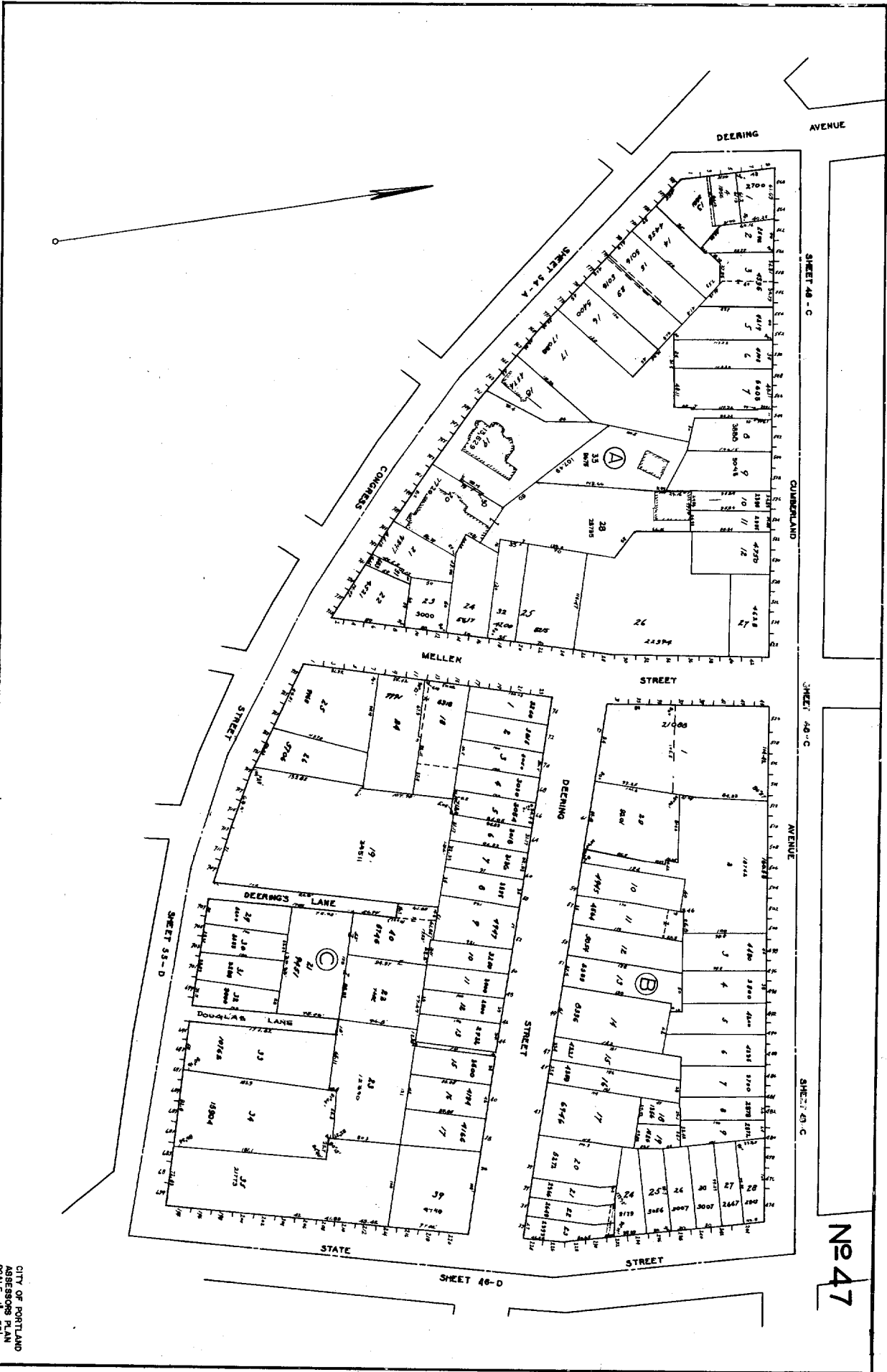


Descriptor/Area

- A: 1SFR
1564 sqft
- B: 1SFR/B
696 sqft

Sketch of sign





CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'
 REPRODUCED 3/1/74 BY SERVICE 8/1/74

No 47

Greg's Properties LLC

October 3,2005

Dear Sir or Madam:

Greg's Properties LLC authorizes Binga's to make changes to the signage at 795 Congress Street.

Sincerely,

Alec Altman
Managing Member

INSURANCE BINDER

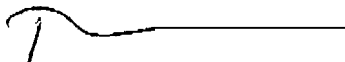
The Company indicated below certifies that the Insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance does not amend, extend, or otherwise alter the Terms and Conditions of Insurance coverage contained in any policy or policies numbered and described below.

Additional Insured
 City of Portland
 389 Congress St
 Portland, ME 04101

Insured's Name and Address:
 Greg's Properties LLC
 795 Congress St
 Portland, ME 04102

TYPE OF INSURANCE	POLICY NUMBER AND ISSUING COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS OF LIABILITY (*Limits At Inception)
GENERAL LIABILITY x Premises-Operations x Products-Completed Operations x Personal & Advertising Injury x Medical Expense x Fire Legal Liability	Nationwide 51PRNEWAPP	02/19/04	02/19/05	General Aggregate* \$2,000,000 Pr. Comp. Op. Agg* \$1,000,000 Each Occurrence \$1,000,000 Any one Person/Organization \$1,000,000 Any one Person \$5,000 Limit \$100,000
AUTOMOBILE LIABILITY # BUSINESS AUTO <input type="checkbox"/> GARAGE <input type="checkbox"/> Owned <input type="checkbox"/> Hired <input type="checkbox"/> Non-Owned # Fill in Either Combined				Single Limit Liability Medical Payment Uninsured Motorists
EXCESS LIABILITY				Each Occurrence \$ Aggregate \$
WORKERS' COMPENSATION				STATUTORY LIMITS Bodily Injury by accidnt \$ Each Accident Bodily Injury by Disease \$ Each Employee Bodily Injury by Disease Policy Limit
Employers' Liability				\$

Should any of the above described policies be canceled before the expiration date, the insurance company will endeavor to mail written notice to the above.


 Authorized Representative:

Countersigned at: Portland Mains
O'Hearn Insurance Agency
 153 US Route One, Box 4
 Scarborough, ME 04102

795 CONGRESS STREET

Portland, Maine



FOR SALE | 2,954 +/- SF

For more information, please contact:



Jessica Estes
207.772.1333
jestes@boulos.com

CBRE/The Boulos Company
One Canal Plaza
Portland, ME 04101

www.boulos.com

CBRE | The Boulos Company
CB RICHARD ELLIS

Restaurant/ Retail Building

Offering Summary

CBRE/The Boulos Company is pleased to present the former Stone Soup building on Congress Street For Sale. This one-story, 2,954 +/- sf building has been used as a restaurant and most recently as a bakery / cooking school. New tile floors, a built-in cooler and hoods, and an efficient kitchen / dining room layout highlight this property.

795 Congress Street sits on the corner of Congress Street and Deering Avenue, with large display windows and great signage visibility. Its close proximity to Maine Medical Center and Downtown Portland along with the high traffic counts on Congress Street make this an ideal location for a restaurant or convenience store.

Memo

To: Ann Machado
From: Alec Altman & J.D. Way
Date: October 25, 2005
Re: Binga's Wingas at 795 Congress Street

My partner and I have been in business in Portland for almost two years. The city has previously approved us for two 'entertainment w/o dance licenses' (04 & 05) and a 'beer and wine' license (05). We were just approved for a class **XI** restaurant/lounge license for a new location. Our new location will hopefully blend all the best components of previous locations.

In April of 2004, Binga's Wingas opened at 37B Wharf Street serving wings, tenders, salads, wraps and other fried delicacies. It was our intention to fill a niche market that seemed under-served, providing a viable food option for those in need after 9pm. Our clientele was a mix of 2nd and 3rd shifters, restaurant employees, bar patrons and tourists. We found that we were the busiest between 10pm and 2am. Binga's Wingas was a clean, bright, safe place in the cobble stone world of the Old Port.

In September 2004, we vacated 37B due to irreconcilable differences with our upstairs neighbors and moved to Monument Square. Binga's expanded the menu to include soups, more salads, casseroles, griddle sandwiches, plus Greek and Italian specialties. We have also developed a business/home catering operation servicing homes and offices from Biddeford to Lewiston and everywhere in between.

Just recently, we purchased the former Stone Soup building at 795 Congress St. We will be moving our operation from Monument Square to the new building and opening in early November. Binga's Wingas will be the best of both worlds offering a combination of the two menus. We will be serving soups, salads, wraps, subs, fried foods, wings with 8 sauces available and dinner entrees. **All** our homemade food will be prepared to order. We will have restaurant seating, a lounge, full bar and catering will still be available.

We plan on offering a full menu during all hours of operation. It is also our hope that we are successful enough to begin offering lunch, brunch and seven days a week service, next summer. We have built our reputation on home made food that is cooked to order. The food is our centerpiece, we have added the bar element because it is a natural fit for the type of establishment we will be running (beer and wings, plus pub and tavern fare).

Thank You for your assistance,



Alec Altman

<p><u>Fried</u></p> <ul style="list-style-type: none"> Wings Tenders onion Rings steak Fries chase w/ Chili gravy Curly Fries Potato Cakes Matz stix Mushrooms Fried Pickles Sweet Potato Fries 	<p><u>Soup</u></p> <ul style="list-style-type: none"> Chicken Noodle French Onion Creem of Broccoli Soup of the Day Meat chili Veggie chili 	<p><u>Sides</u></p> <ul style="list-style-type: none"> Baked Potato washed Potatoes veg of the Day Tomato Cuke Salad Cole Slaw Potato Salad Pasta salad 	<p><u>Salads</u></p> <ul style="list-style-type: none"> Sida salad Spinach Salad Cheese Salad (with Tenders) Buffalo Chicken salad Steak Salad chef Salad Cobb salad Green Salad
<p><u>Wassaps</u></p> <ul style="list-style-type: none"> Turkey club Roast Beef Club BLT chase LT Puddie Falafel Buffalofel Fried Tofu Buffalofu 	<p><u>DINNERS</u></p> <ul style="list-style-type: none"> kasuign w/ salad + veg Spanikopita " Meat + cheese " Pasta of the day with add sausage, salad + veg add sausage and meatballs Roast Beef w/ mashed + gravy and veg veg Turkey w/ mashed + gravy + veg 		

- Subs
- Chicken Parm
 - Eggplant Parm
 - Sausage Parm
 - meat ball Parm
 - steak Sandwich w/ Boiled Swiss or hot
- Wing Sauces
- Traditional
 - Hot
 - Diesel
 - BSA
 - Redneck
 - Lemon Pepper
- Chase steak
- Potato chicken chesse
- Sausage w/ o m p
- chese steak loaded

average

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703 or 874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office of the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

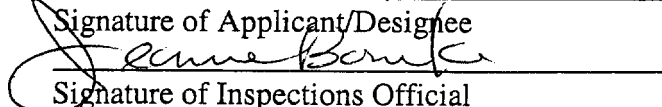
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

4/2/05
Date


Signature of Inspections Official

11/
Date

CBL: 47-A-13

Building Permit #: 05-1482