

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

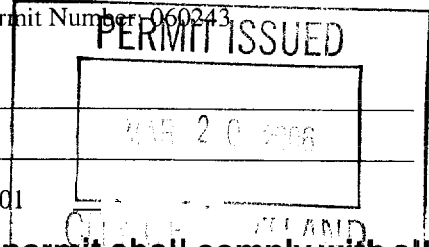
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 060243



This is to certify that FRENCH JAY J

has permission to 32 sf freestanding sign

AT 796 FOREST AVE

137 E001001

provided that the person or persons who accept 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.

Verification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. 4 OUR NOTES 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

Jeannie Bouke 3/15/05
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 No: 06-0 43	Issue Date: PERMIT ISSUED	CBL: 437 E001001
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Location of Construction: 796 FOREST AVE	Owner Name: FRENCH JAY J	Owner Address: 796 FOREST AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B2b

Past Use: Commercial	Proposed Use: Commercial 32 sf freestanding sign	Permit Fee: \$94.00	Cost of Work: \$90.00	CEO District: 4
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Proposed Project Description: 32 sf freestanding sign	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: Sign DBL-2003 Signature: AMB 3/15/06
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: dmartin	Date Applied For: 02/23/2006	Zoning Approval
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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: 3/2/06 ABN	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 checked="" 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: 06-0243	Date Applied For: 0212312006	CBL: 137 E001001
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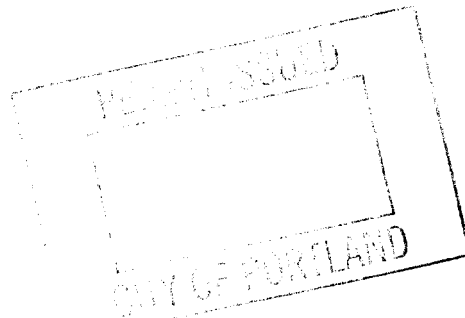
Location of Construction: 796 FOREST AVE	Owner Name: FRENCH JAY J	Owner Address: 796 FOREST AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

32 sf freestanding sign	
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Dept: Zoning
Note:

Status: Approved**Reviewer:** Ann Machado**Approval Date:** 03/02/2006**Ok to Issue:**

Dept: Building
Note:

Status: Approved**Reviewer:** Jeanine Bourke**Approval Date:** 03/15/2006**Ok to Issue:** 



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>796 Forest Ave.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>E</u> Lot# <u>001</u>	Owner: <u>Jay French</u> <u>1001 Hallowell Rd Durham, ME</u>	Telephone: <u>207</u> <u>831.5020</u>
Lessee/Buyer's Name (If Applicable) <u>Kristie Green</u>	Applicant name, address & telephone: <u>Kristie Green</u> <u>90 Pearl St.</u> <u>So. Portland, ME 04106</u> <u>207.767.4690 X XC</u>	Total s.f. of signage x \$2.00 <u>\$64</u> + <u>32 sf</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work <u>0</u> Total Fee: \$ <u>94</u>
Who should we contact when the permit is ready: <u>Kristie Green</u> phone: <u>207.831.5020</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) <u>57 Forest / 80 Hartley</u> Single Tenant or Multi Tenant Lot <u>single</u>		
Current Specific use: <u>mercantile - ice cream shop & bakery</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed <u>32 sf</u> Height from grade: <u>5'</u> Bldg. wall sign? (attached to bldg) Yes ___ No <input checked="" type="checkbox"/> Dimensions proposed: _____		
Proposed awning? Yes ___ No <input checked="" type="checkbox"/> 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 w/communications, message, trademark or symbol _____ s.f.		
Information on existing and previously permitted sign(s): <u>→ existing posts from previous sign. Sign is gone</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: _____ Bldg. wall sign? (attached to bldg) Yes ___ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Awning? Yes ___ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
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.		

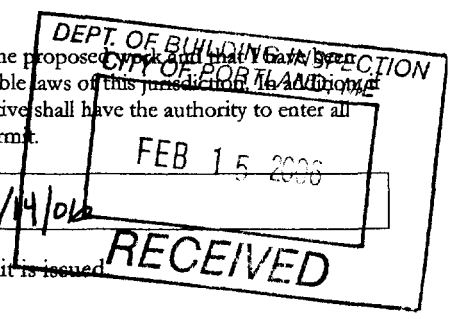
OK AD
ANN
EG

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 am authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. 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: 2/14/06



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

area 65 ft
height 18 ft
 setback 5'

32 ft
5 ft
& given

COMMERCIAL LEASE (GROSS/MODIFIED GROSS)

1. PARTES (fill in)

Jay French, with a mailing address of 1001 Mallowell Road, Durham, ME 01222 ("LANDLORD"), hereby leases to Kristie Green, with a mailing address of 90 Pearl Street, Portland, ME 04106 ("TENANT"), and the TENANT hereby leases from LANDLORD the below-described leased premises.

2. LEASED PREMISES (fill in and include, if applicable, suite number, floor number, and square feet)

The leased premises are deemed to contain 1,604 +/- square feet. The leased premises are located at 796 Forest Avenue, Portland, ME 04101 together with the right to use, in common with other entitled thereto, the hallways, stairways, and elevators; necessary for access to said leased premises, and lavatories nearest thereto. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this lease.

3. TERM (fill in)

The term of this lease shall be for provided, commencing on March 1, 2006 and ending on February 10, 2009, unless sooner terminated as herein provided.

a. RENT (fill in)

TENANT shall pay to LANDLORD the following base rent:

Table with 3 columns: Lease Year, Annual Base Rent, Monthly Rent. Rows for 2006, 2007, 2008.

payable in advance in equal monthly installments on the first day of each month during the term of this lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated N/A. IF TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. RENEWAL OPTION (fill in or delete)

So long as TENANT has not been in default of this lease during the term hereof, TENANT shall have the option to renew this lease for (2) 3 year terms. In order to exercise TENANT'S option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows:

Table with 3 columns: Lease Year(s), Annual Base Rent, Monthly Rent. Rows for tbd.

In the event that TENANT fails to perform its obligations under this Section, time being of the essence, the option shall be deemed not to have been exercised.

6. SECURITY DEPOSIT (fill in)

Upon the execution of this Lease, TENANT shall pay to LANDLORD the amount of Two Thousand Five Hundred (\$ 2,500.00), which shall be held as a security for TENANT'S performance as herein provided and refunded to TENANT without interest at the end of this Lease subject to TENANT'S satisfactory compliance with the conditions hereof.



Proposed sign
mounted on
existing posts
(see attached)

8x8
sign to
sidewalk

Hartley St

Forest Ave

ACORD™ CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY)
03/03/2006

PRODUCER (207) 883-8229
SOUTHERN MAINE INSURANCE
432 US RTE 1
P.O. Box 6803
SCARBOROUGH ME 04070-6803

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
MAPLES
796 FOREST AVE

PORTLAND ME 04103-

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A HARTFORD CASUALTY	29424
INSURER B	
INSURER C	
INSURER D	
INSURER E	

COVERAGES
THE POLICES 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 (ADD'L LTR INSR)	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRE DATE (MM/DD)	LIMITS
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	04SBAUL1103	02/01/2006	03/01/2006	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 TERR
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS		/ /	/ /	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY ANY AUTO		/ /	/ /	AUTO ONLY, EA ACCIDENT \$ OTHER THAN EA ACC AUTO ONLY, RGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$		/ /	/ /	EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED If yes, describe under SPECIAL PROVISIONS below OTHER		/ /	/ /	WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE, EA EMPLOYEE \$

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR - 3 2006
 RECEIVED

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
CERTIFICATE BOLDER IS ADDITIONAL INSURED

CERTIFICATE HOLDER
() - (207) 874-8716
ANN

CITY OF PORTLAND
CITY HALL

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 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
Shirley J. Welch

Maple's Organics

site plan in file for
change of use



Ice Cream & Good Food Bakery

- Made of 4'x8' 1/2" plywood
- mounted on 2 posts secured >48" in ground
 - ↳ posts held pre-existing signage
- unlighted
- mounted with screws