

Temple Street Garage Sept 3, 1963
Green Mountain Coffee Roasters

2.0 Peggy Zilinski
Green Mtn. Coffee Roasters
One Fuller St
Waitsfield, VT 05073

Warren

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jean E. Gilpatrick, Chairman
John L. Barker, Vice Chairman
Harry E. Cummings
Nunzio A. DiMillo
Jack Humeniuk
Robert D. Lee
Barbara A. Vestal

September 16, 1983

Peggy Zilinsky
Green Mountain Coffee Roasters
One Fiddlers Green
Waitsfield, CT 05673

Dear Ms. Zilinsky:

At our meeting of September 13, the Planning Board unanimously approved proposed awning and signage for your facade at 15 Temple Street.

We wish you the best of luck on your new facility in Portland.

Sincerely,

Jean E. Gilpatrick
Jean E. Gilpatrick
Chairman

cc: Joseph E. Gray, Jr., Director Planning & Urban Development
David Lourie, Corporation Counsel
Ronald Bouchard, Pizzagalli Construction Co.

CITY OF PORTLAND, MAINE
MEMORANDUM

Your original

TO: Chairman and Members of the Portland Planning Board
FROM: Douglas L. Mason, Senior Planner

DATE: 9/9/83

SUBJECT: Review of Temple Street Parking Garage Facade Alterations

The City's lease agreement with Pizzagalli Construction requires the lessee to receive Planning Board approval for alterations proposed for the facade of that structure.

Green Mountain Coffee Roasters of Waitsfield, Vt. proposes to occupy the previous Portland Stage Company space in the southerly end of the structure. As part of the preparation for this commercial establishment, the following exterior changes are proposed:

1) Retractable awnings over the windows, extending approximately 4 1/2 feet from the building. This beige-colored awning will add protection to the display windows from sun exposure, bring a more pedestrian scale to the walkway, and unite and identify this commercial activity in a colorful manner.

2) Signage, consisting of a high quality wood texture against the brick facade above the awnings, identifying the establishment similar to others along the same building facade. Small dark green lettering of the business name will also occur on the lower portions of the awnings. Finally a colorful wooden sign is proposed for the brick pillar adjacent to the parking garage vehicular entrance (30"x48").

Plans and samples of material will be presented at the Planning Board meeting.

The staff finds that this proposal will enhance the appearance of the structure and create no adverse effects.

Attachment

Home Office
One Fiddlers Green
Waitsfield, VT 05673
(802) 496-4357



Regional Office
131 East 23rd Street
N.Y., N.Y. 10010
(212) 475-0707

September 2, 1983

Planning Board/City of Portland
389 Congress Street
Portland, Maine 04101

Dear Planning Board Members:

Enclosed please find our proposal for the exterior facade of our new retail shop located at 15 Temple Street in Portland. We would like your approval of an awning and two wooden signs.

Our awning is designed primarily for screening since there is extreme exposure to the sun at this location. We have enclosed a plan with specifications for the awning, as well as a sample of Textoline fabric. The awning will be beige with dark green lettering on the fabric banner.

On the brick header above the awning we would like to mount a sign of wooden letters on a wooden background that would simply say: "Green Mountain Coffee Roasters". The sign coloration would be similar to our awning and the design (wooden letters on a wooden backdrop) would resemble the sign at F.O. Baileys that says "Sporting Goods".

In order to attract people leaving the garage, as well as pedestrians on Temple Street, we would like to place a wooden sign on the concrete pillar next to our front door. This sign would measure approximately 30' wide by 48" high, and would be flush mounted at approximately 6' to 10' high.

We do not have a definite design for this sign yet, so I am enclosing a photograph of our Vermont sign for reference. Even if the artwork is different for the Portland store, the quality of the construction would be equal to our Vermont sign.

Thank you very much for your attention to our project, and we look forward to hearing your decision.

Sincerely,


GREEN MOUNTAIN COFFEE ROASTERS
Peggy Zilinsky

Enclosures: awning fabric sample, awning plan specifications, photograph

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jean E Gilpatrick, Chairman
John L. Barker, Vice Chairman
Harry E. Cummings
Nunzio A. DiMillo
Jack H. Menikoff
Robert D. Lee
Barbara A. Vestal

AGENDA

TUESDAY, SEPTEMBER 13, 1983, AT 7:30 P.M.

ROOM 209, CITY HALL, PORTLAND, MAINE

1. ROLL CALL AND DECLARATION OF A QUORUM
2. APPROVAL OF MINUTES
3. COMMUNICATIONS AND REPORTS

Unfinished Business - Application for a change of zone from R-3 Residence and B-1 Business to B-2 Business in the vicinity of Vannah Avenue and Hersey Street - Jane Waxler, Applicant

If this zone change is granted, the applicant represented by Alfred J. Waxler, would then be enabled to construct three six-unit apartment buildings in a planned residential unit development with offstreet parking for 12 car spaces, as required by the City Zoning Ordinance. The Board is asked to set a date for the public hearing. The staff recommends September 27, 1983.

Application for a change of zone from R-6 Residence to B-2 Business in the vicinity of Cumberland Avenue and Wilmot Streets - Donald A. Spence, Lincoln Park Towers Inc., Applicant

If this zone change is granted, the surface parking facility will be improved for use by the Maine National Bank as lessee. The Planning Board is asked to set a date for this public hearing. The staff recommends September 27, 1983.

Application for a change of zone from R-5 Residence to R-P Residence-Professional in the vicinity of Rear 238 Auburn Street - Richard S. Harris, Applicant

If this zone change is granted the applicant will then be enabled to provide 7,432 sq.ft. of land for leased parking for the professional building at 222 Auburn Street. This zone change will require landscaping and buffering of the proposed addition parking area. A revised subdivision and site plan will also be required at a later date for this major development. The Board is requested to set a date for the public hearing for the zone change.

Reports to City Council on Deering Highlands Neighborhood Organization Amendments

The City Council referred two proposed amendments from Deering Highlands residents to the Planning Board for a report. Two reports from the Planning Board to the City Council are being prepared, which summarize the Board's comments on these amendments as expressed during the August 30 workshop meeting.

4. ANNOUNCEMENTS OF DECISIONS AT THE PREVIOUS MEETING

Fieldstone - A residential development for single family homes in the vicinity of Washington Avenue and Summit Street - Steven Kasprzak, Developer

This item was approved by a vote of 5-2 (Barker & DiMillo).

Site Plan Review for Merrill Industries Maine Terminal Facility Storage Building

The Merrill Industries proposed storage building was approved by a unanimous vote.

Fish Pier Complex - Subdivision Review

The fish pier complex subdivision was approved unanimously. The revisions to the site plan were approved unanimously.

Surety Bond Substitution by P & C Construction Company for Pine Ledge Subdivision

The letter of credit was approved unanimously on condition of approval by the Finance Director.

Disposition of city-owned land at 182 Clark Street

The Board voted unanimously to recommend to the City Council that the city-owned land at 182 Clark Street be put out for public bid.

Housing Resources Corporation Site Plan Review for a parking lot and revisions to the North School Site Plan

The Board unanimously approved the Housing Resources Corporation Site Plan and the revisions to the North School site plan.

5. NEW BUSINESS - Facade Improvements Review - Green Mountain Coffee Roasters in Temple Street Garage Building

Planning Board review is required for any exterior alterations to the facade of the Temple Street Garage building, under a lease arrangement with Pizzagalli Construction Company. Green Mountain Coffee Roasters is proposing retractable awnings and signage improvements to the area formerly occupied by Portland Stage Company.

6. PUBLIC HEARING - Application for a change of zone from R-6 Residence to B-2 Business in the vicinity of Middle and Hampshire Street - Alan Prosser, Applicant

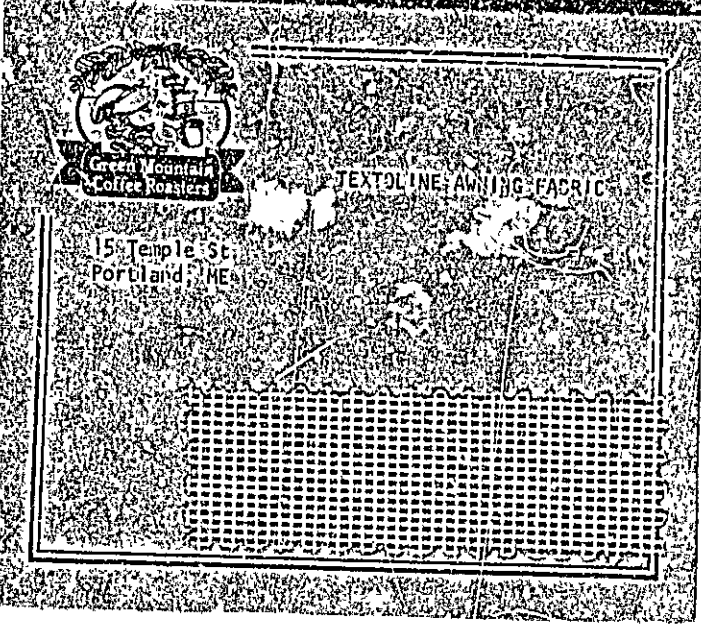
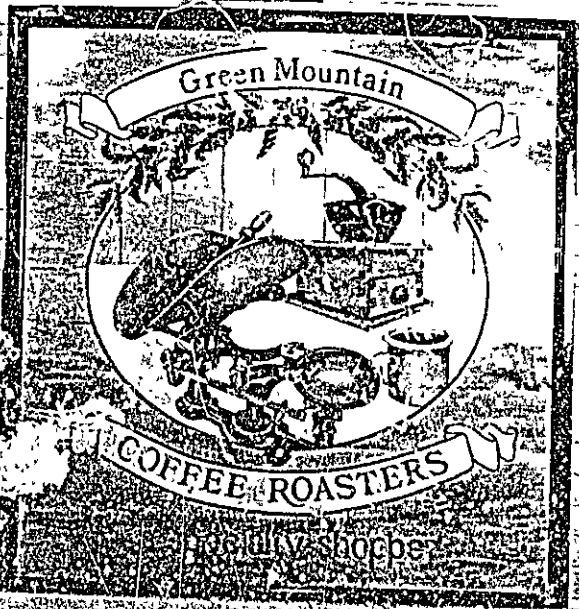
If this zone change is granted the existing 1200 sq. ft. building at 20 Hampshire Street will be used for a bottle redemption center. Formerly used as a repair garage the subject building has been vacant for more than a year and the nonconforming business use therefore expired. A staff report is enclosed.

7. ADJOURNMENT

8. RECONVENE INTO A WORKSHOP SESSION FOR DISCUSSION ON:

- 7th Day Adventist Site Plan Workshop
- Curbs and Sidewalks Requirements, Subdivision Ordinance Amendments

Green Mountain Coffee Roasters
VOODE SIGN



Walz Design Inc

141 Fifth Avenue
New York, New York 10010
(212) 477-2211

Ron Bouchard
Pizzagalli Development Co.
50 Joy Drive
South Burlington, VT 05401

8 September 1983

Dear Ron Bouchard:

Enclosed is the awning and signage proposal for Green Mountain Coffee Roasters at 15 Temple Street in Portland.

In order to have any awning in the windows we will need your permission to use iron brackets behind the awning frame from column to column between each window on the exterior of the building, because much of the exterior stucco surface is hollow plywood facing.

Once we receive permission from you and the planning board for the design of the front of Green Mountain Coffee Roasters we will supply you with the necessary structural drawings to implement construction, and also for your approval.

If you need to talk to me about specifics, please call.

Sincerely,

Kevin Walz
KW/is
Encl.

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 15 Temple St.

PROPERTY OWNERS NAME

Last First: Greene Mountain Roasters

Applicant Name: Robert M'Lee Sr.

Mailing Address of Owner/Applicant (If Different): Box 243 Garmouth Me.

PORTLAND 4386 TOWN COPY

Date Permitted: 1-5-92 \$ 140.00 FEE

Local Plumbing Inspector Signature: [Signature] License # 011241

Chief Plumber: [Signature]

Owner/Applicant Statement: 04096

I certify that the information submitted is correct to the best of my knowledge and understanding, and that my installation complies with the Local Plumbing Code as adopted by the City of Portland.

Signature of Owner/Applicant: [Signature] Date: 1-5-92

Caution: Inspection Required

I inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 1/5/92

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY Coffee & Bagel Shop
Closing - 12-1/17/92

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER/MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # 0598

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	3	Hosebib / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	6	Sink
		Drinking Fountain	2	Wash Basin
HOOK-UP to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
Number of Hook-Ups & Relocations	2	Bidet		Laundry Tub
		Other: <u>Map Sinks</u>		Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

5	Fixtures (Subtotal) Column 2
15	Total Fixtures
\$40	Fixture Fee
\$	Hook-Up & Relocation Fee
\$40	Permit Fee (Total)

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 1/16/92, 19
 Receipt and Permit number 1182

To the CHIEF ELECTRICAL INSPECTOR Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 15 Temple St.
 OWNER'S NAME: Green Mountain Coffee ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>53</u> Switches _____ Plug, nold _____ ft. TOTAL _____	10.60
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
MEPERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u> _____	4.00
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 TOTAL AMOUNT DUE: 15.00

minimum fee

INSPECTION: Will be ready on 1/17 am _____, 19____; or Will Call _____

CONTRACTOR'S NAME: Eastern Elect/ Corp
 ADDRESS: 20 Bedford St- Ptd

TEL: 772-6762
 MASTER LICENSE NO.: MC-60011182 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CLERK
 CONTRACTOR'S COPY — GREEN



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 15 Temple St.

Issued to Pizzagalli Corp.

Date of Issue 2/6/92

(Gregg Mountain Coffee Roasters)
This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 92/3355, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Ground floor

Retail

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *[Signature]*
2/6/92
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and is not to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

023355 City

White Coffee

BUILDING PERMIT APPLICATION Fee \$420. Zone Map # Lot #

Owner: Pizzahall Corp Phone # 802-558-4100
 Address: 50 Joy Dr; Box 209 So Burlington VT 05401
 LOCATION OF CONSTRUCTION: 15 Temple St.
 Contractor: FRED'S Inc Sub: 772-5367
 Address: Box 15234 Portland, ME Phone # 04101
 Est. Construction Cost: 30,000. Proposed Use: retail w renovation
 Past Use: retail
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq. Ft.
 # Storices # Bedrooms Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: Interior renovations - ground floor

For Official Use Only

Date: 10/18/91
 Inside Fire Limits
 Bldg Code
 Time Limit
 Estimated Cost

Subdivision: Name Lot Ownership: Private
 PERMIT ISSUED
 JAN 9 1992
 CITY OF PORTLAND

Zoning: BE
 Street Front Provided Setbacks Back Side Side
 Review Required:
 Zoning Board: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other: (explain) UDD-710-25-91

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footing Size:
 4. Foundation Size:
 5. Other

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Size Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Size Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

Ceiling:
 Joists Size: Spacing: HISTORIC PRESERVATION
 Strapping Size: Spacing: Not in District nor Landmark
 Plings: Size Does not require review.
 Height: Requires Review.

Roof:
 Truss or Rafter Size: Approved
 Sheathing Type: Approved
 Roof Covering Type: Approved with conditions

Chimneys:
 Type: Number of Fire Places: Approved with conditions

Heating:
 Type of Heat: Signature: [Signature]

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 1. Type:
 2. Pool Size: Square Footage:
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Ch...
 Signature of Applicant [Signature] Date 10/17/91
 CEO's District [Signature] MA-IRVING
 CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO [Signature] MA-IRVING

White - Tax Assessor

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$	420 -
Subdivision Fee \$	
Site Plan Review Fee \$	
Other Fees \$	
(Explain)	
Late Fee \$	

Inspection Record

Type	Date
Progress Insp	1-19-92
"	1-16-92
"	1-15-92
"	1-21-92
"	1-23-92
"	1-24-92

COMMENTS 1-9-92: *Restroom work in progress; plumbing roughed in; progressing on site plan; Sub-contractor was instructed to maintain plastic barriers between the work area of the coffee machine area at all times. Manager of the snack bar has been enlightened.*

CERTIFICATION 2-4-92. P Insp -
2-5-92 CB- 1204 -

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature]
SIGNATURE OF APPLICANT

ADDRESS

1772-5347
PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE

PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 9, 1992

RE: 15 Temple St.

RDS Inc.
Box 15234
Portland, ME 04101

Dear Sir:

Your application to make interior renovations-ground floor (coffee house), has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Portable fire extinguishers shall be provided in accordance with N.F.P.A. #10.
2. Glass block wall area shall not exceed the allowed area of N.F.P.A. #80 and shall be installed in accordance with the manufacturers specifications as listed with U.L.
3. The means of egress from the rear corridor area to the bathroom through the service area shall remain clear and unobstructed at all times.
4. All exits shall be constructed in accordance with Article 8 Sections 822.0 (exit signs and lights) 823.0 (means of egress lighting).

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read 'S. Hoffses', written over a horizontal line.

S. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Wallace Garroway, Fire Prevention Bureau

RDS

RDS Construction Inc. General Contractors

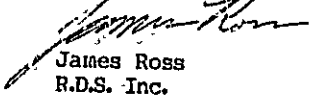
January 8, 1992

Building Inspections
City Hall
Portland, ME

This is to inform the building inspection department that Green Mountain has set up a temporary take-out service within the existing premises. The temporary area is for the take-out of coffee with no food being served.

Should you have any questions concerning this matter please contact me at 772-5367.

Sincerely yours,


James Ross
R.D.S. Inc.

RECEIVED

JAN - 8 1992

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

558A Congress Street Portland, Maine 04101 (207) 772-5367

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 23, 1991

RDC Inc.
Box 15234
Portland, ME 04101

Re: 15 Temple St

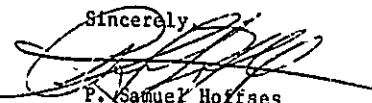
Dear Sir:

Your application to make interior renovations to ground floor has been reviewed and a permit cannot be issued subject to the following requirement:

1. State law now requires that your plan bears an Architect's Seal before this division can issue a building permit. State Law (32 M.R.S.A. 220(1)).

If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. W. Garroway, FPB

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



PERMISSION IS HEREBY GIVEN TO

Location of project

Permit No. 5260

Green Mountain Coffee Roasters

PROJECT TITLE

33 Coffee Lane

Terre Street

Green Mountain Coffee Roasters

Waterbury, VT 05676

Por

OCCUPANCY CLASSIFICATION

Mercantile

To construct or alter the above referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

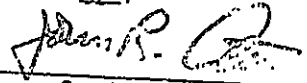
This permit will expire at midnight on July 5th, 1992.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 6th day of January, A.D. 1992.

FEE \$ 35.00


Commissioner - Public Safety

940525

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Pizza Galley Phone # _____
 Address: Bagel Works 15 Temple St Ptd, ME 04101
 LOCATION OF CONSTRUCTION 15 Temple St
 Contract # _____ Sub: _____
 Address: _____ Phone # 879-2425
 Est. Construction Cost: _____ Proposed Use: Retail food
 Past Use: Retail food
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Outside Dining

For Official Use Only

Date: 01 Jun 1994 Subdivision: _____
 Inside Fire Limits: _____ Name: JUN-7-1994
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Ownership: _____
 Estimated Cost: _____

Zoning: B-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (explain): WHT 06-2-94

Foundation

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other: _____

Floor

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Flooring Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

CEILING

- Ceiling Joists Size _____ Spacing _____ Action: Approved
- Ceiling Strapping _____ Spacing _____ Does not require review.
- Type Ceilings _____ Size _____ Requires Review
- Insulation Type _____
- Ceiling Height: _____

Roof

- Truss or Rafter Size _____ Span _____ Action: Approved
- Sheathing Type _____ Size _____
- Roof Covering Type _____

Chimneys

Type: _____ Number of Fire Places _____
 Pate. _____
 Signature: _____

Heating

Type of Heat: _____

Electrical

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools

- Type _____
- Pool Size: _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik
 Signature of Applicant Kelley Carlin Date 01 Jun '94
 CEO's District 2 Kelley Carlin

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO [2] McG Mansori

White - Tax Assessor

940525

Permit # 940525 City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED

Owner: Pizza Galley Phone # _____
 Address: Bagel Works 15 Temple St Ptd, ME 04101
 LOCATION OF CONSTRUCTION 15 Temple St
 Contractor: _____ Sub: _____
 Address: _____ Phone # 879-2425
 Est. Construction Cost: _____ Proposed Use: Retail food
 Past Use: Retail food
 # of Existing Res. Units: _____ # of New Res. Units: _____
 Building Dimensions L _____ W _____ Total Sq Ft. _____
 # Stories: _____ # Bedrooms: _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Outside Dining

For Official Use Only

Date 01 Jun 1994 Subdivision: _____
 Inside Fire Limits: _____ Name: _____
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Ownership: CITY OF PORTLAND
 Estimated Cost: _____ Private _____

JUN - 7 1994

CITY OF PORTLAND

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 Sheathing Type: _____ Size: _____
 Other Sheathing Type: _____ Size: _____
 Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

HISTORIC PRESERVATION

Ceiling:
 1. Ceiling Joists Size: _____ Not in District nor Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Action: _____ Approved.
 2. Sheathing Type _____ Span _____ Approved with Conditions.
 3. Roof Covering Type _____ Size _____ DEBRIS.

Chimneys:
 Type: _____ Number of Fire Places _____ Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received by Mary Gresik

Signature of Applicant Kelley Carlin Date 01 Jun '94

CEO's District Mary Carlin

CONTINUED TO REVERS: SIDE
Ivory Tag - CEO MSM 11507

White - Tax Assessor

10/94 - outside dining ended for year -
asked to remove tables. X

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:

15 Temple Street

in Portland, Maine, by the owner of the establishment being:

Bagel Works Inc.

doing business as:

Bagel Works - Portland

hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City, 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:

Jenny V. Pea
Establishment Owner

Dated:

5/23/94

CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
05/24/94

PRODUCER
Firm & Stone, Inc.
P.O. Box 1210
One Center Hill
Manchester Center, VT 05255
(802) 362-9000

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
BAGEL WORLDS INC.
120 MAIN STREET
KEENE, NH 03431

- COMPANIES AFFORDING COVERAGE**
- COMPANY LETTER A NATIONAL GRANGE
 - COMPANY LETTER B MAINE EMPLOYERS MUTUAL
 - COMPANY LETTER C
 - COMPANY LETTER D
 - COMPANY LETTER E

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE OR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTACT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO. LTR.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS
A	GENERAL LIABILITY (X) COMMERCIAL GENERAL LIABILITY () CLAIMS MADE (M) OCCUR () OWNER'S & CONTRACTOR'S PROD. ()	BPV05070	01/29/94	01/29/95	GENERAL AGGREGATE \$2,000,000 PRODUCTS-COMP/OPS AGGREGATE \$1,000,000 PERSONAL & ADVERTISING INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$50,000 MEDICAL EXPENSE (Any one person) \$5,000
	AUTOMOBILE LIABILITY (X) ANY AUTO () ALL OWNED AUTOS () SCHEDULED AUTOS () HIRED AUTOS () NON-OWNED AUTOS () GARAGE LIABILITY ()				COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE
	EXCESS LIABILITY (X) Umbrella Form () Other Than Umbrella Form				EACH OCCURRENCE AGGREGATE
B A	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	181J04670 (ME) WCP10800 (VT & NH)	01/30/94 01/29/94	01/30/95 01/29/95	STATUTORY LIMITS EACH ACCIDENT \$100,000 DISEASE - POLICY LIMIT \$500,000 DISEASE - EACH EMPLOYEE \$100,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
CERTIFICATE HOLDER IS ADDITIONAL INSURED WITH RESPECT TO SIDEWALK TABLES AT PORTLAND, MAINE.

CERTIFICATE HOLDER
CITY OF PORTLAND
MAINE

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL _____ 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 COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
[Signature]

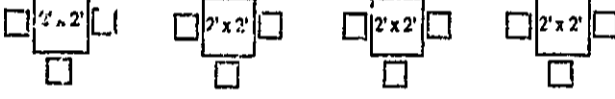
BAGEL WORKS - PORTLAND

GREEN MT. COFFEE

DOOR

25'

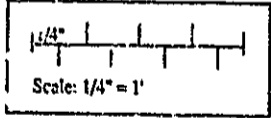
PILLAR



11 1/2'

SIDEWALK

GRASSY AREA



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-3716

Location of Construction: 15 Temple St		Owner: Bagel Works	Phone: 879-2425	Permit No: 950866
Owner Address: SAA Portland, ME 04101		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name:		Address:		Phone:
Past Use: Outside Dining - Retail	Proposed Use: Same	COST OF WORK: \$	PERMIT FEE: \$ 25.00	PERMIT ISSUED APR 20 1995 CITY OF PORTLAND Zone: B-3 CBL: 032-H-005 Zoning Approval: 2/20/95 Special Zone or Reviews:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Conduct outside Dining		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik	Date Applied For: 18 April 1995			

1. This permit application doesn't 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.

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Jonathan Wass ADDRESS: _____ DATE: 18 April 95 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 4/18/95

GEO DISTRICT **2**

T. Munson

White-Permit Desk Green-Assessor's Cyan-V-D.P.W. Pink-Public File Ivory Card-Inspector

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

Location of Construction: 15 Temple St		Owner: Bagel Works	Phone: 879-2525	Permit 950866
Owner Address: SAA Field, ME 04101	Leasee/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED APR 20 1995
Contractor Name:	Address:	Phone:		
Past Use: Outside Dining -- Retail	Proposed Use: Same	COST OF WORK: \$	PERMIT FEE: \$ 25.00	CITY OF PORTLAND Zone: CBL: 032-B-005 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Conduct outside Dining		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: _____	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	Zoning Approval 2-2-95 4/20/95 <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
Permit Taken By: Mazy Gratik	Date Applied For: 16 April 1995	<p>1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules</p> <p>2. Building permits do not include plumbing, sewer or electrical work.</p> <p>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.</p>		
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 law of this jurisdiction. In addition, if a permit for work described in the application 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 provisions of the code(s) applicable to such permit				
SIGNATURE OF APPLICANT <i>[Signature]</i>		ADDRESS:	DATE: 18 April 95	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:	CED DISTRICT: 2 <i>[Signature]</i>
White-Permit Desk Green-Assessor's Canary-D.F.W. Pink-Public File Ivory Card-Inspector				

COMMENTS

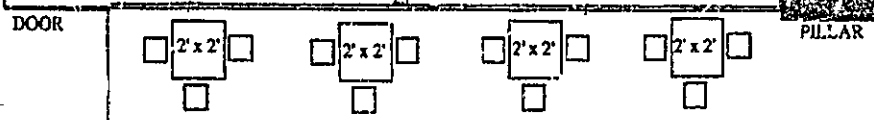
May - 1995 - Outside Dining in place - appears to be o.k. w/ clearances.

Sept 95 - Tables removed - permit complete X

Inspection Record

Type	Date
Foundation:	
Framing:	N/A
Plumbing:	N/A
Final:	Living room door etc. to close
Other:	

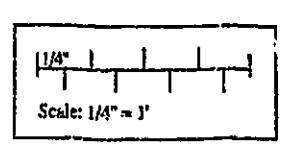
BAGEL WORKS - PORTLAND **GREEN MT. COFFEE**



11 1/2'

SIDEWALK

GRASSY AREA



CERTIFICATE OF INSURANCE				ISSUE DATE (MM/DD/YY)													
PRODUCER Finn & Stone, Inc. P. O. Box 1210 One Center Hill Manchester Center, VT 05255 (802) 362-9000		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 BAGEL WORKS INC. 120 MAIN STREET WEEHAWAY, NH 03541		COMPANIES AFFORDING COVERAGE															
		COMPANY LETTER	NATIONAL GRANGE														
		COMPANY LETTER	MAINE EMPLOYERS MUTUAL														
		COMPANY LETTER															
		COMPANY LETTER															
		COMPANY LETTER															
		COMPANY LETTER															
COVERAGES THIS IS TO CERTIFY THAT 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 CONTACT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																	
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS												
A	GENERAL LIABILITY <input type="checkbox"/> (X) COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> () CLAIMS MADE <input type="checkbox"/> (X) OCCUR <input type="checkbox"/> () OWNER'S & CONTRACTOR'S PROF. <input type="checkbox"/> ()	RPP65070	01/29/94	01/29/95	<table border="1" style="font-size: x-small; width: 100%;"> <tr><td>GENERAL AGGREGATE</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>PRODUCTS-COMP/OPS AGGREGATE</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>PERSONAL & ADVERTISING INJURY</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>EAH OCCURANCE</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>FIRE DAMAGE (Any one fire)</td><td style="text-align: right;">\$ 50,000</td></tr> <tr><td>MEDICAL EXPENSE (Any one person)</td><td style="text-align: right;">\$ 5,000</td></tr> </table>	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS-COMP/OPS AGGREGATE	\$ 1,000,000	PERSONAL & ADVERTISING INJURY	\$ 1,000,000	EAH OCCURANCE	\$ 1,000,000	FIRE DAMAGE (Any one fire)	\$ 50,000	MEDICAL EXPENSE (Any one person)	\$ 5,000
GENERAL AGGREGATE	\$ 2,000,000																
PRODUCTS-COMP/OPS AGGREGATE	\$ 1,000,000																
PERSONAL & ADVERTISING INJURY	\$ 1,000,000																
EAH OCCURANCE	\$ 1,000,000																
FIRE DAMAGE (Any one fire)	\$ 50,000																
MEDICAL EXPENSE (Any one person)	\$ 5,000																
	AUTOMOBILE LIABILITY <input type="checkbox"/> () ANY AUTO <input type="checkbox"/> () ALL OWNED AUTOS <input type="checkbox"/> () SCHEDULED AUTOS <input type="checkbox"/> () HIRED AUTOS <input type="checkbox"/> () NON-OWNED AUTOS <input type="checkbox"/> () GARAGE LIABILITY <input type="checkbox"/> ()				<table border="1" style="font-size: x-small; width: 100%;"> <tr><td>COMBINED SINGLE LIMIT</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per person)</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td>PROPERTY DAMAGE</td><td style="text-align: right;">\$</td></tr> </table>	COMBINED SINGLE LIMIT	\$	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE	\$				
COMBINED SINGLE LIMIT	\$																
BODILY INJURY (Per person)	\$																
BODILY INJURY (Per accident)	\$																
PROPERTY DAMAGE	\$																
	EXCESS LIABILITY <input type="checkbox"/> () Umbrella Form <input type="checkbox"/> () Other Than Umbrella Form				<table border="1" style="font-size: x-small; width: 100%;"> <tr><td>EACH OCCURENCE</td><td style="text-align: right;">\$</td></tr> <tr><td>AGGREGATE</td><td style="text-align: right;">\$</td></tr> </table>	EACH OCCURENCE	\$	AGGREGATE	\$								
EACH OCCURENCE	\$																
AGGREGATE	\$																
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	1810004670 (ME) WCP10200 (VT & NH)	01/30/94 01/29/94	01/30/95 01/29/95	<table border="1" style="font-size: x-small; width: 100%;"> <tr><td>STATUTORY LIMITS</td><td style="text-align: right;">\$</td></tr> <tr><td>EACH ACCIDENT</td><td style="text-align: right;">\$ 100,000</td></tr> <tr><td>DISEASE - POLICY LIMIT</td><td style="text-align: right;">\$ 500,000</td></tr> <tr><td>DISEASE - EACH EMPLOYEE</td><td style="text-align: right;">\$ 100,000</td></tr> </table>	STATUTORY LIMITS	\$	EACH ACCIDENT	\$ 100,000	DISEASE - POLICY LIMIT	\$ 500,000	DISEASE - EACH EMPLOYEE	\$ 100,000				
STATUTORY LIMITS	\$																
EACH ACCIDENT	\$ 100,000																
DISEASE - POLICY LIMIT	\$ 500,000																
DISEASE - EACH EMPLOYEE	\$ 100,000																
	OTHER																
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS CERTIFICATE HOLDER IS ADDITIONAL INSURED WITH RESPECT TO SIDEWALK TABLES AT PORTLAND, MAINE																	
CERTIFICATE HOLDER CITY OF PORTLAND MAINE			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO LIABILITY OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.														
			AUTHORIZED REPRESENTATIVE 														

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:

15 Temple Street, Portland ME

in Portland, Maine, by the owner of the establishment being:

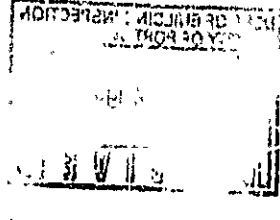
Bagel Works Inc.

doing business as: Portland Bagel Works Inc.

hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City, 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: Jennifer V. Perle
Establishment Owner

Dated: 4-18-95



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

Location of Construction: 15 Temple St		Owner: City of Portland	Phone:	Permit No: 960389
Owner Address:	Lease/Buyer's Name: Bagel Works, Inc.	15 Temple St Portland, ME 04101	Phone:	Business Name: M: 04101
Contractor Name:	Address:		Phone: 879-2425	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 16 1996 CITY OF PORTLAND </div>
Past Use: Restaurant	Proposed Use: Same	COST OF WORK: \$	PERMIT FEE: \$ 25.00	
Proposed Project Description: Conduct Outside Dining		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zoning: R-3 CBL:
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Zoning Approval: <i>[Signature]</i> 5/13/96
Permit Taken By: Mary Gresik	Date Applied For: 09 May 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date: <i>5/16/96</i>	
1. This permit application doesn't 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.			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	
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review				
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 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 provisions of the code(s) applicable to such permit				
SIGNATURE OF APPLICANT: <i>[Signature]</i> Jonathan Wass		DATE: 09 May 1996	PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector				
				CEO DISTRICT 2 <i>[Signature]</i>

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

960389

Location of Construction 15 Temple St		Owner City of Portland	Phone	Permit No:
Owner Address	Lease/Buyer's Name Bagel Works, Inc.	15 Temple St	Portland, ME 04101	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 16 1996 CITY OF PORTLAND </div>
Contractor Name	Address		Phone 879-3475	
Past Use Restaurant	Proposed Use Same	COST OF WORK \$	PERMIT FEE: \$ 25.00	
Proposed Project Description Conduct Outside Dining		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type	
Permit Taken By Mary Grezik		Date Applied For 09 May 1996	Signature _____ Date _____ PEDESTRIAN ACTIVITIES DISTRICT Action <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
1 This permit application doesn't 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		Zoning: 8-3 CBL: Zoning Approval 5/13/96 <input type="checkbox"/> 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm C		
<p style="text-align: center;">CERTIFICATION</p> 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 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 provisions of the code(s) applicable to such permit.		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied		
SIGNATURE OF APPLICANT JOSEPH GREZIK		ADDRESS	DATE 09 May 1996	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK FILE		PHONE		CEC DISTRICT 2 T m - 5A

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

1/15/96 Appears to be done per plan.

[Handwritten mark]

	Type	Inspection Record	Date
Foundation:			
Framing:		<i>N/A</i>	
Plumbing:			
Final:		<i>O.K.</i>	<i>1/15/96</i>
Other:			

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:

15 TEMPLE ST, PORTLAND ME

in Portland, Maine, by the owner of the establishment being:

BAGEL WORKS INC.

doing business as: PORTLAND BAGEL WORKS

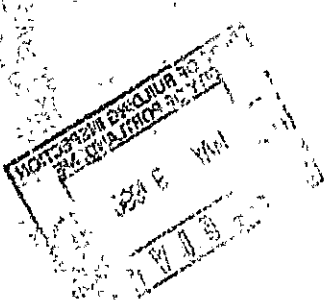
hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's 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:

Jerry V. Pearl
Establishment Owner

Dated:

4-29-86

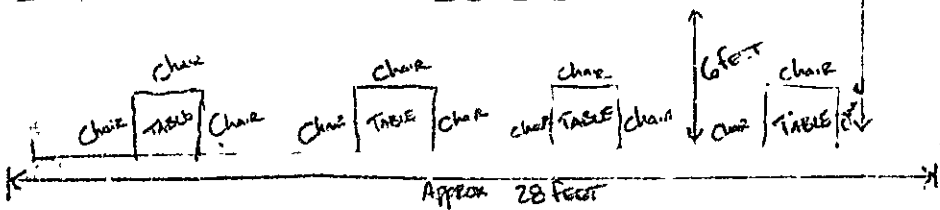


21

GRASS

Brick SIDEWALK

PERIMETER of chairs & TABLES APPROX 6 FEET INTO SIDEWALK



Approx 14 Feet

EXIT/ENTRANCE
TO BASEL WORKS
15 TEMPLE ST.

BUILDING

NATIONAL GRANGE MUTUAL INS. CO.

BAGEL WORKS, INC

POLICY NUMBER: BPJ24257
ACCOUNT NUMBER: CACP10800
ENTITY: CORPORATION
POLICY EFF: 01/29/96
NUMBER: 440385

AGENT: #3 FINN & STONE INC

OMNIBUS SCHEDULE

DESCRIPTION OF PREMISES - ADDRESSES

Prem. Bldg.	No.	Address
2	1	TEMPLE STREET PORTLAND, ME

DESCRIPTION OF PREMISES - OCCUPANCY AND CONSTRUCTION

Prem. Bldg.	No.	Occupancy	Construction	Protection
2	1	BAKERIES - BAKING OVENS ONLY NO DEF? FAT FRYING	JOISTED MASONRY	2

COVERAGES PROVIDED

Prem. Bldg.	No.	Coverage	Limit of Insurance	Ded
2	1	CONTENTS-SPECIAL	180,000	2,500

OPTIONAL COVERAGES

No.	No.	Coverage	Prem. Bldg. L. Its
-----	-----	----------	--------------------

NATIONAL GRANGE MUTUAL INS CO.
55 WESY STREET
KEENE NEW HAMPSHIRE 03431

INSURED

OMNIBUS POLICY DECLARATIONS SPECIAL

BAGEL WORKS, INC
120 MAIN STREET
KEENE, NH 03431

POLICY NUMBER: BPJ04257
ACCOUNT NUMBER: CACP10800
ENTITY: CORPORATION
POLICY EFF: 01/29/96
RENEWAL OF: RENEWAL
NUMBER: 440335

AGENT: #3 FANN & STONE INC
AGENT PHONE: 802-362-1252

POLICYHOLDER INFORMATION

NAMED INSURED: BAGEL WORKS, INC

MAILING ADDRESS: 120 MAIN STREET
KEENE, NH 03431

POLICY TERM: 12

INCEPTION: 01/29/96
EXPIRATION: 01/29/97

12:01 A.M. STANDARD TIME AT THE ADDRESS
OF THE NAMED INSURED STATED ABOVE.

NAMED INSUREDS BUSINESS: RETAIL BAKERY

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

DESCRIBED PREMISES: SEE ATTACHED SCHEDULE.
PROPERTY COVERAGE: SEE ATTACHED SCHEDULE.

BUSINESSOWNERS LIABILITY COVERAGE	LIMITS OF INSURANCE
LIABILITY & MEDICAL EXPENSES	\$ 1,000,000 EACH OCCURRENCE
PRODUCTS-COMPLETED OPERATIONS AGGREGATE LIMIT	\$ 2,000,000
GENERAL AGGREGATE	\$ 2,000,000
FIRE LEGAL LIABILITY	\$ 50,000 ANY ONE FIRE OR EXPLOSION
MEDICAL EXPENSE LIMIT	\$ 5,000 PER PERSON

Business Liability and Medical Expense: Except for Fire Legal Liability, each paid claim for the above coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to section D.4. of the Businessowners Liability Coverage Form.

OPTIONAL COVERAGES: SEE ATTACHED SCHEDULE.

MORTGAGE: SEE ATTACHED SCHEDULE IF APPLICABLE.

FORMS AND ENDORSEMENTS APPLYING TO THIS POLICY: SEE ATTACHED SCHEDULE.

THESE DECLARATIONS AND SCHEDULES TOGETHER WITH THE COVERAGE FORMS, LIMITATIONS, COMMON POLICY CONDITIONS AND ENDORSEMENTS, IF ANY, FORM THE COMPLETE ABOVE NUMBERED POLICY.

TOTAL ANNUAL PREMIUM: \$ 12,373.00

COUNTERSIGNED

64-N044 (6/95)

01/31/06

RENEWAL

BY

TJVW

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

Location of Construction: Temple St (15?)		Owner: City of Portland	Phone:	Permit No: 960176
Owner Address:	Leasee/Property: Pizzagalli Properties (Temple St Parking Garage)	Address: P.O. Box 1023 Portland, ME 04104	Phone: 883-2500	Business Name:
Contractor Name: Signature Signs	Proposed Use: Same w/signage	COST OF WORK: \$	PERMIT FEE: \$ 31.50	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAR 18 1996 CITY OF PORTLAND </div>
Past Use: Parking Garage	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>2</i> Type: <i>1</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: UL# 963523 Erect Signage (32.5 sq ft)	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i> Date: <i>3/15/96</i>	Zone: <i>B-3</i> CBL: 032-H-004	
Permit Taken By: Mary Greik	Date Applied For: 29 February 1996	Zoning Approver: <i>[Signature]</i> <i>3/1/96</i> <input type="checkbox"/> 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 <input type="checkbox"/> minor <input type="checkbox"/> mm		

- This permit application doesn't 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.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

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 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 provisions of the code(s) applicable to such permit.

Signature of Applicant: *[Signature]* Phil Hazel ADDRESS: _____ DATE: 29 February 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor Canary-D.P.W. Pink-Public File Ivory Card-Inspector

[Signature]
 Date: *3/11/96*
 CEO DISTRICT **2**
T. Hanson

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

Location of Construction: Temple St (157)		Owner: City of Portland		Phone:		Permit No: 960176	
Owner Address: Temple St (157)		Lease/Buyer's Name: Finzagalli Properties (Temple St Parking Garage)		Phone:		Business Name:	
Contractor Name: Signature Signs		Address: P.O. Box 1023 Portland, ME 04104		Phone: 883-2500		Permit Issued: MAR 18 1996	
Past Use: Parking Garage		Proposed Use: Same w/signage		COST OF WORK: \$		PERMIT FEE: \$ 31.50	
Proposed Project Description: UL# 963523 Erect Signage (32.5 sq ft)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: SA Type 1B 620CA92		Zone: IS-3 CBL: 032-E-004	
Permit Taken By: Mary Gresik		Date Applied For: 29 February 1996		Signature: [Signature]		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: OK 3/1/96 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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Imm <input type="checkbox"/>	

1. This permit application doesn't 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.

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 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 provisions of the code(s) applicable to such permit

[Signature]
29 February 1996

SIGNATURE OF APPLICANT: **[Signature]** ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED

MAR 18 1996

CITY OF PORTLAND

Zone: **IS-3** CBL: **032-E-004**

Zoning Appeal:
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **3/1/96**

[Signature]

CEO DISTRICT **2**

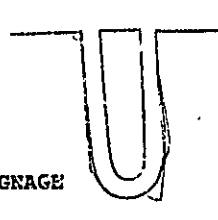
[Signature]

COMMENTS

O/R Above 2/7/97

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Portland



SIGNAGE

PLEASE ANSWER ALL QUESTIONS

John Paverada
874-8444
OK

ADDRESS: TEMPLE STREET PARKING GARAGE ZONE: B-3
OWNER: CITY OF PORTLAND
APPLICANT: SIGNATURE SIGNS INC.
ASSESSOR NO.:

SINGLE TENANT LOT? YES NO
MULTI TENANT LOT? YES NO
FREESTANDING SIGN? YES NO DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____
BLDG. WALL SIGN? YES NO DIMENSIONS 13' x 30"
(attached to bldg) 2.5' x 13' = 32.5'

MORE THAN ONE SIGN? YES NO DIMENSIONS _____
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: MARGIE 7
~~MULTI-TENANT~~ REASONABLE EST. (OK)

LOT FRONTAGE (FEET) 118 x 75' x 90' x 90'
FRONTAGE (FEET) 90' (assessor office) 2 x 90' 180'

AWNING YES NO IS AWNING BACKLIT? YES NO
HEIGHT OF AWNING: None

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS ARE ALSO REQUIRED.

Middle side

Margie

5/31/11

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 29 1936
RECEIVED

person w/ city who they lease or deal with

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SAN FRANCISCO

Black Cabinet

WHITE
OPAQUE
VINYL

WHITE
TRANS.
LETTERS

ELEC.
CIRCUIT # 1

15" LETTERS

13'

EVENT
P
A
R
K
I
N
G

1/16" Bolt

ELEC.
CIRCUIT # 2

8'

White

Blue Block

30"

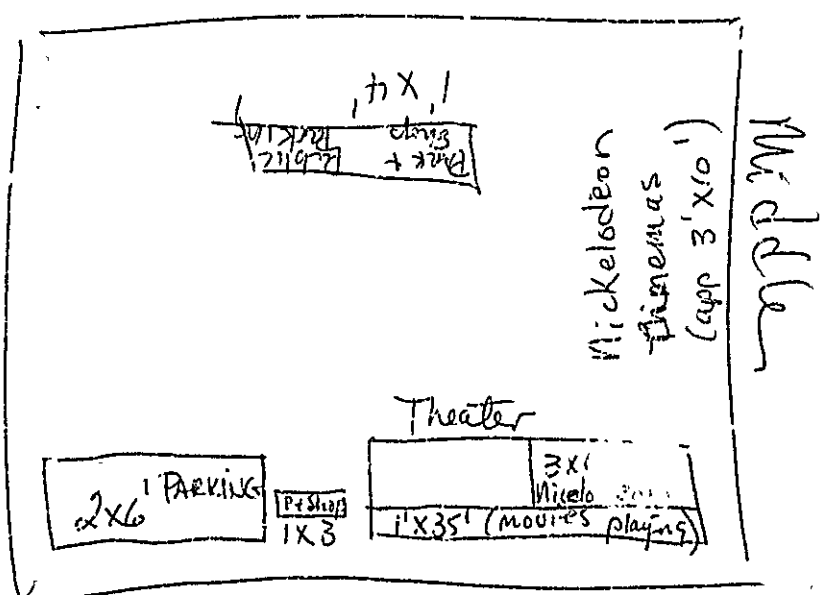
Phil Neal
Signature sign
883-2502
77-3081 VP



Exterior & Interior Signage

Temple Street
Signage (Existing)

Exchange St



Temple St

Pizzagalli Dev. Co.

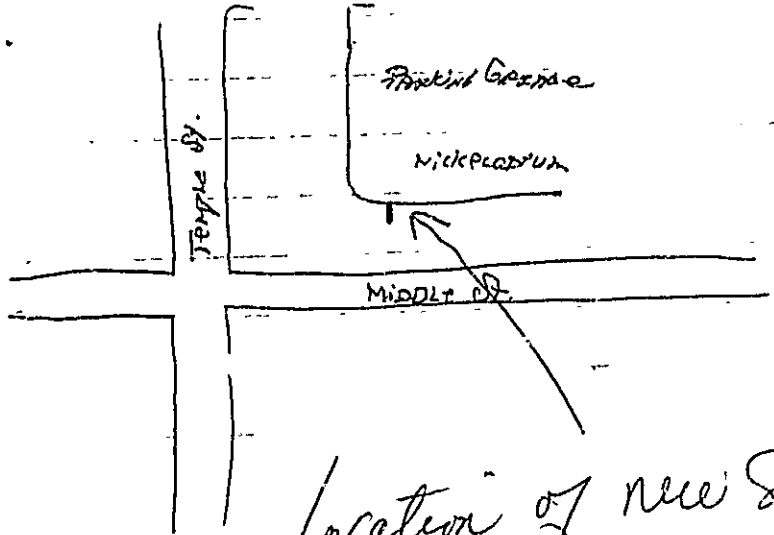
Temple St. Parkline Garage
Portland

P.O. Box
Portland

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
ATTN: George Smazz

F + I D.F. Illum. Sign as shown in Drawing

Dimensions & # of
existing signs



Location of new sign

CITY OF PORTLAND

MEMORANDUM

TO: Marge Schmuckal, Zoning Administrator

FROM: John Peverada, Parking Manager

DATE: February 26, 1996

RE: Temple Street Garage - Parking Sign

As you know, the City owns the Temple Street Parking Garage and Pizzagalli Properties has a long term lease to operate the garage which is administered by the Parking Division.

Pizzagalli has hired Signature Signs to design and install an event parking sign on the Middle Street side of this garage. Per your request, Mr. Phil Hazel of Signature Signs visited me today and asked for my approval of the sign as shown on the attached diagram.

Provided that the sign meets all City regulations, I support its installation. I am sure that it will benefit people in search of a legal parking spot.

Please let me know if you have any questions or concerns.

cc: Anita LaChance, Assistant City Manager - Buildings
Gloria Thomas, Department Head
✓ Sam Hoffses, Chief of Inspection Services
Phil Hazel, Signature Signs
George Small, Manager, Temple Street Garage

M1172.26