

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STACY ROSS

Located At 432 FORE ST

Job ID: 2012-08-4696-CH OF USE

CBL: 032- R-003-001

has permission to CofU from Retail to Hair Salon

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

A handwritten signature in black ink, appearing to read "Jamie Bouke".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4696-CH OF USE

Located At: 432 FORE ST

CBL: 032- R-003-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
7. A sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
8. Fire extinguishers are required per NFPA 1.
9. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-08-4696-CH OF USE	Date Applied: 8/14/2012 8/13/2012 ✓	CBL: 032- R-003-001	
Location of Construction: 41 WHARF STREET (also 432 FORE ST)	Owner Name: BACM 2007-3 WHARF LLC	Owner Address: ONE CANAL PLAZA PORTLAND, AE 04101	Phone:
Business Name:	Contractor Name: Lessee	Contractor Address: 478 Webbs Mill RD, Raymond, ME 04071	Phone: 727-254-1991
Lessee/Buyer's Name: Stacy Ross & Tracey Chambers	Phone: 727-254-1991	Permit Type: CHUSE-COMM	Zone: B-3
Past Use: Retail (Rogues Gallery)	Proposed Use: Change of use from retail to Personal Services (Hair Salon)	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: 9/20/12 Signature: <i>[Signature]</i> (58)	Inspection: Use Group: B Type: 3B NUMBER 09 Signature: <i>[Signature]</i> 9/20/12
Proposed Project Description: CofU from Retail to Hair Salon		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic 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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> 8/23/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires a separate review and approval</i></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 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

B-3 Entitled 8/14/12



General Building 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.

2012-08-4696-COFV

(B)

Location/Address of Construction: <u>41 Wharf St. Portland</u>		
Total Square Footage of Proposed Structure/Area <u>1000 sqft.</u>	Square Footage of Lot <u>432</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 - VOIS</u> <u>32 - R - 3</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Stacey Ross</u> Address <u>478 Webbs Mill Rd.</u> City, State & Zip <u>Raymond, Me 04071</u>	Telephone: <u>727-254-1991</u>
Lessee/DBA (If Applicable) RECEIVED - AUG 13 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>BACM 2007-3 Wharf</u> Address City, State & Zip	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Hair Salon Retail</u> If vacant, what was the previous use? <u>Rogues Gallery</u> Proposed Specific use: <u>Hair Salon</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: <u>Cof Use - Light plumbing no structural</u>		
Contractor's name: _____ Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: Aug 1, 2012
This is not a permit; you may not commence ANY work until the permit is issue



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 6032

Tender Amount: 105.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/14/2012

Receipt Number: 47044

Receipt Details:

Referance ID:	7620	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4696-CH OF USE - CofU from Retail to Hair Salon			
Additional Comments: 41 Wharf			

Referance ID:	7621	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4696-CH OF USE - CofU from Retail to Hair Salon			



One Canal Plaza
Portland, ME 04101

T 207 772 1333
F 207 871 1288

www.boulos.com

May 21, 2012

BACM 2007-3 Wharf LLC
c/o Boulos Property Management
One Canal Plaza
Portland, ME 04101

RE: Letter of Intent- 41 Wharf Street, Portland

This letter sets forth the terms and conditions under which Stacey Ross and Tracey Chambers (hereinafter referred to as "Tenant") is willing to enter into a lease with BACM 2007-3 Wharf LLC, (hereinafter referred to as "Landlord") for space at the above-referenced location.

Property Address: 41 Wharf Street
Portland, ME

Tenant: Stacey Ross and Tracey Chambers

Landlord: BACM 2007-3 Wharf LLC

Demised Premises: The demised premises shall be deemed to contain 1,000± s.f.

Lease Term: Three (3) Years OR FIVE (5) YEARS

Lease Options: Provided Tenant has not been in default of the Lease, Tenant shall have One (1), Three (3) Year option to extend this lease at then fair market rates.

Occupancy Date: June 1, 2012 UPON LEASE EXECUTION

Rent Commencement Date: ~~September 1, 2012~~ THREE (3) MONTHS AFTER OCCUPANCY

Landlord's Work: None. Tenant will take the space in "as-is" condition.

Tenant's Work: Any and all modifications to the building by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

Lease Rate: Year 1: ~~\$1,500/Month~~ \$18.00/s.f. Modified Gross.
Years 2-3: ~~3% Annual Escalators~~
5 YEAR \$19/SF w/ 3% ESCALATORS
3 YEAR \$20.50/SF w/ 3% ESCALATORS

The above rent is quoted on a Modified Gross. Therefore, it includes Tenant's pro rata share of all Base Year 2012 operating expenses for this property, including real estate taxes, building repairs and maintenance, management, building insurance, parking lot maintenance, grounds maintenance, common area lighting and common area cleaning, etc. Tenant to pay its pro rata share of annual increases over base year. The rent does not include Tenant's premises electricity costs, gas, or water expense. Tenant is directly responsible for its utility expenses for lights, plugs, & HVAC and will be billed their proportionate share of water/sewer (to be determined). Tenant is also responsible for its trash removal.

- Use: Tenant shall use the leased premises as a hair salon.
- Security Deposit: Upon full execution of a Lease Agreement, Tenant will deposit with Landlord, in addition to its existing security deposit, the sum of One Month's rent, ~~or One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)~~. ^{\$1503} This sum and the existing security deposit represent the total security deposit due under the lease. Said deposit will be returned to Tenant at the end of the lease term, provided the premises are left in good repair, "broom clean," and provided Tenant has not been in default of lease. Interest will not be paid on said deposit.
- Signage: Tenant shall have the right to install signage in the existing sign bracket along Wharf Street as well as on the front entrance door. Signage will be at Tenant's sole expense; however, subject to the prior written approval of design and location by Landlord prior to installation and also subject to any standards in use at the property. Such approval shall not be unreasonably withheld or delayed.
- Parking: No parking is available with the leased premises.
- Brokerage Commission: Landlord's responsibility in accordance with CBRE | The Boulos Company's standard commission schedule.
- Lease Guarantee: The lease shall be personally guaranteed by Stacey Ross and Tracey Chambers.
- Financials: It is understood that any lease agreement is subject to Landlord's prior approval of Tenant's financial statements and past credit history. If requested by Landlord, then Tenant shall submit such information to Landlord within five (5) days of full execution of this Letter of Intent.
- Assignment / Sublet: Tenant shall not be permitted to assign lease or sublet space without Landlord's prior written approval, not to be unreasonably withheld.
- Zoning: It is the responsibility of Tenant to determine all State and municipal codes and zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord and CBRE | The Boulos Company make no representations or warranties as to the suitability of, or the ability to obtain regulatory

approval for, the subject premises for Tenant's intended use.

Letter of Intent
Expiration:

This offer to lease is valid until May 31, 2012.

Facsimiles:

The undersigned jointly and severally agree to accept fax copies of the documents which have been sent by either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

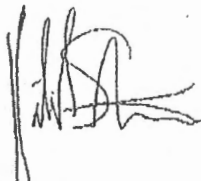
Lease Agreement:

Landlord agrees to forward its proposed amendment to Tenant within seven (7) days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable amendment within seven (7) days of Tenant's receipt of Landlord's amendment, then either party may cancel this agreement and neither party is under any further obligation to the other.

Miscellaneous:

This Letter of Intent represents the preliminary understanding of the parties with respect to the proposed Lease. This letter is not intended to constitute a binding or enforceable contract nor does it constitute a legal obligation on either party. Further, the basic terms set forth are subject to both parties entering into a mutually agreeable written Lease amendment to be fully executed by both Landlord and Tenant.

Very truly yours,



Nate Stevens
CBRE | The Boulos Company

SEEN AND AGREED TO:

BACM 2007-3 Wharf LLC, Landlord

By: NATE STEVENS
Its: REPRESENTATIVE

Stacey Ross & Tracey Chambers, Tenant

5/22/12
Date:

By: Tracey Chambers

5/21/12
Date:

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 032 R003001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 432 FORE ST
Owner Information BACM 2007-3 WHARF STREET LLC
 ONE CANAL PLAZA
 PORTLAND ME 04101
Book and Page 8319/441
Legal Description 32-R-3
 FORE ST 426-428
 WHARF ST 41
 2096-61
Acres 0.0238

*Brad
 Under The Wrong
 CBL - please
 correct & return
 to Max*

Current Assessed Valuation:

TAX ACCT NO. 4830 **OWNER OF RECORD AS OF APRIL 2012**
 BACM 2007-3 WHARF STREET LLC
LAND VALUE \$138,400.00 **ONE CANAL PLAZA**
BUILDING VALUE \$284,800.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$423,200.00
TAX AMOUNT \$7,964.62

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1900
Style/Structure Type DOWNTOWN ROW
Units 1
Building Num/Name 1 - BLAZIN ACE
Square Feet 3888
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 972
Use RETAIL STORE
Height 8
Heating HW/STEAM
A/C CENTRAL

Building 1
Levels 01/01
Size 972
Use RETAIL STORE
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C CENTRAL

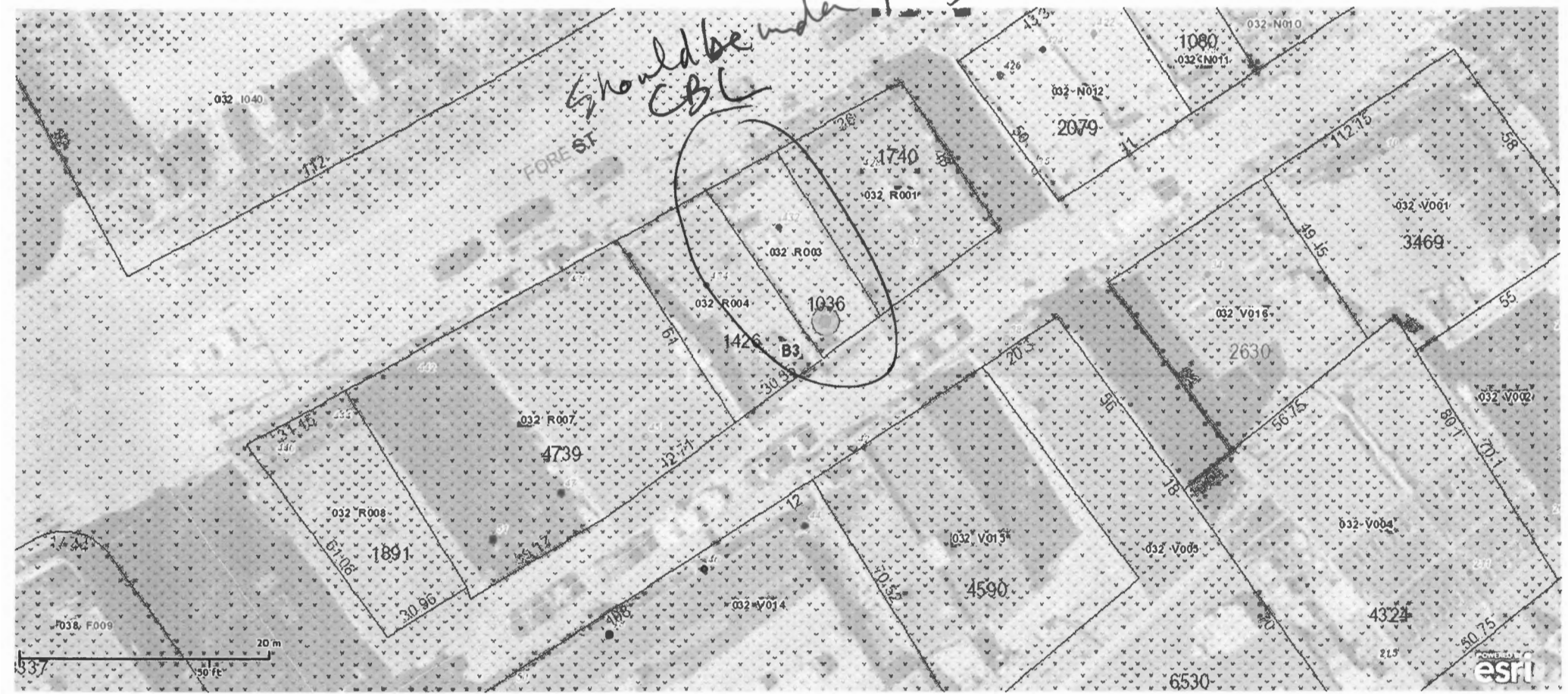
Building 1
Levels 02/03
Size 972
Use APARTMENT
Height 8
Walls BRICK/STONE
Heating HW/STEAM
A/C NONE

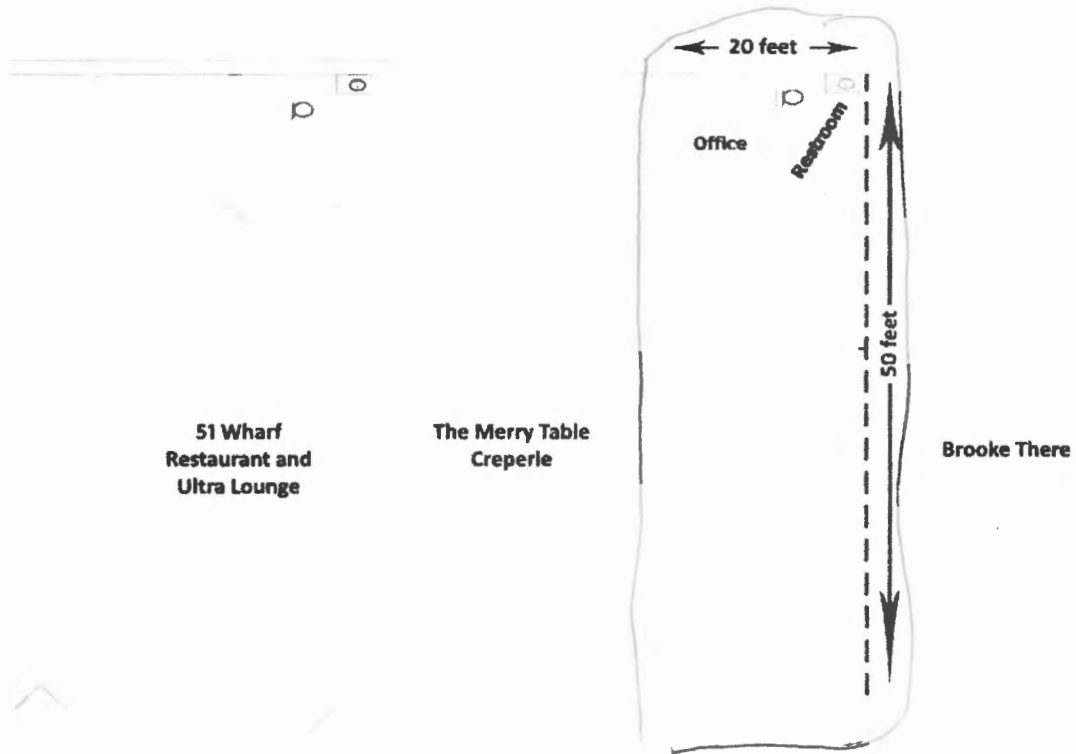
Other Features:

Building 1
Structure SPRINKLER - WET
Size 3888X1

41 Wharf St

*Should be under this
CBL*





Wharf Street

adding 2 Shampoo Sinks
 everything else is furniture &
 decoration.