

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 080800

Please Read Application And Notes, if Any, Attached

This is to certify that GREG'S PROPERTIES PORTLAND LLC  
has permission to Restaurant & Assembly - "L" Coin C of use from restaurant to restaurant & place of worship.  
AT 40 PORTLAND ST 033 1001001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED FOR NO. REQUIRED.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Clark

Health Dept. JUL 28 2008

Appeal Board

Other

Department Name CITY OF PORTLAND

*Jeanie Bourke* 7/28/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0800	<b>Date Applied For:</b> 06/30/2008	<b>CBL:</b> 033 J001001
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<b>Location of Construction:</b> 40 PORTLAND ST	<b>Owner Name:</b> GREG'S PROPERTIES PORTST L	<b>Owner Address:</b> 26 VILLAGE BROOK RD	<b>Phone:</b>
<b>Business Name:</b> Lost Coin Cafe	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> David Perkins	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Restaurant & Place of worship - "Lost Coin Cafe" - Change of use from restaurant to restaurant & place of worship.	<b>Proposed Project Description:</b> Restaurant & place of worship - "Lost Coin Cafe" - Change of use from restaurant to restaurant & place of worship.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/09/2008**Note:** Area of worship is 580 sf according to plans. Need 1 parking space for each 25 sf of area if not fixed seats, so need 23 parking spaces. Leasing space from Goodwill Industries across the street (70'), so parking is all set.      **Ok to Issue:** 

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/28/2008**Note:**      **Ok to Issue:** 

- 1) Approval of license is subject to health inspections per the Food Code.
- 2) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 07/10/2006**Note:**      **Ok to Issue:** 

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Emergency lights and exit signs are required
- 4) Occupant load/ seating diagram to be approved at C-O



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

40 PORTLAND ST

CBL 033 J001001

Issued to

GREG'S PROPERTIES PORTST LLC

Date of Issue

08/29/2008

**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. 08-0800, 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

Entire

APPROVED OCCUPANCY

Restaurant and Place of Worship, Use Group A2/A3,  
Type 3, IBC 2003

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8/29/08  
.....  
(Date)

Thomas N. Malley  
.....  
Inspector

Jamie Rourke 8/29/08  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PFD  
GC

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-0800	Issue Date:	CBL: 033 J001001
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Location of Construction: 40 PORTLAND ST	Owner Name: GREG'S PROPERTIES PORTST L	Owner Address: 26 VILLAGE BROOK RD	Phone:
Business Name: Lost Coin Cafe	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name David Perkins	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Restaurant - BINGAS WINGAS	Proposed Use: <i>Place of worship</i> Restaurant & Assembly - "Lost Coin Cafe" - Change of use from restaurant to restaurant & place of worship.	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A2/A3</i> Type: <i>3</i> <i>FBC-2003</i>	

Proposed Project Description: <i>Place of worship</i> Restaurant & Assembly - "Lost Coin Cafe" - Change of use from restaurant to restaurant & place of worship.	Signature: <i>Greg Cass</i>	Signature: <i>JMB 7/28/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: ldobson	Date Applied For: 06/30/2008	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditions</i></p> <p>Date: <i>7/9/08 JMB</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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>ABN</i></p> <p>Date:</p>
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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



# 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.

Location/Address of Construction: <u>40 Portland St.</u>		
Total Square Footage of Proposed Structure/Area <u>240 sq. ft.</u>		Square Footage of Lot <u>88'x42' = 3696 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>33</u> Block# <u>J</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Living Hope Assembly of God</u> Address <u>c/o David Perkins</u> <u>P.O. Box 8155</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>(207) 423-0916</u>
Lessee/DBA (If Applicable) <u>Lost Coin Cafe</u>	Owner (if different from Applicant) Name <u>Alec Altman</u> Address <u>26 Village Brook Rd.</u> City, State & Zip <u>Vermouth, ME 04096</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Restaurant</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Restaurant and Assembly on Sundays (see attached letter)</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Operation of restaurant with Sunday morning assembly.</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>DAVID H. PERKINS</u> Telephone: <u>4230916</u> Mailing address: _____ <u>2821648</u>		

**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](http://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: David H. Perkins Date: 6-27-08

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

June 30, 2008

Living Hope Assembly of God  
David H. Perkins  
P.O. Box 8155  
Portland, ME 04104

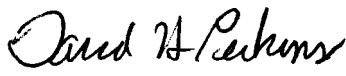
City of Portland  
Planning and Development Department  
Inspections Division office, Room 315, City Hall  
Portland, ME 04101

To Whom It May Concern:

We propose to use the building at 40 Portland Street, formally *Bingas Wingas*, as a restaurant and to hold an assembly on Sunday mornings. Attached you will find a floor plan of the building, a copy of the lease with Goodwill Industries for the use of their parking lot for the Sunday assembly, pictures of the parking lot and its proximity to 40 Portland Street. (The parking lot is 70 feet from the building). I have also included a copy of the lease with Alec Altman who owns the building.

If you have any further questions, please do not hesitate to contact me at your earliest convenience at 207-423-0916.

Respectfully,

  
David H. Perkins



**GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND**

**Agreement to Rent Parking Spaces**

Date: June 30, 2008

Re: Agreement to rent parking spaces from Goodwill Industries of Northern New England

Whereas, Goodwill Industries of Northern New England (GINNE) owns the parking lot located next to Dyer's Variety store at 45 Portland Street in Portland, Maine, an agreement to rent parking spaces in this lot to David Perkins for the amount of \$200.00 per month for up to 24 months under the following conditions:

1. Parking for Mr. Perkins will be available from the hours of 8 am through 6 pm Sundays.
2. Mr. Perkins must maintain his own general liability insurance and provide GINNE with a copy of said policy;
3. Mr. Perkins will be responsible for the general maintenance of the parking lot during the hours in which he is renting the space, to include the removal of trash, and other general debris;
4. GINNE reserves the right to terminate this relationship at any time.

David H Perkins  
David Perkins

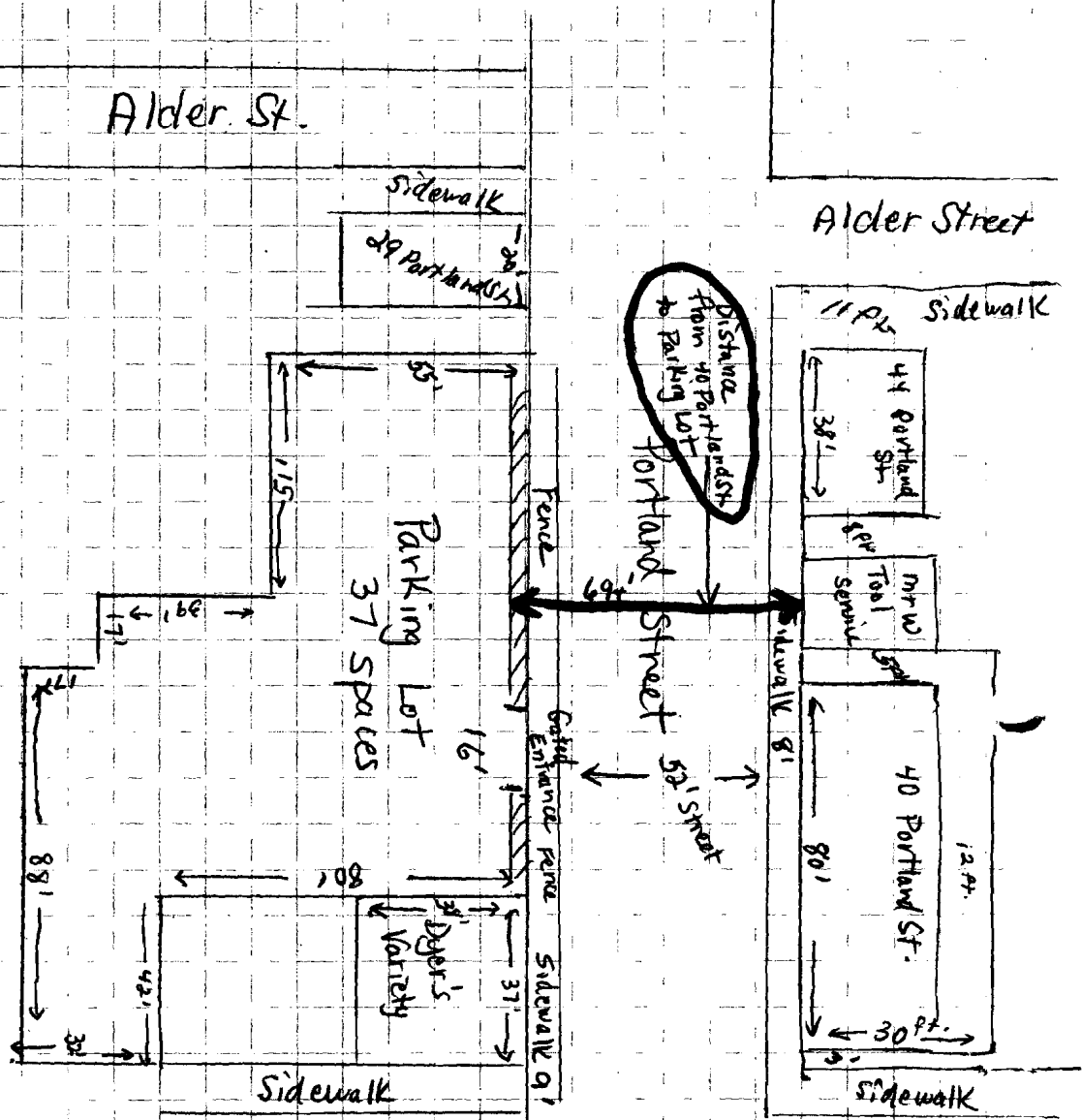
6-30-08  
Date

Susan Smith  
Susan Smith, Benefits Manager GINNE

6/30/08  
Date



40 Portland St - DISTANCE FROM BLDG TO PARKING LOT





(37) PARKING PLACES - 70' ACROSS FROM 40 PORTLAND ST.  
we need (24) according to sq ft of seating area



PARKING  
LOT

Jasmine Thai Cuisine

40 Portland St, Portland, ME 04101

LOST COIN CAFE

Image © 2008 Maine GeoLibrary

Google

43°39'29.74" N 70°15'47.68" W


elev 36 ft

2003

Eye all 283 ft



Get Google Maps on your phone  
Text the word "GMAPS" to 466453



**LEASE**

**LEASE** made as of this \_\_\_\_ day of June, 2008, by and between **GREG'S PROPERTIES PORTST LLC**, a Maine limited liability company with an address c/o Alec S. Altman, 26 Village Brook Road, Yarmouth, Maine 04096 (the "Landlord") and **LIVING HOPE ASSEMBLY OF GOD**, a Maine nonprofit corporation independent local church with a mailing address of P.O. Box 8155, Portland, Maine 04104 (the "Tenant").

**WITNESSETH:**

1. **PREMISES LEASED.** Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the following described real estate: a certain lot or parcel of land with the buildings thereon located at 40 Portland Street, in the City of Portland, County of Cumberland, and State of Maine and more particularly described in a deed recorded in the Cumberland County Registry of Deeds in Book 24275, Page 188 (the "Premises"), together with the furniture, fixtures and equipment (the "F F & E") described in **Exhibit A** attached hereto and incorporated herein. Tenant accepts F F & E in its "as is" condition with no warranties. The Premises are accepted in "as is" condition with no warranties except as specifically set forth to the contrary in this Lease.

2. **COMMENCEMENT AND ENDING DATE OF TERM.** TO HAVE AND TO HOLD for an initial term of TWO (2) years, said term and Tenant's obligation to pay rent hereunder to commence on June \_\_, 2008 (the "Commencement Date") and ends on the last day of May, 2010 (the "Termination Date").

3. **BASE RENT.** The Tenant shall pay to the Landlord the following base rent:

Lease Term(s)	Annual Base Rent	Monthly Rent
Year 1	\$30,000.00	\$2,500.00
Year 2	\$36,000.00	\$3,000.00

payable in advance in equal monthly installments on the first (1st) day of each month during the term, commencing on June 1, 2008, said rent to be prorated for portions of a calendar month at the end of said term, all payments of rent to be made to Landlord or to such agent(s) and at such place as Landlord shall from time to time in writing designate, the following being now so designated: Greg's Properties Portst LLC, c/o Alec S. Altman, 26 Village Brook Road, Yarmouth, Maine 04096. If Tenant does not pay base rent, supplemental and additional rents, or other fees and charges within seven (7) days of when due pursuant to the terms 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 five percent (5%) of the amount due Landlord each month in addition to the rent then due.

Tenant herein, be the same one or more; and if there shall be more than one Landlord or Tenant, any notice required or permitted by the terms of this Lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The use of the neuter singular pronoun to refer to Landlord or Tenant shall be deemed a proper reference even though Landlord or Tenant may be an individual, a partnership, a corporation, or a group of two or more individuals or corporations. The necessary grammatical changes required to make provisions of this Lease apply in the plural sense where there is more than one Landlord or Tenant and to either corporations, associations, partnerships, or individuals, males or females, shall in all instances be assumed as though in each case fully expressed.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

**WITNESS:**

\_\_\_\_\_

**LANDLORD:**

**GREG'S PROPERTIES PORTST LLC**

By: \_\_\_\_\_

Alec S. Altman, Manager

**TENANT:**

**LIVING HOPE ASSEMBLY OF GOD**

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

GUARANTY OF LEASE  
BETWEEN  
**GREG'S PROPERTIES PORTST LLC** ("Landlord")  
and  
**LIVING HOPE ASSEMBLY OF GOD** ("Tenant")

For value received, and in consideration for, and as an inducement to Landlord to enter into a certain lease between Landlord and Tenant dated June \_\_\_\_\_, 2008 (the "Lease"), **NORTHERN NEW ENGLAND DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD**, a Maine nonprofit corporation with an address of P.O. Box 611, Portland, Maine 04104-0611 (the "Guarantor") does hereby unconditionally guaranty to Landlord the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by Tenant, including without limitation the payment of all sums of money stated in the Lease to be payable to Landlord. The validity of this Guaranty and the obligations of Guarantor hereunder shall not be terminated, affected, or impaired by reason of the granting by Landlord of any indulgences to Tenant. This Guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not Guarantor shall have received any notice of or consented to such renewal, modification or extension. The liability of Guarantor under this Guaranty shall be primary, and in any right of action which shall accrue to Landlord under the Lease, Landlord may proceed against Guarantor and Tenant, jointly or severally, and may proceed against Guarantor without having commenced any action against or having obtained any judgment against Tenant. All of the terms and provisions of this Guaranty shall inure to the benefit of the successors and assigns of Landlord and shall be binding upon the successors, heirs and assigns of Guarantor.

IN WITNESS WHEREOF, **Northern New England District Council of the Assemblies of God** has executed this Guaranty this \_\_\_\_\_ day of June, 2008.

GUARANTOR

**Northern New England District Council of the Assemblies of God**

By: \_\_\_\_\_  
Dennis W. Marquardt, Superintendent

By: \_\_\_\_\_  
Gregory W. Randall, Secretary/Treasurer



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

6.30 20 08

Received from Living Hop - Assembly of God

Location of Work 10 Portland St -

Cost of Construction \$ \_\_\_\_\_

30  
75 copo

Permit Fee \$ 105

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 3351

Check #: 4

Total Collected \$ 105

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy