

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

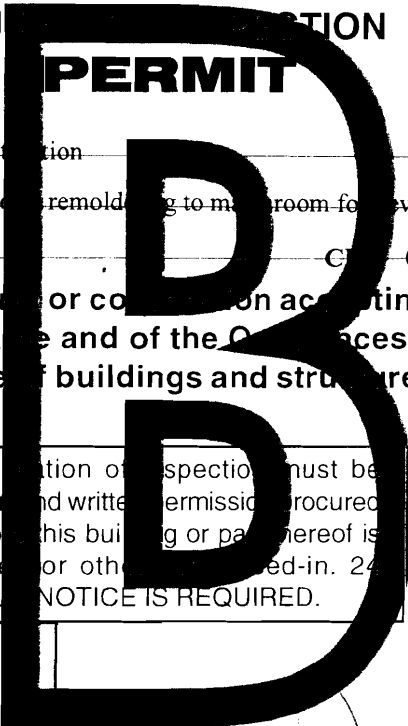
## BUILDING CONSTRUCTION PERMIT

Permit Number: 090071

Please Read Application And Notes, If Any, Attached

This is to certify that BROWN C N CO /GEH Construction  
has permission to Convenience store w/ gas station remodeling to main room for new kitchen  
AT 754 CONGRESS ST City 054 G001001

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



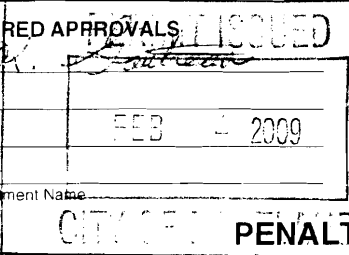
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is laid-in. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. CRPT. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_



[Signature] 2/4/09  
Director - Building & Inspection Services

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

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

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

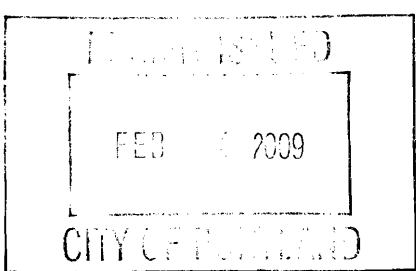
Permit No: 09-0071	Issue Date:	CBL: 054 G001001
-----------------------	-------------	---------------------

Location of Construction: 754 CONGRESS ST	Owner Name: BROWN C N CO	Owner Address: PO BOX 200	Phone:
Business Name:	Contractor Name: GEH Construction	Contractor Address: 25 Furbush Road Sabattus	Phone: 2077720560
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial - Convenience store w/ gas station	Proposed Use: Commercial - Convenience store w/ gas station - remodeling to make room for new kitchen	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description: Convenience store w/ gas station - remodeling to make room for new kitchen		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>AMB 2/4/09</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: Idobson	Date Applied For: 01/28/2009	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>1/29/09</i> <i>ARM</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ARM</i> Date: _____
---	--	---	--



**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 09-0071	<b>Date Applied For:</b> 01/28/2009	<b>CBL:</b> 054 G001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 754 CONGRESS ST	<b>Owner Name:</b> BROWN C N CO	<b>Owner Address:</b> PO BOX 200	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> GEH Construction	<b>Contractor Address:</b> 25 Furbush Road Sabattus	<b>Phone</b> (207) 772-0560
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Convenience store w/ gas station - remodeling to make room for new kitchen	<b>Proposed Project Description:</b> Convenience store w/ gas station - remodeling to make room for new kitchen
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/29/2009

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the understanding that there will be a maximum of nine seats for customers which will keep the use as retail establishment. If the number of seats goes above nine then a change of use permit will be required to change the use to restaurant.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** 02/04/2009

**Note:** **Ok to Issue:**

- 1) All new stone counters shall be sealed to make a smooth and easily cleanable surface per the food code.
- 2) Employees must be able to demonstrate proper batch cleaning procedures when approved to use a 2 bay sink for washing and sanitizing.
- 3) Approval of license is subject to health inspections per the Food Code.
- 4) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 5) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 01/29/2009

**Note:** **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) All construction shall comply with NFPA 101

**Comments:**

1/29/2009-amachado: Left message for Gordon Higgins. He told Lannie that he would fax a copy of the lease over yesterday for right, title & interest. I left him a message that the permit is on hold until we receive the lease.

1/29/2009-amachado: Received copy of lease.



# 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>754 CONGRESS ST. PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>4</u> Block# <u>6</u> Lot# <u>1</u>	Applicant <b>"must be owner, Lessee or Buyer"</b> Name <u>EXPRESS MART</u> Address <u>754 CONGRESS ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207-772-0560</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>CONFERENCE STORE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remodeling To make room for new kitchen</u>		
Contractor's name: <u>GEH CONSTRUCTION</u> Address: <u>25 Furbush Rd</u> City, State & Zip <u>Saco ME 04280</u> Telephone: <u>207 772 0560</u> Who should we contact when the permit is ready: <u>Gordon E Higgins</u> Telephone: <u>207 699 9150</u> Mailing address: <u>754 CONGRESS ST. PORTLAND ME 04102</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.

JAN 28 2009

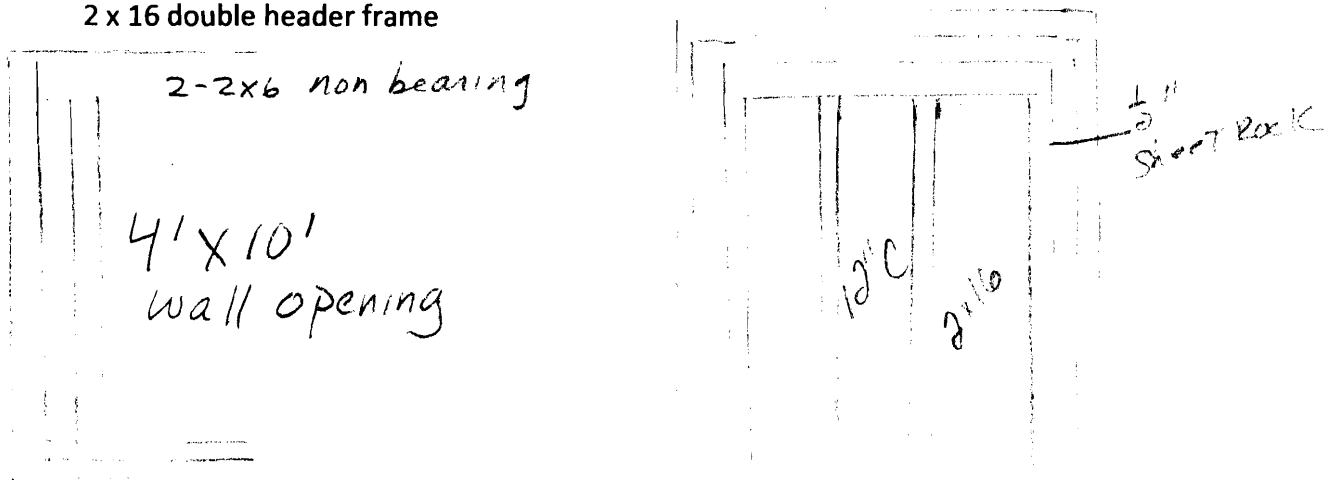
Signature: [Signature] Date: 1/28/2009

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

# Table of Contents

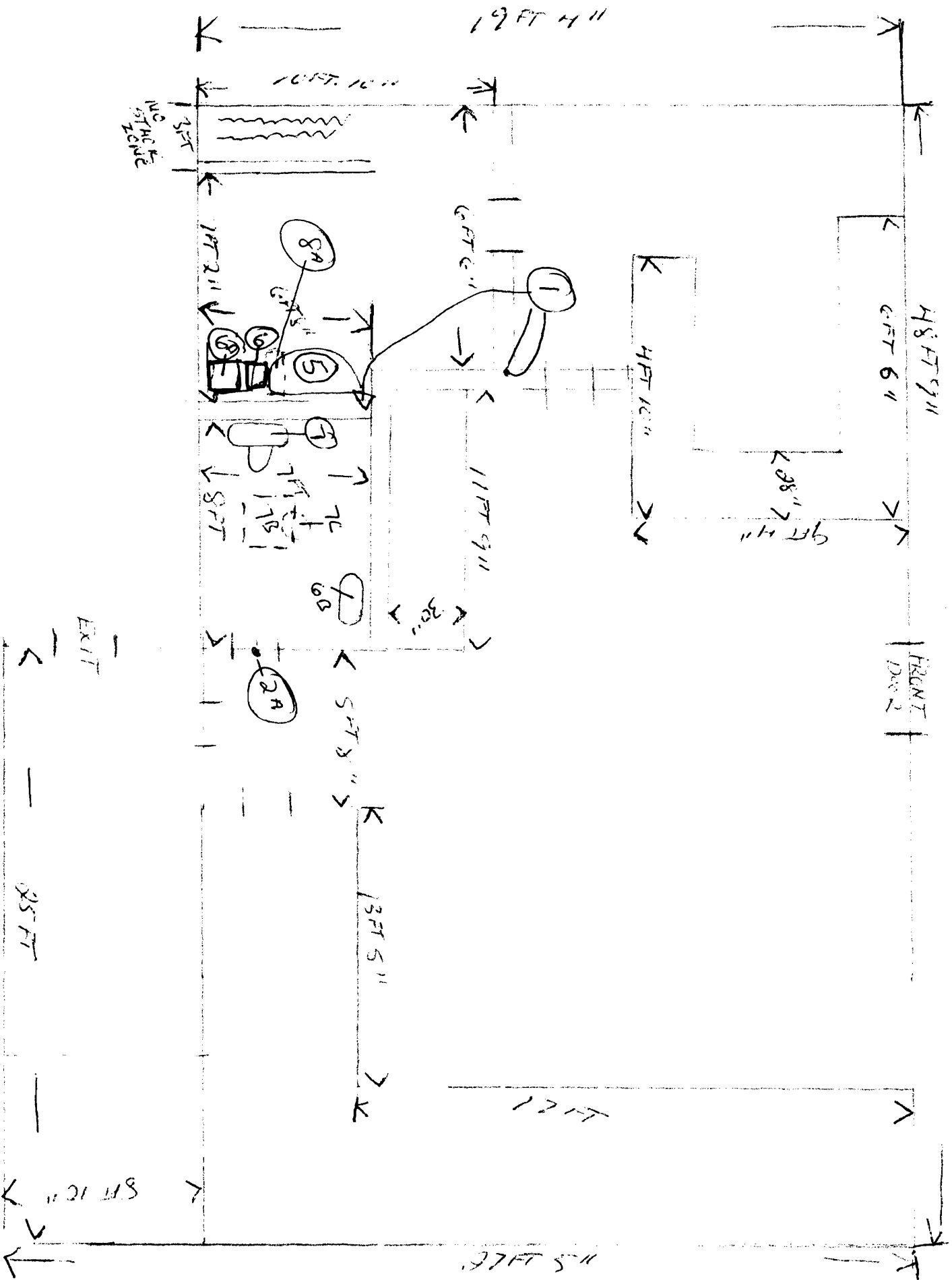
1. Remove non structural walls. (Dimensions) 6 FT 6" x 8 FT. - 4 FT 5" x 8 FT H.
2. Make ~~non glass window~~ <sup>wall opening</sup>. (Dimensions) 4 FT x 10 FT 5" - 4 FT. x 2 FT 8" L.
  - 2A. Remove door – construct wall emplace of door.  
2X16 with sheet rock ½" painted.  
Existing header non structural double 2X6 header.
3. Construct stone eating counter with 5 stools  
(Counter portable) (Dimensions) 16" x 12 FT. Long
- 3A. Existing Counter (Dimensions) 30" x 11 FT 9" x 36" H.  
Change countertop to stone  
Sand & stain base.
- 3B. Construct counter (portable) with stone top. (Dimensions) 25" x 7 FT x 36 H.  
Sand & stain base.
- 3C. Move cash register work counter (see drawing)  
Change countertop to stone. (Dimensions) 6 FT 6" x 9 FT 4" x 4 FT 10" x 28" wide
4. Prime and paint interior of store.
5. Move work sink approx. 3 ft.
6. Hand wash sink is not being moved.
  - 6A. Mop sink is not being moved.
  - 6B. ~~Hand sink~~ change from porcelain to stainless steel.
7. Toilet will be moved to a new location. (see drawing)
  - 7A. Add hand sink to new bathroom location.
  - 7B. Exhaust fan will be moved to new bathroom.
  - 7C. Existing floor drain.
8. 7 ft. exhaust hood –stainless firewall- 2 ft. grill- 2 ft. fryer. Hood  
— Separate permit
  - 8A. Existing grease pit.
9. 2 x 4 Constructed wall- Bathroom Privacy Wall.  
Dimensions- 5 ft. x 8 ft. x 7 ft 4"  
Finish- ½" Sheet rock (painted)
10. Make new entrance to kitchen (walk through)  
2 x 16 double header frame

Prep  
Sink



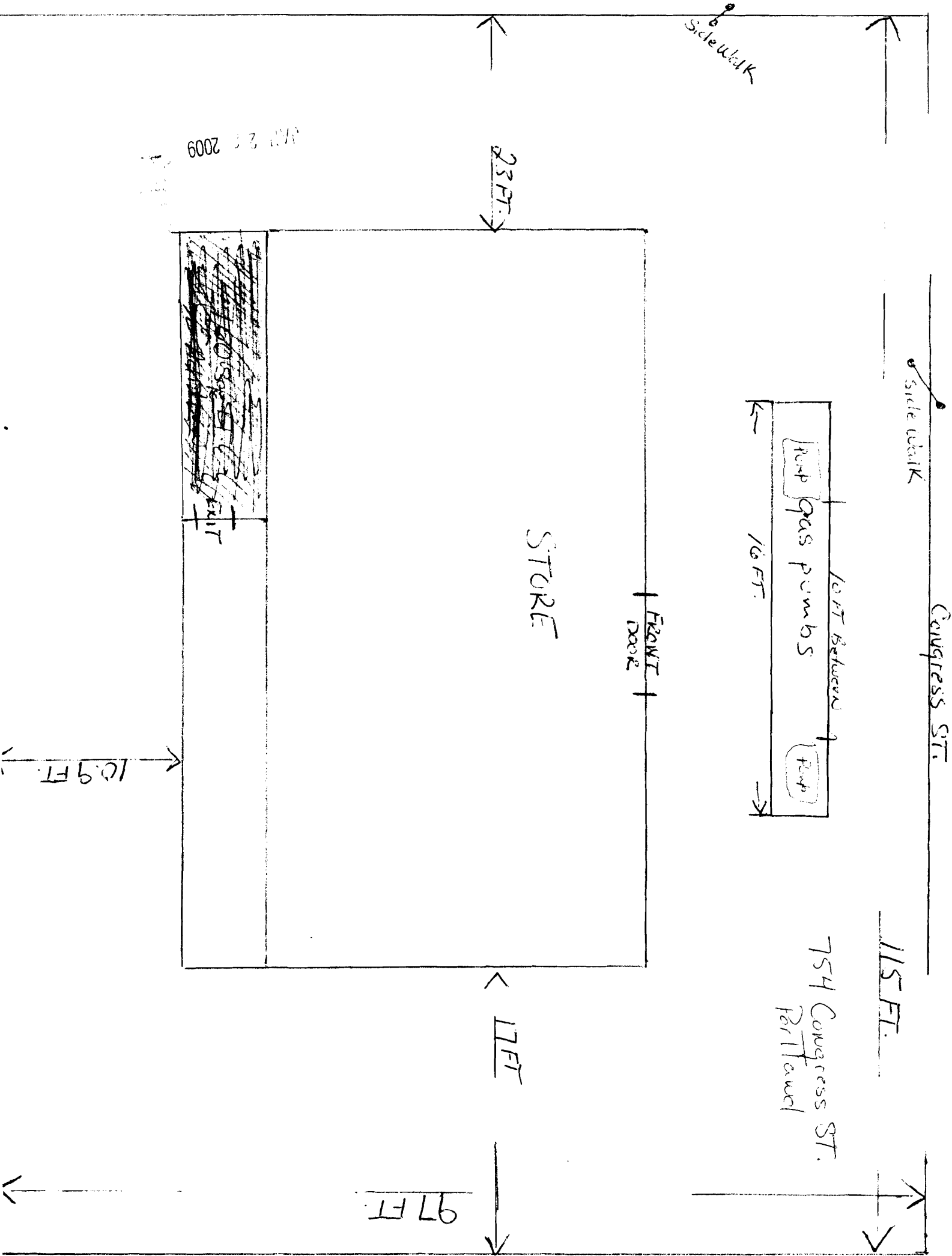


EXISTING









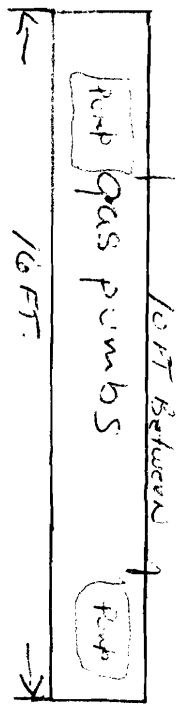
MAY 23 2009

23 FT

STORE

FRONT DOOR

TOILETS



16 FT

10 FT Between

10.9 FT

17 FT

97 FT

115 FT

754 Congress ST.  
For Havel

Side Walk

Congress ST.

Side Walk

**RETAIL LEASE & SECURITY AGREEMENT**

**FACE PAGE**

Date: October 1, 2008

**LESSOR: C. N. BROWN COMPANY**

Street Address: 1 C. N. Brown Way

City & State: South Paris, Maine

Zip Code: 04281

**LESSEE: ADNAN AHMED**

Residence Address: 134 Stanford Street

City & State: South Portland, ME

Zip Code: 04106

Leased Premises:

Street Address: 754 Congress Street

City & State: Portland, ME

Zip Code: 04102

**LEGAL DESCRIPTION:**

The provisions of this Lease are set forth under the titles captioned "Recitals," "Terms and Conditions," (Paragraphs 1 through 45), and in the Fixed Assets Ledger Form and Exhibit A, which are attached hereto and made a part hereof.

For the convenience of the parties and the simplification of the assembly of the terms of this Lease, the following information shall be applied to the corresponding paragraphs of this agreement. This and the following page(s) are deemed the "Face Page of the agreement.

**1. TERM:**

The term of this agreement commences on November 1, 2008 and terminates on October 31, 2011.

**2. MONTHLY RENT:**

\$3,500.00 per month

JAN 2 2009

Initialed by Parties:

CW Lessor  
NA Lessee

**CREDIT CARD IMPRINTERS:**

	<b>MANUAL</b>	<b>EPOS</b>
Number of Credit Card Data Imprinters:	one	one
Model Numbers:		
Monthly rental per unit:	\$2.50	\$125.00
Access fee		\$
Total monthly rental due:	\$127.50	
Tax due:	\$	

**26. SIGNS:**

Monthly rental per unit:	\$
Total monthly rental due:	\$
Tax due:	

**34. SECURITY:**

The initial Security Deposit shall be \$ 3,500.00

**FUNDS REQUIRED ON SIGNING:**

A. Rent Proration:	\$ 3,500.00
B. Security Deposit:	\$ 3,500.00
C. Escrow, Taxes & Insurance:	
D. State Sales Tax:	\$
E. Sign Rental:	\$
F. Imprinter Rental:	\$127.50
Total Funds Required:	\$ 7,127.50

See the Fixed Assets Ledger Form for personal property delivered to Lessee in connection with this Lease.

**LESSOR: C. N. BROWN COMPANY      LESSEE: ADNAN AHMED**

By: Charles E. Williams      By: Adnan Ahmed  
Witness: J.M. O'Connell      Witness: Adnan Ahmed

JAN 20 2009

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

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

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

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

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

- X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- X   **Underground electrical or plumbing inspection prior to pouring concrete**
- X   **Final inspection required at completion of work, which includes the food service with prep license inspection**

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

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

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

*Gordon E. Hyatt*  
Signature of Applicant/Designee

02/4/09  
Date

*Deanne Bouda*  
Signature of Inspections Official

02/4/09  
Date