

Form # P 04

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

Please Read Application And Notes, if Any, Attached

## BUILDING INSPECTION PERMIT

PERMIT ISSUED

Permit Number: 100466  
MAY 24 2010

CITY OF PORTLAND

This is to certify that Church Corporation/n/a

has permission to Grocery Store (Ah-Ram); interior fit up including adding 3 bay-sinks.

AT 630 Forest Ave

CBL 125 L008001

**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 lathed or otherwise closed-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. CPT. N. Sauter  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Sam Bank 5/24/10  
Director - Building & Inspection Services

Department Name

**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: 10-0466	Issue Date:	CBL: 125 L008001
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Location of Construction: 630 Forest Ave	Owner Name: Church Corporation	Owner Address: 1 Karen Dr	Phone:
Business Name: Ah-Ram	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name Abdul-Ali	Phone: 207-518-3447	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial / Furniture Store (VIP)	Proposed Use: Commercial / Grocery Store (Ah-Ram); interior fit up including adding 3 bay sinks.	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>3B</i>	

Proposed Project Description: Grocery Store (Ah-Ram); interior fit up including adding 3 bay sinks.	Signature: <i>(KG)</i>	Signature: <i>AMB 5/24/10</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: gg	Date Applied For: 04/30/2010	<b>Zoning Approval</b>
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- This permit application does not 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>5/17/10 JKH</i>	<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: _____	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>AMB</i>



### 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> 10-0466	<b>Date Applied For:</b> 04/30/2010	<b>CBL:</b> 125 L008001
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<b>Location of Construction:</b> 630 Forest Ave	<b>Owner Name:</b> Church Corporation	<b>Owner Address:</b> 1 Karen Dr	<b>Phone:</b>
<b>Business Name:</b> Ah-Ram	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> Abdul-Ali	<b>Phone:</b> 207-518-3447	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial / Grocery Store (Ah-Ram); interior fit up including adding 3 bay sinks.	<b>Proposed Project Description:</b> Grocery Store (Ah-Ram); interior fit up including adding 3 bay sinks.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/17/2010  
**Note:** **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:** 05/24/2010  
**Note:** **Ok to Issue:**

- 1) Approval of City license is subject to health inspections per the Food Code.
- 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) 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:** 05/19/2010  
**Note:** **Ok to Issue:**

- 1) Proper separation between occupancies shall be provided.
- 2) Means of egress must be maintained.
- 3) All construction shall comply with NFPA 1 and 101.

**Comments:**

- 5/17/2010-gg: received right title and interest as of 05/17/10. /gg
- 5/24/2010-jmb: Left msg for Abdul Ali as the number given is not working, issuing permit and sending to Falmouth address.
- 5/6/2010-gg: Inspections need to refund \$75.00 for the not needed certificate of occupancy. /gg
- 5/6/2010-amachado: Gave permit back to Gayle to correct application.
- 5/7/2010-amachado: Gave permit back to Gayle to get right, title & interest.

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

**Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

**Final inspection required at completion of work, including health inspection**

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



# 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.

*Hafsa Nassar*  
*630 Forest Ave. #2nd floor*  
*04103*

Location/Address of Construction: <i>630 Forest Ave. #2nd floor</i>			Total Square Footage of Proposed Structure/Area: <i>1060 sq ft</i>	Square Footage of Lot: <i>04103</i>	Number of Stories: <i>1</i>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <i>125      2008</i>	Applicant *must be owner, Lessee or Buyer* Name <i>Abdul-Ali x</i> Address <i>3 Earle St 04105</i> City, State & Zip <i>Falmouth ME</i>			Telephone: <i>(207) 518-3447</i>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <i>Church Corp.</i> Address <i>22 Jessica Lane</i> City, State & Zip <i>South Portland ME 04106</i>			Cost Of Work: \$ <i>3,500.00</i> C of O Fee: \$ <i>60.00</i> Total Fee: \$ <i>4,250.00</i>	
Current legal use (i.e. single family) <i>Furniture Store (VIP)</i> Number of Residential Units <i>Change of Use</i> If vacant, what was the previous use? <i>Grocery Business</i> Proposed Specific use: <i>Grocery Store - Ah-Ram</i> Is property part of a subdivision? _____ If yes, please name _____ Project description: <i>Adding 3 bay sink, grease trap for meat preparation.</i> <i>1st floor</i>					
Contractor's name: <i>N/A</i>					
Address: _____					
City, State & Zip: _____ Telephone: _____					
Who should we contact when the permit is ready: _____ Telephone: _____					
Mailing address: _____					

**RECEIVED**  
**APR 30 2010**  
Dept. of Building & Inspections  
City of Portland, Maine

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: *Hafsa Nassar* Date: *4/29/10*

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

April 30 2010

Received from Mr. Tom Hanson

Location of Work 630 Forest Lane

Cost of Construction \$ \_\_\_\_\_ Building Fee: 60.00

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75.00

Total: 135.00

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

Other \_\_\_\_\_

BL: 175-1008

Check #: Cash Total Collected \$ 135.00

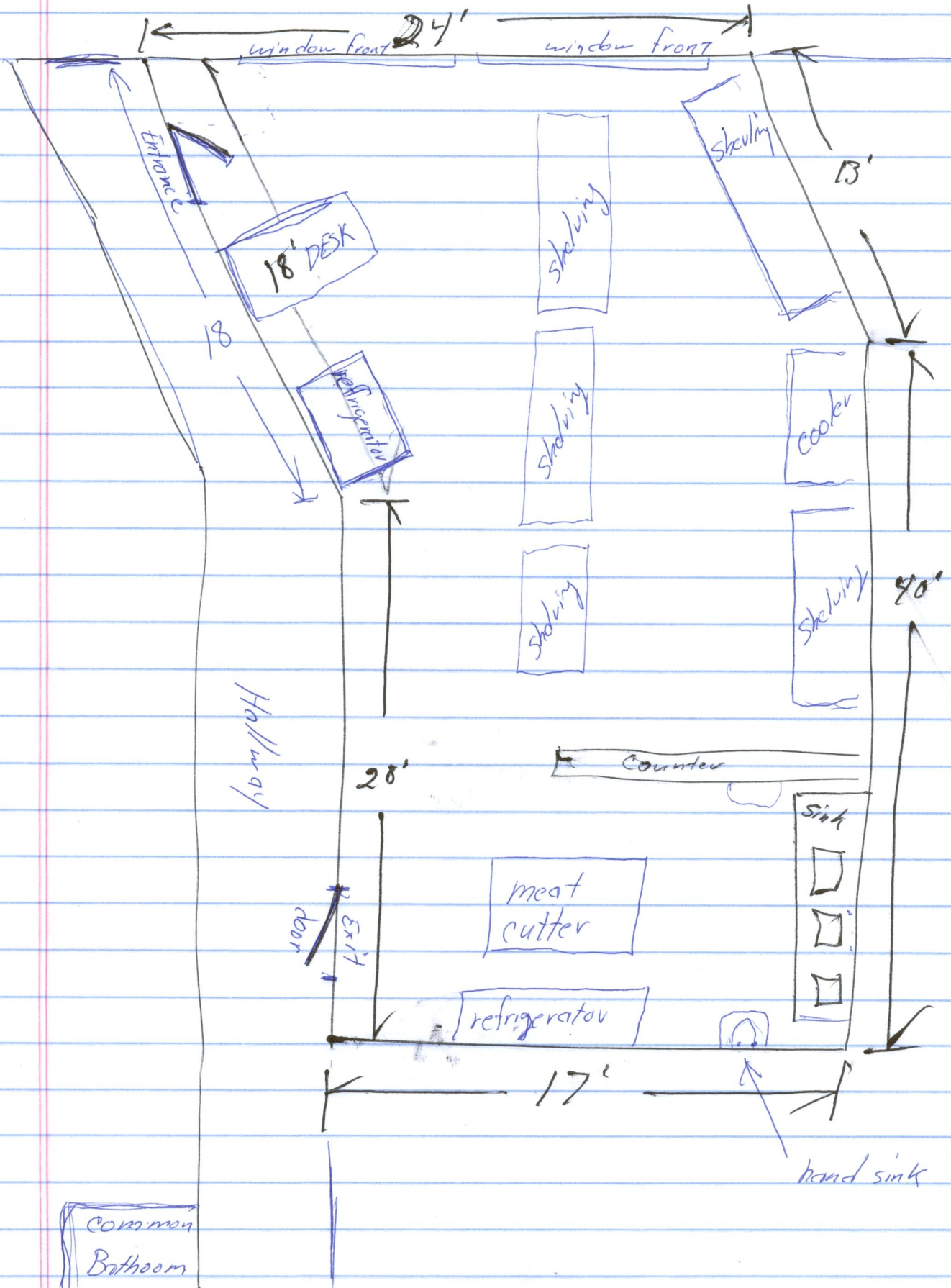
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

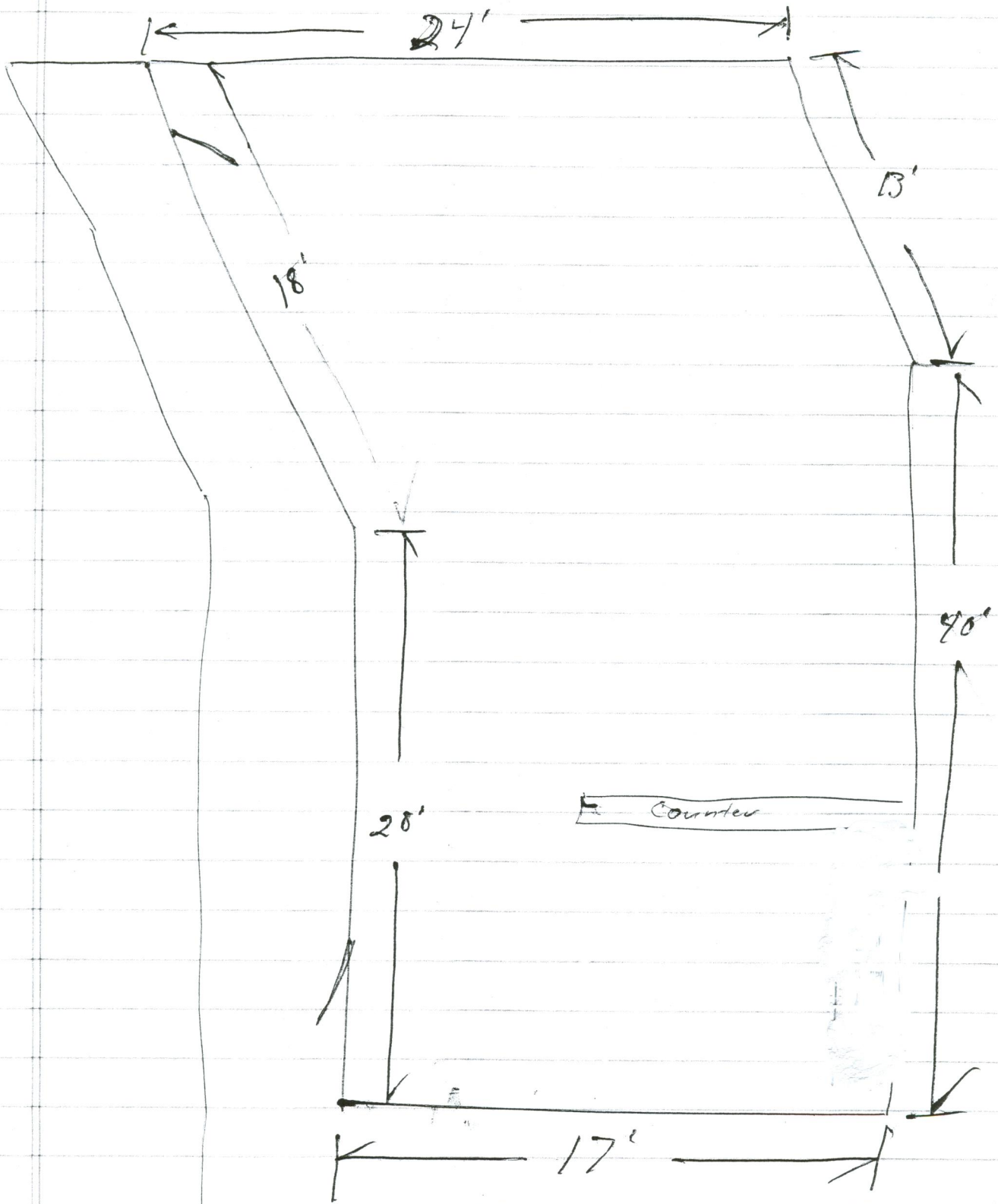
WHITE - Applicant's Copy  
YELLOW - Office Copy  
BLACK - Permit Copy

# Ah-Ron Grocery

1060 sq ft



1000

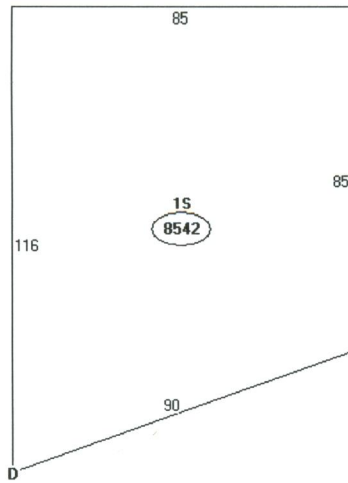




# Map



<b>Interstate</b> □	<b>Stream</b> —	<b>County Streets</b> —	<b>ME Towns</b> ■ Land
<b>Streets</b> —	<b>Wetland</b> ■ swamp	— A15	■ Water Body
<b>Buildings</b> ■ Building ■ Out Building	<b>Lake/Pond</b> ■ under_road ■ waterbody	— A21 — A31	Ocean ■
<b>Parcels</b> □		<b>Photos 2006 (islands)</b> ■ Red:Band_1 ■ Green:Band_2	



Descriptor/Area  
A: 034  
8543 sqft  
B: STORE FRONT/AV MET F  
sqft  
C: 1S  
8542 sqft  
D: PA1  
3900 sqft

RECEIVED

MAY 17 2010

FIRST AMENDMENT

Dept. of Building Inspections  
City of Portland, Maine

WHEREAS CHURCH CORPORATION ("Landlord") with a place of business at 22 Jessup Lane, South Portland, ME 04106 and ABDUL ALI ("Tenant") with a business address of 630 Forest Avenue, Portland, ME 04103, entered into a certain Lease dated June 25, 2008 for the Premises located at 630 Forest Avenue, Portland, Maine 04103 ("the Lease"); and

WHEREAS, the parties wish to amend the Lease pursuant to the terms set forth herein; and

WHEREAS Abdul Ali formerly operated a furniture business on the Premises under the name of VIP Furniture, LLC and now intends to operate a dry food store on the Premises under the name Ah-Ram Grocery

NOWHEREFORE, in consideration of ONE DOLLAR and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant amend the Lease and agree as follows:

1. In paragraph 1 entitled Parties "Abdul Ali" shall be amended to "Abdul Ali d/b/a VIP Ahram Grocery"
2. In return for a payment of \$525.00 from the Tenant to the Landlord, due upon execution of this Amendment, the due date for base rent set forth in paragraph 4 shall be extended from the 1<sup>st</sup> to the 15<sup>th</sup> of every month.
3. Paragraph 9 of the Lease shall be replaced with the following:  

9. USE OF LEASED PREMISES: Ahram Grocery A store owned and operated by Abdul Ali selling dry food and related goods.
4. Tenant shall provide Landlord with copies of all Federal, State, and City inspection reports including Health Code Inspections. Furthermore, Tenant shall furnish Landlord a copy of Tenant's rodent and insect plan, which shall be subject to Landlord's approval and satisfaction. As part of the plan, Tenant shall remove trash from the premises daily. If Tenant creates any nuisance including objectionable odors, Tenant will remedy the problem immediately to the Landlord's satisfaction. This provision shall not limit Landlord's remedies available under the Lease. If Tenant fails to remedy the nuisance, the Tenant shall be in default and Landlord may pursue its remedies under paragraph 20 of the Lease.
5. Upon execution of this Amendment, Tenant shall pay Landlord an additional \$500.00 towards the security deposit. Tenant agrees that he shall be liable for Landlord's cost to remove or repair any modifications or damages made by the Tenant in connection with this change of use.
6. This Amendment does not limit Landlord's remedies under the Lease and the terms herein are in addition to any remedies available under the Lease.

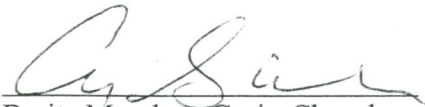
7. Except as specifically amended herein, the parties reaffirm said Lease as amended and all terms and conditions of said Lease shall remain in full force and effect. No covenant or condition of said Lease shall be deemed waived by any action or non-action in the past.

Executed this 5/17 day of April 2010

WITNESSETH:

CHURCH CORPORATION ("Landlord")

signature   
Witness print

  
By its Member: Craig Church

Abdul Ali dba Ahram grocery

Signature   
Witness print

  
By: Abdul Ali

