

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that DELTY REALTY LLC

Located At 710 FOREST AVE

Job ID: 2012-08-4728-SIGN

CBL: 130- G-007-001

has permission to install a new panel in pylon sign & repaint signage on existing awning 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

N/A

9/11/12

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.**

Final 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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4728-SIGN

Located At: 710 FOREST AVE

CBL: 130- G-007-001

Conditions of Approval:

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4728-SIGN	Date Applied: 8/15/2012	CBL: 130- G-007-001	
Location of Construction: 710 FOREST AVE	Owner Name: DELTA REALTY LLC	Owner Address: 380 WARREN AVE PORTLAND, ME 04103	Phone:
Business Name: Jenny Nail & Spa	Contractor Name: Bayview Signworks	Contractor Address:	Phone:
Lessee/Buyer's Name: Ngoc Hue Thi Nguyen	Phone: 207-650-3489	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-2c
Past Use: Personal Service – Change of use permit #2012-07-4476	Proposed Use: Same – personal service – Jenny Nail & Spa – install 7' x 3' panel in free standing sign & repaint existing awning with 10sf of signage	Cost of Work: 1000.000000	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Sign Signature: ABM 9/11/12
Proposed Project Description: panel in pole sign, repaint signage on awning		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK 9/11/12 ABM	<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 Dist 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: ASU

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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OK - CLOSE

T-14-13



B2c

Signage/Awning Permit Application

Entered 8/17/12

13

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.

2012-08-4728-Sign

Location/Address of Construction: 710 Forest Ave, Unit #4, Portland, ME 04103		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 130 6007 001	Owner: Fran Clark Delta Realty LLC Ngoc Hue Thi 350 Warren Ave Portland 04103	Telephone: 207-838-8322
Lessee/Buyer's Name (If Applicable) NGOC HUE THI NGUYEN	Contractor name, address & telephone: IC ROYAL GRANT WAY WESTBROOK, ME 04092	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ Awning Fee = cost of work Total Fee: \$ 96.00

RECEIVED

AUG 15 2012

Who should be the contact when the permit is ready: Long Hang phone: 207-650-3489 - Bayview Signwork install panel before awning

Tenant/all uses Building Inspection Dept. of Planning and Inspections City of Portland
Lot Frontage (feet) 900 ft Length: _____ Height _____
Single Tenant or Multi Tenant Lot _____

Current Specific use: Photo Store (maine Photo Express)
If vacant, what was prior use: Photo Store

Proposed Use: Nail and spa salon (change of use permit - 2012-07-4476) 21 x 2.00

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes No Dimensions proposed: 7' x 3' Height from grade: 10'
 Bldg. wall sign? (attached to bldg) Yes No Dimensions proposed: 2x6 = 12 x 2.00 21
 Proposed awning? Yes No Is awning backlit? Yes No
 Height of awning: 2' Length of awning: 5' Depth: 4' 10 x 2.00 20.00
 Is there any communication, message, trademark or symbol on it? Yes No
 If yes, total s.f. of panels w/communications, message, trademark or symbol: 10 s.f. 42.00
24.00
86.00

Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes No Dimensions: 7' x 3' not illuminated 42.00
 Bldg. wall sign? (attached to bldg) Yes No Dimensions: _____
 Awning? Yes No Sq. ft. area of awning w/communication: 10 sq. ft. (5' x 2') 24.00

A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>ngoc nguyen</u>	Date: <u>8-7-12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

18 x 1.5 = 27 ϕ proposed - 5 x 2 = 10 ϕ (ok)

panel is replacement in existing freestanding sign

Ann Machado - 710 Forest Ave. Unit 4, Jenny Nail & Spa

From: Long T Hang <long.hang@maine.edu>
To: <amachado@portlandmaine.gov>
Date: 9/10/2012 10:05 AM
Subject: 710 Forest Ave. Unit 4, Jenny Nail & Spa

Hi Ann,

The length for unit 4 is 18ft long. I hope that information helps. Thank you for your time and effort with our signage and awning application. We are greatly appreciate your help in this matter.

Thanks,

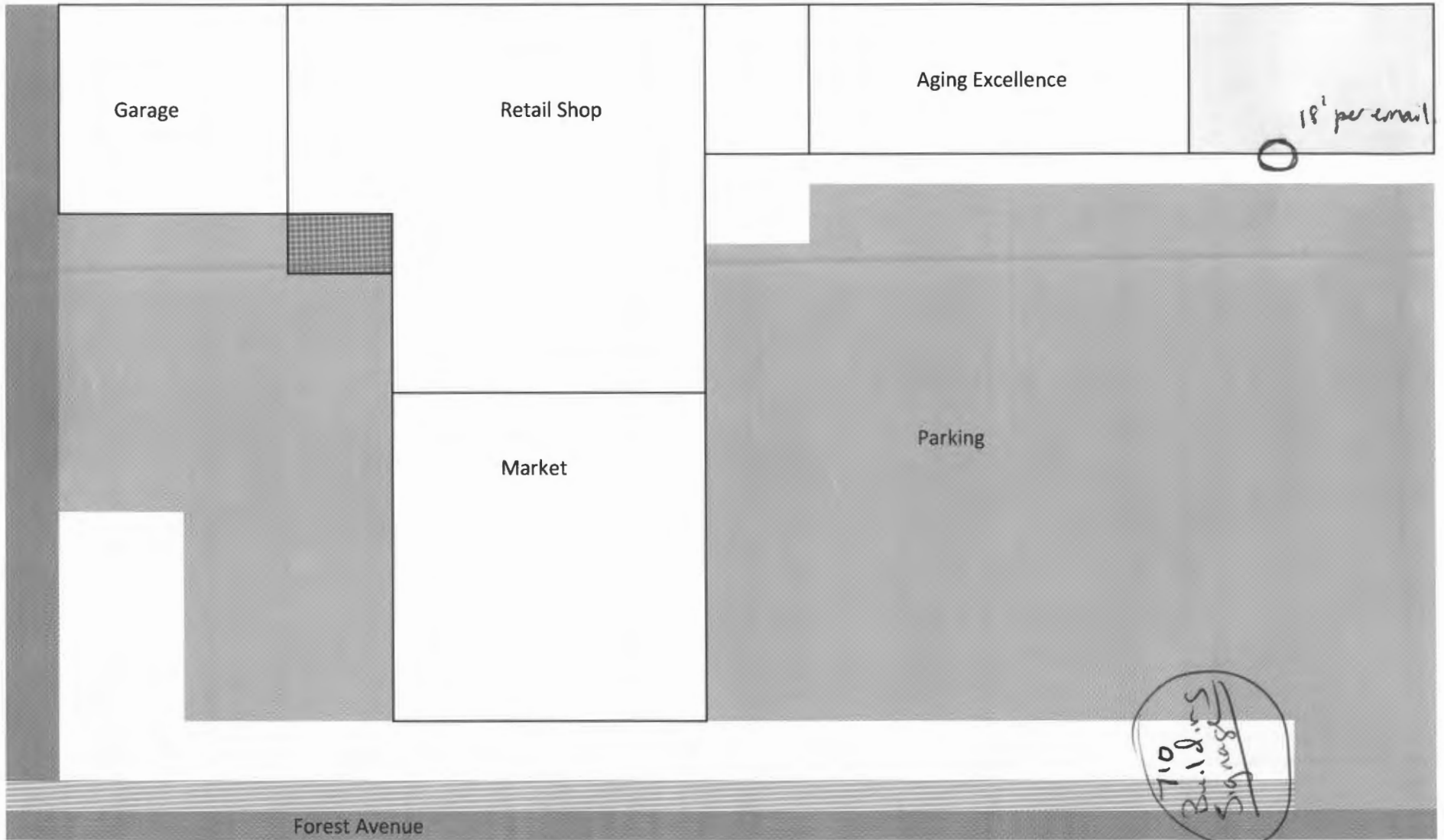
Jenny Nail & Spa

RECEIVED

SEP 10 2012

Dept. of Building Inspections
City of Portland Maine

EXHIBIT A



Awning For 710 FOREST AVE UNIT 4
PORTLAND ME 04103



Awning

- Sun Brella, Burgundy (color)
Fabric
- FR Rated
- Acrylic paint (water base paint)

* painting letters
on existing awning.

SIGN

- Vinyl letters
- 1/8" ACM
- Plastic material

Existing awning.

**Street sign
(2x) 3' h x 7' w**

**JENNY NAIL & SPA
000-0000**

~~**banner
2' h x 6' w**~~

~~**Grand Opening**~~

*not doing.
put banner
in window.*

**awning
2'h x 5' w**

JENNY NAIL & SPA

710

AGING  EXCELLENCE

Seniors On The Go

207-771-0991

TRY OUR NEW
PHOTO KIOSK

Everchanging Seasons
Consignment Boutique

↑
19' h
↓

← 8' w →

→ 3' h by 7' w



GROSS LEASE
710 Forest Avenue, Portland, ME

This LEASE AGREEMENT (the "Lease") is dated as of July 8, 2012 between **DELTA REALTY LLC.**, a Maine limited liability company (the "Landlord"), and **NGOC HUE THI NGUYEN D/B/A JENNY NAIL & SPA**, a Maine individual (the "Tenant").

Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord the Leased Premises described below in accordance with the terms and conditions hereinafter set forth and the attached Standard Lease Terms in the building (the "Building") located at 710 Forest Avenue with ancillary parking areas in the City of Portland, Maine (the "Property").

BASIC LEASE TERMS

1. **Property Name:** 710 Forest Avenue, Portland, Maine.
2. **Leased Premises:** The Leased Premises are depicted on Exhibit A attached hereto and are located in ground floor of the Building, including the entire ancillary parking area for professional offices and retail.
3. **Base Rent:** Tenant agrees to pay Landlord a Base Rent in the amounts set forth below, payable in monthly installments:

	<i>Annual</i>	<i>Monthly</i>
August 1, 2012 - July 31, 2013	\$9,600.00	\$800.00
August 1, 2013 - July 31, 2014	\$9,600.00	\$800.00
August 1, 2014 - July 31, 2015	\$9,600.00	\$800.00

4. **Initial Term:** Three (3) years, commencing on August 1, 2012.
5. **Two Successive 1 Year Options to Extend:** Tenant shall have two (2) renewal options each for an additional successive term of one (1) year, which options must be exercised in accordance with the Standard Lease Terms.

The Base Rent during the first 1 year extension term shall be increased by three percent (3%) over the preceding lease year's Base Rent as set forth in Section 3 above. The Base Rent during the second 1 year extension term shall be increased by three percent (3%) over the preceding lease year's Rent.

6. **Gross Lease.** This is a "gross lease" and the Base Rent includes the expenses of operation of the Property. Tenant shall directly pay for comprehensive general liability insurance on the leased premises, plowing/sanding/snow removal of leased parking lot [not to exceed \$500 per season], glass/window breakage, heating, cooling, and electrical costs, janitorial service, exterior door maintenance and repairs, and shall establish a maintenance contract with a qualified contractor for the heating system servicing the Leased Premises. Trash

disposal to be provided by Tenant at its expense in accordance with all governmental requirements.

- 7. **Security Deposit:** \$800.00
- 8. **Broker:** None
- 9. **Permitted Use:** Nail Salon
- 10. **Landlord's Work:** None
- 11. **Tenant's Work:** Per Section 9 of the Standard Lease Terms
- 12. **Addresses for Notices:**

Landlord:
380 Warren Avenue
Portland, ME 04103
Attn: Andréa Girard, Manager

Tenant:
NGOC Hue Thi Nguyen
D/B/A Jenny Nail & Spa
1C Royal Grant Way
Westbrook, ME 04092

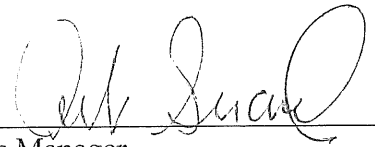
All payments payable under this Lease shall be sent to the Landlord's address identified above or such other address as Landlord may designate.

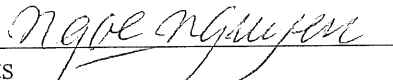
- 13. **Guarantor:** NGOC Hue Thi Nguyen

IN WITNESS WHEREOF, the parties hereto have executed this Lease, consisting of the foregoing provisions and Sections 1 through 29 which follow, together with Exhibit A incorporated herein by this reference, as of the date first above written.

"Landlord"
DELTA REALTY LLC

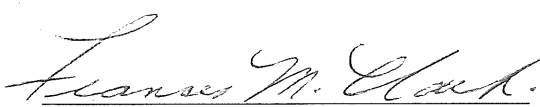
"Tenant"
NGOC Hue Thi Nguyen
D/B/A Jenny Nail & Spa

By: 
its Manager

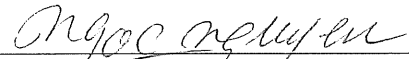
By: 
its

The undersigned hereby acknowledge that the obligations of Tenant under foregoing Lease and all other Lease Documents are personally guaranteed by the Undersigned pursuant to separate guaranties agreement of even or recent date.

NGOC Hue Thi Nguyen
D/B/A Jenny Nail & Spa



Witness



NGOC Hue Thi Nguyen



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/14/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Phone: 207-856-5500 Fax: 207-856-0004

ANDERSON WATKINS ASSOCIATES, INC
31 CENTRAL STREET
WESTBROOK ME 04092

CONTACT NAME: Daniel Donatelli

PHONE (A/C, No, Ext): 207-856-5500

FAX (A/C, No): 207-856-0004

E-MAIL ADDRESS: ddonatelli@andersonwatkinsinsurance.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Concord Group Insurance Co

20672

INSURER B :

INSURER C :

INSURER D:

INSURER E :

INSURER F :

INSURED
NGOC HUE THI NGUYEN
DBA JENNY NAIL & SPA
710 FOREST AVE
SUITE #4
WESTBROOK ME 04092

COVERAGES

CERTIFICATE NUMBER: 31443

REVISION NUMBER:

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 CONTRACT 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.

INSR LTR	TYPE OF INSURANCE	ADD'L INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY			A893624-3	07/17/12	07/17/13	EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED. EXP (Any one person)	\$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000	
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					BODILY INJURY (Per accident)	\$	
	<input type="checkbox"/> UMBRELLA LIAB	<input type="checkbox"/> OCCUR					PROPERTY DAMAGE (per accident)	\$	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE						\$	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						AGGREGATE	\$	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				WC STATUTORY LIMITS	\$	
							OTHER	\$	
							E.L. EACH ACCIDENT	\$	
							E.L. DISEASE-EA EMPLOYEE	\$	
							E.L. DISEASE-POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

PROFESSIONAL 1000000

CERTIFICATE HOLDER

CANCELLATION

City of Portland
389 Congress St
Portland ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Attention:

Viet Ly



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 44245

Tender Amount: 96.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/17/2012

Receipt Number: 47184

Receipt Details:

Referance ID:	7678	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	96.00	Charge Amount:	96.00
Job ID: Job ID: 2012-08-4728-SIGN - 1 pole stand sign, 1 bldg sign , 1 awning <i>not part of application</i>			
Additional Comments: 710 Forest			

Thank You for your Payment!