

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Ngoc Hue Thi Nguyen

Located At 710 FOREST AVE

Job ID: 2012-07-4476-CH OF USE

CBL: 130-G-007-001

has permission to COU to Nails & Skin spa, Unit #4

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 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

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: 2012-07-4476-CH OF USE

Located At: 710 FOREST AVE

CBL: 130- G-007-001

Conditions of Approval:

Zoning

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.
3. With the issuance of this permit and the certificate of occupancy, the use of unit 4 of this property will be personal service.

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4476-CH OF USE	Date Applied: 7/17/2012	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: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name: Ngoc Hue Thi Nguyen	Phone: 207-650-3489	Permit Type: CHUSE-COMM - Change of Use Commercial	Zone: B-2c
Past Use: Maine Photo Express - retail	Proposed Use: Salon - change of use retail to salon - no construction	Cost of Work: 1000.00	CEO District:
		Fire Dept: 8/20/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. Gaudet</i> (SB)	Inspection: Use Group: B Type: SB Signature: <i>JMB</i> 8/16/12
Proposed Project Description: COU to Nails & Skin spa		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>	Special Zone or Reviews <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: <i>Ok w/condition 7/27/12 ARU</i>	Zoning Appeal <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:	Historic Preservation <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: <i>ARU</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 appication 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-2c

Extend 7/17/12

(B5)



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 - 07 - 4476 - Chof Vsc

Location/Address of Construction: 710 Forest Avenue #4 Portland, ME 04103		
Total Square Footage of Proposed Structure/Area 900 Sq Ft	Square Footage of Lot 900 Sq Ft	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 130 6007	Applicant *must be owner, Lessee or Buyer* Name NGOC HUE THI NGUYEN Address 1C ROYAL GRANT WAY City, State & Zip WESTBROOK, ME 04092	Telephone: 207-650-3489
Lessee/DBA (If Applicable) JENNY NAIL & SPA	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 30 - C of O Fee: \$ 75 - Total Fee: \$ 105 -
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: SERVICE IN NAILS & SKIN CARE SPA. Is property part of a subdivision? _____ If yes, please name _____ Project description: SERVING IN NAILS & SKIN CARE SPA		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: NGOC HUE THI NGUYEN Telephone: 207-650-3489 Mailing address: 1C ROYAL GRANT WAY, WESTBROOK, ME 04092		

RECEIVED
JUL 17 2012
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, 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: Ngoc Nguyen Date: 7-17-12

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



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Receipts Details:

Tender Information: Check , Check Number: 92525

Tender Amount: 105.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/17/2012

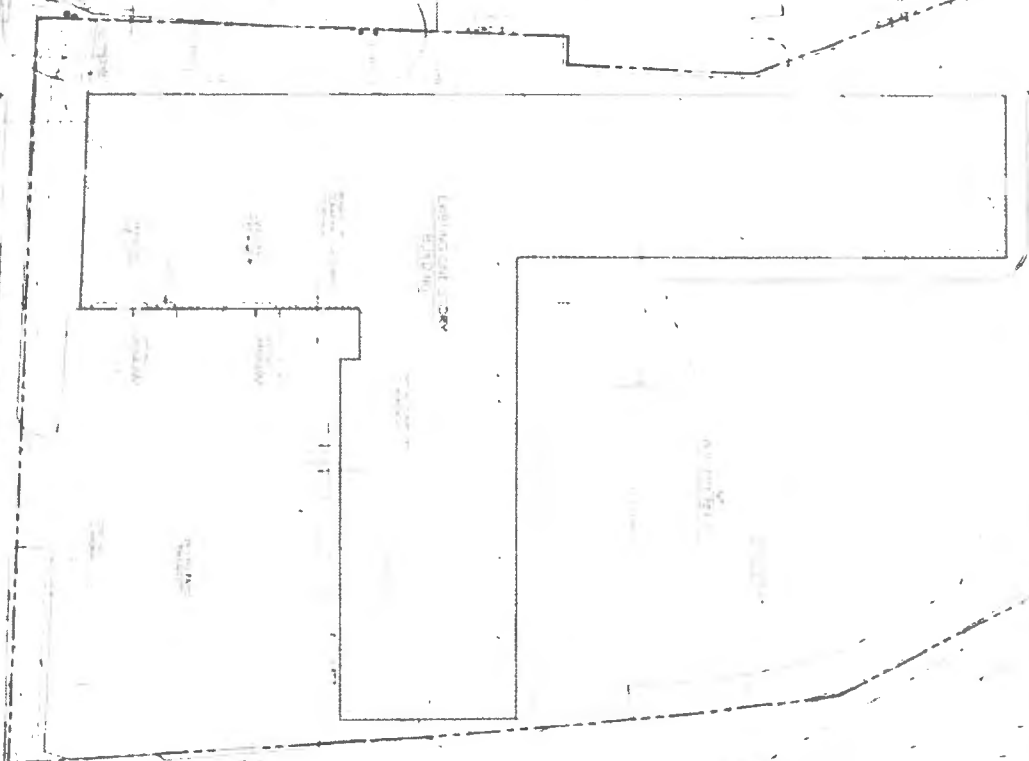
Receipt Number: 46025

Receipt Details:

Referance ID:	7277	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4476-CH OF USE - COU to Nails & Skin spa			
Additional Comments: 710 Forest Ave			

Referance ID:	7278	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4476-CH OF USE - COU to Nails & Skin spa			

3A 12PR 5 9 21



FOREST AVENUE

SECTION 1
SECTION 2
SECTION 3
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SECTION 100



Existing Conditions Plan
L1.0

Plan for
Jabbar Auto Sales
for
Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103



WALSH
Professional Engineer
Maine 04103

710 Forest Ave



Dion: Abs Sales
2012-03-3155

Garage

Evolutionary
2012-08-1111

Retail Shop

UNIT # 2

69-0607

Market

UNIT # 1

EXHIBIT A

Aging Excellence

UNIT # 3

Jenny Nail & Spa

UNIT # 4

2012-07-4475

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

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

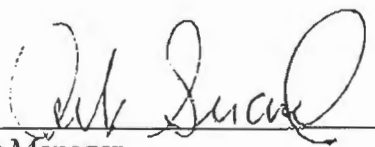
All payments payable under this Lease shall be sent to the Landlord's address identified above or such other address as Landlord may designate.

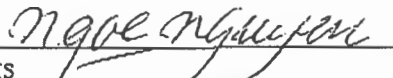
- 13. **Guarantor:** NGOC Hue Thi Nguyen

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

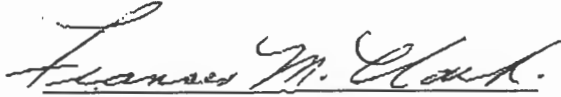
"Tenant"
**NGOC Hue Thi Nguyen
D/B/A Jenny Nail & Spa**

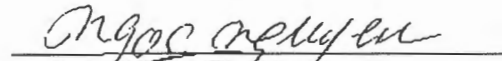
By: 
its Manager

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