

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS SECTION

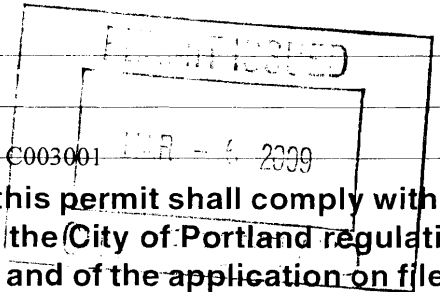
PERMIT

Permit Number: 090137

Please Read Application And Notes, If Any, Attached

This is to certify that SANG SOTHEARAN P OUM BUNRI
has permission to Change of use from Restaurant Hair Sal
AT 799 FOREST AVE CE 137 C003001

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 red-in. 24 HOURS 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. CAPT. R. Sauter
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Janne Burke 3/6/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 799 FOREST AVE CBL 137 C003001

Issued to Sang Sothearan P Oum & Date of Issue 03/24/2009

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. 09-0137, 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

Thea's Salon

APPROVED OCCUPANCY

Hair Salon
Use Group B
Type 5B

Limiting Conditions: This is a change of use only permit and is not intended to certify building code compliance.

This certificate supersedes
certificate issued

Approved:

03.24.09
.....
(Date)

.....
Inspector

.....
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 217 READ ST CBL 150 A005001

Issued to Read Street Self Storage Llc /Mainland Structures, Inc. Date of Issue 03/24/2009

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 08-0865, 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

Self Storage Facility
Use Group S1
Type 2
IBC 2003

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

03/24/09 *Michael A. Collins*
(Date) Inspector

Penny Spittitt
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.

03 24 09
CAPT. K. Gauthier

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0137	Issue Date:	CBL: 137 C003001
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Location of Construction: 799 FOREST AVE	Owner Name: SANG SOTHEARAN P OUM & B	Owner Address: 10 DUQUETTE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Restaurant	Proposed Use: Hair Salon - Change of use from Restaurant to Hair Salon <i>Thea's Salon</i>	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
Proposed Project Description: Change of use from Restaurant to Hair Salon (<i>Thea's Salon</i>)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>AMB 3/6/09</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: Ldobson	Date Applied For: 02/19/2009	Zoning Approval		
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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 <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"/> Date: <i>2/19/09</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 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: _____
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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

03/23/09 okay to issue C/O


2/24/09. C/O processed
okay to close permit.

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0137	Date Applied For: 02/19/2009	CBL: 137 C003001
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Location of Construction: 799 FOREST AVE	Owner Name: SANG SOTHEARAN P OUM & B	Owner Address: 10 DUQUETTE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Hair Salon - Change of use from Restaurant to Hair Salon (Thea's Salon)	Proposed Project Description: Change of use from Restaurant to Hair Salon
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/19/2009

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:** 03/06/2009

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) 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.
- 3) 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:** 02/26/2009

Note: **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) Emergency lights and exit signs are required
- 3) All construction shall comply with NFPA 101

Comments:

3/5/2009-jmb: Spoke to Thea about the wall separating the former restaurant from the hair salon. She said the wall had a pass thru opening the size of a doorway and this has been filled in. She gave me the number for the owner (603-332-9925) as they did the work. Need to know what materials they used.

3/5/2009-jmb: Spoke to owner Sotheran and she informed the tenant from Acropolis did the work to close the pass thru. I advised that all work should be included in the permit app. And the responsibility of the owner to follow up with tenants on this or if they do the work to get permits. She gave me the number of Zoe at the Acropolis (210-8388)

3/5/2009-jmb: Left a vmsg with Zoe to call. Zoe called back and her husband said they used firecode sheetrock, ok to issue



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>799c forest ave Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>Approx 952 SF</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>C</u> Lot# <u>003</u>	Applicant *must be owner, Lessee or Buyer* Name <u>SOKUNTHEA BILODEAU</u> Address <u>25 avalon rd</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 8385505</u> <u>207 899-1400</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>BSM properties</u> Address <u>799 forest ave</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Restaurant</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Barber shop Hair salon</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>change form of use</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>SOKUNTHEA BILODEAU</u> Telephone: <u>207 899 1400</u> Mailing address: <u>25 avalon rd Portland ME 04103</u> <u>cell 838-5505</u>		

Please submit all of the information and fee with this application. If you do not, your application will be returned to you and you will resubmit.

Failure to submit this information will result in your application being returned to you and you will resubmit.

In order to be sure the City fully understands your application, you may request additional information prior to submitting this form and other applications visit the Building Department office, room 315 City Hall or call 838-5505.

applicant would like to be called when permit is ready to pick it up
Call cell phone 838-5505

Development Department will be on hand to answer questions or to download copies of the Code of Ordinances, or stop by the Inspections Department.

I hereby certify that I am the Owner of record of the property and that I have been authorized by the owner to apply for and obtain a permit for the proposed work on this property. In addition, if a permit is issued, I authorize the authorized representative shall have the authority to enforce the provisions of the codes applicable to this permit.

I authorize the proposed work and certify that the Code of Ordinances 2009 is being enforced to conform to all applicable provisions of the Code of Ordinances 2009 on a 24-hour basis to enforce the provisions of the Code of Ordinances 2009.

Signature: [Signature]
This is not a permit; you must obtain a permit before starting work.

Signature: _____
Title: _____
Permit is issued.

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 **Plumbing or electrical inspection**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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.

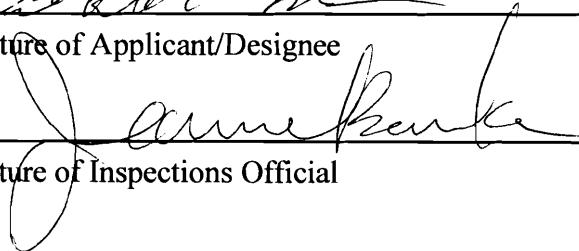
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



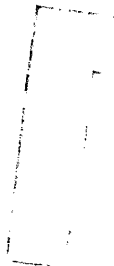
Signature of Applicant/Designee

 3-9-09
Date



Signature of Inspections Official

 3/6/09
Date



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 137 C003001
Location 799 FOREST AVE
Land Use OFFICE & BUSINESS SERVICE

Owner Address SANG SOTHEARAN P OUM & BUNRITH POK & MEALY YIM KHIEV
 10 DUWUETTE ST
 ROCHESTER NH 03867

*represented by
 BSM Properties Limited
 Partnership*

Book/Page 25060/005
Legal 137-C-3
 FOREST AVE 797-799
 7192 SF

Current Assessed Valuation

Land	Building	Total
\$111,800	\$419,500	\$531,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1918	2	6688	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.165	6688	RETAIL - MULTI OCCUPANCY	MAGIC SCISSORS/ACROPOLIS

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	2000	MULTI-USE SALES
1	02/02	2912	APARTMENT
1	01/01	1776	RESTAURANT

Height	Walls	Heating	A/C
8	MASNRY/FRAME	ELECTRIC	NONE
8	MASNRY/FRAME	ELECTRIC	NONE
8	MASNRY/FRAME	ELECTRIC	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

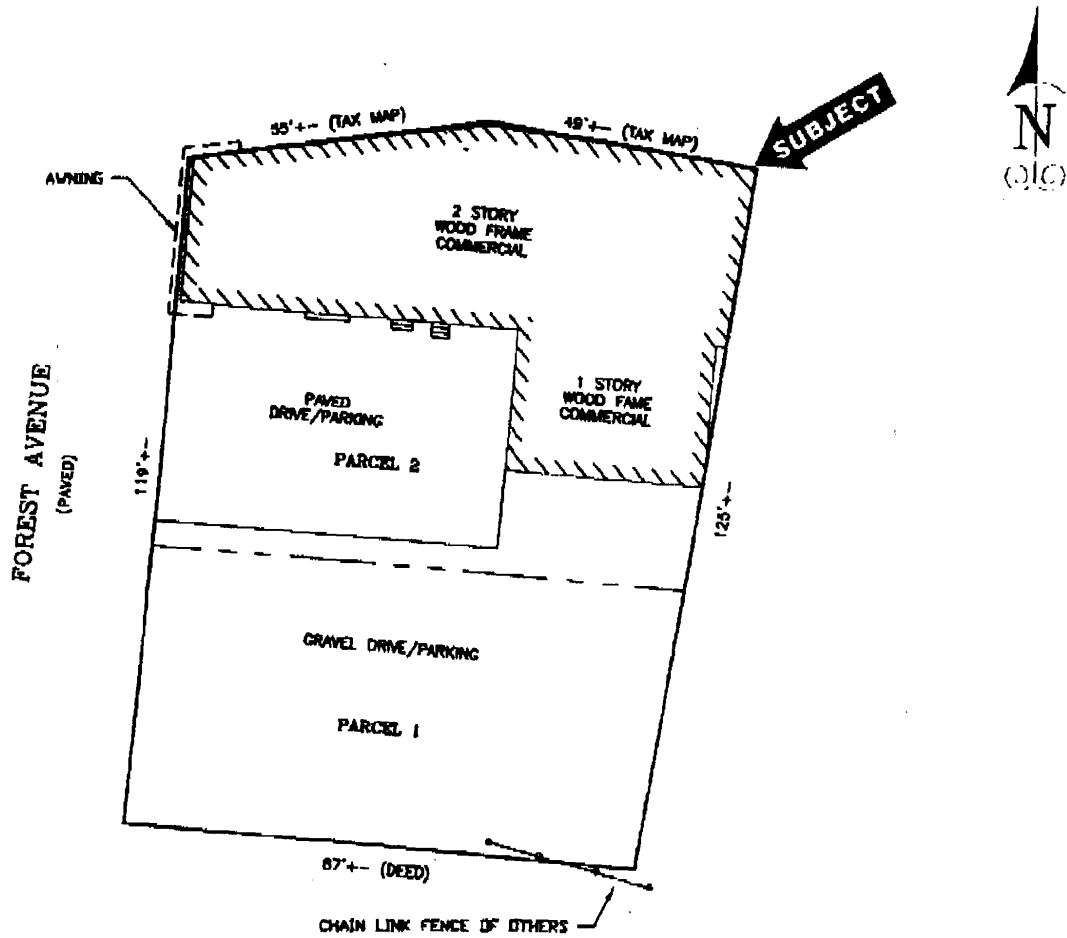
Building Other Features

Line	Structure Type	Identical Units
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Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1976	ASPHALT PARKING	2000	1

Mortgage Loan Inspection



SCALE: 1" = 30'

The dwelling DOES conform to the local zoning at the time of construction.
The dwelling IS NOT in a special flood hazard zone as shown on the Flood Insurance Rate Map

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN. Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

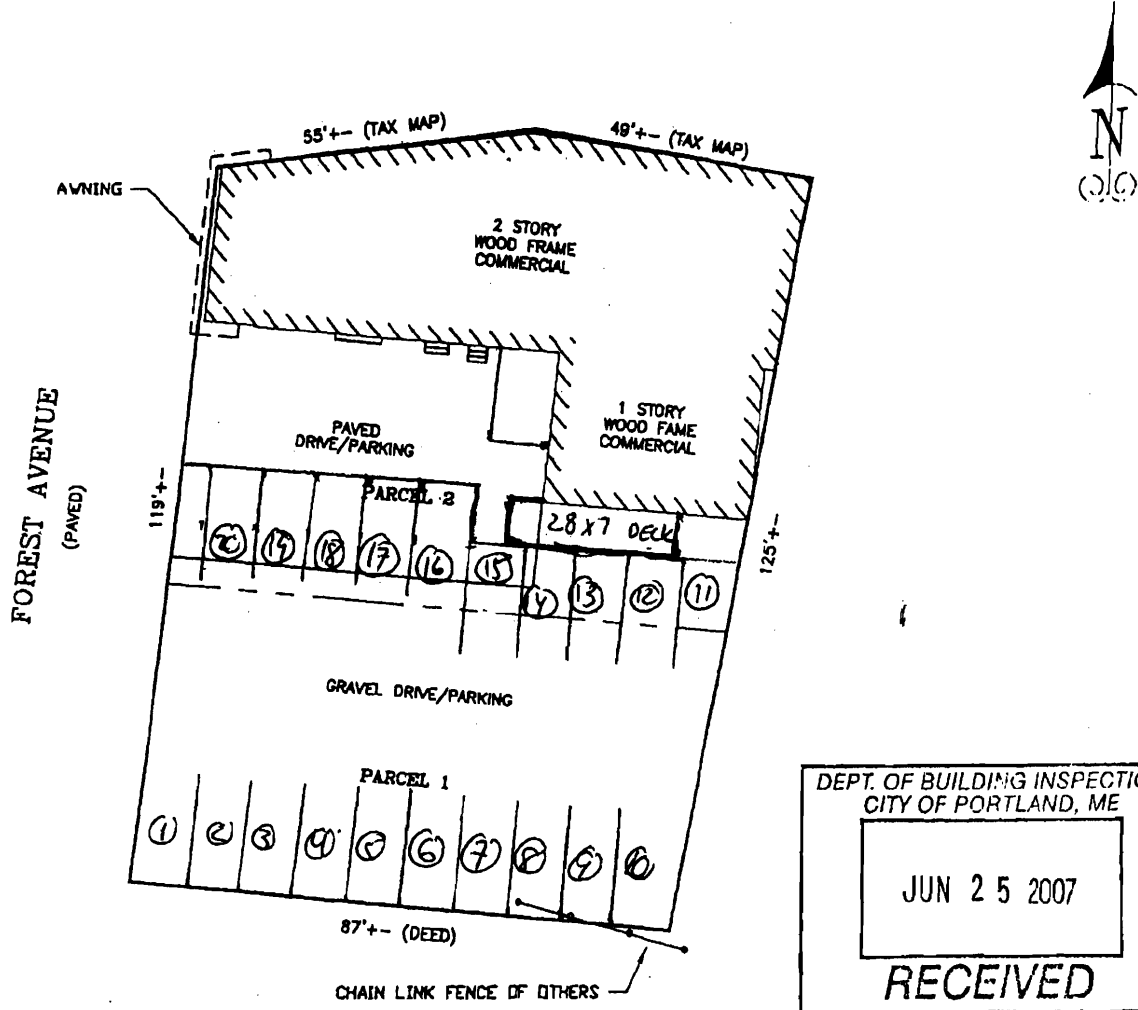
Date: 12/9/2003, File No.: 431, Job No: M23-78,
Lending Institution: Banknorth, N.A.
Client: Shahnaz Mahager
Location: 799 Forest Ave., Portland, Cumberland County
Deed reference: Bk. 3465, Pg. 61
Plan reference: Bk. , Pg. , Lot
Tax Map No. 137, Lot No. 3, Block No. C

Bruce W. Goodwin
Bruce W. Goodwin, PLS

Tel: 1-207-776-1665

Fax: 1-207-799-2326

Mortgage Loan Inspection



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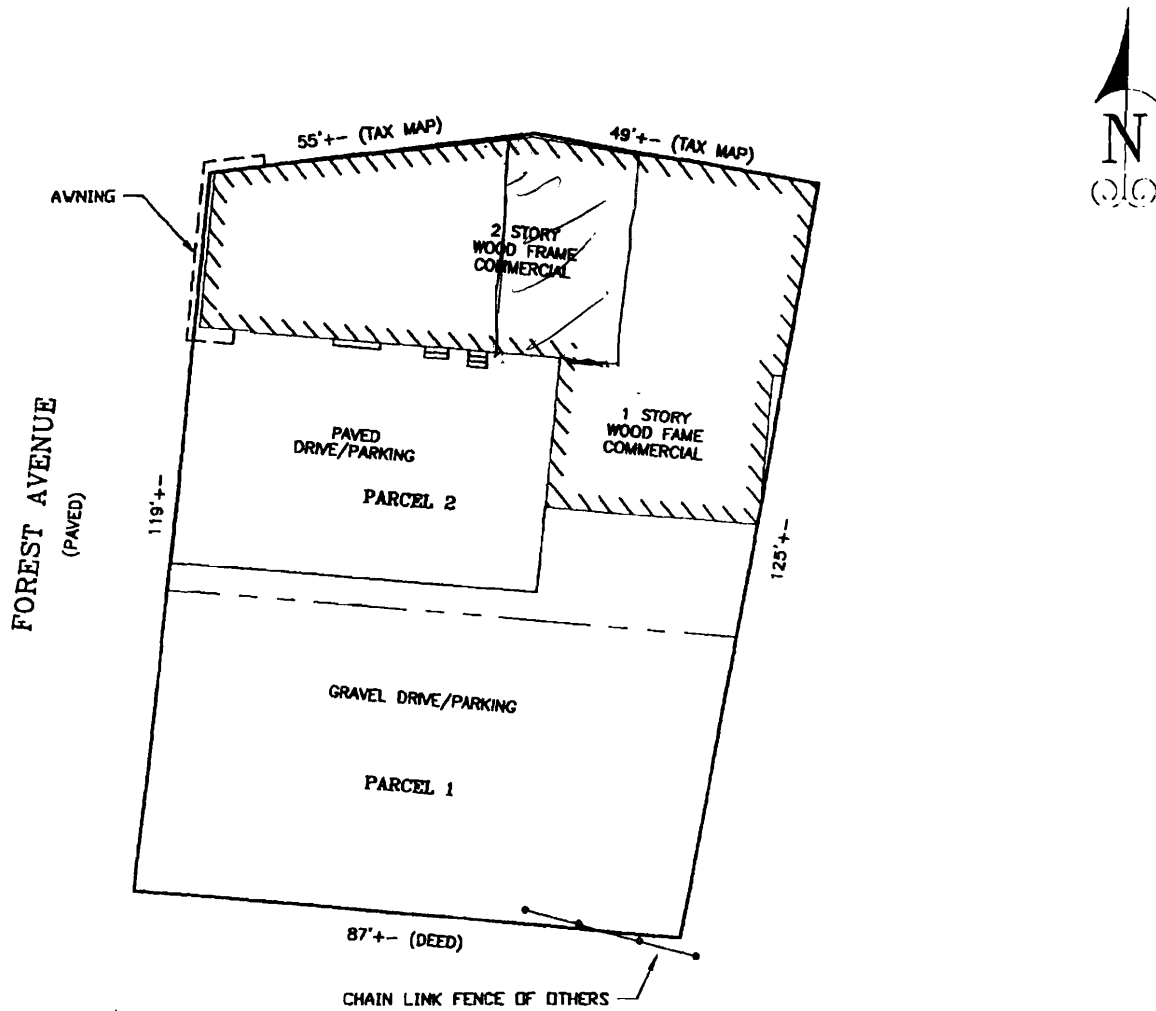
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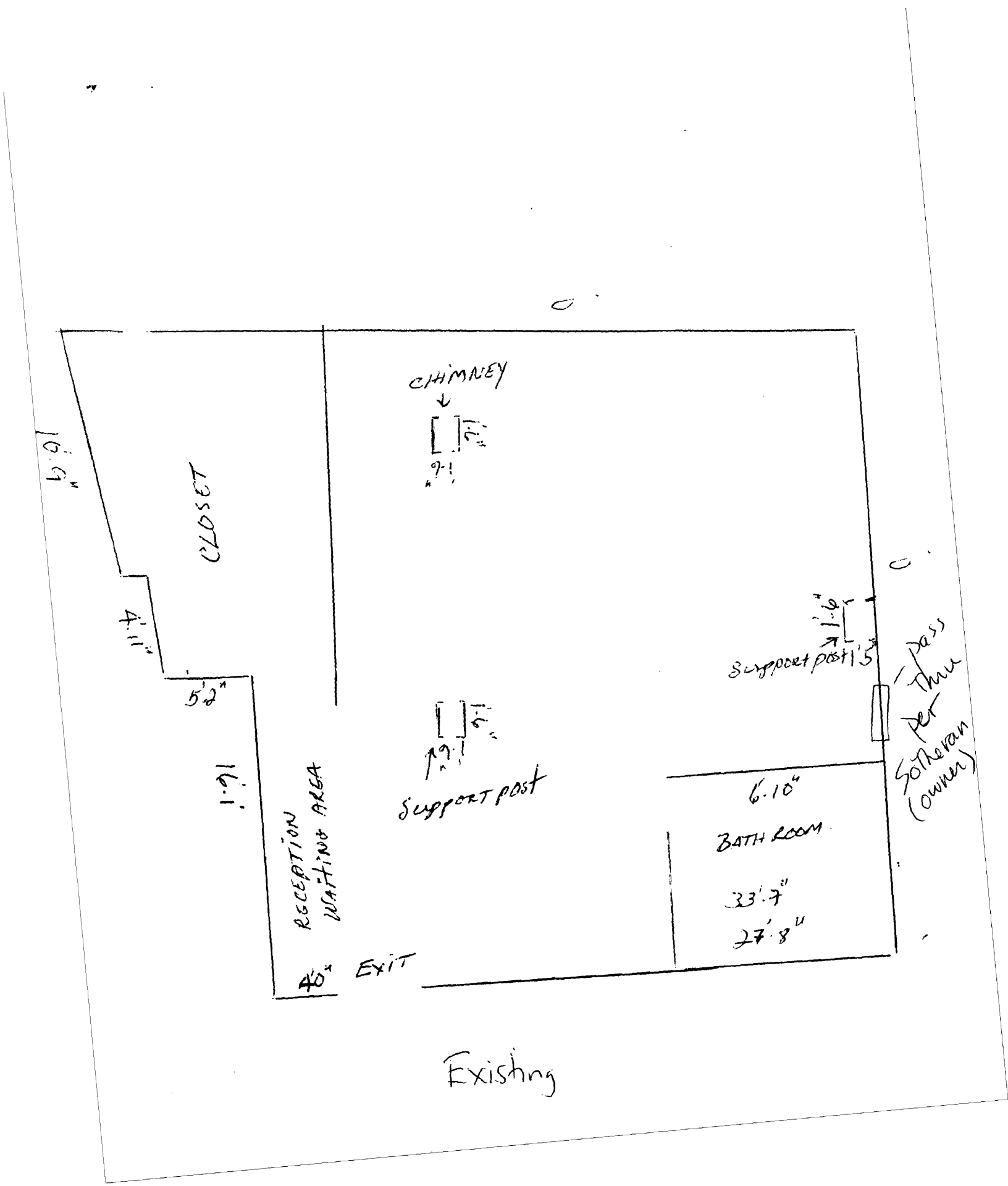
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Bruce W. Goodwin, PLS

Tel: 1-207-776-1665

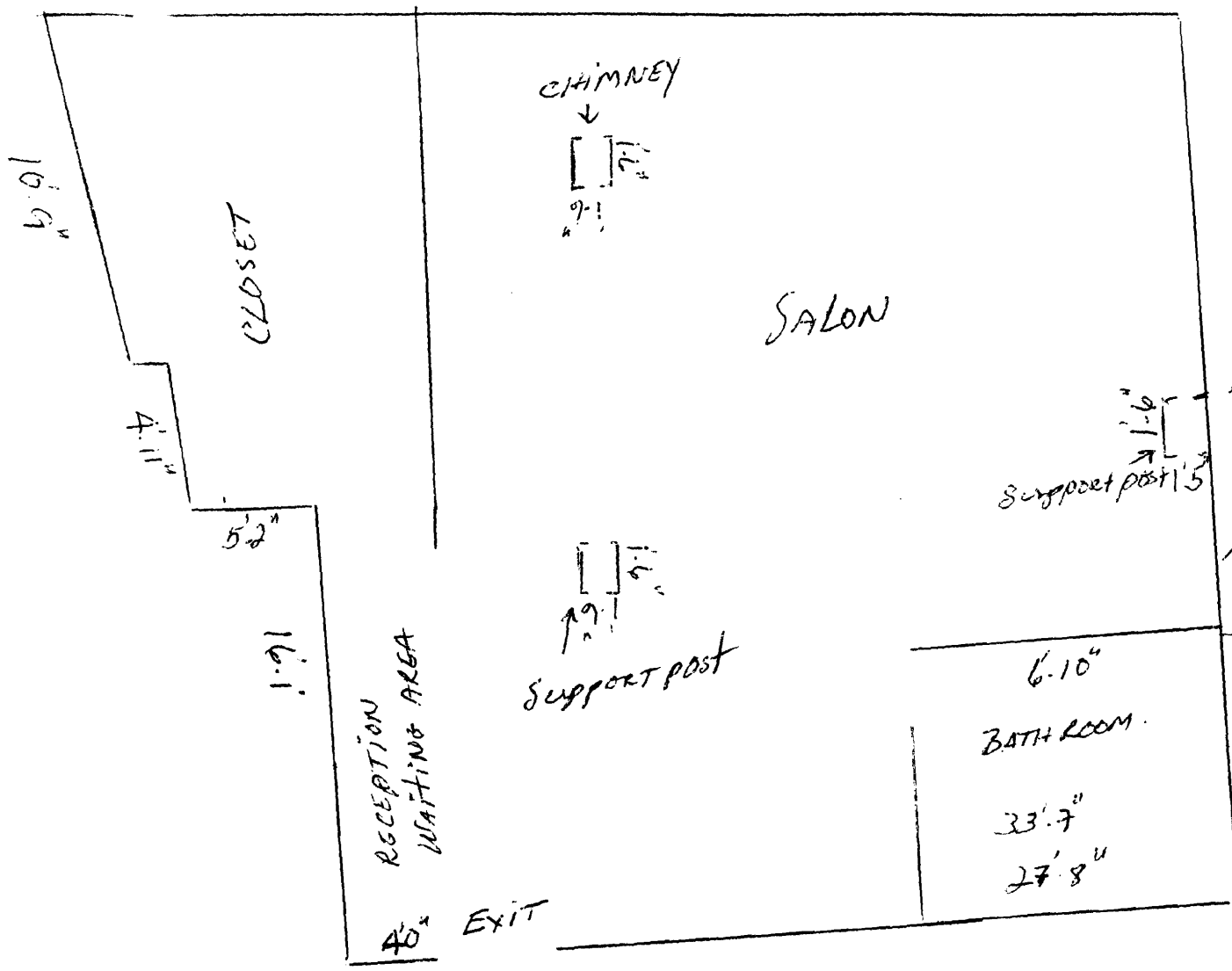
Fax: 1-207-799-2326



Existing

$16' 11''$
 $+ 11''$
 $10' 9''$

 $31' 9''$ 31.75



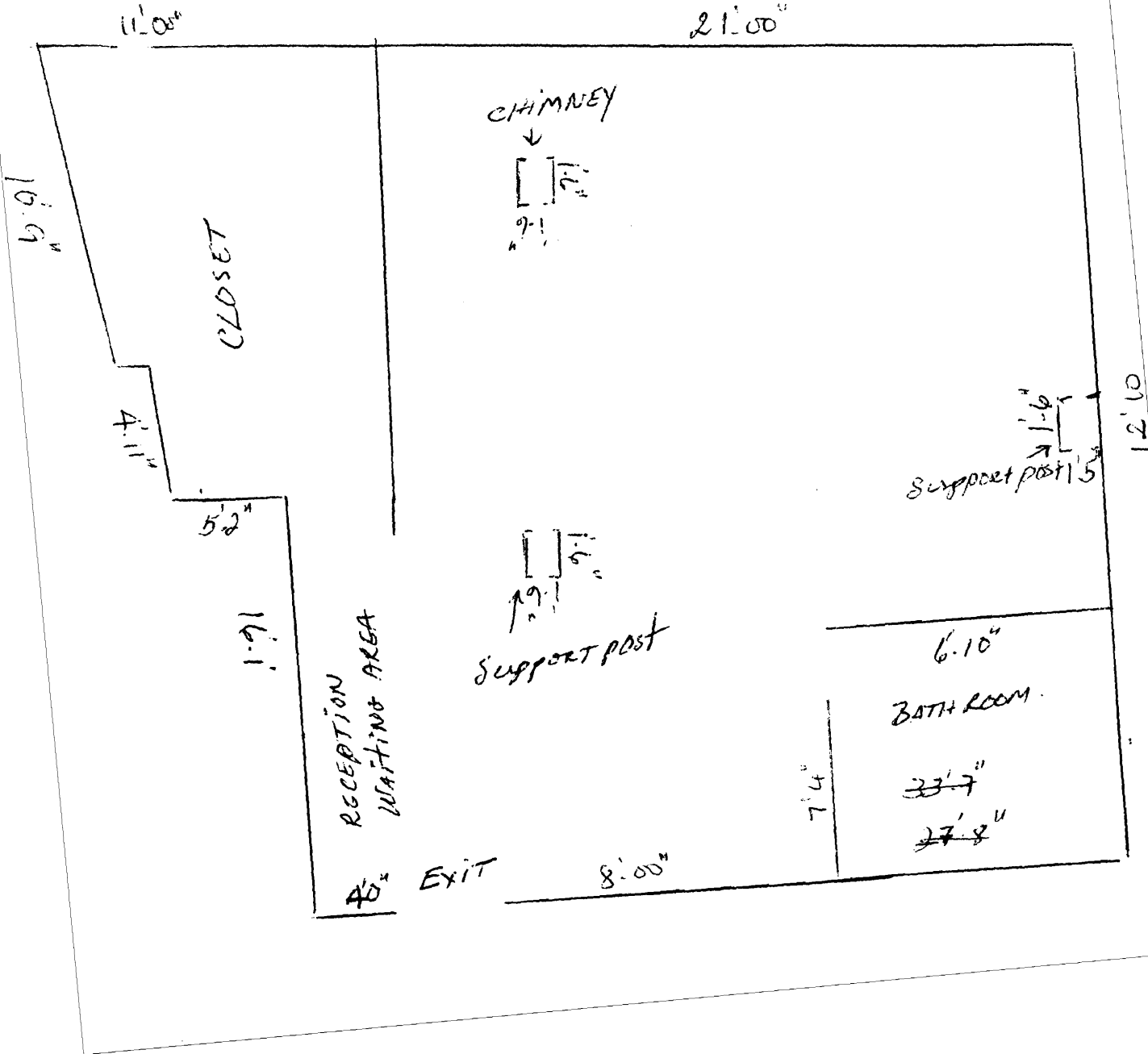
3/5/09
 - pass thru
 was filled in
 By Acropolis
 owners - confirmed
 she track
 fire code
 JMB

Proposed

$31.75 \times 30 = 952.5'$
 $334''$
 2850
 more than
 3 months

799 Forest Ave

FEB 20 2009



COMERCIAL ROOM RENTAL AGREEMENT

THIS ROOM RENTAL AGREEMENT (hereinafter "Agreement") is entered into, this March 01 2009, between:

The Lesser:

BSM Properties Limited Partnership
799 Forest Ave
Portland, ME 04101

(Hereinafter "Landlord")

and the Lessee:

Dilodeau Sokunthea S D/B/A
25 Avalon Rd
Portland ME 04103
(207) 899-1400
(Hereinafter "Tenant")

Thea's salon
~~Thea Barber Shop~~

In regards to the Property:

799 Forest Ave
Portland, Maine
04101

(Hereinafter "Room")

The Landlord and Tenant do hereby agree to abide by the terms set out in this Agreement. The terms of this Agreement are as follows:

1. THE ROOM

In consideration of the rent payment to be paid by Tenant and of the other covenants and agreements herein contained, the Landlord rents to Tenant the Room.

Tenant shall use the Room only for **Hair Salon** purposes. Tenant shall not use or allow the use of the Room in any way that interferes with other tenants' use and enjoyment of the Room or neighboring property. Tenant shall not use the Room for any **illegal or improper** use. Additionally, the Tenant shall comply with all Zoning Ordinances, Protective Covenants and Deed Restrictions.

26. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes any prior written or oral covenants or representations relating thereto and not set forth herein shall be binding on either party hereto. This Agreement may not be amended, modified, extended, or supplemented except by written instrument executed by the Landlord and Tenant. The Landlord has made no representation or warranty to Tenant except as herein expressly set forth.

27. SEVERABILITY

Should any conflicts arise between any party of this Agreement and the applicable legislation of the State of Maine, the State Laws will prevail and such provisions of the Agreement will be amended or deleted as necessary in order to comply with the State Laws. Furthermore, any provisions that are required by State Laws may be subsequently incorporated into this Agreement.

In the event any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

28. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of Maine.

29. ADDITIONAL PROVISIONS

This lease agreement is based on a room rental on 799 Forest Avenue, Portland, Maine between BSM Properties Limited Partnership and to do a business as Hair salon only. No other businesses are allowed.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

Landlord:

Signature: *Sothearan Aum Sang*
Print: Sothearan Aum Sang

Dated: February 20, 2009

Tenant:

Signature: *Sokunthea Bilodeau*
Print: SOKUNTHEA BILODEAU
2-15-09

Type of ID: DL / ME
ID#: 7204285
DOB: 11/8/09
DOE: 1/08/2017

Name: Bitodeau, Sokunthea S



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

2-14 20 09

Received from Sokolova, Catherine

Location of Work 799 Front Ave

Cost of Construction \$ _____ Building Fee: 30

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 105

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

Other _____

CBL: 137C3

Check #: _____ **Total Collected \$** 105

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

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