

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1440 Congress St		Owner: Nicholas Herkes		Phone: 282-4500	
Owner Address: SAA 04102		Lessee/Buyer's Name: Paul C. Cyr 772-7971		Business Name:	
Contractor Name:		Address:		Phone:	
Past Use: Pizza Parlor		Proposed Use: Hair Salon		COST OF WORK: \$	
				PERMIT FEE: \$25.00 + 30.40	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type: <i>300-11</i>	
Proposed Project Description: Change Use Erect Signage				Signature: _____	
				Signature: <i>[Signature]</i>	
				Signature: _____	
				Date: _____	
Permit Taken By: UB		Date Applied For: 16 October 1998			

Permit No: **981218**

PERMIT ISSUED

Permit Issued:
OCT 26 1998

CITY OF PORTLAND

Zone: **B-2** CBL: **197-B-009**

Zoning Approval: *[Signature]*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

10/21/98

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

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 provisions of the code(s) applicable to such permit

21 October 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **3**

[Signature]

COMMENTS

2-17-99 Plumbing is ok For hair wash Sinks 2" Drain hooked into
3 Sinks with 1 1/2" ~~back~~ Backvent No internal changes to structure
Exit signs are lit and in working order, Fire Ext. in place
Exits are clear and working, dryer will Be vented with
Flex metal pipe. (TR)

2-18-99 Issued COFO For hair Salon

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



Certificate of Occupancy

LOCATION 1440 Congress Street CB... 197-R-009

Issued to Nicholas Nerhos

Date of Issue 2/18/99

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. 98 1218, 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

APPROVED OCCUPANCY

Right hand side of building
Former Pizza Parlor

Hair Salon/Boca 96 Type 2E Construction

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2-18-99

(Date)

Tom Rainbow
Inspector

[Signature]
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.

[Handwritten mark]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1440 Congress St (197-B-009)

Issued to Nicholas & Anastasia Merkos Date of Issue 27 November 1996

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. 951257, 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

APPROVED OCCUPANCY

Entire

Restaurant/Retail

Limiting Conditions: TEMPORARY

See memo dated 27 November 1996 (attached) listing four (4) conditions of approval.

This certificate supersedes certificate issued

Approved:

27NOV96

(Date)

Inspector

Amy Powers

[Signature]
Inspector of Buildings

MC

[Handwritten initials]

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 1440 Congress Street

Issued to James Wright/Gorham Bike & Ski Date of Issue 07NOV97

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. 971005, 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

APPROVED OCCUPANCY

Tenant Space on left

Bike and Ski Shop

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7NOV97

(Date)

Inspector

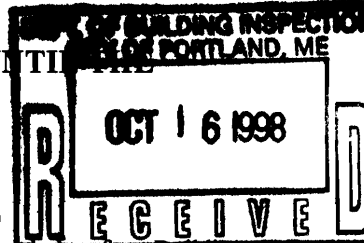
Amy Powers

[Signature]
Inspector of Buildings

[Handwritten initials]

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.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED



Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 1440 CONGRESS ST PTD ME		
Total Square Footage of Proposed Structure	771	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number	Owner: NICHOLAS MERKOS	Telephone#: (207) 282-4500
Chart# 197 Block# B Lot# 009		
Owner's Address: 1440 CONGRESS ST PTD 04102	Lessee/Buyer's Name (If Applicable) Paul C Cyr 7727971	Cost Of Work: \$ change of use Fee \$25.00 SIGN → 30.40
Proposed Project Description:(Please be as specific as possible) change pizza sign to Hair salon sign as per photo "3x9" also a change of use: from making pizza to doing hair		
Contractor's Name, Address & Telephone NO CONTRACTOR		Rec'd By W3
Current Use: Pizza Parlor	Proposed Use: Hair Salon	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>Paul C. Cyr</i>	Date: 10-16-98
--	-----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

* Please call

Paul Cyr when ready

BUS ph# 772-7971 home 797-0311

Paul Cyr
400 Western Ave

South Portland Me 04104

Hair Designers III 10-16-1997

Westland Ave

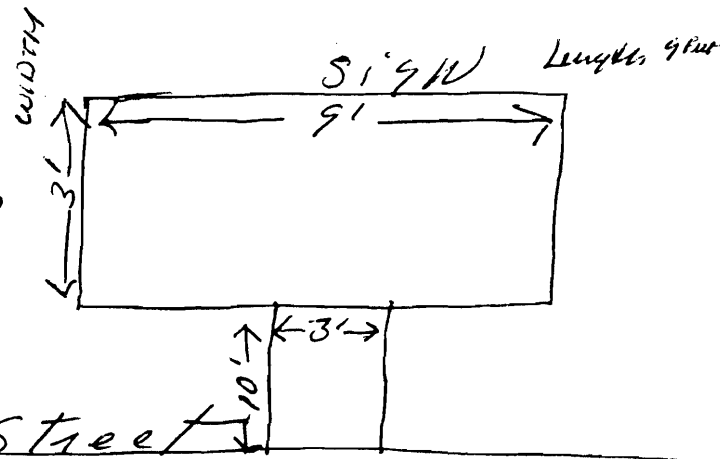
5th St

Beauty SALON

PARKING LOT

BIKE AND SKI

NOTE: Not A New Sign -
is just replacing an
existing panel



1440 CONGRESS STREET

PORTLAND.

10/21/98

Sign replacement ok

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1440 Congress Street Patuxent ZONE: D 4102

OWNER: Nicholas Menkos

APPLICANT: PAUL C. Cyy

ASSESSOR NO. _____

SINGLE TENANT LOT? YES _____ NO _____

MULTI TENANT LOT? YES NO _____

FREESTANDING SIGN? YES NO _____ DIMENSIONS _____

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

BLDG. WALL SIGN? YES _____ NO DIMENSIONS _____

(attached to bldg)

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

LOT FRONTAGE (FEET): 147'

BLDG FRONTAGE (FEET): 97'

AWNING YES _____ NO IS AWNING BACKLIT? YES _____ NO

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Paul C. Cyy DATE: 10/16/98

THE DANCOES CO.

Real Estate Specialists

Sunday, September 20, 1998

Nicholas Merkos
Papa Niko's Plaza
1440 Congress Street
Portland, ME 04102

RE: Bostonian Pizzeria Site at 1440 Congress Street Portland, Maine

Dear Nick:

Please accept this Letter of Intent for 1,800 +/- square feet of space in the Bostonian Pizzeria space, located at 1440 Congress Street Portland, Maine. The Tenant's individual space will be located as outlined on the attached floor plan labeled Exhibit A and A1.

The following is the proposal for terms and conditions which Paul C. Cyr d/b/a Hair Designers (hereinafter referred to as "Tenant") is willing to enter into a lease agreement with Nicholas Merkos and Papa Niko's Plaza Inc. (hereinafter referred to as "Landlord").

Tenant: Paul C. Cyr
d/b/a Hair Designer
400 Western Avenue
South Portland, Maine 04106

Address of Premises
to be leased: Papa Niko's Plaza Inc.
1440 Congress Street
Portland, Maine 04102

Demised Premises: The Premises shall be deemed to contain 1,800 +/- square feet and located as outlined on the attached floor plan and labeled Space, (Exhibit A).

Lease Term: This lease shall commence on October 1st, 1998 and the rent shall commence November 1, 1998 and terminate five (5) years and one (1) month from the lease commence. P.C. Cyr

1

P.O. Box 2430 • South Portland, ME 04116
Voice # 207-767-3353 • Fax # 207-741-2031

Leasing & Sales of Retail Property

Faxed Copies:

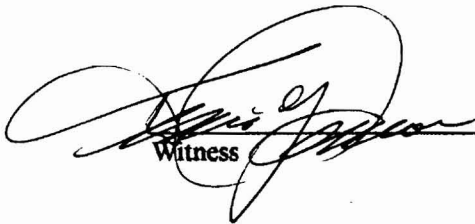
The undersigned jointly and severally agree to accept thermofaxed copies of the documents which have been sent by either party to the other or to any other party or agent to this transaction as original documents.

Lease Review:

Landlord to deliver proposed Lease Agreement to Tenant within four (4) days of receipt of this letter and legal counsel of Tenant to have sufficient time to determine its acceptability.

This Letter of Intent shall ^{not} be final in nature and will be superseded only by the agreed upon and signed Lease.



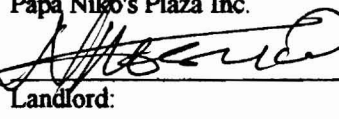

Witness _____
Date 9/30/15

Paul C. Cyr


Tenant: _____


Witness _____
Date 9/30/15

Papa Niko's Plaza Inc.


Landlord: _____

ACT(BOSP41R)

Policy Number
99-BE-9782-9

DECLARATIONS PAGE



STATE FARM FIRE AND CASUALTY COMPANY
100 STATE FARM PLACE, BALLSTON SPA NY 12020-8000
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Named Insured and Mailing Address

1008-F874 G 2
CYR, PAUL
DBA HAIR DESIGNER III
7 KIMBERLY LN
FALMOUTH ME 04105-2228

Cov A - Inflation Coverage Index: N/A
Cov B - Consumer Price Index: 163.0

BUSINESS POLICY - SPECIAL FORM 3

AUTOMATIC RENEWAL - If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Policy Period: 12 Months The policy period begins and ends at 12:01 am standard time at the premises location.
Effective Date: JUL 2 1998
Expiration Date: JUL 2 1999

Named Insured: Individual

Location of Covered Premises:
400 WESTERN AVE
SOUTH PORTLAND ME 04106-1704

Coverages & Property

Limits of Insurance

Occupancy: Service

Section I
A Buildings Excluded
B Business Personal Property \$ 8,000
C Loss of Income \$ Actual Loss

Section II
L Business Liability \$ 1,000,000
M Medical Payments \$ 5,000
Products-Completed Operations Excluded
(PCO) Aggregate
General Aggregate (Other \$ 2,000,000
Than PCO)

Deductibles - Section I

\$ 250 Basic

In case of loss under this policy, the deductible will be applied to each occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to policy.

Forms, Options, and Endorsements

Business - Special Form 3 FP-6103
Amendatory Endorsement FE-6219
Barber/Beauty Prof Liab End FE-6396.1
Debris Removal Endorsement FE-6451
Products Amendatory End FE-6406
Policy Endorsement FE-6464
Operations/Products Liab Excl FE-6312

POLICY PREMIUM \$ 358.00

Discounts Applied:
Years in Business

Continued on Reverse Side of Page

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared
JUL 24 1998
FP-8030.2C
06/1993

G4TT

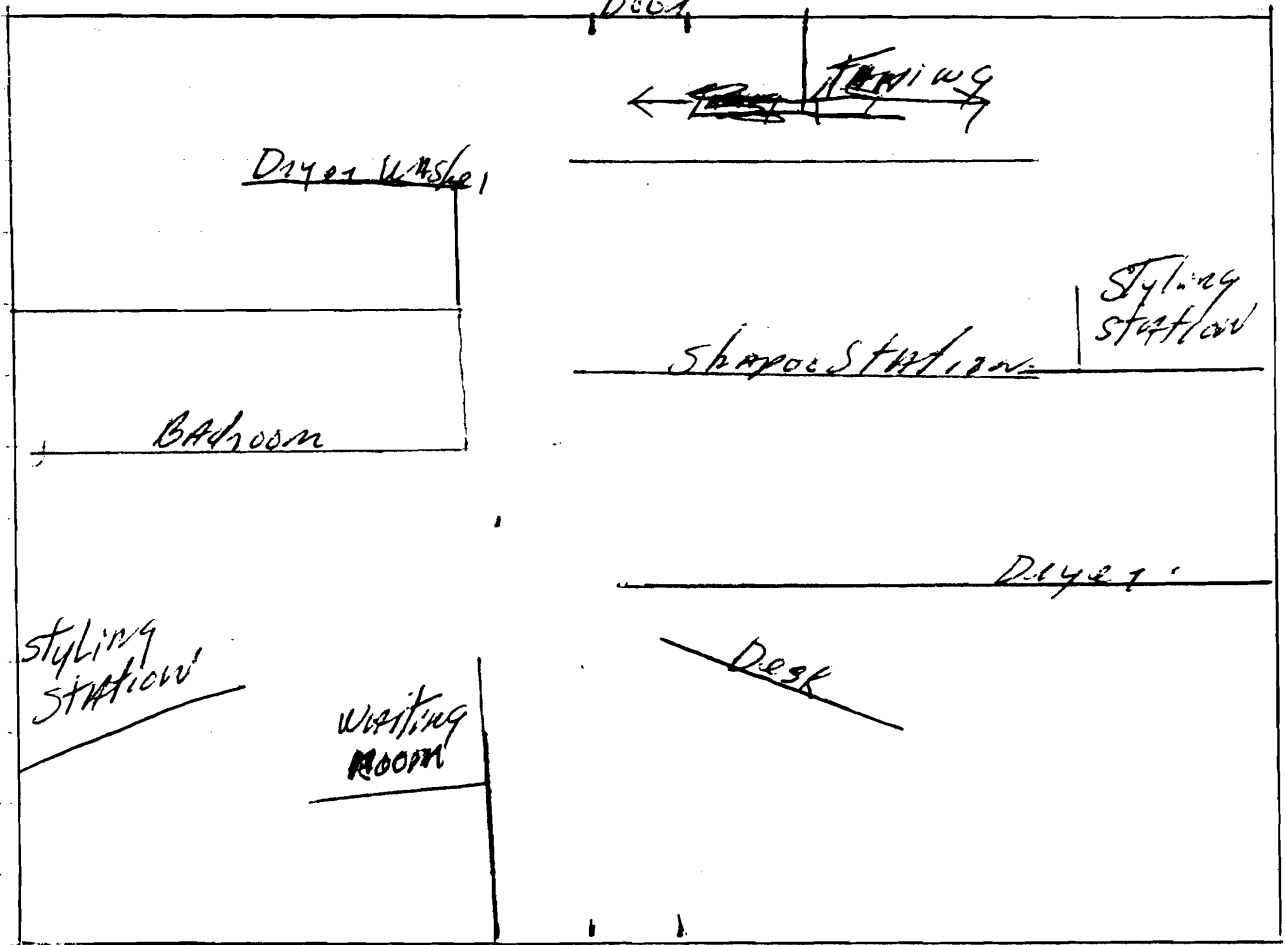
Your policy consists of this page, any endorsements and the policy form. PLEASE KEEP THESE TOGETHER.

Countersigned 8/4/98
By Bruce R. Doughty Agent
BRUCE DOUGHTY
(207) 854-4040

HAIR DESIGNERS

1440 Congress Street

Point out back
ME
DOOR



No 197

EXHIBIT A 1

CITY OF PORTLAND
ASSESSORS PLAN

