

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Nancy & Kenneth Renock

Located At 1706 FOREST

Job ID: 2011-03-567-ALTCOMM

CBL: 309 - - G - 003 - 001 - - - -

has permission to Continue the established use Variety Store on first floor and one dwelling unit on 2nd floor 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

[Handwritten signature]

Fire Prevention Officer

[Handwritten signature] 4/1/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-567-ALTCOMM	Date Applied: 3/10/2011	CBL: 309 - - G - 003 - 001 - - - - -	
Location of Construction: 1706 FOREST AVE	Owner Name: Nancy & Kenneth Renoek	Owner Address: 1706 FOREST AVE PORTLAND, ME - MAINE 04103	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Retail "mom & pop" - Papa's Place -store on 1st floor with one residential dwelling unit above	Proposed Use: SAME: Retail "mom & pop" store - Nina's on the 1st floor with 1 residential dwelling unit above	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/R Type: SB
		Signature: <i>Bjorn Wolff</i> (58)	Signature: <i>JMB</i>
Proposed Project Description: 1706 Forest Ave - tenant fit-up		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	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 with condition 3/10/11</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:
	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	PHON



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-567-ALTCOMM

Located At: 1706 FOREST

CBL: 309 - - G - 003 - 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. This property shall remain a retail Mom & Pop store on the first floor with a single family dwelling above. Any change of use shall require a separate permit application for review and approval.
4. The retail Mom & Pop store is considered legally non-conforming in this R-3 residential zone and has not lost its rights as of this date. Evidence has been submitted from the Maine State Lottery that tickets were sold up to 4/8/10. The legal non-conforming use may continue.

Fire

1. Permit appears to be for continued use as Class C mercantile with single-family above. No construction.
2. This permit is for change of use only (Not NFPA); any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Those purchasing a building with a dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
3. This permit authorizes a change in ownership ONLY, and to establish an existing use. No construction work is approved on this permit.
4. 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
5. Approval of City license is subject to health inspections per the Food Code.
6. 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.

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.**

1. Certificate of Occupancy Inspection, including health 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.



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>1706 FOREST Ave Portland ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>2652</u>	Square Footage of Lot <u>0.362</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>2102213261A11</u> Block# <u>3091613-7</u> Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Kenneth + NANCY RENOLD</u> Address <u>11 HAVEN Rd Windham</u> City, State & Zip <u>Windham ME 04062</u>	Telephone: <u>899-9143</u> <u>899-6186</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	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) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>VARIETY STORE</u> <u>La Pais</u> Proposed Specific use: <u>VARIETY STORE</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>no change to structure Just est use -</u> <u>Nina's Variety -</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>KENNETH RENOLD</u> Telephone: <u>899-9143</u> Mailing address: <u>11 HAVEN Rd Windham ME 04062</u>		

#142

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED
MAR 10 2011
Department of Planning and Inspections
City of Portland, Maine

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: Kenneth Renold Date: 3/7/11

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

Job Summary Report
Job ID: 2011-03-567-ALTCOMM

Report generated on Mar 10, 2011 10:05:36 AM

Job Type:	Adds/Alter Commercial	Job Description:	1706 Forest Ave	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	838	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	1,000	Square Footage:			
Related Parties:	Nancy & Kenneth Renock		<i>Property Owner</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 34136

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
D23725	309 G 003 001		M				-70.312357	43.698686

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				1706 FOREST AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RETAIL & PERSONAL SERVICE		NOT APPLICABLE					DISTRICT 8	RIVERTON

Structure Details

Structure: Nina's Variety

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Stores & Customer Services (Mercantile)	0			1706 FOREST AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20111778

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34136	Nina's Variety	Initialized	Continue established use Variety Store			

Retail Store is / dwelling unit in Queue

Job Summary Report
Job ID: 2011-03-567-ALTCOMM

Report generated on Mar 10, 2011 10:05:36 AM

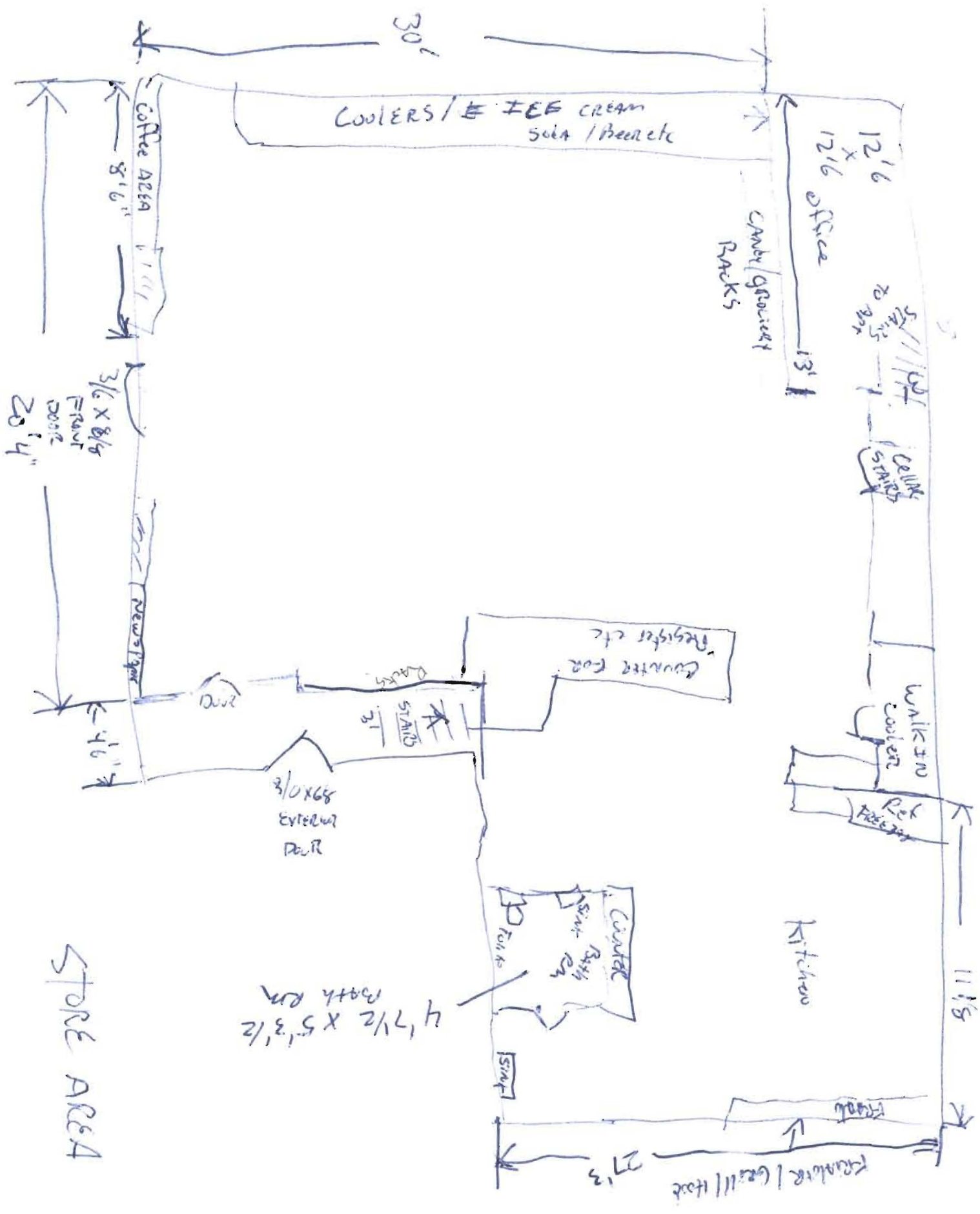
Page 2

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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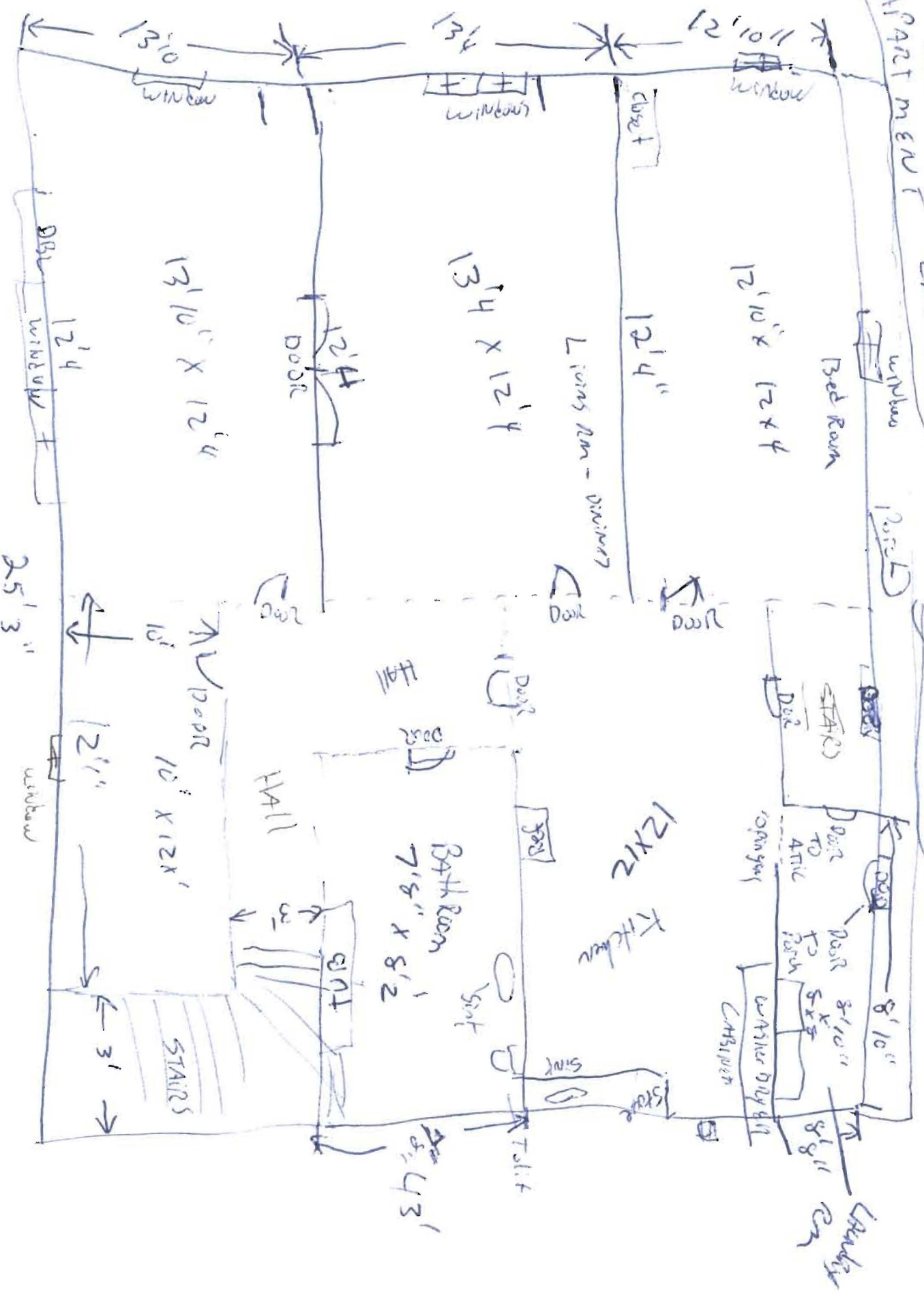
Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Certificate of Occupancy Fee	\$75.00							
Job Valuation Fees	\$30.00							

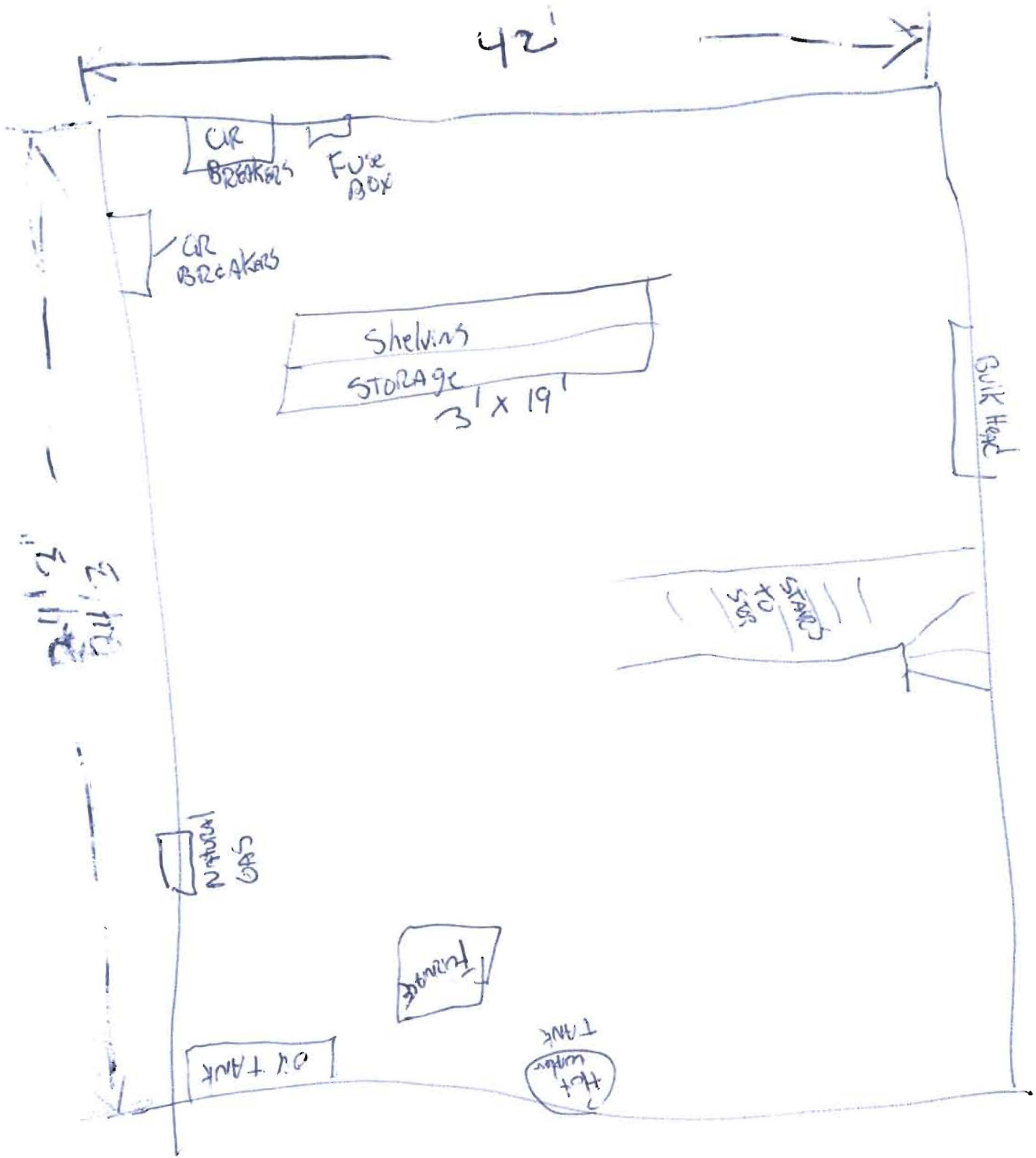


APARTMENT 2ND FLOOR

Room 5'2" X 23'8"



FRONT



C 411 R

PROMISSORY NOTE

(version 3-7-11)

\$170,000.00

March 11, 2011

FOR VALUE RECEIVED, **K & N LLC** promises to pay to the order of **Kathleen M. O'Malley**, as **Temporary Conservator** for **PATRICIA A. DIPAOLO**, Cumberland County Probate Court, Dkt. 2010-687, and her successor and assigns, the sum of **\$170,000.00**, with interest on the outstanding principal balance at the rate 7% per annum, payable in monthly payments of **\$1,318.01** based on a 20 year amortization, beginning April 11, 2011 and continuing on the 11th day of each month after that, *provided however*, that all unpaid principal, accrued interest, and related costs and expenses shall be due and payable three years after the date of this note, March 11, 2014.

Maker reserves the right to prepay the entire unpaid principal balance or any portion of it at any time, without penalty. Any partial repayment will not reduce the monthly payments due during the loan term.

If any monthly payment is not made with 14 days of its due date, a late charge of \$65.90 (5% of the monthly payment) shall also be due and payable to the holder.

In case of: (1) any default in the making of any monthly payment, and such default is not cured prior to the due day of the next monthly payment; or (2) any default in any term or condition of a mortgage deed securing the payment of this note, and the default is not cured within 15 days of receipt of written notice of default from the holder of this note, then under either of both events, the entire principal sum and accrued interest shall become due and payable, without notice to the maker, at the option of the holder of this note. Failure to exercise this option will not constitute any waiver to any exercise or rights in the event of any subsequent default. If there is any default by the maker on any of the obligations of the maker under this note or the mortgage deed that secures it, then the holder of this note shall

be entitled to collect all costs of enforcement, including reasonable legal fees.

Presentment, protest, and notice are hereby waived.

This note is signed as a document under seal.

This note is secured by a first mortgage deed on certain real estate at 1706 Forest Avenue in Portland, Maine and a security interest in all related personal property.

K & N LLC

WITNESS:

by: Nancy A. Renock, member

by: Kenneth M. Renock, member

Personal Guaranty

All obligations of this note and the mortgage deed that secures in are hereby personally guaranteed by the members of K & N LLC.

WITNESS:

Nancy A. Renock, individually

Kenneth M. Renock, individually