



GUYANA RESTAURANTS INC.

228 -229 Camp Street, Georgetown

TEL #: 231 -1184

Email: guyana.restaurants@gmail.com

Project Summary for Guyana Restaurants Inc. (Popeyes)

Project Name: E.P.A. Permit for Fuel Storage

Developer/Company: Guyana Restaurants Inc. (Popeyes)

Address: 228 – 229 Camp Street, Georgetown

Contact Person: Mr. R. L. Singh

Email: guyana.restaurants@gmail.com

Phone: 592-600 – 7326

Date Prepared: 16th November, 2024

Prepared By: Keshini Ramnarace



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1. Project Description

The project is for the existing Guyana Restaurants Inc. (Popeyes) facility, which has been in operation for over 10 years. The aim is to obtain the EPA permit to store fuel on site for Power outage which will help us to provide an uninterrupted service to our customers and increase operational efficiency.

Site Description:

- **Location:** 228 -229 Camp Street, Georgetown
- **Area of Influence:** The project influences the immediate vicinity of the restaurant, including nearby commercial and residential areas.
- **Land Requirements:** The restaurant utilizes the existing land which also includes a drive thru (Size of land measuring 100ft by 75ft).
- **Current Land Use:** The site is currently used for commercial purposes as a Popeyes restaurant.
- **Maps:** Detailed site and layout maps are included in the full project documentation.

2. Project Design

This project design encompasses various stages focused on enhancing the current operations:

- **Development Stages:**
 - **Renovation:** Upgrading the kitchen, dining area, and drive-thru facilities. This has been completed
 - **Operation:** Implementation of modernized equipment and technology to streamline operations and improve service delivery.
 - **Maintenance:** Ongoing maintenance and updates to ensure sustained efficiency and service quality.
- **Utility Services:**



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- **Water Supply:** Continued connection to the local municipal water supply with enhanced treatment facilities.
- **Energy:** Utilization of the local electricity grid with the installation of energy-efficient appliances and backup generator.
- **Communication:** Upgrade of communication systems to improve management and customer service.
- **Waste Management:**
 - **Types of Waste:** Food waste, packaging materials, and general refuse.
 - **Disposal/Treatment Methods:** Grease Trap segregation of fat and water (Clean by Puran Bros), and daily collection of other packaging material, food waste etc. by Puran Bros

3. Project Size

- **Capital Investment:** The project requires capital investment for renovations, equipment upgrades, and technology enhancements.
- **Employment:** There is a total of 20 Staff that is working at the restaurant.

4. Non-Technical Explanation

The project aims to modernize the existing Popeyes restaurant at 228 – 229 Camp Street, Georgetown. This includes upgrading facilities, improving customer service, and enhancing operational efficiency to better serve the community and sustain long-term growth.

5. Project Duration

- **Operational Phase:** Continuation with improved facilities and services.



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6. Potential Environmental Effects

Potential impacts on the environment include:

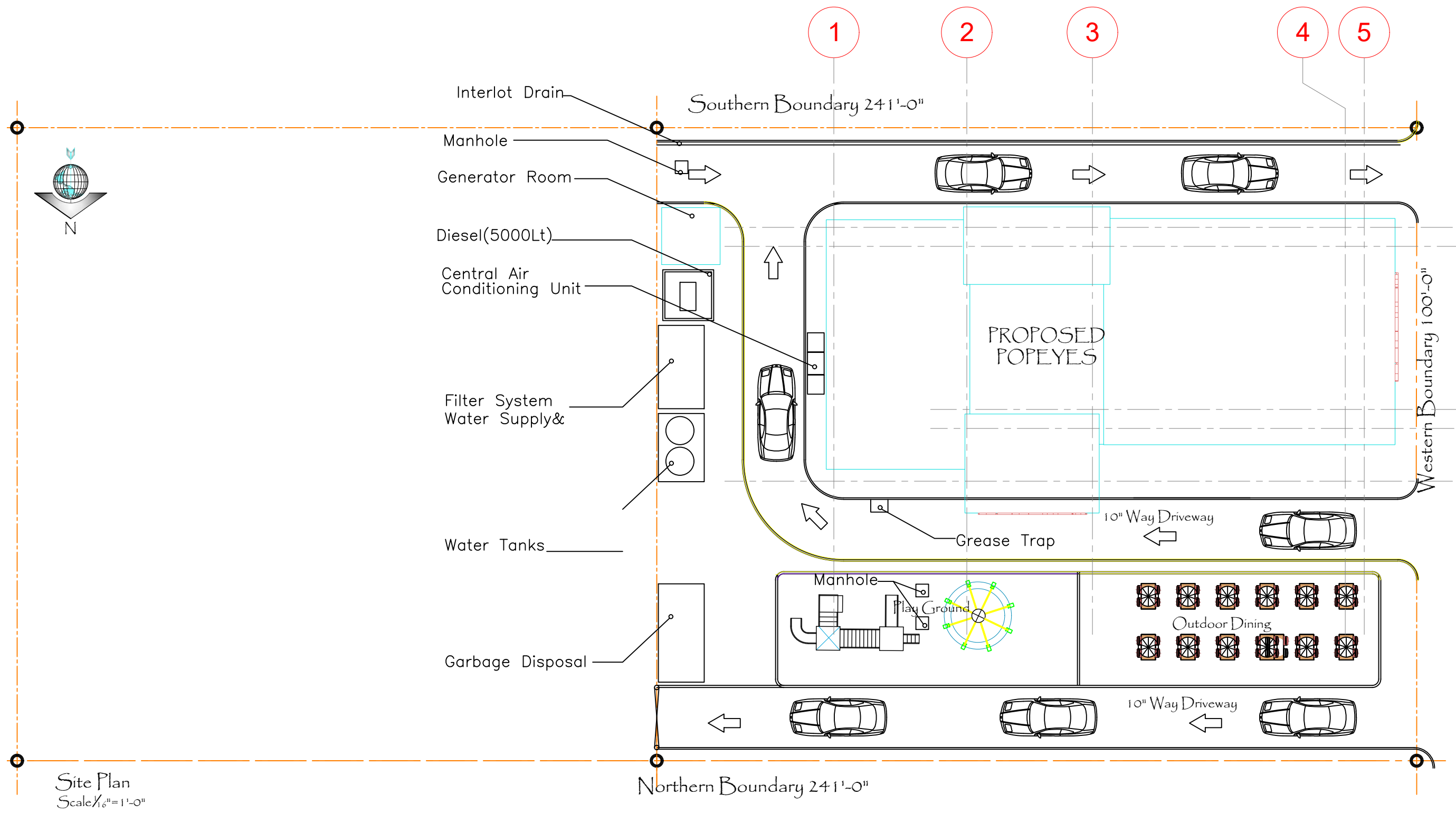
- **Land and Soil:** Minimal disturbance as the project focuses on existing structures.
- **Water:** Increased water usage with efficient management practices.
- **Air:** Temporary emissions during generator usage.
- **Natural Resources:** Continued sustainable sourcing and resource management.

7. Mitigation Plans

To mitigate environmental impacts, the following measures will be implemented:

- **Land and Soil:** Limited disturbance with effective erosion control measures.
- **Water:** Efficient water usage and proper discharge management. An oil and water separator will be installed at drain.
- All walls under fuel tank will be seal.

This project summary provides an overview of the Guyana Restaurants Inc. (Popeyes), aiming to upgrade facilities and services while considering environmental impacts and mitigation strategies. We have attached supporting documents to provide more information if needed.



Site Plan
Scale 1/8" = 1'-0"



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Guyana, South America
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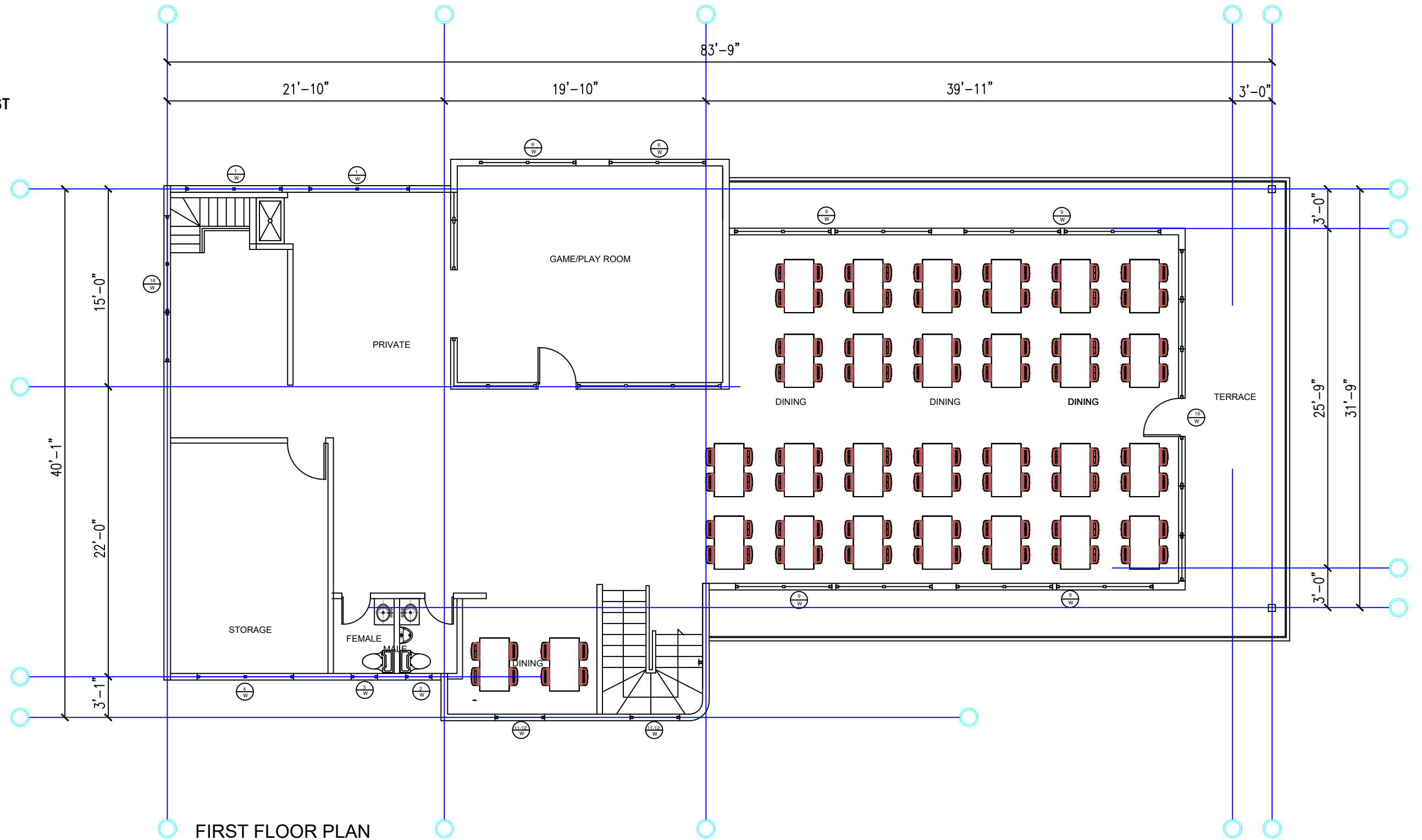
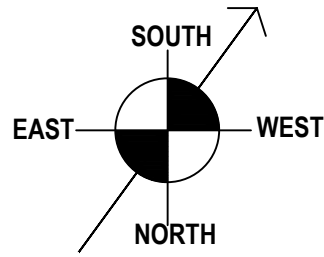
CLIENT NAME:
GUYANA RESTAURANT INCORPORATED
DRAWING NAME:
SITE PLAN

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT 228 & 229 CAMP STREET, NORTH CUMMINGSBURG, GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
1/8" = 1'-0"
DATE:
SEPTEMBER 10, 2024

SHEET No:
A1



FIRST FLOOR PLAN

Scale $\frac{1}{8}'' = 1'-0''$



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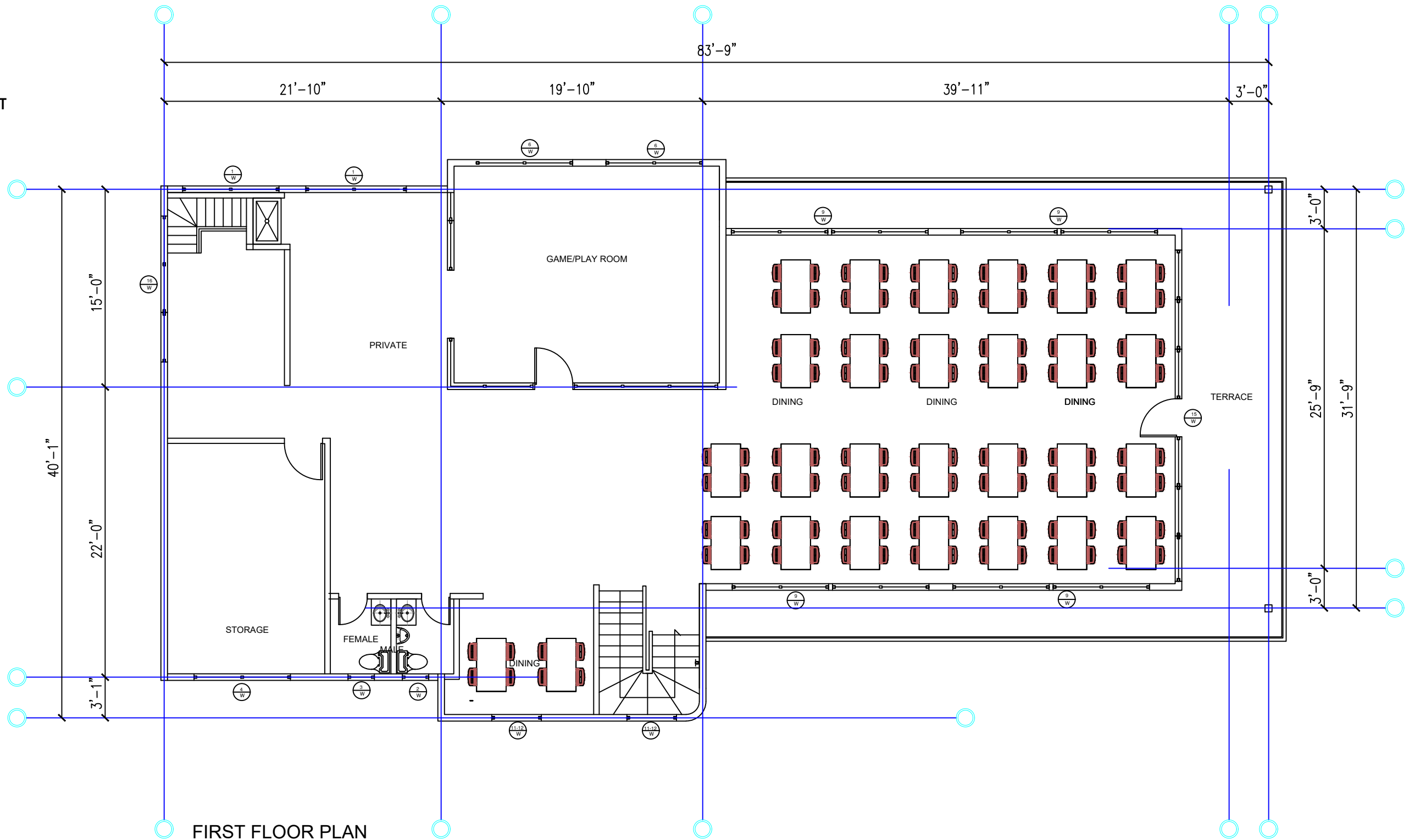
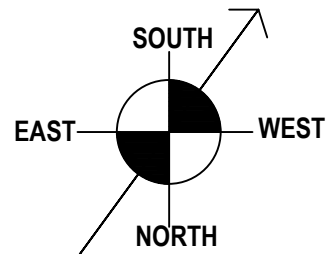
CLIENT NAME:
 GUYANA RESTAURANT INCORPORATED
DRAWING NAME:
 GROUND FLOOR

PROJECT NAME AND ADDRESS
 PROPOSED AS-BUILT POPEYES AT LOT 228 & 229 CAMP STREET, NORTH CUMMINGSBURG, GUYANA.

ARCHITECT:
 ORIN BOYCE (BSc Arch)
DRAFTSMAN:
 O. GLASGOW

SCALE:
 $\frac{1}{8}'' = 1'-0''$
DATE:
 SEPTEMBER 10, 2024

SHEET No:
 A2



FIRST FLOOR PLAN

Scale $\frac{1}{8}'' = 1'-0''$



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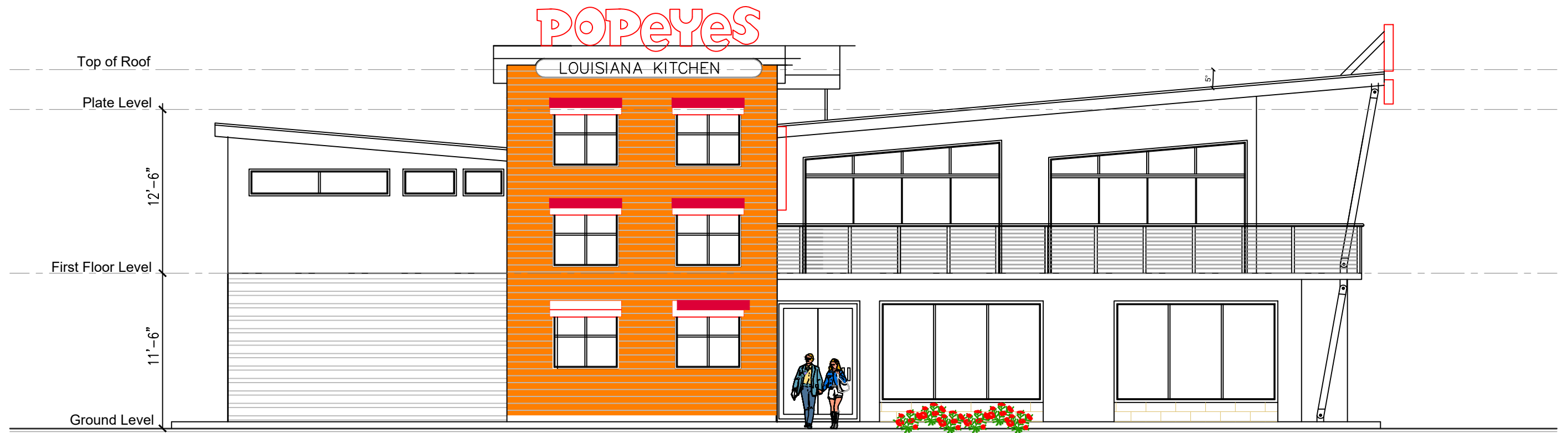
CLIENT NAME:
GUYANA RESTAURANT INCORPORATED
DRAWING NAME:
FIRST FLOOR

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT
228 & 229 CAMP STREET, NORTH
CUMMINGSBURG , GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
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NORTHERN ELEVATION
Scale 1/8"=1'-0"



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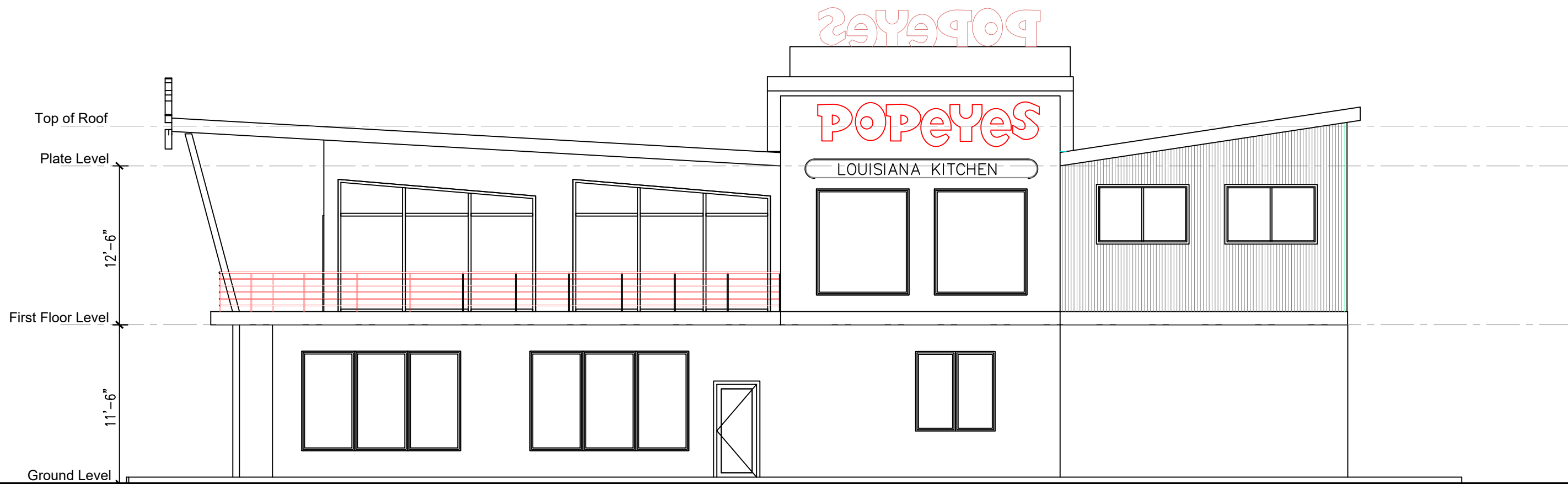
CLIENT NAME:
GUYANA RESTAURANT INCORPORATED
DRAWING NAME:
NORTHERN ELEVATION

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT
228 & 229 CAMP STREET, NORTH
CUMMINGSBURG , GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
1/8" = 1'-0"
DATE:
SEPTEMBER 10, 2024

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A4



SOUTHERN ELEVATION
Scale 1/8"=1'-0"



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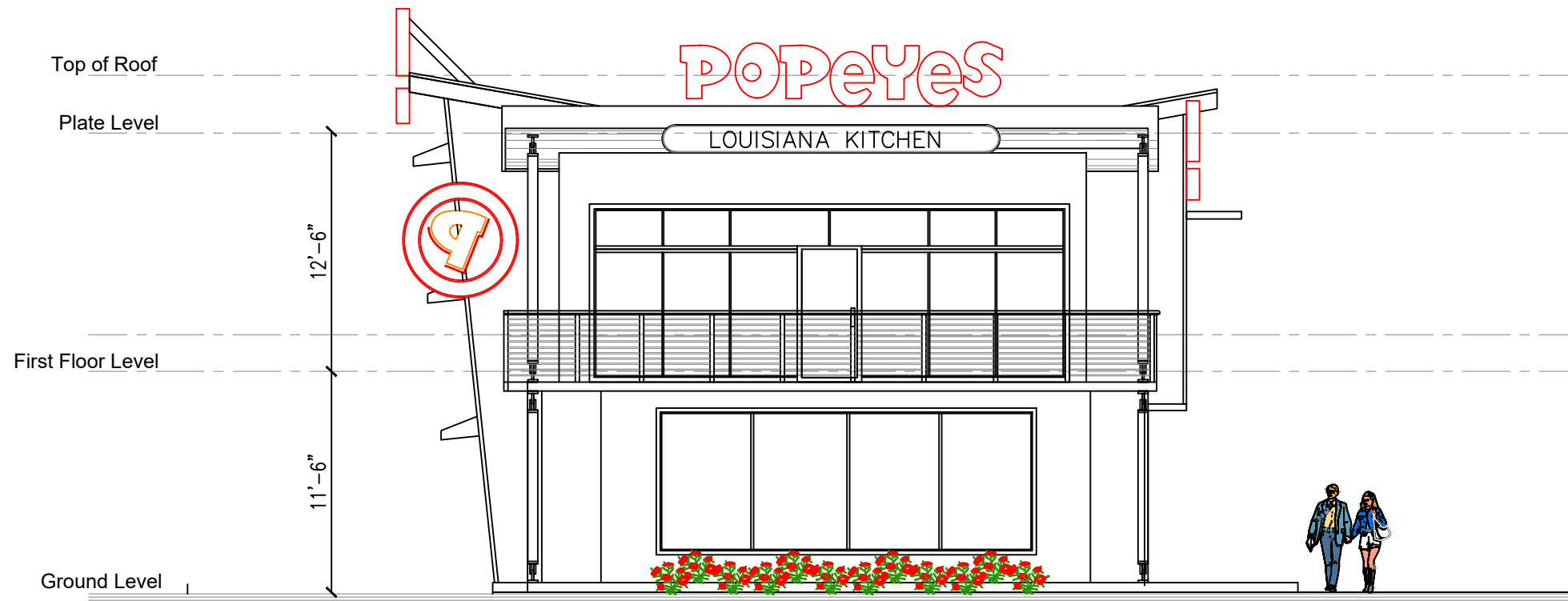
CLIENT NAME:
GUYANA RESTAURANT INCORPORATED
DRAWING NAME:
SOUTHERN ELEVATION

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT
228 & 229 CAMP STREET, NORTH
CUMMINGSBURG , GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
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SHEET No:
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WESTERN ELEVATION
Scale 1/8" = 1'-0"



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CLIENT NAME:
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DRAWING NAME:
WESTERN ELEVATION

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT
228 & 229 CAMP STREET, NORTH
CUMMINGSBURG , GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
1/8" = 1'-0"
DATE:
SEPTEMBER 10, 2024

SHEET No:
A6



Garbage Disposal



Generator Room



Diesel 5000Lt



Water Tanks



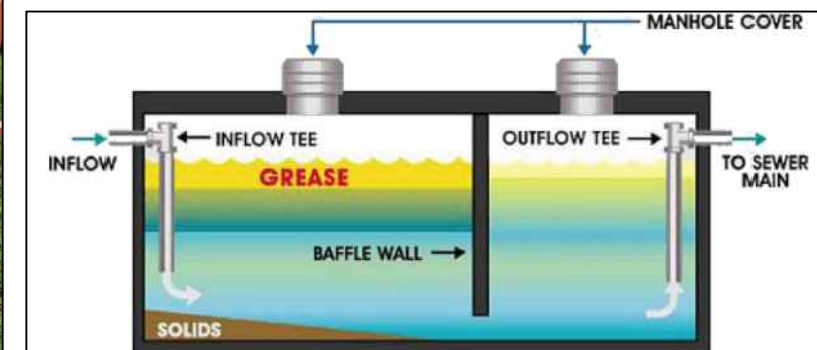
Water Supply & Filtration System



Central Air Conditioning Unit



Manholes



Underground Grease Trap



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DESCRIPTION:

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DRAWING NAME:
IMAGES

PROJECT NAME AND ADDRESS
PROPOSED AS-BUILT POPEYES AT LOT
228 & 229 CAMP STREET, NORTH
CUMMINGSBURG , GUYANA.

ARCHITECT:
ORIN BOYCE (BSc Arch)
DRAFTSMAN:
O. GLASGOW

SCALE:
NOT TO SCALE
DATE:
SEPTEMBER 10, 2024

SHEET No:
A7

REPUBLIC OF GUYANA

COUNTY OF DEMERARA

AGREEMENT OF LEASE

THIS LEASE made at Georgetown, Demerara on 2nd September, 2014 between **Liberty Investments Inc.** a company Incorporated in Guyana and doing business at 228 Camp Street, Georgetown (hereinafter called the Lessor which term of expression whenever the context so permits or requires shall be deemed to extend to include all his heirs, executors, administrators and assigns) of one part and Guyana Restaurants Inc. of 228 Camp Street, Georgetown, Guyana (hereinafter called the Lessee which term of expression whenever the context so permits or requires shall be deemed to extend to and include its successors, representatives and / or assigns) of the other part.

WHEREAS the Lessor of the property hereinafter described and the Lessee have agreed to take the property hereinafter described on the terms and conditions hereinafter set out:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the rent hereinafter reserved and of the Lessor and Lessee covenants hereinafter contained, it is hereby declared as follows:-

1. The Lessor hereby demises unto the Lessee. All that property known at 228 Camp Street, Georgetown, Guyana (hereinafter referred to as the demised premises) to hold the same unto the Lessee for the period of 15 (fifteen) year commencing from 1st September, 2014 – 30th September, 2029 and paying rent in the sum of two million two hundred thousand dollars (\$2,200,000) per month in Guyana currency plus 16% value added tax.

The first installment consisting of one (1) month rental as security deposit is to be paid on the signing of this Agreement receiptwhereofis hereby acknowledged by the Landlord.

Thereafter the rent will be paid monthly in advance on the first day of each month.

2. Such rental in the above sum will remain fixed for the fifteen (15) years of the said Lease until the expiration of the Lease.
3. The Lessee hereby covenants with the Lessor as follows:-

- a) To keep the demised premises, so far as Lessor shall not be liable thereafter, in good tenantable repair and condition (fair wear and tear and damage by fire, explosion, storm, tempest, flood or civil commotion excepted) at all times during the said term to yield up the same in such condition and repair except as aforesaid at the expiration or sooner determination of the contract.
- b) Not to permit anything to be done which may make void or voidable any policy for the insurance of the building against damage by fire and explosion or may cause an increased premium to be payable for such insurance.
- c) To pay all charges for the telephone, telecommunication, water garbage and electricity service supplied and provided at the demised premises during the said term.
- d) The demised premises is leased on an "as is" basis and repairs, reconstruction/or modification inclusive of all maintenance of such works would be done solely at lessee's expense.
- e) To provide security services at their own expense, which they may consider necessary from time to time for the demised premises.
- f) At expiration or sooner determination of the agreement quietly to yield up the demised premises fixtures and fittings therein in good tenantable repair, fair, wear and tear excepted, (subject to the exceptions aforesaid) and to put the Lessor in vacant possession thereof.
- g) Not to erect or install any fixtures and fittings or make any structural alterations to the said premises except with the expressed permission of the Lessor in writing obtained in writing beforehand, which permission shall not be unreasonably withheld.
- h) To give immediate notice of any outbreak of fire, damage by explosion or the like occurring within the demised premises.
- i) To cause no nuisance or annoyance to Landlord or Tenants of adjoining premises.

- j) To permit the Lessor to inspect the premises following reasonable notice given to the Lessee by the Lessor.
 - k) Not to use or permit the use of the demised premises or any part thereof otherwise than for matters connected with their trade or business.
4. Nothing in the foregoing clause shall be deemed to impose any liability upon the Lessor to insure the demised premises or any part thereof against fire or any other risk whatsoever, to pay or repay or indemnify the Lessee in respect of any premium due or occurring due on any part thereof or any such policy that may hereafter be taken out by the Lessor.

5. The Lessor hereby covenants with the Lessee as follows:

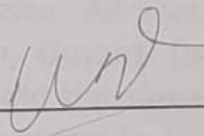
- a) To pay and discharge all rates, taxes, duties, assessments charges and any other outgoings (other than any rates or charges payable by the Lessee as aforesaid mentioned herein), which are now or during the said term shall be levied imposed or charged in respect of the demised premises.
 - b) That the Lessee's paying the rent, hereby reserved and observing and performing the several covenants conditions and agreements herein contained and on the Lessee's part to be observed and performed shall and may peacefully and quietly hold and enjoy the demised premises during the said term without any lawful interruption or disturbance from or by the Lessor or any other person whomsoever.
6. If the rent hereby reserved or any part thereof, shall at any time be in arrears and unpaid for twenty eight days, the Lessor shall be entitled to re-enter into or upon the demised premises or any part thereof in the name of the whole and peaceable to hold and enjoy the demised premises thence forth, as if this agreement had not been made without prejudice to any other right of action or remedy or either party against the other in respect of any antecedent breach of any covenant or condition hereby contained.
7. This agreement of Lease shall be held to be firm and binding and cannot be terminated or rescinded before 30th September, 2029.

8. At any time before the expiration of the term hereby granted or at any renewal thereof the Tenant and the landlord have the option of terminating the tenancy by giving two calendar months' notice in writing to that effect. The two month's notice requirement will be waived should Program Support Unit Project be terminated by order of the Government of Guyana and/or Canada.

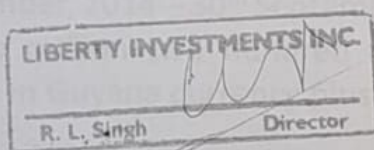
9. Any notice required to be given or served under this agreement and not otherwise provided for shall be sufficiently served on the Lessee, if forwarded to them at their place of business and any notice so sent by post, shall be deemed to be given at the time of posting.

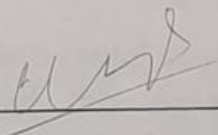
10. The Lessee shall have a right of renewal of the Lease hereby created for a further period on the same terms and conditions as the lease herein save as to the rent, and as a right of renewal, upon giving the Lessor three (3) months written notice of their intention so to do.

IN WITNESS WHEREOF the parties have hereunto set their hands this 2nd day of September 2014 in the city of Georgetown, in the County of Demerara, in the Republic of Guyana and in the presence of the subscribing witnesses.



LESSOR
LIBERTY INVESTMENTS INC.
Secretary to the Corporation


LIBERTY INVESTMENTS INC.
R. L. Singh Director



LESSEE
GUYANA RESTAURANTS INC.
Secretary, Board of Directors


GUYANA RESTAURANTS INC.
Director