

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

Location of Construction: 84 Commercial Street		Owner: James Finley		Phone: 774-3550	
Owner Address: 166 Spurwink Road Scarborough, ME 04074		Lessee/Buyer's Name: N/A		Phone: N/A	
Contractor Name: **Engel/Jeffrey Construction		Address: 58 Douglass St. Ptld, ME 04102		Phone: 773-0776	
Past Use: Restaurant/Bar		Proposed Use: Same		COST OF WORK: \$ 150,000	
				PERMIT FEE: \$ 924.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: A-3 Type: 3B BOCA 99	
				Signature: <i>[Signature]</i>	
Proposed Project Description: Interior renovations on 1st and 2nd floors to include at dock with ramp and staircase . Addition of handicap bathroom. <i>↑ not included - requires site review Dry Dock plan exemption</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: UB		Date Applied For: 3-10-00		Signature: _____ Date: _____	

Permit No: **000188**

Permit Issued: **ISSUED**

MAR 16

CITY OF PORTLAND

Zone: **B3** CBL: 030-D-005

Zoning Approval: *for interior only*

Special Zone or Reviews:
 Shoreland *See conditions*
 Wetland
 Flood Zone *3/17/00*
 Subdivision
 Site Plan maj minor mm

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..

****Please SEND To:** Engel/Jeffrey Construction
58 Douglass Street
Portland, ME 04102

PERMIT ISSUED WITH REQUIREMENTS

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

3-10-00

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *Any Exterior work will require*
 Approved A Sep. Review
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CNO DISTRICT 1

UB



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

10696

Sprinkled

DRY DOCK RESTAURANT
Located at: 84 COMMERCIAL ST
PORTLAND
Occupancy/Use: ASSEMBLY CLASS B

Permission is hereby given to:

DALE WEEKS
84 COMMERCIAL ST
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 26th of Septemb 2000

Dated the 27th day of March A.D. 2000

Commissioner

Fee: \$150.00
\$50.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME



HOLDEN
AGENCY
INSURANCE

P.O. BOX 10610
PORTLAND, MAINE 04104
207-775-3793 Phone
207-775-3691 Fax

October 10, 2000

City Of Portland
389 Congress Street Rm
Portland ME 04101

Re: Dry Dock Restaurant *84 Commercial*
Policy# SX -RE00576 (LIABILITY CGL) *030 D005*
Effective August 17, 2000 to August 17, 2001

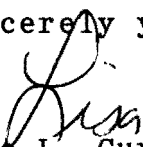
To Whom It May Concern:

Enclosed please find a copy of the above referenced insured's insurance policy for which you are named as Additional Insured as respects to insured's sign.

Please keep this as evidence of coverage.

Should you have any questions regarding this matter, please free to call me directly.

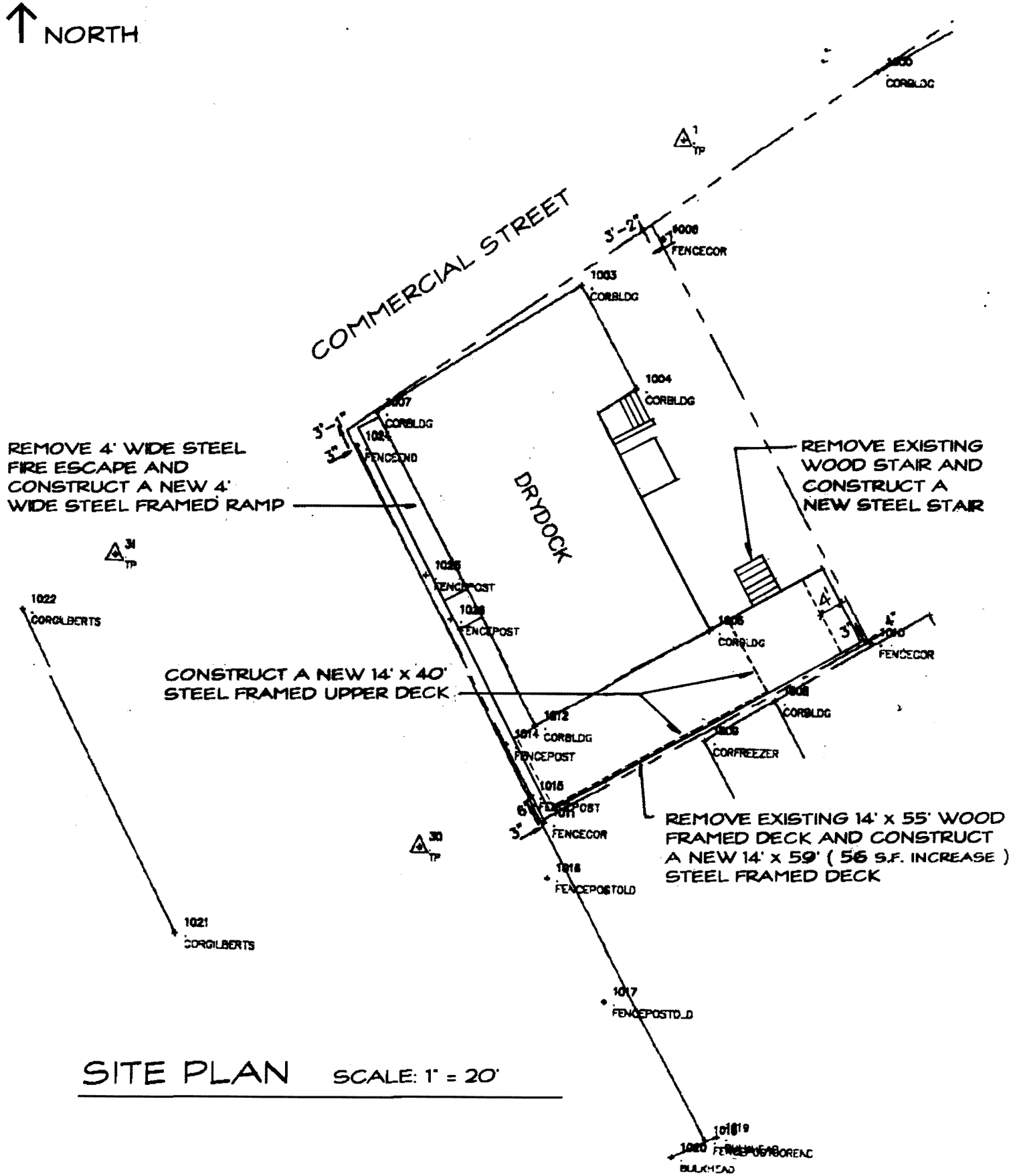
Sincerely yours,


Lisa L. Curlew, CISR
Commercial Lines Senior Account Rep.

LC(A)/pe

HOME/AUTO/BUSINESS/PROPERTY & LIABILITY/GROUP HEALTH/LIFE/DISABILITY/LONG TERM CARE

↑ NORTH



SITE PLAN SCALE: 1" = 20'

3 / 22 / 2000

THE DRY DOCK RESTAURANT

84 COMMERCIAL STREET PORTLAND, MAINE

architect: brian e. duffy associates

CITY OF PORTLAND, MAINE
PLANNING BOARD

030-D-005

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

May 1, 2000

Mr. Kevin Mahaney
Olympia Equity Investors IV
500 Main Street
c/o Erin Co.
Bangor Maine 04401

RE: Mayhew-Thomas Building rehabilitation and addition, 83 Commercial Street.

Dear Mr. Mahaney:

On April 25, 2000 the Portland Planning Board voted to approve your site plan application with the following motions:

1. That the alterations and addition to the Mayhew-Thomas Block (**meet**) the Standards for Review of Alterations (Sec.14-650) and the Standards for Review of Construction (Sec. 14-651) of the Historic Preservation Ordinance (voted 6-0, Cole abstaining) and;
2. On the basis of the above findings, the Planning Board (**approves**) a Certificate of Appropriateness for exterior alterations and a new building addition at 83 Commercial Street pursuant to Historic Preservation Code Sec. 14-639. (6-0, Cole abstaining)
3. That the plan (**is**) in conformance with the standards for Local Site Location of Development Review for traffic: (6-0, Cole abstaining)

Subject to the following condition:

- a. That the applicant submit for City Traffic and Planning review and approval revised curb configuration plans for the proposed alterations to the Custom House Street and Commercial Street intersection and for the proposed loading ramp.
4. That the Planning Board finds that the required on-site parking of 67 spaces cannot reasonably be located on the same lot with the principal structure. The proposed off-site parking locations (10 spaces at 1 India Street; 50 spaces at Shipyard Brewing on Fore Street; 17 spaces at 79 Commercial Street; and 45 spaces at Custom House Parking Garage) (**are**) within a reasonable distance from the principal building to adequately service the parking needs of the building.

O:\PLAN\DEVREVW\COMMER83\APPRLET.WPD

As a result, subject to the condition listed below, the Planning Board **(does)** waive the on-site parking requirements of 14-332 and 344 and **(does)** substitute the proposed off-site parking locations for the parking requirements for this project. (5-1, Hagge against, Cole abstaining.)

The waiver is conditioned upon:

The Board finds that the applicant has established evidence of its control over the required 67 parking spaces. Should the building owner no longer maintain said control over the spaces, the owner shall be required to provide evidence to the Planning Authority of its control over 67 parking spaces, which spaces shall meet the reasonableness standard contained with 14-334 of the Land Use Code.

5. That the plan **(is)** in conformance with the site plan standards of the land use code. (6-0, Cole abstaining)

Subject to the following conditions of approval:

- a. That the applicant submit a lighting plan for Planning Authority review and approval.
- b. That any occupation or use of the vacant rear buildings (accessory ells and block buildings) on the Fore Street side of the property needs to come back to the Planning Board for Site Plan review and approval.
- c. Prior to the issuance of any building permit, the applicant shall make an offer of a utility easement to CMP for the purpose of siting a transformer on the subject property. This easement shall be reviewed and approved by Corporation Counsel.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #14-00, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon

in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Acting Development Review Coordinator (874-8300) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Acting Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jaime Cardn, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
William B. Needelman, Planner
Debora Andrews, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist

O:\PLAN\DEVREVW\COMMER83\APPRLET.WPD

Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREVW\COMMER83\APPRLET.WPD

030-D-005

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

DALE WEEKS ⁹⁰ THE DRY DOCK RESTAURANT
Applicant
84 COMMERCIAL STREET
Applicant's Mailing Address
BRIAN E. DUFFY - ARCHITECT 874-0325
Consultant/Agent/Phone Number

MARCH 22, 2000
Application Date
DRY DOCK RESTAURANT
Project Name/Description
84 COMMERCIAL STREET
Address of Proposed Site

Description of Proposed Development:
REMOVING EXISTING FIRE ESCAPE ON WEST SIDE & CONSTRUCTING A NEW RAMP.
REMOVING EXISTING WOOD DECK ON SOUTH SIDE & CONSTRUCTING A NEW STEEL
FRAMED DECK. ADDING A NEW STEEL FRAMED DECK @ THE SECOND LEVEL

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft. ±
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
NO	NO-add'l deck
YES NO	NO - does not significantly exceed 500 sq ft
NO	✓
YES	✓
NO	✓
NO	✓
YES	dumpster to be screened
YES	✓

Exemption Granted _____ Partial Exemption Exemption Denied _____

Condition: Applicant to submit plan for screening dumpster.

Planner's Signature

Jan Anderson

Date

3/24/2000

White - Planning Office

Pink - Inspections

Yellow - Applicant

This Declaration Page is attached to and forms part of the certificate provisions (Form SLC-3 USA).

Previous No. RE00306 Authority Ref No. BA000072, BA000364, BA000005 Certificate No. RE00576

1 Name and address of the Assured

DBA DRY DOCK RESTAURANT
P E D ENTERPRISES, INC.
84 COMMERCIAL STREET
PORTLAND, ME 04101

"This insurance contract is issued pursuant to the Maine Insurance Laws by an insurer neither licensed by nor under the jurisdiction of the Maine Insurance Bureau." (1969, c. 132, & 1, eff. Jan. 1, 1970; 1973, c. 585, & 12.)

2 Effective from 08/17/00 to 08/17/01
both days at 12:01 am standard time

3 Insurance is effective with certain UNDERWRITERS AT LLOYD'S, LONDON. Percentage
LIABILITY: BA000072 100%
PROPERTY: BA000072 33.3% BA000364 33.3% BA000005 33.3%

4	Amount	Coverage	Rate	Premium
	SEE SUR 100	COMMERCIAL PROPERTY COVERAGE PART		\$ 3,492.00
	SEE SUR 200	COMMERCIAL LIABILITY COVERAGE PART		\$ 2,851.00
	SEE LL150	LIQUOR LIABILITY COVERAGE PART		\$ 990.00
	SUR/EXT	ENHANCEMENT ENDORSEMENT		\$ INCLUDED
				\$

TOTAL CHARGED \$ 7,333.00

PREMIUM IS 25% FULLY EARNED

5 Special conditions

FORMS APPLICABLE TO ALL SECTIONS: IL0017 (11/85), IL0247 (03/92), IL0913/H0306 (1/82), IMCONE715 (7/97), NMA 1998 (24/4/86), NMA 2341, NMA 2342, SUR20 {1-98}, SUR200 (4/97), LL150 [03-1997, SUR100 (4/97)

6 Service of Suit may be made upon: WILSON, ELSER, MOSKOWITZ, EDELMAN AND DICKER

Dated 09/01/00 SVL

Claims Notification: Surplex Underwriters, Inc.

by



SLC-3 (SPU 5/99)

COPY

COMBINATION ENDORSEMENT

This endorsement effective 08/17/00 forms a part of policy number RE00576
issued to DBA DRY DOCK RESTAURANT It is agreed, the policy is amend as follows.

**THE FOLLOWING PROVISIONS SUPERSEDE ALL OTHER TERMS & ATTACHMENTS
TO THIS POLICY:**

APPLICABLE
IF CHECKED

X

MINIMUM EARNED PREMIUM

In the event this policy is cancelled at the request of the insured, it is understood and agreed that the minimum earned premium to be retained by the company shall not be less than 25% of the total policy premium. Cancellation for non-payment of premium shall be deemed a request by the named insured for cancellation of this policy thereby activating the foregoing minimum premium provision.

X

LOSS CLAUSE

The loss clause(s) in this policy, and/or coverage endorsements attached to the policy is deleted, and the following is substituted: "If a loss occurs and results in a constructive total loss at the describe location it is understood and agreed that the premium for that location is 100% fully earned. Constructive total loss is defined as a loss equal to the policy limit(s) for the described insured proprty or a partial loss which may render the described insured property as being not suitable for it's intended use &/or occupancy and where repair is prohibited a govermental authority.

X

VACANCY OR UNOCCUPANCY

Coverage under this policy is suspended while a described building, (whether intended for occupancy by owner or tenant) is 100% vacant or unoccupied beyond a period of thirty consecutive days, unless permission for such vacancy or such unoccupancy is granted hereon in writing and as additional premium is paid for such vacancy or unoccupancy. Vacancy of premises at inception of this policy renders this policy null and void.

—

SEASONAL UNOCCUPANCY

In consideration of the additional premium charged at inception, it is understood and agreed that vacancy or unoccupancy of a seasonal nature is allowed for any period within the policy term as long as said vacancy or unoccupancy of a seasonal nature is noted and specified in the declarations of this policy.

IMCONE 715 (7/97)

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
DECLARATIONS**

POLICY NUMBER: RE00576

EFFECTIVE DATE: 08/17/00

1. NAMED INSURED: DBA DRY DOCK RESTAURANT						
2. LIMITS OF INSURANCE - INSURANCE APPLIES ONLY FOR COVERAGE FOR WHICH A LIMIT OF INSURANCE IS SHOWN.						
General Aggregate Limit (Other than Products/Completed Operations)				\$ 2,000,000		
Products/Completed Operations Aggregate Limit				\$ 1,000,000		
Personal & Advertising Injury Limit				\$ 1,000,000		
Each Occurrence Limit				\$ 1,000,000		
Fire Damage Limit				\$ 50,000		any one fire
Medical Expense Limit				\$ 5,000		any one person
3. FORM OF BUSINESS: <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> CORPORATION						
4. LOCATIONS of all premises you Own, Rent, or Occupy 84 COMMERCIAL STREET, PORTLAND, ME 04101						
5. CLASSIFICATION	CODE #	PREM. BASIS	RATES		ADVANCE PREMIUM	
			Prod/CO	All Other	Prod/CO	All Other
RESTAURANT-WITH SALES OF ALCOHOLIC BEVERAGES THAT ARE LESS THAN 75% OF THE TOTAL ANNUAL RECEIPTS OF THE RESTAURANT-WITHOUT DANCE FLOOR.	16816	*	1.157	69.82	\$868.00	\$1,983.00
* AREA - 2,840 SQ FT. RECEIPTS - \$750,000.						
TOTAL GL PREMIUM \$2,851.00						
(s) gross sales - per \$1000	(c) total cost - per \$1000	(m) admissions - per 1000	(e) each			
(p) payroll - per \$1000	(a) area - per 1000 sq. ft.	(u) units				
6. Policy may be AUDITABLE						
7. SPECIFIC GENERAL LIABILITY FORMS/ENDORSEMENTS						
<u>SUR01 (8/97), SUR03 (8/97), CG 0001 (10/93), CG 2147 (10/93), CG 2160 (04-98), CG 2407 (11-85),</u>						
<u>IL0021 (11/85)</u>						
<u>CG 2013 (11/85)</u>						

This page alone does not provide coverage and must be attached to a Commercial Lines Common Policy Declarations Common Policy Conditions, Coverage Part Coverage Form(s) and any other applicable forms and endorsements.

SUR200 (4/97)

COPY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – STATE OR POLITICAL
SUBDIVISIONS – PERMITS RELATING TO PREMISES**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

State or Political Subdivision:

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04104

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured any state or political subdivision shown in the Schedule, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or political subdivision has issued a permit in connection with premises you own, rent, or control and to which this insurance applies:

1. The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or
2. The construction, erection, or removal of elevators; or
3. The ownership, maintenance, or use of any elevators covered by this insurance.

POLICY NUMBER:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CG 24 07 11 85

PRODUCTS/COMPLETED OPERATIONS HAZARD REDEFINED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Description of Premises and Operations:

RESTAURANT/BAR

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

With respect to "bodily injury" or "property damage" arising out of "your products" manufactured, sold, handled or distributed:

1. On, from or in connection with the use of any premises described in the Schedule, or
2. In connection with the conduct of any operation described in the Schedule, when conducted by you or on your behalf.

Paragraph a. of the definition of "Products-completed operations hazard" in the DEFINITIONS Section is replaced by the following:

- a. "Products-completed operations hazard" includes all "bodily injury" and "property damage" that arises out of "your products" if the "bodily injury" or "property damage" occurs after you have relinquished possession of those products.

LIQUOR LIABILITY COVERAGE PART DECLARATIONS

Policy No. RE00576

Effective Date: 08/17/2000 12:01 A.M. Standard Time

LIMITS OF INSURANCE				
\$ 500,000		Each Common Cause		
\$ 1,000,000		Aggregate		
BUSINESS DESCRIPTION AND LOCATION OF PREMISES				
Form of Business: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Joint-Venture <input type="checkbox"/> Other:				
Business Description: RESTAURANT/BAR				
Location of All Premises You Own, Rent or Occupy:				
1. 84 COMMERCIAL STREET, PORTLAND, ME 04101				
2.				
3.				
4.				
PREMIUM				
Classification Description	Code No.	Receipts	Rate Per \$1000 Receipts	Premium
RESTAURANT-WITH SALES OF ALCOHOLIC BEVERAGES THAT ARE LESS THAN 75% OF THE TOTAL RECEIPTS OF THE RESTAURANT-WITHOUT DANCE FLOOR.	16816	\$ 750,000	1.320	\$ 990
TOTAL PREMIUM				\$ 990
FORMS AND ENDORSEMENTS (other than applicable Forms and Endorsements shown elsewhere in the policy)				
Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue: CG0033 {10-93}, CG2806 {11-85}, CG0305 {10-93}, SURAB {9-98}				
THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.				

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CG 28 06 11 85

LIMITATION OF COVERAGE TO INSURED PREMISES

This endorsement modifies insurance provided under the following:

LIQUOR LIABILITY COVERAGE PART

SCHEDULE

Description and Location of "Insured Premises":

RESTAURANT/BAR
84 COMMERCIAL STREET, PORTLAND, ME 04101

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

This insurance only applies to "damages" arising out of your "insured premises."

"Insured premises" means:

1. The premises shown in the Schedule; and
2. Any premises you acquire during the policy period for use in manufacturing, distributing, selling, serving or furnishing alcoholic beverages if:
 - a. You notify us within 30 days after the acquisition, and
 - b. You have no other valid and collectible insurance applicable to the loss.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CG 03 05 10 93

DEDUCTIBLE LIABILITY INSURANCE

This endorsement modifies insurance provided under the following:

LIQUOR LIABILITY COVERAGE PART

SCHEDULE

Location
CoverageAmount and Basis of Deductible
PER CLAIM or PER OCCURRENCE

Liquor Liability

\$ 500.00 \$

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

APPLICATION OF ENDORSEMENT (Enter below any limitations on the application of this endorsement. If no limitation is entered, the deductibles apply to damages for "injury", however caused):

- A. Our obligation under the Liquor Liability Coverage to pay damages on your behalf applies only to the amount of damages in excess of any deductible amount stated in the Schedule above.
- B. You may select a deductible amount on either a per claim or a per common cause basis. Your selected deductible applies to the Liquor Liability Coverage and to the basis of the deductible indicated by the placement of the deductible amount in the Schedule above. The deductible amount stated in the Schedule above applies as follows:
1. PER CLAIM BASIS. If the deductible amount indicated in the Schedule above is on a per claim basis, that deductible applies under Liquor Liability Coverage, to all "injuries" sustained by any one person or organization.
 2. PER COMMON CAUSE BASIS. If the deductible amount indicated in the Schedule above is on a per common cause basis, that deductible amount applies under Liquor Liability Coverage to all damages because of "injury" as the result of the selling, serving, or furnishing of any alcoholic beverage to any one person, regardless of the number of persons or organizations who sustain damages.
- C. The terms of this insurance, including those with respect to:
1. Our right and duty to defend any "suit" seeking those damages; and
 2. Your duties in the event of an "injury", claim or "suit" apply irrespective of the application of the deductible amount.
- D. We may pay any part or all of the deductible amount to effect settlement of any claims or "suit" and, upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount as has been paid by us.

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

POLICY NUMBER: RE00576

Supplemental Declarations is attached.

Effective Date: 08/17/00

12:01 A.M. Standard Time

BUSINESS DESCRIPTION RESTAURANT

DESCRIPTION OF PREMISES

PREMISE #	BLDG #	CONST	CLASS #	DESCRIPTION & LOCATION
1	1	MASONRY	0542	2 STORY BUILDING OCCUPIED AS A RESTAURANT 84 COMMERCIAL STREET PORTLAND ME 04101

COVERAGES PROVIDED (INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN)

PREMISE #	BLDG #	COVERAGE - Bldg, Cts, Other	LIMIT OF INSURANCE	COVERED CAUSES OF LOSS	COINSUR %	RATES
1	1	BUILDING	\$618,310.	SPECIAL	80%	.37
1	1	BPP	\$225,000.	SPECIAL	80%	.37
1	1	BI	\$ 50,000.	SPECIAL	1/3 MOS LIMITS	.37
1	1	LOSS OF RENTS	\$ 50,400.	SPECIAL	80%	.37
1	1	(SEE SUR/EXT)		ENHANCEMENT END'T		INCL

OPTIONAL COVERAGES (APPLICABLE ONLY WHEN ENTRIES ARE MADE IN THE SCHEDULE BELOW) *If extra expense coverage, limits on loss payment.

PREMISE #	BLDG #	AGREED VALUE EXPIRATION DATE	COVERAGE	AMOUNT	BUILDING	REPLACEMENT COST (X) PERSONAL PROPERTY	INCLUDING "STOCK"
1	1				X	X	

PREMISE #	BLDG #	INFLATION GUARD (Percentage) BUILDING PERSONAL PROPERTY	**MONTHLY LIMIT OF INDEMNITY (Fraction)	**MAXIMUM PERIOD OF INDEMNITY (X)	**EXTENDED PERIOD OF INDEMNITY (Days)

**APPLIES TO BUSINESS INCOME ONLY

MORTGAGE HOLDERS(s)

PREMISE #	BLDG #	MORTGAGE HOLDER NAME AND MAILING ADDRESS
1	1	(REFER TO END'T #1)

DEDUCTIBLE \$ 1,000.00

Exceptions:

PREMIUM FOR THIS COVERAGE PART \$ 3,492.

FORMS AND ENDORSEMENTS (other than applicable Forms and Endorsements shown elsewhere in the policy)

Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:

APPLICABLE TO ALL COVERAGES:
CP 0010 (10/91), CP 0030 (10/91), CP 0090 (7/88), CP 1030 (10/91), IL 0415 (10/91), IL 0935 {04-98},
SUREXT {8-6-99}

APPLICABLE TO SPECIFIC PREMISES/COVERAGES:

PREMISE #	BLDG #	COVERAGES	FORM NUMBERS

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

Includes copyrighted material of ISO Commercial Risk Services Inc., with its permission.
Copyright ISO Commercial Risk Services Inc. 1983, 1984.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

IL 04 15 10 91

PROTECTIVE SAFEGUARDS

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

FARM COVERAGE PART

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement effective 08/17/00	12:01 A.M. standard time	Policy No. RE00576
Named Insured DBA DRY DOCK RESTAURANT		Countersigned by

(Authorized Representative)

SCHEDULE*

Prem. No.	Bldg. No.	Protective Safeguards Symbols Applicable
1	1	P-9

Describe any "P-9" : ANSUL SYSTEM & CENTRAL STATION BURGLAR ALARM

1. The following is added to the:
 - Commercial Property Conditions
 - General Conditions in the Farm Property Coverage Form
 - General Conditions in the Mobile Agricultural Machinery and Equipment Coverage Form
 - General Conditions in the Livestock Coverage Form

PROTECTIVE SAFEGUARDS

 - a. As a condition of this insurance, you are required to maintain the protective devices or services listed in the Schedule above.
 - b. The protective safeguards to which this endorsement applies are identified by the following symbols:
 - "P-1" **Automatic Sprinkler System**, including related supervisory services.
Automatic Sprinkler System means:
 - (1) Any automatic fire protective or extinguishing system, including connected:
 - (a) Sprinklers and discharge nozzles;
 - (b) Ducts, pipes, valves and fittings;
 - (c) Tanks, their component parts and supports; and
 - (d) Pumps and private fire protection mains.
 - (2) When supplied from an automatic fire protective system:
 - (a) Non-automatic fire protective systems; and
 - (b) Hydrants, standpipes and outlets.
 - "P-2" **Automatic Fire Alarm**, protecting the entire building, that is:
 - (1) Connected to a central station; or
 - (2) Reporting to a public or private fire alarm station.
 - "P-3" **Security Service**, with a recording system or watch clock, making hourly rounds covering the entire building, when the premises are not in actual operation.
 - "P-4" **Service Contract** with a privately owned fire department providing fire protection service to the described premises.
 - "P-9" The protective system described in the Schedule.
2. The following is added to the EXCLUSIONS section of:
 - CAUSES OF LOSS - BASIC FORM
 - CAUSES OF LOSS - BROAD FORM

*Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.

LLOYDS OF LONDON

POLICY NUMBER: RE00576

ENDORSEMENT # 1

Named Insured: DBA DRY DOCK RESTAURANT

AGENT/BROKER: SURPLEX UNDERWRITERS

CONTRACT #: BA000072
BA000364

Policy Term : 08/17/00 to 08/17/01

Endorsement Effective Date: 08/17/2000

GENERAL CHANGE ENDORSEMENT

LIST OF MORTGAGEES

✓ 1) KEY BANK NA
Mtgec ~~ONE CANAL PLAZA~~ 179 John Roberts Rd
~~PORTLAND, ME 04101~~ So. Portland ME 04106

✓ 2) NORWEST FINANCING
LP 15325 SOUTHEAST 30TH PLACE
SUITE 100
BELLEVUE, WA 98007-6538
(SERVE CALL PANEL WITH 8 PAGERS)

✓ 3) FAST SOURCE LEASING
LP 15325 SOUTHEAST 30TH PLACE
BELLEVUE, WA 98007
(LEASED KITCHEN EQUIPMENT)

Premium: NIL AP RP \$

Total Taxes & Fees \$

TOTAL PREMIUM DUE \$

Terms and Conditions of the Policy remain unchanged.

8) 09/01/2000 SVL

Authorized Representative