

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

Permit Number: 010938

PERMIT

This is to certify that Gef Llc/n/a

has permission to 110 sq. ft. of Window Signage

AT 184 Commercial St 031 J030001

provided that the person or persons in or in charge of the building or structure accepting this permit shall comply with all of the provisions of the State Code 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. Nature of work requires such information.

Notification of inspection must be given and work in progress must be reported before this building or part thereof is closed-in. HOUR 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
PERMIT ISSUED
RECEIVED
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 01-0938	Issue Date:	CBL: 031 J030001
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Location of Construction: 184 Commercial St	Owner Name: Gef Llc	Owner Address: Po Box 2808	Phone:
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type:	Zone: WCZ

Past Use: Commercial / Restaurant	Proposed Use: Commercial / Info Center for Tours	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: 110 sq. ft. of Window Signage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <i>Signage</i> Use Group: Type:	
		Signature: <i>[Signature]</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: gg	Date Applied For: 08/01/2001	Zoning Approval		
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- 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

*can't use 9/10/01
 need to use
 permit change use
 from rest. to office
 also can not cover
 more than 50%
 of window area*

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Suburban Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	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 type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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Office premise
9/10/01 sign removed

CERTIFICATION

I, _____, of the named property, or that the proposed work is authorized by the owner of record and that _____ this application as his authorized agent and I agree to conform to all applicable laws of this _____ described in the application is issued, I certify that the code official's authorized representative _____ ered 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

PERMIT ISSUED WITH REQUIREMENTS

8/9/01 called K-stay & told her this was an off-premise sign.
Need a change of use - ALSO can not block more than 50%
of the window —

9/10/01 Sign removed from the premises —

BUILDING PERMIT REPORT

DATE: 2 August 2001 ADDRESS: 184 Commercial ST. CBL: 031-J-030

REASON FOR PERMIT: 110 SQ. FT. Window Signage

BUILDING OWNER: Gef LLC

PERMIT APPLICANT: _____ /CONTRACTOR Sun Duck Tour

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: _____ PERMIT FEES: 5200

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

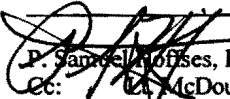
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *35

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

8/1/01

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).



 P. Samuel, Building Inspector

 cc: M. McDougall, PFD

 Marge Schmuckal, Zoning Administrator

 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

CITY OF PORTLAND, MAINE
PLANNING BOARD

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

March 20, 2002

Mr. Thomas Dana, GEF, LLC
P.O. Box 169
Portland, Maine 14112

RE: 184 Commercial Street, Bayview Restaurant Site Plan and Conditional Use Approval

CBL: 031 J030001

Dear Mr. Dana:

On March 12, 2002, the Portland Planning Board voted 5-0 (Delogue absent) to approve a site plan and conditional use appeal at 184 Commercial Street. The approval was granted for the project with the following condition:

- i. That the applicant provides any future revised lighting changes for Planning Staff review and approval.

The approval includes a rehabilitation and occupation of the existing Bayview Restaurant and a 1600 +/- square foot expansion of exterior restaurant use onto the existing pier deck.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 20-02, 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 2.0% 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

O:\PLANDEVREVW\COMM184\SITEPLANAPPROVAL.DOC

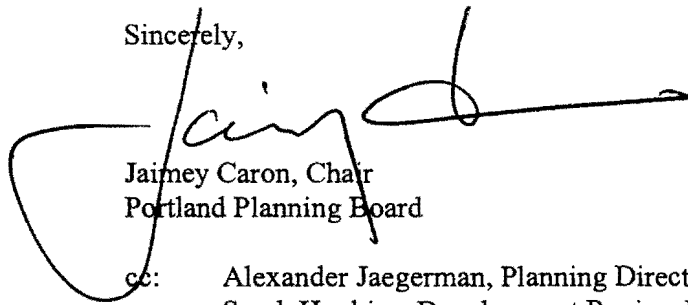
performance guarantee will be released.

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 Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. 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 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 William B. Needelman at 874-8722

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Alexander Jaegerman, Planning Director
Sarah Hopkins, Development Review Program Manager
William B. Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

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

SIGNAGE APPLICATION

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

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

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>184 Commercial Street</u>		
Total Square Footage of Proposed Structure <u>1000 sqft</u>	Square Footage of Lot <u>1000 sqft</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>031</u> Block# <u>5</u> Lot# <u>030</u>	Owner: <u>HWA Sun Box</u> <u>29 Exchange St</u> <u>Portland, ME 04101</u>	Telephone #:
Lessee/Buyer's Name (If Applicable) <u>Super Duck Tours, L.L.C.</u>	Owner's/Purchaser/Lessee Address: <u>P.O. Box 454</u> <u>Portland, ME 04112</u>	Total s.f of signs <u>110</u> x .20 \$ <u>22.00</u> , plus \$30.00 TOTAL \$ <u>52.00</u>
Current use: <u>Restaurant</u> Proposed use: <u>Info Center for Tours</u>		
Project description: <u>Signs for Tour Posted in windows of Storefront</u>		
Applicants Name, Address & Telephone: <u>Super Duck Tours, L.L.C.</u> <u>P.O. Box 454, Portland, ME 04112</u>		
Contractor's Name, Address & Telephone:		
Who shall we contact when the permit is ready: <u>Jon Rattler</u>		
Telephone: <u>(207) 773-3825 x call</u>		
If you would like it mailed, what mailing address should we use: <u>P.O. Box 454</u> <u>Portland, ME 04112</u>		

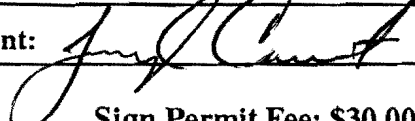
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 1 2001
RECEIVED
Rec'd By: Gau

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

If the property is located in a HISTORIC DISTRICT, a separate sketch is required indicating the design, dimensions, construction materials and source of illumination if any. A photograph of the building façade should be submitted, showing where each sign is to be installed.

Certification

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 of applicant: 	Date: 7/26/01
------------------------------------------------------------------------------------------------------------	---------------

Sign Permit Fee: \$30.00 plus \$0.20 per square foot.

A building permit is also required for any awning based on cost of work-\$30.00 for the first \$1,000.00 and \$6.00 for each additional \$1,000.00

BY FILLING OUT THIS APPLICATION IS DOES NOT MEET THAT YOU WILL BE APPROVED FOR THE AMOUNT OF SIGNAGE YOU ARE APPLYING FOR

IT IS SUGGESTED THAT YOU DO NOT ORDER ANY SIGNAGE UNTIL YOU HAVE RECEIVED YOUR SIGN PERMIT THAT HAS BEEN SIGNED BY THE BUILDING, ZONING AND POSSIBLE HISTORICAL OFFICIALS OF THIS OFFICE

ACORD CERTIFICATE OF LIABILITY INSURANCE OP ID: CI TREDI-1 DATE (MM/DD/YY) 07/25/01

PRODUCER
C J McCarthy Ins Agency, Inc.
A Hub International Limited Co
 229 Andover Street
 Wilmington MA 01887

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY
A New Hampshire Ins.Co.
 COMPANY
 B
 COMPANY
 C
 COMPANY
 D

Phone No. **978-657-5100** Fax No. **978-658-9185**
 INSURED

Super Duck Tours, LLC
 100 Terminal Street
 Charlestown MA 02129-0004

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT	CPP422-11-46	06/01/01	06/01/02	GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 1,000,000
					PERSONAL & ADV INJURY \$ 1,000,000
					EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY:
					EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS OTHER EL EACH ACCIDENT \$ EL DISEASE - POLICY LIMIT \$ EL DISEASE - EA EMPLOYEE \$
A	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
 Certificate Holder and G.E.P., LLC are included as an additional insured with respect to premises leased at 180 Commercial St., Portland, ME

CERTIFICATE HOLDER

HWA

HWA SUN BAE
 29 Exchange Street
 Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

Richard J. McCarthy

DATE: 7/25/01

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 180 COMMERCIAL STREET ZONE: _____

OWNER: HWA SUN BAE

APPLICANT: SUPER DUCK TOOLS, LLC

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

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

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

*** TENANT BLDG. FRONTAGE (IN FEET): 40

*** REQUIRED INFORMATION

SKETCH ATTACHED
AREA FOR COMPUTATION

YOU SHALL PROVIDE:

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: _____ DATE: _____

24"

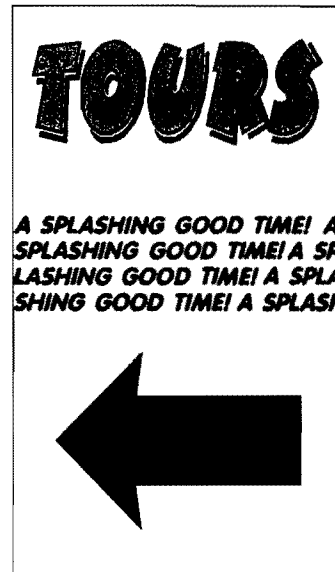
SIGN#1



SIGN#2



SIGN#3



SIGN#4



(4) Tyvek Panels
69 x 41
Int Black, Orange & Light Blue Copy
Int White/Edge PC Logo

88 g/t

SUPER DUCK TOURS **INFORMATION**

Yellow Coroplast
12 x 59
Int Black, Orange & Light Blue Copy

5

SIGN# 5

SUPER DUCK TOURS



A SPLASHING GOOD TIME!

Yellow Coroplast

41 x 59

Int Black Copy

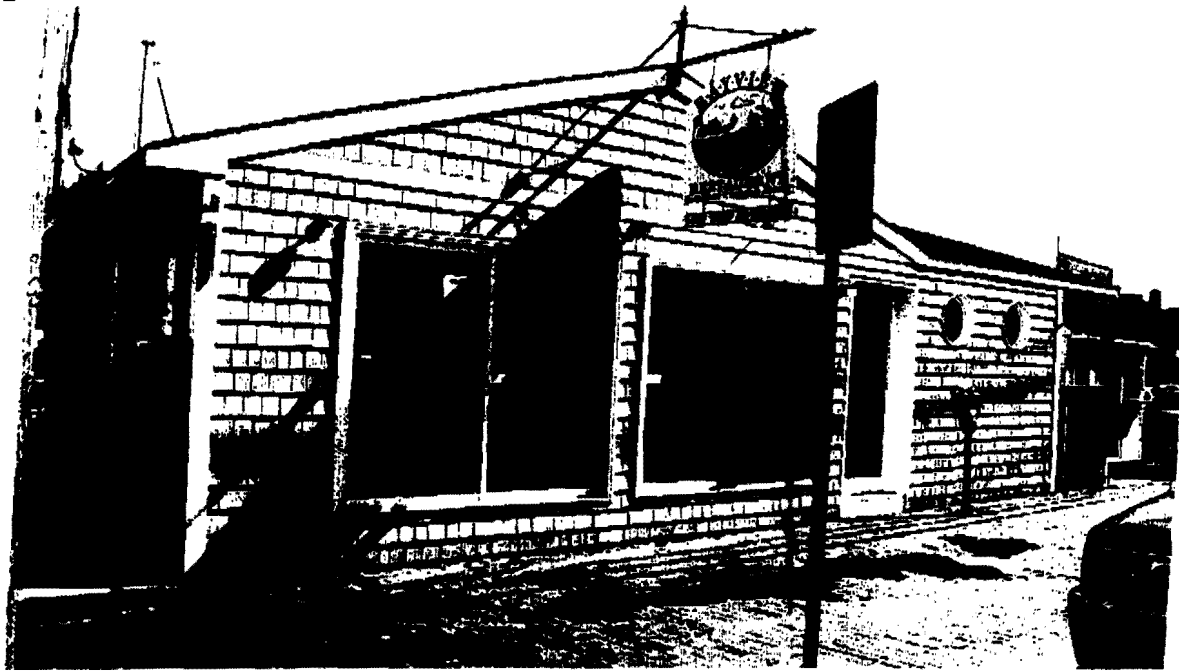
Int Light Blue Splashes w/Black Outlines

Int White/Edge PC Logo

SIGN #6

17ft

TOTAL P.02



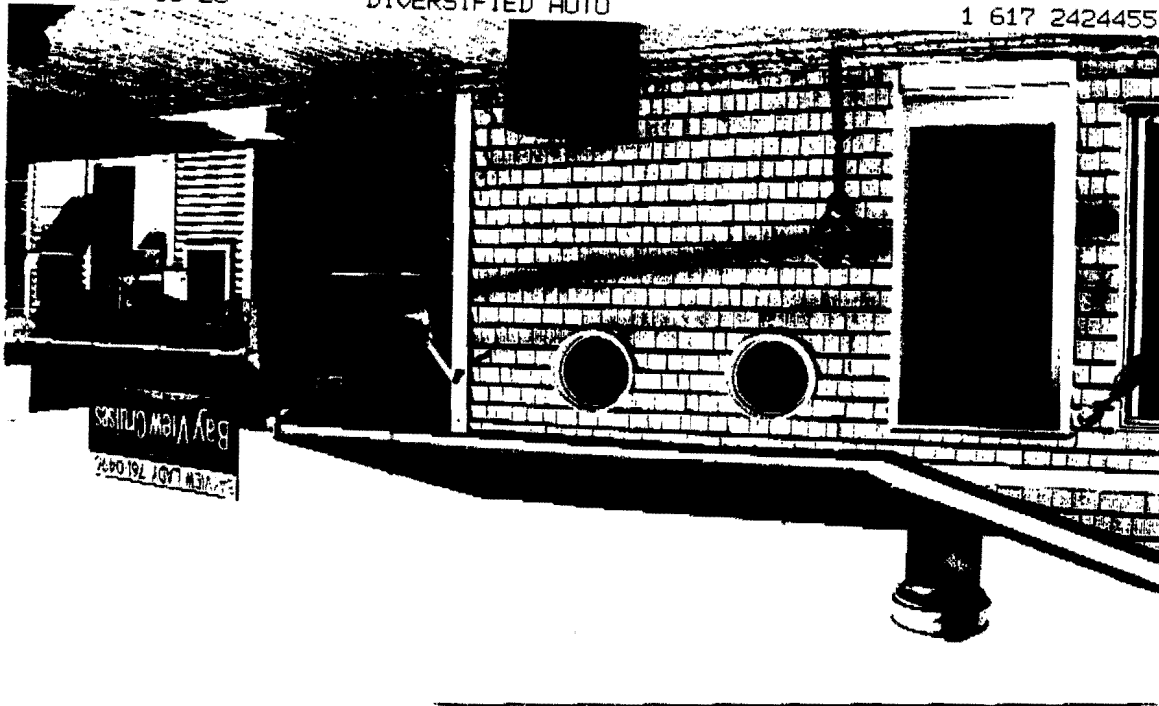
AUG-01-2001 10:26 DIVERSIFIED AUTO 1 617 242455 P.02/02

AUG-01-2001 10:26

DIVERSIFIED AUTO

1 617 2424455

P.01/02



TOTAL P.01



AUG-01-2001 10:25 DIVERSIFIED AUTO 1 617 242455 P.01/01

JUL 23 01 03:24P
COMMERCIAL TRUST REGISTRATION

SUBLEASE

THIS AGREEMENT made as of the 23rd day of July 2001, by and between Super Duck Tours, LLC, hereinafter referred to as "Subtenant" and Hwa Sun Bae, hereinafter referred to as "Tenant", for the retail space at 180 Commercial Street in Portland, Maine.

WITNESSETH:

WHEREAS the Tenant has entered into a lease with the property owner, G.E.F., LLC, dated June 1, 1999 and assigned to the Tenant on December 31, 2000 to which Tenant now leases at 180 Commercial Street in Portland, Maine, to which lease reference is hereby made as if the same were herein set forth at length, as which lease is hereinafter referred to as the "Lease," and

WHEREAS, Subtenant desires to sublease a portion of the Tenants outdoor restaurant space, as outlined in Addendum A, at 180 Commercial Street in Portland, Maine.

NOW THEREFORE, the parties hereto hereby covenant and agree as follows:

1. Tenant hereby leases to Subtenant a kiosk area on the entranceway by the side door at 180 Commercial Street in Portland, Maine (hereinafter called "the premises"). The right of possession of the premises shall commence on 27th day of July, 2001. The Subtenants rent shall commence on July 27, 2001 and terminate at midnight on October 31, 2001.
 2. Subtenant shall pay to the Landlord during the term of this sublease a monthly rent of \$150.00 per month for the partial month of July and for the months of August through October of 2001 due on the first day of each month and every month during the term at the address of the Subtenant set forth in Paragraph 10 regarding notices. At the signing of this document the Subtenant shall pay the Landlord the first months rent and security deposit, equal to one months rent.
 3. The kiosk space shall be used for the general business purposes of selling tickets for the Duck Boat rides and for no other purposes.
 4. Subtenant shall not assign this sublease and not sublet the demised premises in whole or in part without prior written consent of Tenant.
 5. Tenant shall have no obligation to prepare the demised premises for subtenants.
 6. This Sublease is subject and subordinate to the Lease dated June 1, 1999. The Tenant represents that he or she is permitted to sublet the space.
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7. Notwithstanding anything herein contained, the only services or right to which Subtenant is entitled hereunder are those to which Tenant is entitled under the Lease. DH MJ

8. With regard to the security deposit the Subtenant will pay Landlord the sum of \$150.00, one months rent, as security deposit for the use of the space. Subtenant shall have the right to apply the Security Deposit in payment of the last month's rent.

9. All prior understandings and agreements between the parties regarding this Sublease are merged within the Agreement, which along fully and completely sets forth the understanding of the parties; and the Sublease may not be changed or terminated orally or in any manner other than by an agreement in writing and signed by the party against whom enforcement of the change or termination is sought.

10. Any notice or demand which either party may or must give to the other hereunder shall be in writing and delivered personally or sent by certified mail addressed:

If Subtenant, as follows:

Super Duck Tours, LLC
100 Terminal Street
Charlestown, MA 02129

Attn: Kathy Brogan

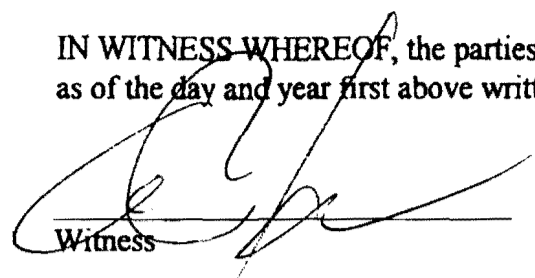
and if Tenant, as follows:

Hwa Sun Bae
29 Exchange Street
Portland, ME 04101

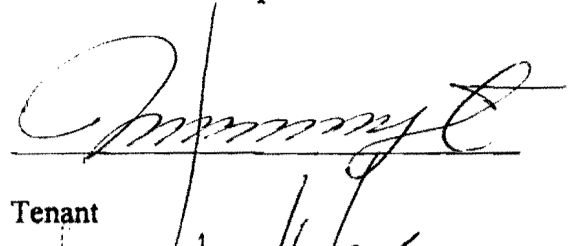
Each party may, by notice in writing, direct that future notices or demands are sent to a different address.

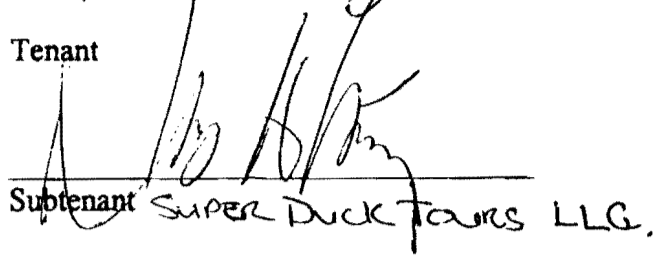
11. The covenants and agreements herein contained shall bind and inure to the benefit of Tenant and Subtenant, and their respective successors and assigns.
12. The Subtenant will also provided General Liability Insurance in an amount of not less than One Million Dollars (\$1,000,000.00) with the Tenant, Hwa Sun Bae, and the property owner, G.E.F., LLC, as additionally insured on the insurance policy.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.


Witness

Witness


Tenant


Subtenant SUPER DUCK TOURS LLC.

