

Proposal No. 2020M-036EN-001

		EVIDENCE OF COMMERCIAL PROPERTY INSURANCE		DATE (MM/DD/YYYY) 05/29/2020	
THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.					
PRODUCER NAME CONTACT PERSON AND ADDRESS (A/C, No. Ext.) Willis Towers Watson Northeast, Inc. fka Willis of Massachusetts, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 37205191 USA		PHONE 1-877-945-7378		COMPANY NAME AND ADDRESS ACE American Insurance Company 1 Beaver Valley Road Wilmington, DE 19850	
FAX (A/C, No.) 1-888-467-2378		E-MAIL ADDRESS certificates@willis.com		NAIC NO: 22667	
CODE AGENCY CUSTOMER ID#: NAMED INSURED AND ADDRESS Gateway Poplar, Inc. c/o Robert M. Cursey & Associates, Inc. One Beacon Street, 22nd Floor Boston, MA 02108		SUB CODE: POLICY TYPE Commercial Property		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
ADDITIONAL NAMED INSURED(S)		LOAN NUMBER MAU03787009-2 005		POLICY NUMBER	
EFFECTIVE DATE 12/31/2015		EXPIRATION DATE 12/31/2020		CONTROLLED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					
PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) <input checked="" type="checkbox"/> BUILDING OR <input checked="" type="checkbox"/> BUSINESS PERSONAL PROPERTY					
LOCATION / DESCRIPTION RE: Yardi: LAC02003 (address: 120 Brentwood Commons Way, Brentwood, TN 37027)					
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 EVIDENCE OF PROPERTY INSURANCE 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.					
COVERAGE INFORMATION					
PERILS INSURED		BASIC		BROAD	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 250,000,000		DED: \$50,000			
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE		YES NO N/A		IF YES, LIMIT: 250,000,000	
BLANKET COVERAGE		<input checked="" type="checkbox"/>		Actual Loss Sustained: # of months: 12	
TERRORISM COVERAGE		<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		<input checked="" type="checkbox"/>			
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/>			
LIMITED FUNGUS COVERAGE		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$10,000,000 DED: \$50,000	
FUNGUS EXCLUSION (if "YES", specify organization's form used)		<input checked="" type="checkbox"/>			
REPLACEMENT COST		<input checked="" type="checkbox"/>			
AGREED VALUE		<input checked="" type="checkbox"/>			
COINSURANCE		<input checked="" type="checkbox"/>		IF YES, %	
EQUIPMENT BREAKDOWN (if Applicable)		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$250,000,000 DED: \$50,000	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		<input checked="" type="checkbox"/>		IF YES, LIMIT: Included DED: \$50,000	
- Demolition Costs		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$50,000,000 DED: \$50,000	
- Insr. Cost of Construction		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$50,000,000 DED: \$50,000	
EARTH MOVEMENT (if Applicable)		<input checked="" type="checkbox"/>		IF YES, LIMIT: see remarks DED: see remarks	
FLOOD (if Applicable)		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$50,000,000 DED: see remarks	
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$250,000,000 DED: \$50,000	
NAMED STORM INCL. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		<input checked="" type="checkbox"/>		IF YES, LIMIT: \$250,000,000 DED: see remarks	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS		<input checked="" type="checkbox"/>			
CANCELLATION					
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
ADDITIONAL INTEREST					
<input type="checkbox"/> CONTRACT OF SALE		<input type="checkbox"/> LENDER'S LOSS PAYABLE		<input type="checkbox"/> LOSS PAYEE	
<input type="checkbox"/> MORTGAGE		LENDER SERVICING AGENT NAME AND ADDRESS			
NAME AND ADDRESS		AUTHORIZED REPRESENTATIVE			
Evidence Only.					

ACORD 28 (2016/03)

The ACORD name and logo are registered marks of ACORD

SR ID: 19669629

BATCH: 1695081

CRF: WL6610981

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 3

AGENCY Willis Towers Wattoe Northeast, Inc. The Willis of Massachusetts, Inc.	NAMED INSURED Gateway Poplar, Inc c/o Robert M. Currey & Associates, Inc. One Beacon Street, 22nd Floor Boston, MA 02108
POLICY NUMBER See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1
EFFECTIVE DATE: See Page 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: 28 FORM TITLE: Evidence of Commercial Property

Extended Period of Indemnity: 365 Days

Terrorism Coverage: Lloyd's of London 1004 of \$250,000,000 003941601 (A XV). Terrorism Coverage is both certified and non-certified coverage on a combined basis including Loss of Rents. Deductible: \$5,000
Course of Construction Coverage (Builder's Risk, including Soft Costs): \$50,000,000

Earthquake Shock Coverage: \$50,000,000 except for the following:

\$50,000,000: EARTHQUAKE SHOCK OTHER THAN CALIFORNIAN EARTHQUAKE SHOCK in the Aggregate During Any Policy Year;
\$50,000,000: CALIFORNIAN EARTHQUAKE SHOCK in the Aggregate During Any Policy Year.

Earthquake Shock Deductible: \$50,000 except:

1¢ per unit of insurance, any one occurrence subject to a minimum of USD100,000 any one occurrence in respect of Earthquake Shock at Locations not in California.

5¢ per unit of insurance, any one occurrence subject to a minimum of USD100,000 any one occurrence and a maximum of USD25,000,000 any one occurrence in respect of Earthquake Shock at Locations in California

Flood Coverage: \$50,000,000. Flood Deductible: \$50,000 except:

Locations wholly or partially located within a Special Flood Hazard Area (SFHA), areas of 100 year flooding, as defined

by the Federal Emergency Management Agency, the deductible shall be either the maximum amount of insurance purchased through NFIP policies in effect at the time of loss or in the absence of such NFIP policy, \$500,000 per occurrence.

Named Storm Deductible:

5¢ per unit of insurance, any one occurrence subject to a minimum of USD100,000 any one occurrence in respect of Named Storm at Locations in Miami-Dade County, Palm Beach County, Broward County, Pinellas County, and Hillsborough County Florida Only.

3¢ per unit of insurance, any one occurrence subject to a minimum of USD100,000 any one occurrence in respect of Named Storm at Locations in all Florida counties excluding Miami-Dade County, Palm Beach County, Broward County, Pinellas County, and Hillsborough County.

All of Florida Subject to a maximum of USD25,000,000 any one occurrence.

2¢ per unit of insurance, any one occurrence subject to a minimum of USD100,000 any one occurrence in respect of Named Storm at Locations in Tier 1 excluding the entire State of Florida.

*Tier 1 Mind Counties are as follows: (ALABAMA - Baldwin, Mobile; FLORIDA - Entire State; GEORGIA - Bryan, Camden, Chatham, Glynn, Liberty, McIntosh; LOUISIANA - Cameron, Iberia, Jefferson, Lafourche, Orleans, Plaquemine, St. Bernard, St. Charles, St. John Baptist, St. Mary, St. Tammany, Tangipahoa, Terrebonne, Vermilion; MISSISSIPPI - Hancock, Harrison, Jackson; NORTH CAROLINA - Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Currituck, Dare, Hyde, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrell, Washington; SOUTH CAROLINA - Beaufort, Charleston, Colleton, Georgetown, Horry, Jasper; TEXAS - Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Harris, Jackson, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio, Willacy; VIRGINIA- Accomack, Gloucester, Hampton, Isle of Wright, Lancaster, Mathews, Middlesex, Newport News, Norfolk, Northampton, Northumberland,

Suffolk, Surry, Virginia Beach, Westmoreland, York)

Other than Named Storm the deductible is \$50,000 at ALL locations for Wind/Hail.

ACORD 101 (2008/01)

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SR ID: 19669629

BATCH: 1495041

CERT: W16610981

AGENCY CUSTOMER ID: _____
 LOC #: _____



ADDITIONAL REMARKS SCHEDULE

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AGENCY Willie Tevere Wilson Northwest, Inc. One Mills of Massachusetts, Inc.		NAMED INSURED Gateway Paper, Inc c/o Robert M. Currey & Associates, Inc. One Beacon Street, 22nd Floor Boston, MA 02108	
POLICY NUMBER See Page 1		MAC CODE See Page 1	
CARRIER See Page 1		EFFECTIVE DATE: See Page 1	

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 FORM NUMBER: 28 FORM TITLE: Evidence of Commercial Property

Pollution cleanup and removal \$2,500,000 aggregate limit deductible \$50,000

Primary \$10M
 Ace American Insurance Company (A++) 50% of Primary \$10M MAUD3787009-2 005

Primary \$50M
 Endurance American Specialty Insurance Company 50% of Primary \$50M GPR10010426203

\$90M xs \$10M
 Everest Indemnity Insurance Company 13.5% of \$90M x \$10M RPSCF00270-191
 Tokio Marine America Insurance Company 7.5% of \$90M x \$10M LCP4481033-03

\$25M xs \$25M
 Ironshore Specialty Insurance Company 14% of \$25M x \$25M 100038503201

\$50M xs \$50M
 Ironshore Specialty Insurance Company 13% of \$50M xs \$50M 100037010501
 Oil Casualty Insurance Ltd 9% of \$50M x \$50M P-102394-1219
 Arch Specialty Insurance Company 12% of \$50M x \$50M ESP1000047-01
 Lloyd's of London 16% of \$50M x \$50M P138913
 Hamilton Re, Ltd 10% of \$50M x \$50M FX19-4699-01
 Lloyd's of London 7.5% of \$50M x \$50M B080119983U19
 RBUI Indemnity Company 11.5% of \$50M x \$50M NHD911143

\$15M x \$10M
 Lloyd's of London 14% of \$15M x \$10M PD-11127-00

\$150M xs \$100M
 Liberty Mutual Insurance Company 100% of \$150M x \$100M MQ2-L9L-440243-029