

Proposal No. 2023M-002EN-001

Client#: 2213216

22RUTLEFLA

ACORD **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

05/24/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


PRODUCER McGriff Insurance Services 3322 West End Ave., Suite 300 Nashville, TN 37203	CONTACT Regina Harris PHONE (AC, HL, Ext): 615-348-0330 FAX (AC, Ext): 8777677417 EMAIL: rharris@mcgriff.com
	INSURER(S) AFFORDING COVERAGE INSURER A: AMCO Insurance Co. 19100 INSURER B: INSURER C: INSURER D: INSURER E:
INSURED Rutledge Flats, LLC c/o Eagle Rock Ventures LLC 520 S. King St. Seattle, WA 98104	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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.

TYPE	TYPE OF INSURANCE	ACORD 001	ACORD 002	POLICY NUMBER	POLICY PERIOD (MM/DD/YYYY)	POLICY PERIOD (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ./SCT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X		ACP3100463811	12/28/2022	12/28/2023	EACH OCCURRENCE: \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence): \$1,000,000 MED EXP (Per occurrence): \$10,000 PERSONAL & ADY INJURY: \$1,000,000 GENERAL AGGREGATE: \$2,000,000 PRODUCTS - COMP/OP AGG: \$2,000,000 \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTO ONLY <input checked="" type="checkbox"/> HIRED AUTO ONLY <input type="checkbox"/> SCHEDULED AUTO <input checked="" type="checkbox"/> NON-OWNED AUTO ONLY			ACP3100463811	12/28/2022	12/28/2023	COVERED DRIPLE LIMIT (Per accident): \$1,000,000 BODILY INJURY (Per person): \$ BODILY INJURY (Per accident): \$ PROPERTY DAMAGE (Per accident): \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIMIT <input type="checkbox"/> EXCESS LIMIT <input type="checkbox"/> GEN'L <input type="checkbox"/> RETERMINABLE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIM-MADE	X		ACP3100463811	12/28/2022	12/28/2023	EACH OCCURRENCE: \$10,000,000 AGGREGATE: \$10,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (BY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED) (Mandatory in MN) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER ACCIDENT: \$ \$L EACH ACCIDENT: \$ \$L DISEASE - EA EMPLOYEE: \$ \$L DISEASE - POLICY LIMIT: \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 001, Additional Remarks Schedule, may be attached if more space is required)
 RE: 622 3RD AVENUE SOUTH, NASHVILLE, TN 37210
 The Metropolitan Government of Nashville & Davidson County is Additional Insured under the General Liability Coverage per the Blanket Additional Insured Endorsement if required by written contract between The Metropolitan Government of Nashville & Davidson County and Rutledge Flats, LLC.
 (See Attached Descriptions)

CERTIFICATE HOLDER The Metropolitan Government of Nashville & Davidson County Metro Legal & Claims C/O Insurance & Safety Division 222 3rd Avenue North, Ste #501 Nashville, TN 37201	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. AUTHORIZED REPRESENTATIVE: 
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LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS
INTO THE PUBLIC RIGHT OF WAY

I/We, **Rutledge Flats, LLC**, in consideration of the Resolution No. _____, to construct, maintain, install and/or operate an encroachment into, onto, over, or under the public right of way located at in Nashville, Davidson County, Tennessee, do hereby, for myself, my agents, customers, and assigns, waive and release and hold harmless The Metropolitan Government of Nashville and Davidson County, its agents, employees, and assigns from any and all claims, rights, or demands for damages that may arise from my/our use, construction and/or maintenance of the encroachment, to wit: (SEE ATTACHED DESCRIPTION OF ENCROACHMENT). I/We hereby certify to the Metropolitan Government of Nashville and Davidson County that I/We have executed a bond or liability insurance policy in such amount as agreed upon by the Director of Public Works and the Metropolitan Attorney, and in the form approved by the Metropolitan Attorney (per Metropolitan Code Section 38-1-1), which operates to indemnify and save The Metropolitan Government of Nashville and Davidson County harmless from all claims or demands that may result to persons or property by reason of the construction, operations or maintenance of the encroachment. I/We further agree that my/our obligations hereunder may not be assigned except upon approval of the Director of Public Works and the Metropolitan Attorney. I/We further acknowledge that any action that results in a failure to maintain said bond or liability insurance for the protection of The Metropolitan Government of Nashville and Davidson County shall operate to the granting of a lien to The Metropolitan Government of Nashville and Davidson County in the amount of the last effective bond/insurance policy. Said insurance or bond may not be cancelable or expirable except on 30 days notice to the Director of Public Works.

I/We further recognize that the license granted hereby is revocable by The Metropolitan Government upon recommendation of the Director of Public Works and approval by resolution of the Metropolitan County Council if it is determined to be necessary to the public welfare and convenience. In the event the Metropolitan Government revokes this license as contemplated by this paragraph, licensee will not be entitled to any compensation of any kind. This license shall also be strictly subject to the right of way easement owned by The Metropolitan Government. I/We agree to maintain, construct and use the encroachment in such a way as will not interfere with the rights and duties of the Metropolitan Government

as owner of the right of way. Said interference shall be additional grounds for revocation of the license for encroachment. I/We agree to pay the cost of construction, maintenance, use, as well as relocations cost of said encroachment. Licensee's failure to complete construction of the contemplated encroachment within 36 months of the date of approval by the Metropolitan Council will cause this license to terminate automatically. In the event the encroachment contemplated by this license is substantially destroyed, this license shall terminate unless fully restored by licensee within 36 months from the date of such destruction. In the event this license is revoked or terminated for any reason, licensee shall restore all public property to the condition obtaining at the time the license became effective at licensee's sole cost and expense.

DATE: _____

RUTLEDGE FLATS, LLC
Robert C.H. Mathew, III
(Owner of Property) *Robert C.H. Mathew, III, Manager*
622 3rd Avenue S.
(Address of Property)
Nashville, TN 37210
(City and State)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before

Me this 22nd day of November, 2022

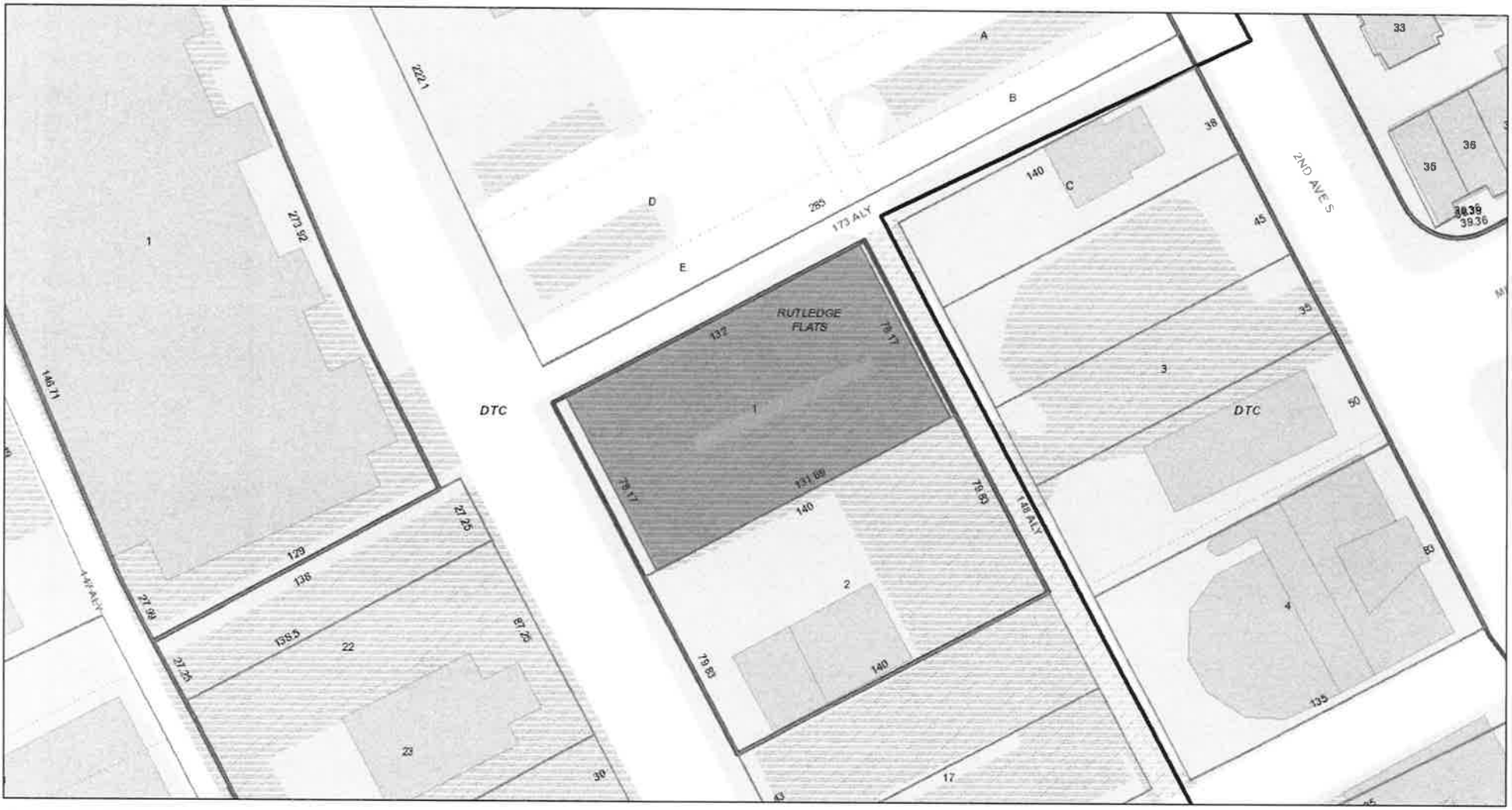
Alison Howell

(NOTARY PUBLIC)

My Commission Expires: 3-3-26



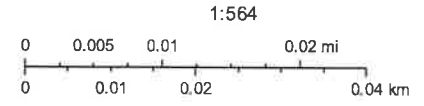
Nashville / Davidson County Parcel Viewer



November 11, 2021

- polygonLayer**
- Override 1
 - Ownership Parcels
 - Historic Neighborhood Conservation Overlay
 - Planned Unit Development
 - Residential Accessory Structure Overlay

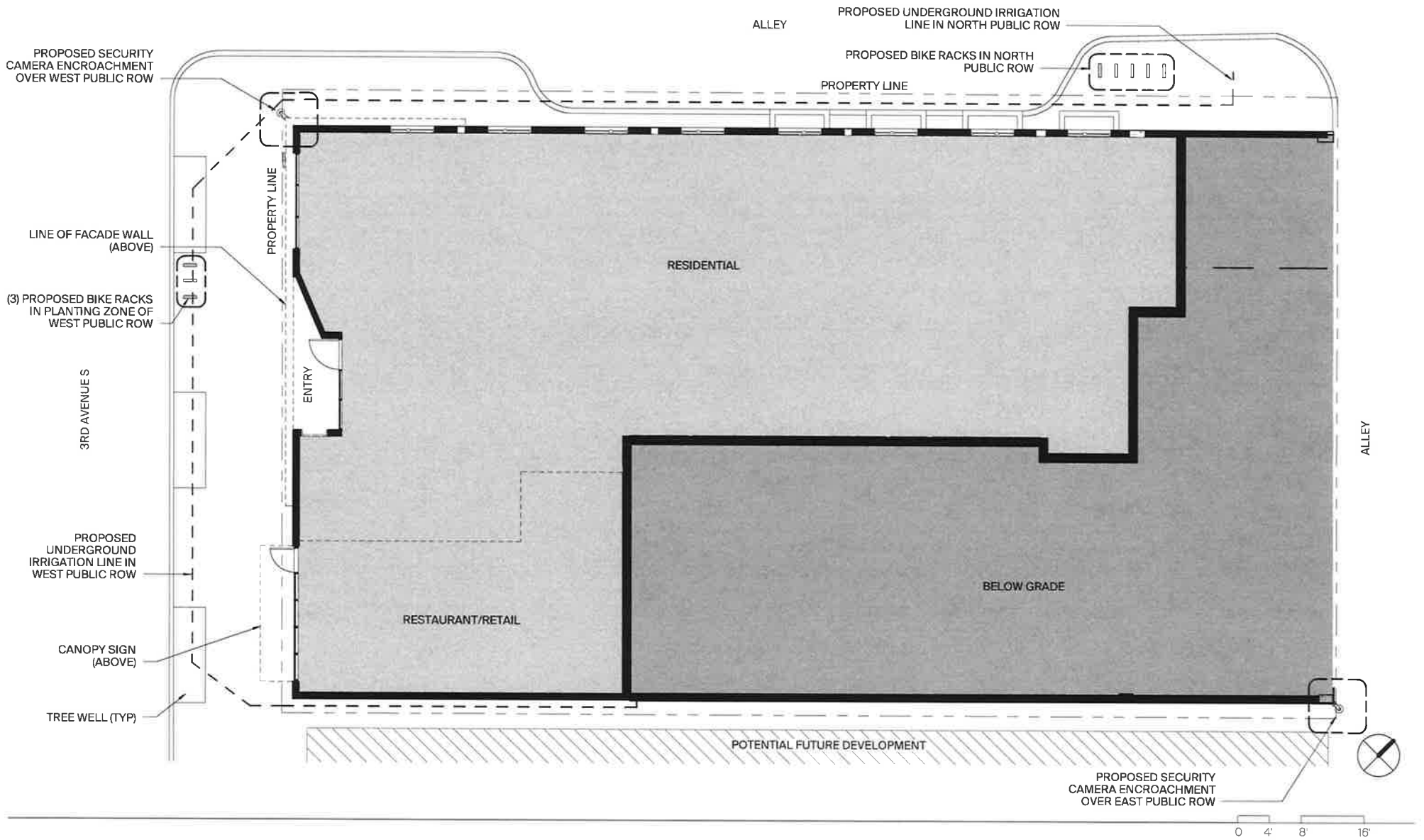
- Urban Design Overlay
- Zoning

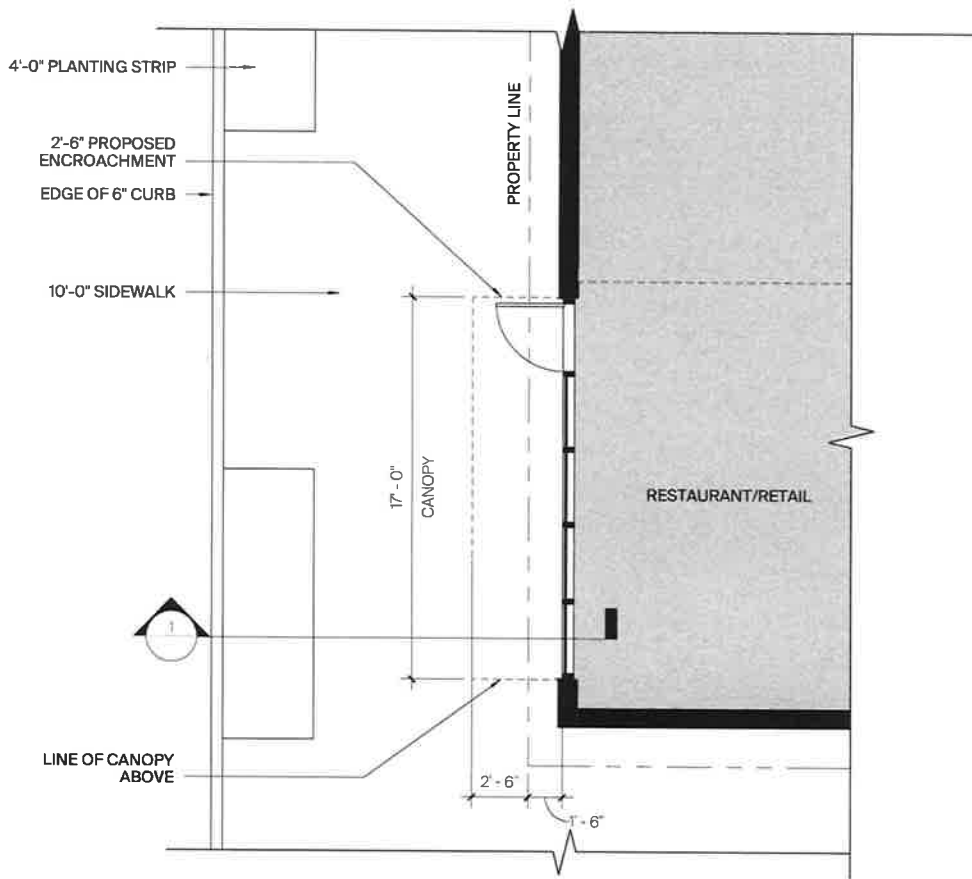


Metro GIS

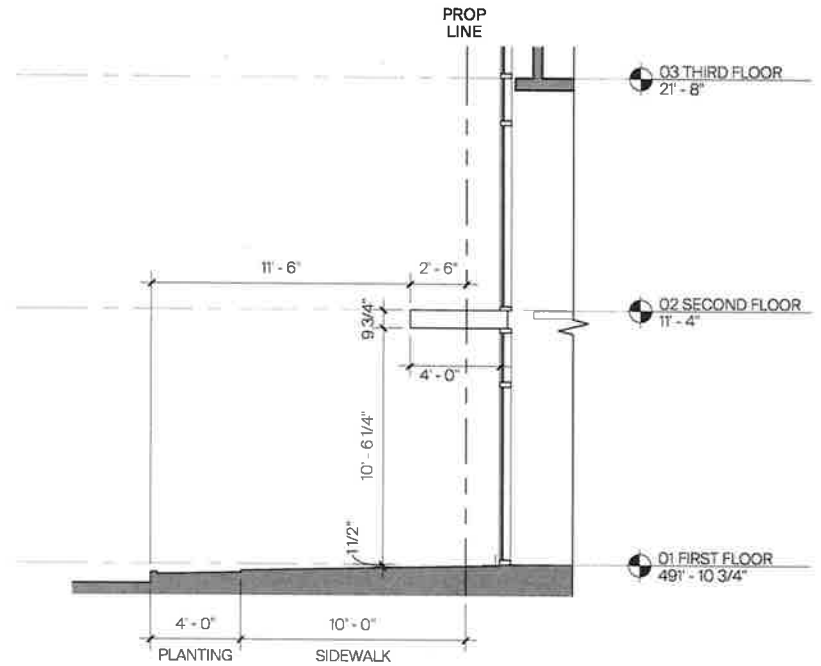
ROW ENCROACHMENT

RUTLEDGE FLATS





2 CANOPY PLAN



1 CANOPY SECTION



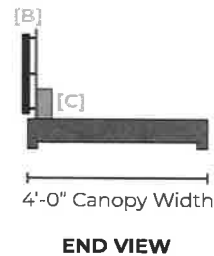
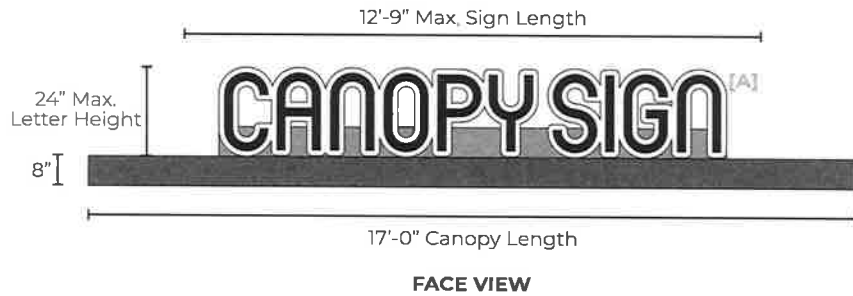
CANOPY DRAWINGS FOR REFERENCE ONLY. CANOPY ENCROACHMENT REVIEWED AND APPROVED WITH PREVIOUS SUBMITTAL

S02 - RETAIL CANOPY SIGN

Qty. 1

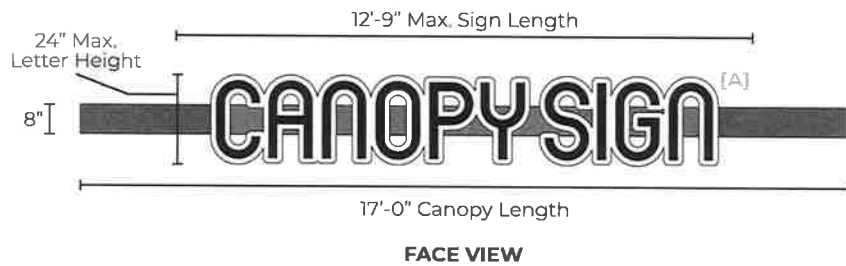
NOTE: FINAL SIGN DESIGN TBD

LAYOUT A



- [A] Reverse-pan channel letters, with halo lighting. Faces and sides painted TBD, satin finish.
- [B] Each letter mounted 1 1/2" off of alum. backer, painted TBD, satin finish. Backer mounted to external raceway.
- [C] Raceway mounted to existing canopy.

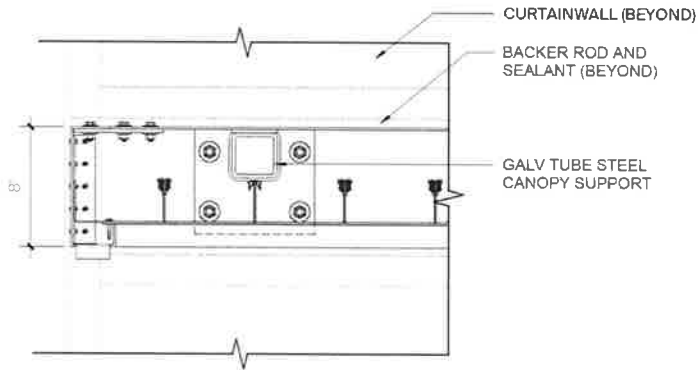
LAYOUT B



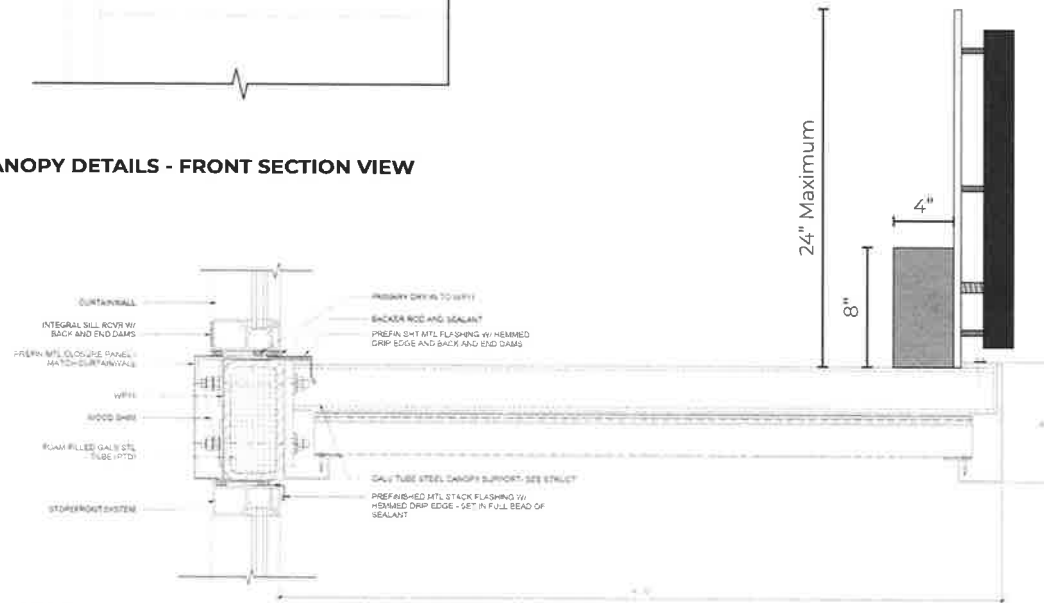
- [A] Reverse-pan channel letters, with halo lighting. Faces and sides painted TBD, satin finish.
- [B] Each letter mounted 1 1/2" off of alum. backer, painted TBD, satin finish. Backer mounted to external raceway.
- [C] Raceway mounted to existing canopy.

S02 - ATTACHMENT DETAILS - LAYOUT A

NOTE: FINAL ATTACHMENT METHOD TBD



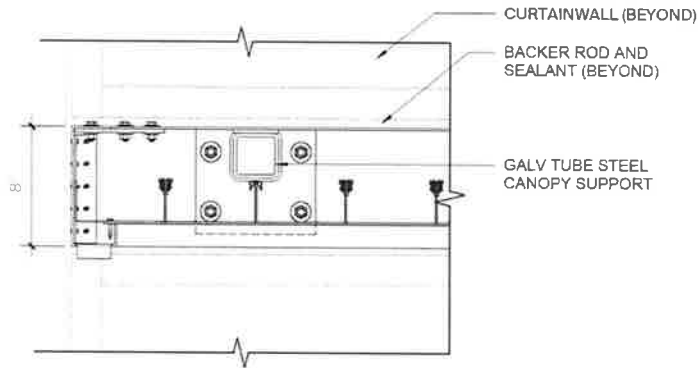
CANOPY DETAILS - FRONT SECTION VIEW



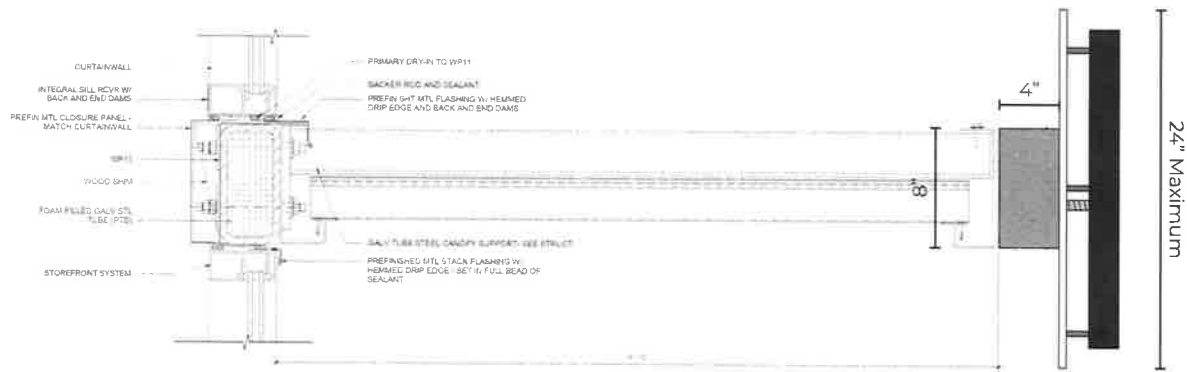
CANOPY DETAILS - END VIEW

S02 - ATTACHMENT DETAILS - LAYOUT B

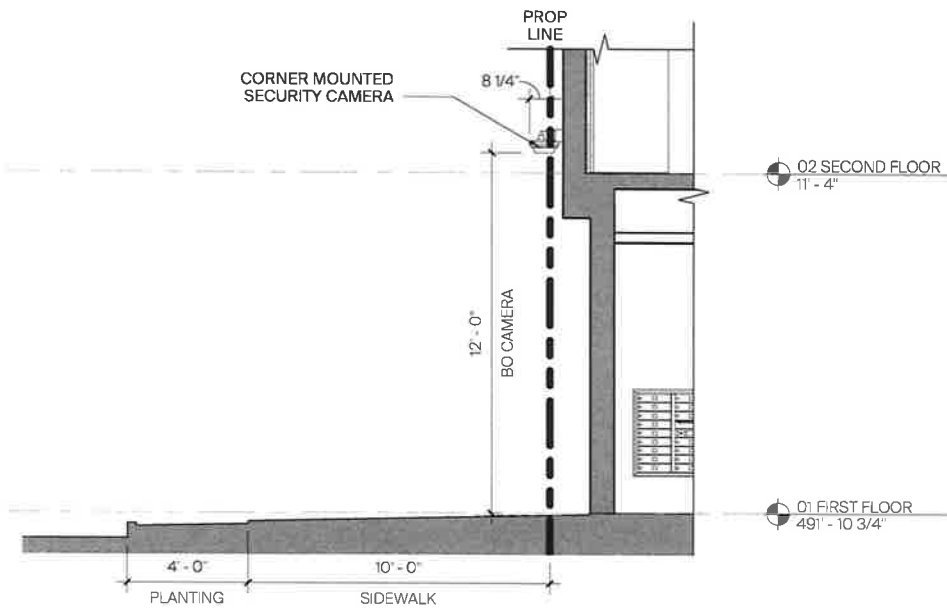
NOTE: FINAL ATTACHMENT METHOD TBD



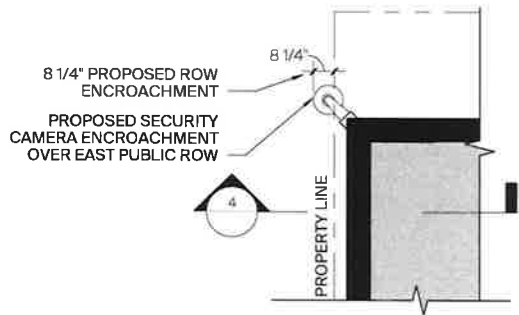
CANOPY DETAILS - FRONT SECTION VIEW



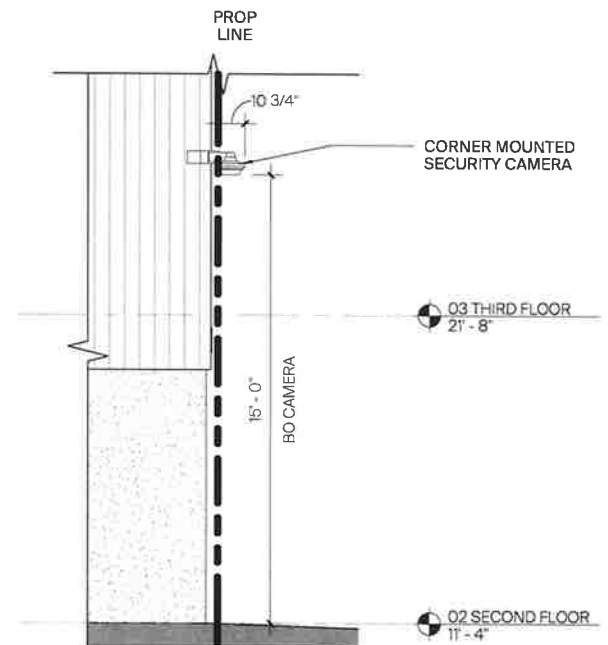
CANOPY DETAILS - END VIEW



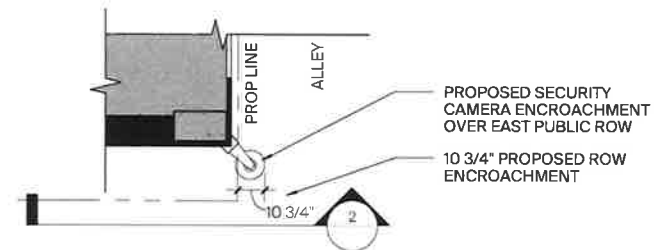
4 WALL SECTION @ NW CORNER



3 ENLARGED PLAN - NW CORNER



2 ELEVATION @ SE CORNER



1 ENLARGED PLAN - SE CORNER

