

Proposal No. 2024M-009EN-001



TANAS-1

OP ID: LM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/14/2024

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 rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Petra Risk Solutions www.PetraRiskSolutions.com 770 The City Drive S, Ste 1500 Orange, CA 92668 Douglas K. Douthitt	800-466-8951	CONTACT NAME: Julie Silvis PHONE: 800-466-8951 (A/C, No, Ext): E-MAIL: JulieS@PetraRiskSolutions.com ADDRESS:	FAX: 800-494-6829 (A/C, No):
INSURED RLJ Lodging Trust LP RLJ ART Nashville Lessee, LLC The Bankers Alley Hotel Nashville Tapestry Collection by Hilton 221 2nd Ave N. Nashville, TN 37201		INSURER(S) AFFORDING COVERAGE	
INSURER A: Everest National Insurance Co.		NAIC # 10120	
INSURER B: Allied World Assurance		NAIC # 19489	
INSURER C: Steadfast Insurance		NAIC # 26387	
INSURER D: Aspen Specialty Insurance Co		NAIC # 10717	
INSURER E: Columbia Casualty Company		NAIC # 31127	
INSURER F: Great American Ins. Co.		NAIC # 16691	

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.

INSR. LTR.	TYPE OF INSURANCE	ADDL. INSD. NO.	INSUR. NO.	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> Terrorism Incl GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER	X		RM1GL00012-241	01/30/2024	01/30/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ N/A PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPROP AGG \$ 4,000,000 Emp Ben.. \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-SCHEDULED AUTOS			RM1CA00004-241	01/30/2024	01/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 3,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10000			SEE NOTE PAD	01/30/2024	01/30/2025	EACH OCCURRENCE \$ 100,000,000 AGGREGATE \$ 100,000,000 Follow Form
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Metropolitan Government of Nashville and Davidson County are named as additional insured if required by written contract or written agreement subject to General Liability Blanket Additional Insured Provision.
 see notepad on page 3

CERTIFICATE HOLDER METRO17 The Metropolitan Government of Nashville and Davidson County MetroLegal&Claims,InsSafetyDiv 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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{N0646749.1}

NOTEPAD	INSURED'S NAME RLJ Lodging Trust LP	TANAS-1 OP ID: LM	PAGE 2 Date 10/14/2024
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Excess Liability/Umbrella Coverage - Effective: 01/30/24 to 01/30/25

Allied World Assurance Company A.M. Best: A XV
Policy # 0309-5702
\$10,000,000 Lead Umbrella

Steadfast Insurance Company A.M. Best: A+ XV
Policy # AEC0530759-02
\$15,000,000 excess of \$10,000,000

Aspen Specialty Insurance Company A.M. Best: A XV
Policy # CX00Q5E24
\$15,000,000 p/o \$75,000,000 excess of \$25,000,000

Columbia Casualty Company A.M. Best: A XV
Policy # FFX7018252519
\$15,000,000 p/o \$75,000,000 excess of \$25,000,000

Great American Alliance Insurance Company A.M. Best: A+ XV
Policy # EXC5202934
\$15,000,000 p/o \$75,000,000 excess of \$25,000,000

Everest Indemnity Ins. Co. A.M. Best: A+ XV
Policy # XC5EX01542-241
\$10,000,000 p/o \$75,000,000 excess of \$25,000,000

Indian Harbor Insurance Company A.M. Best: A+ XV
Policy # SXS006074702
\$10,000,000 p/o \$75,000,000 excess of \$25,000,000

Lexington Insurance Company - Boston A.M. Best: A XV
Policy # 011170568
\$10,000,000 p/o \$75,000,000 excess of \$25,000,000

Policy cancellation provides 60 days notice of cancellation, except for non-payment of premium, which provides 10 days notice of cancellation.

{N0646749.1}

NOTEPAD:	HOLDER CODE	METRO17	TANAS-1	PAGE 3
	INSURED'S NAME	RLJ Lodging Trust LP	OP ID: LM	Date 10/14/2024

RLJ Art Nashville, LLC ("Licensee"), a Delaware limited liability company and owner of the Bankers Alley Hotel Nashville located at 221 2nd Avenue N, Nashville, TN 37201

License Agreement for Private Encroachment into Public Right of Way:
INSTALLATION OF A SMALL AWNING/MARQUEE ABOVE THE MAIN ENTRANCE OF THE EXISTING HOTEL. MARQUEE TO BE SUPPORTED ONLY BY THE BUILDING AND EXTEND OVER SIDEWALK

Map & Parcel(s): TAX MAP 093, PARCEL ID# 09302315900 (159)

Street Address(es): 221 2nd Avenue N, Nashville, TN 37201

{N0646749.1}

LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS
INTO THE PUBLIC RIGHT OF WAY

I/We, RLJ Art Nashville, 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 NDOT 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 NDOT 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 NDOT.

I/We further recognize that the license granted hereby is revocable by The Metropolitan Government upon recommendation of the Director of NDOT 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: 2/28/24

RLJ Art Nashville, LLC

(Owner of Property)

221 2nd Avenue N

(Address of Property)

Nashville, TN 37201

(City and State)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before

Me this 28th day of February, 2024

(NOTARY PUBLIC)

My Commission Expires: 03/08/2026



NASHVILLE HOTEL

222 THIRD AVE, NASHVILLE TN

DNOT PRESENTATION 02/08/2024



BBGM

NOTES

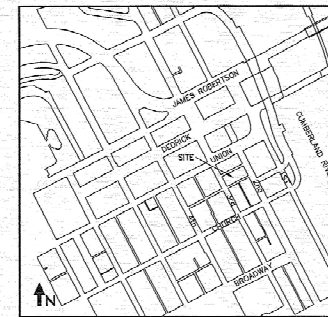
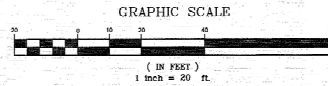
1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN ENTRUSTED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 193-012-3, DAVIDSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE X2 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47037C0517 F, DATED APRIL 20, 2001.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) MORE MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CALL 811 FOR A ONE-CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1', DATUM BASED ON NAVD 88.
8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (HODC).
9. SURVEY FIELD DATA COLLECTED ON 12-17-14.

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 193-012-3, PARCELS 157-159
 CITY: NASHVILLE
 COUNTY: DAVIDSON
 STATE: TENNESSEE
 DISTRICT: 19
 SITE ADDRESS: 220 3RD AVE N (PARCEL 157)
 OWNER: SUNG K. CHOI & SCOTT C. CHAMBERS
 I.N. 201312190128484
 SITE ADDRESS: 227 2ND AVE N (PARCEL 158)
 OWNER: DEWEY C. BRANSTETTER & JANE STRANCHI
 P.K. 9098, PG. 112
 SITE ADDRESS: 222 3RD AVE N (PARCEL 159)
 OWNER: 21C NASHVILLE, LLC
 I.N. 201402250068199

LEGEND

- PARCEL NO. ()
- IRON ROD (A17) (A18)
- P-K MARK (A18) PK(O)
- PROPERTY LINE
- CONTOUR LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- TELEPHONE MANHOLE
- UTILITY POLE
- QUI WIRE
- LIGHT POST
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- GATE BASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SEPT.
- WELAND
- CONCRETE
- PARKING METER



PROPERTY DESCRIPTION

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by Sung K. Choi and Scott C. Chambers, as recorded in Instrument Number 201312190128484, Register's Office Davidson County, Tennessee (HODC) and by Dewey C. Branstetter and Jane Stranchi, as recorded in Book 3099, Page 112, RGDC, on the east by the western Right of Way (ROW) of 2nd Ave North, on the south by the northern ROW of Banker's Alley and on the west by the eastern ROW of 3rd Avenue North. Tract being described as follows:

POINT OF BEGINNING being at the northwestern intersection of ROW of said Bankers Alley and 2nd Avenue North; thence along said northern ROW S 82° 31' 07" W 225.19 feet to a set point on said eastern ROW; thence along said ROW N 27° 40' 00" W 55.03 feet to a set point; thence leaving said ROW with the common lines of said Sung K. Choi and Scott C. Chambers and Dewey C. Branstetter and Jane Stranchi N 62° 31' 22" E 112.79 feet to a point; thence N 27° 17' 00" W 19.85 feet to a point; thence N 62° 31' 00" E 113.16 feet to a P.K. nail set; thence S 28° 59' 00" E 74.88 feet to a set point to the point of beginning.

Tract contains 14654.41 square feet or acres.
 Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: First American Title Insurance Company
 COMMITMENT NUMBER: 214-1364 METRO222
 DATE: March 5, 2014 at 8:00 AM
 SCHEDULE B SECTION 2
 ITEM # 1. BOOK 6813, PAGE 413, AFFECTS PROPERTY AS SHOWN

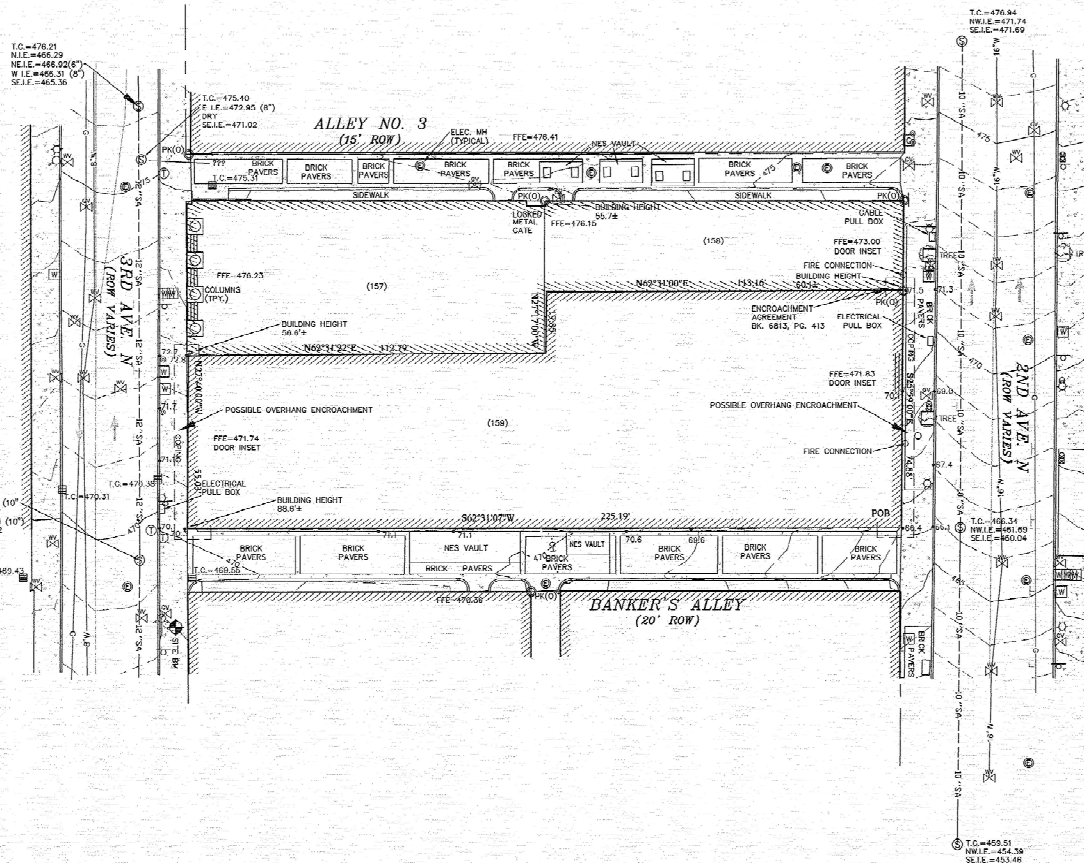
SURVEYOR'S CERTIFICATE

To: 21c Nashville, LLC, a Tennessee limited liability company, Republic Bank & Trust, its successors and/or assigns as their interest may appear, First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.2, 3.4, 5.6(a), 7(b), 11(c), 8, 9, 11(b) & 13 of Topic A thereof. The field work was completed on 12-17-14.

Date of Plat or Map: 12-22-14

By: *[Signature]* Date: 12/22/14
 ROBERT M. STARKSON TN REGISTERED SURVEYOR'S No. 1666



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Littlejohn
 1801 E. Main Street, Nashville, Tennessee 37212
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21C NASHVILLE
 TAX MAP 93.012.3 PARCELS 157-159
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PERDIDO WEISKOPF WAGSTAFF GOETTEL
 408 BOULEVARD OF THE ALLIES
 PITTSBURGH, PA 15219-1301



DATE	REVISIONS
12-22-14	20141367

ALTA/ACSM LAND TITLE SURVEY
G-003

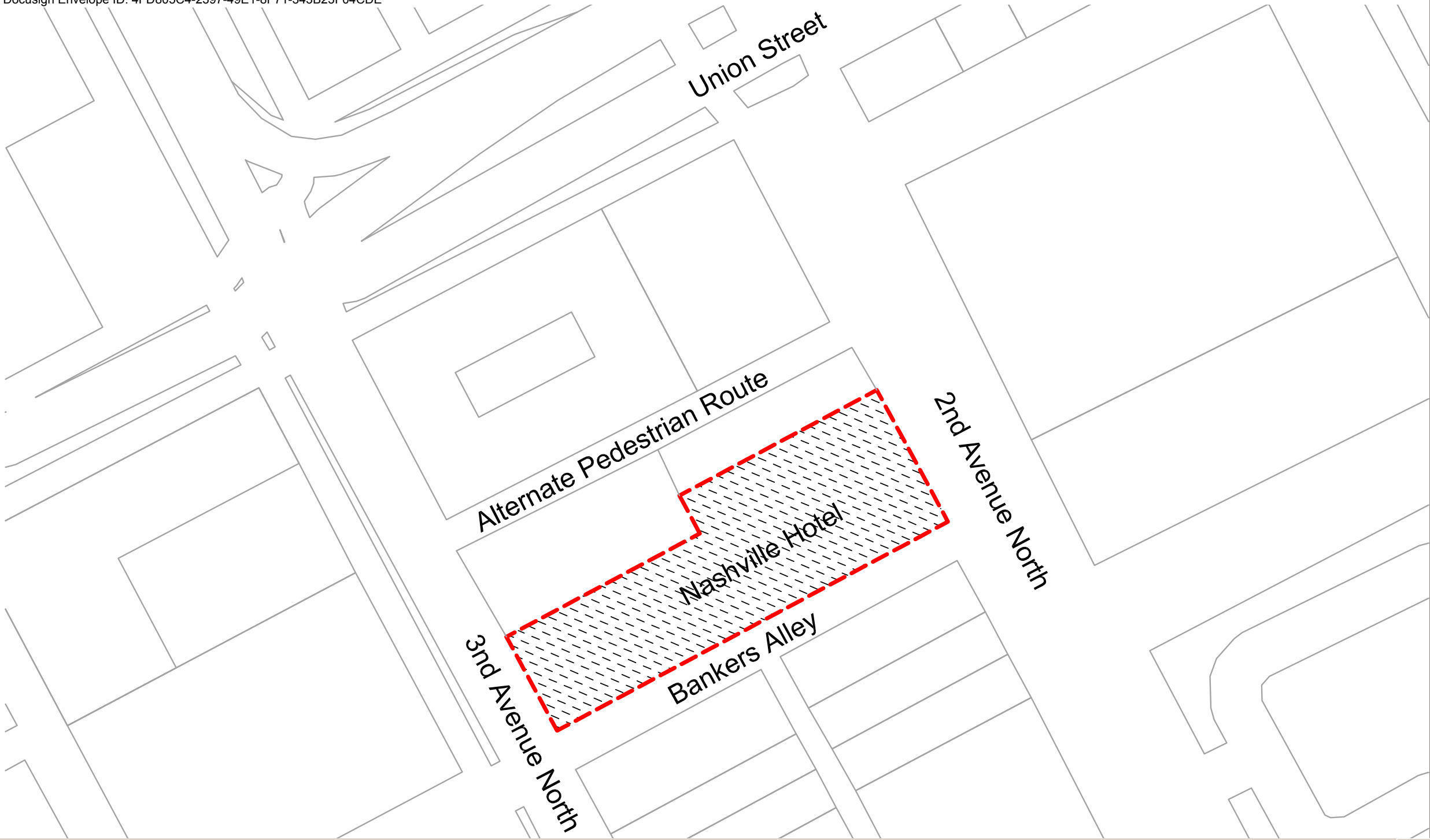




EXISTING VICINITY MAP

NASHVILLE HOTEL

02.08.2024



Union Street

Alternate Pedestrian Route

2nd Avenue North

Nashville Hotel

3rd Avenue North

Bankers Alley





EXISTING VIEW FROM 2ND AVENUE NORTH



EXISTING VIEW FACING SOUTH



EXISTING VIEW FACING NORTH



EXISTING LIGHTING FIXTURE



EXISTING LIGHTING FIXTURE

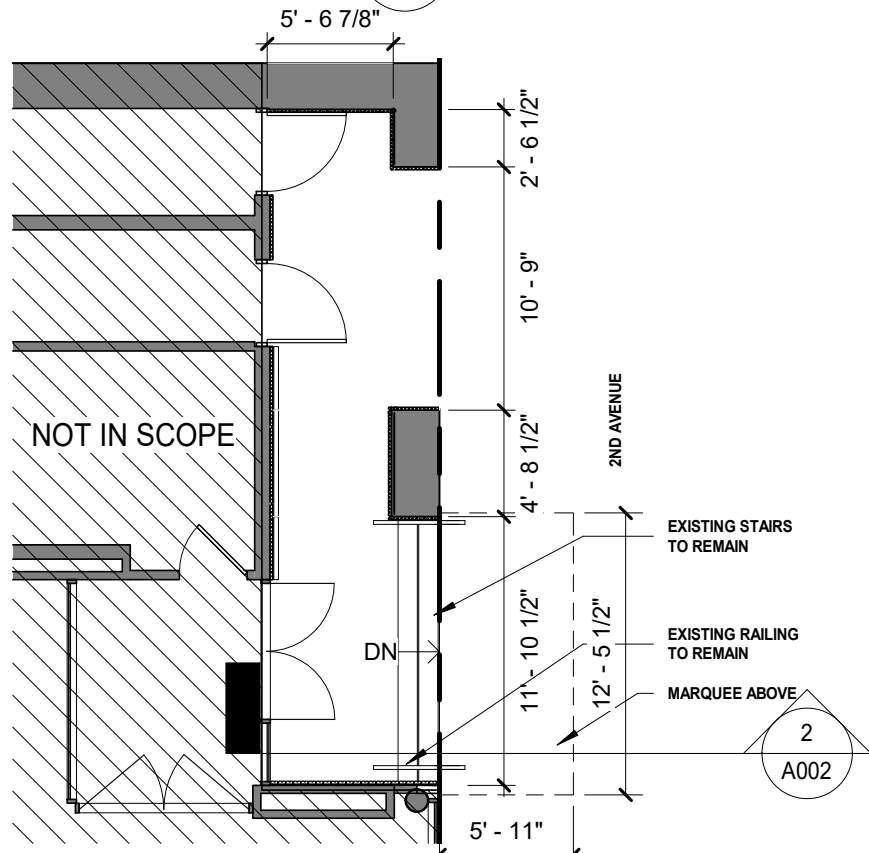
EXISTING CONDITION PHOTOS

NASHVILLE HOTEL

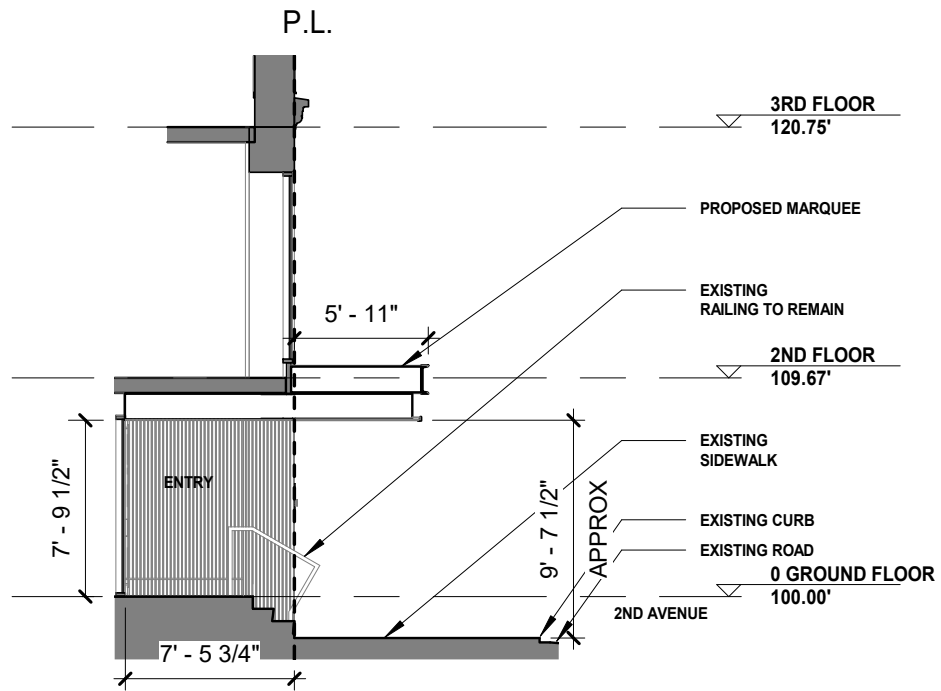
02.08.2024



1 ELEVATION EAST - CANOPY
 A002 1/8" = 1'-0"



3 GROUND FLOOR PLAN - CANOPY
 A002 1/8" = 1'-0"



2 BUILDING SECTION - CANOPY
 A002 1/8" = 1'-0"



1825 K Street NW Suite 300 Washington DC 20006
 Tel 202 452 1644 Fax 202 452 1647 www.bbgm.com

In witness whereof, they have hereunto set their hands and seals the day and date first above written. They are and remain the property of BBGM Architects & Interiors, Inc. BBGM. Unauthorized additions to or alterations of this document, or to the original drawings, are strictly prohibited.

NASHVILLE HOTEL

222 THIRD AVE, NASHVILLE, TENNESSEE

2077.02

PROPOSED MARQUEE

SCALE: 1/8" = 1'-0"

ISSUED AS:
 ISSUE DATE: 02/07/24
 DRAWN BY: BBGM
 REFERENCE:

DRAWING NUMBER:
A002