



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/11/2024

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

Marsh & McLennan Agency LLC

20 North Martingale Road

Suite 100

Schaumburg IL 60173

CONTACT NAME:

Kelly Gordon

PHONE (A/C, No, Ext):

(847) 463-7889

FAX (A/C, No):

(847) 440-9130

E-MAIL ADDRESS:

Kelly.Gordon@MarshMMA.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : American Casualty Company of R

20427

INSURER B : Navigators Insurance Company

42307

INSURER C : Continental Casualty Co

20443

INSURER D :

INSURER E :

INSURER F :

INSURED

AJ Capital Partners

Nashville Phase I Property Holder LLC

133 N Jefferson Street, Floor 4

Chicago IL 60661

AJCAPIT-01

COVERAGES

CERTIFICATE NUMBER: 520278819

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 | SUBR WVD | POLICY NUMBER   | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                                                                                                                                   |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|-----------------|-------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <div> <div>X</div> <div>COMMERCIAL GENERAL LIABILITY</div> </div> <div> <div>CLAIMS-MADE</div> <div>X</div> <div>OCCUR</div> </div> <div> <div>GEN'L AGGREGATE LIMIT APPLIES PER:</div> <div>POLICY</div> <div>PROJ-JECT</div> <div>LOC</div> <div>OTHER:</div> </div>                               |           |          | 7034642330      | 9/30/2024               | 9/30/2025               | <div>EACH OCCURRENCE</div> <div>\$ 1,000,000</div> <div>DAMAGE TO RENTED PREMISES (Ea occurrence)</div> <div>\$ 100,000</div> <div>MED EXP (Any one person)</div> <div>\$ 15,000</div> <div>PERSONAL &amp; ADV INJURY</div> <div>\$ 1,000,000</div> <div>GENERAL AGGREGATE</div> <div>\$ 2,000,000</div> <div>PRODUCTS - COMPPOP AGG</div> <div>\$</div> |
|          | <div>AUTOMOBILE LIABILITY</div> <div> <div>ANY AUTO</div> <div>OWNED</div> <div>AUTOS ONLY</div> <div>HIRE</div> <div>AUTOS ONLY</div> </div> <div> <div>SCHEDULED</div> <div>AUTOS</div> <div>NON-OWNED</div> <div>AUTOS ONLY</div> </div>                                                          |           |          |                 |                         |                         | <div>COMBINED SINGLE LIMIT (Ea accident)</div> <div>\$</div> <div>BODILY INJURY (Per person)</div> <div>\$</div> <div>BODILY INJURY (Per accident)</div> <div>\$</div> <div>PROPERTY DAMAGE (Per accident)</div> <div>\$</div>                                                                                                                           |
| C        | <div> <div>X</div> <div>UMBRELLA LIAB</div> </div> <div> <div>X</div> <div>OCCUR</div> </div> <div> <div>EXCESS LIAB</div> <div>CLAIMS-MADE</div> </div> <div> <div>DED</div> <div>X</div> <div>RETENTION \$ 10,000</div> </div>                                                                     |           |          | 7034650766      | 9/30/2024               | 9/30/2025               | <div>EACH OCCURRENCE</div> <div>\$ 25,000,000</div> <div>AGGREGATE</div> <div>\$ 25,000,000</div>                                                                                                                                                                                                                                                        |
|          | <div>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</div> <div> <div>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?</div> <div>(Mandatory in NH)</div> <div>If yes, describe under DESCRIPTION OF OPERATIONS below</div> </div> <div> <div>Y / N</div> <div></div> <div>N / A</div> </div> |           |          |                 |                         |                         | <div>PER STATUTE</div> <div>OTH-ER</div> <div>E.L. EACH ACCIDENT</div> <div>\$</div> <div>E.L. DISEASE - EA EMPLOYEE</div> <div>\$</div> <div>E.L. DISEASE - POLICY LIMIT</div> <div>\$</div>                                                                                                                                                            |
| B        | <div>Excess Liability</div>                                                                                                                                                                                                                                                                          |           |          | CH24MXEZ0CFSCIV | 9/30/2024               | 9/30/2025               | <div>Limit</div> <div>\$10,000,000</div>                                                                                                                                                                                                                                                                                                                 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 512 Houston Street, Nashville, TN 37203

It is agreed that the certificate holder is Additional Insured, when required by written contract, on the General Liability with respect to operations performed by the Named Insured in connection with this project.

30 Day Notice of Cancellation Applies

CERTIFICATE HOLDER

The Metropolitan Government of Nashville and Davidson County

Metro Legal & Claims

C/O Insurance and 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



ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.

{N0652034.1}

D-24-12756

Page 4 of 4

LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS  
INTO THE PUBLIC RIGHT OF WAY

Nashville Phase I  
I/We, Property Holder 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:

12/22/22
Nashville Phase I  
Property Holder LLC

(Owner of Property)

512 Houston Street

(Address of Property)

Nashville, TN

(City and State)

STATE OF ~~TENNESSEE~~COUNTY OF ~~DAVIDSON~~

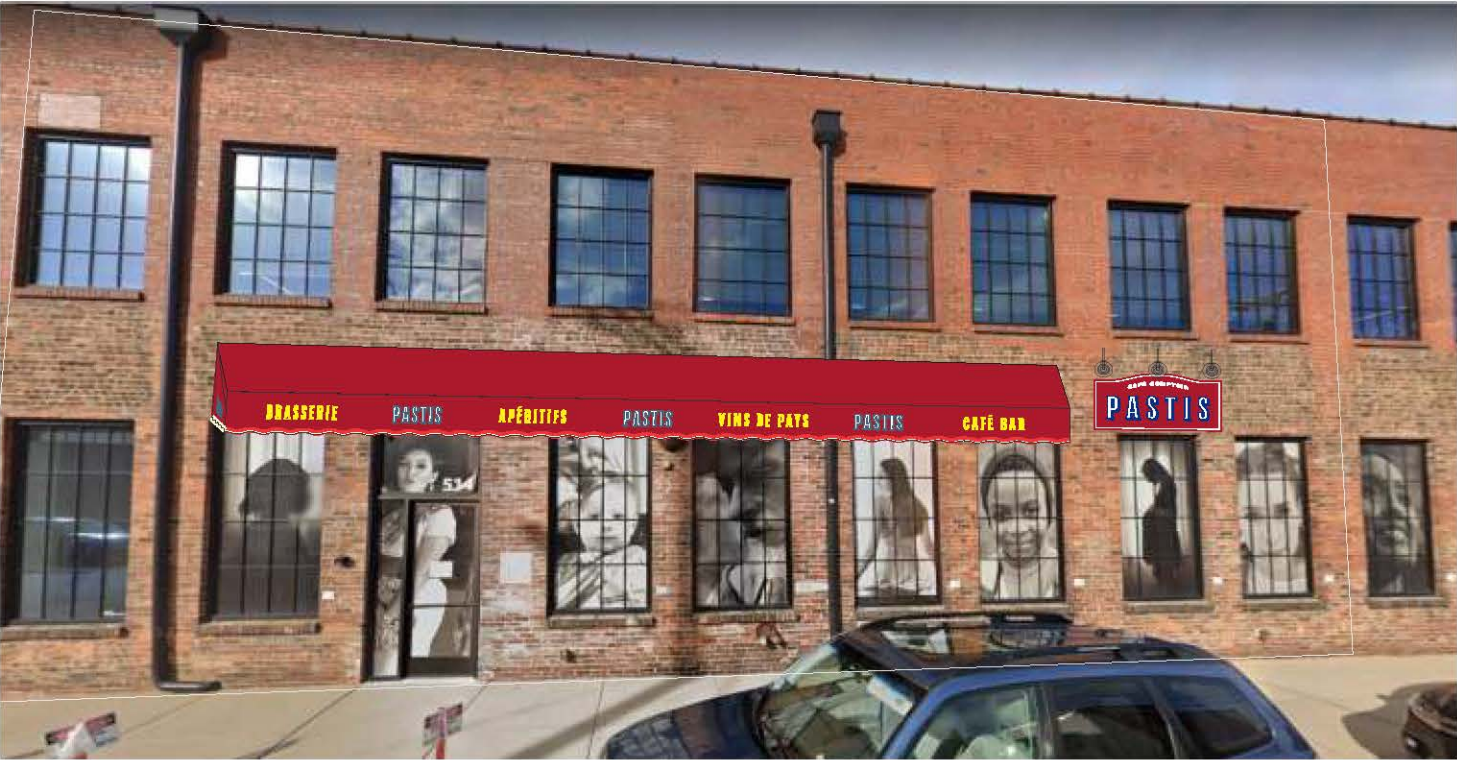
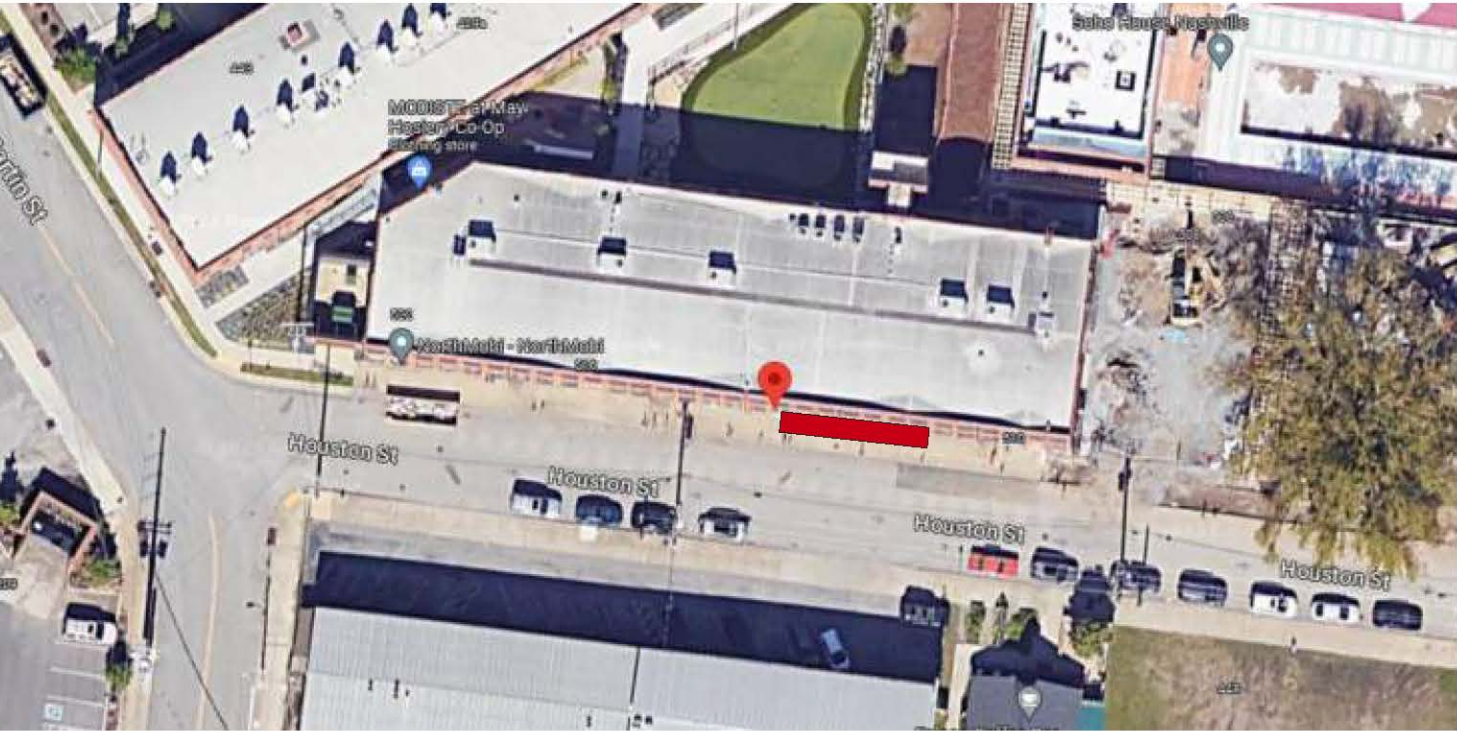
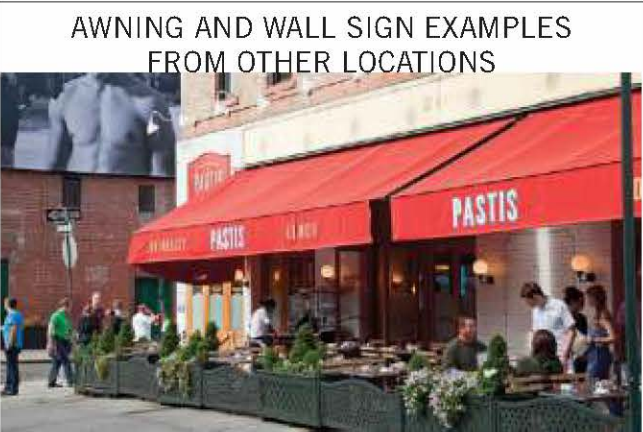
Sworn to and subscribed before

Me this 22<sup>nd</sup> day of December, 2022.
  
 (NOTARY PUBLIC)
My Commission Expires: January 25, 2025



# SIGNAGE TOTAL 59.7 SQ FT

AWNING GRAPHICS = 24.1 S FT (PG 3)  
WALL SIGN = 35.6 SQ FT (PG 5)



RENDERING AND LOCATION NOT EXACT, FOR GENERAL REFERENCE ONLY



CUSTOM SINCE 1977

630 MURFREESBORO PIKE  
NASHVILLE, TN 37210

615\_255\_3463  
615\_255\_3518 FAX

JOSLINSIGN.COM

PASTIS NASHVILLE

512 HOUSTON STREET  
NASHVILLE, TN 37203

|           |            |
|-----------|------------|
| DRW#_     | 230345-H60 |
| QUOTE#_   | 107737     |
| WK_ORD#_  | -----      |
| DESIGNER_ | M. CLINE   |
| PROJ_MGR_ | M. CLINE   |
| DATE_     | 07.11.24   |

COLORS & FINISHES:

CUSTOMER SIGNATURE

COPYRIGHT © 2022

ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE  
COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND  
ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR  
TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN  
RELEASE FROM JOSLIN SIGNS, INC.

SHEET 1 OF 5





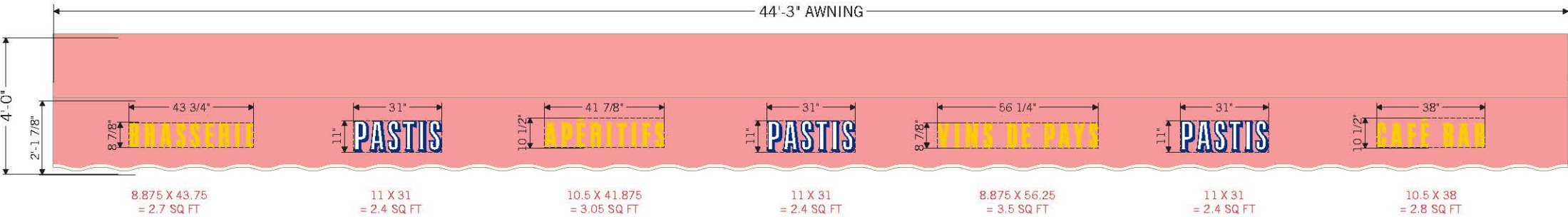
A

DECORATED RETRACTABLE AWNING DETAIL

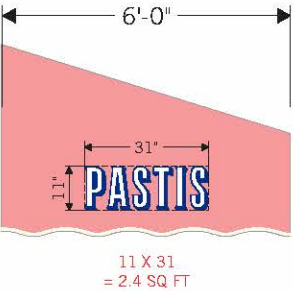
AWNING TO BE DECORATED WITH 'PASTIS' LOGOS AND COPY  
TO COUNT TOWARD OVERALL SIGNAGE ALLOWANCE

SCALE: 1/4"=1'0"

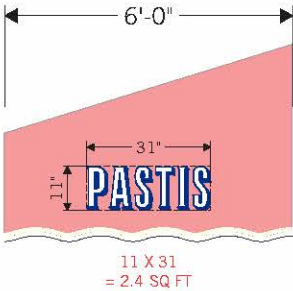
TOTAL 24.1 SQ FT  
2.7+2.4+3.1+2.4+3.5+2.4+2.8+2.4



FRONT VIEW



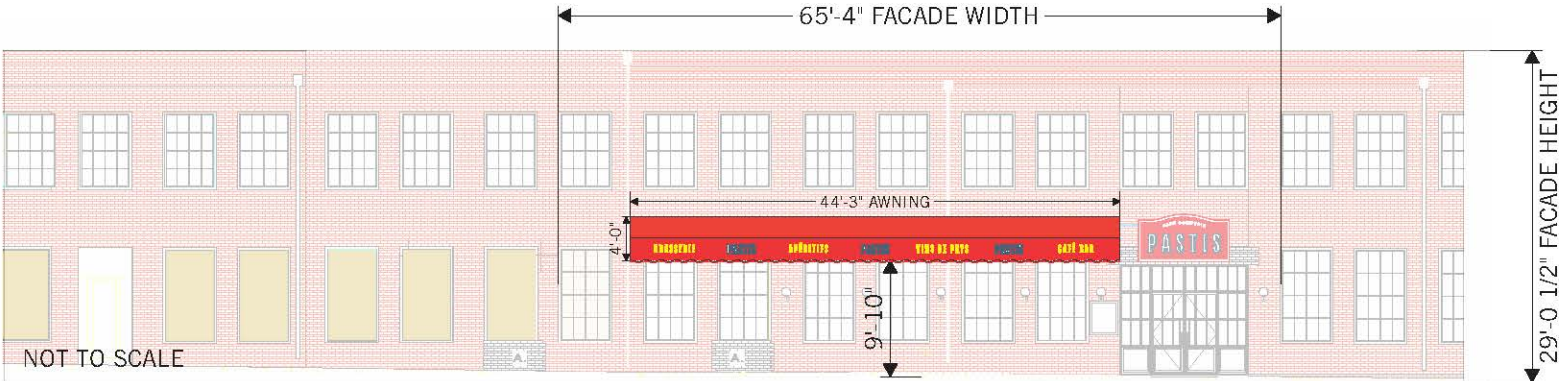
LEFT VIEW



RIGHT VIEW

ONE (1) REQUIRED  
RETRACTABLE AWNING  
DECORATED WITH LOGOS AND COPY

RETRACTABLE FABRIC AWNING BY OTHER TO BE DECORATED WITH GRAPHICS:  
FIVE (5) 'PASTIS' LOGOS  
COPY - 'BRASSERIE'  
COPY - 'APERITIFS'  
COPY - 'VINS DE PAYS'  
COPY - 'CAFÉ BAR'



EXACT AWNING CONSTRUCTION  
AND ATTACHMENT BY OTHERS.

JOSLIN  
AND SON SIGNS  
CUSTOM SINCE 1977

630 MURFREESBORO PIKE  
NASHVILLE, TN 37210

615\_255\_3463  
615\_255\_3518 FAX

JOSLINSIGN.COM

PASTIS NASHVILLE

512 HOUSTON STREET  
NASHVILLE, TN 37203

DRW#\_ 230345-H60

QUOTE#\_ 107737

WK\_ORD#\_ -----

DESIGNER\_ M. CLINE

PROJ\_MGR\_ M. CLINE

DATE\_ 07.11.24

- COLORS & FINISHES:
- BASE PAINT COLOR TBD
  - PMS 185C
  - PMS 287C
  - PMS 116C
  - BEIGE PMS 1205C

CUSTOMER SIGNATURE

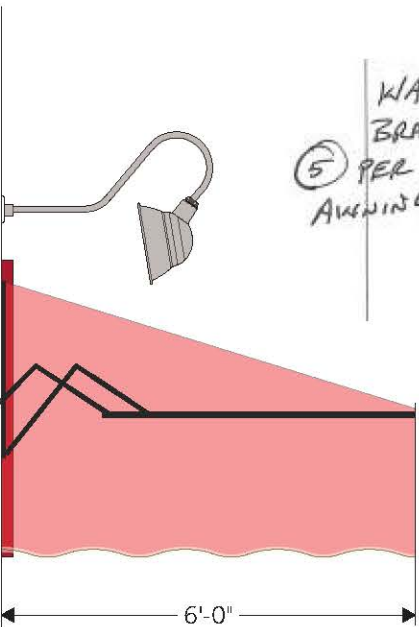
COPYRIGHT © 2022  
ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE  
COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND  
ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR  
TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN  
RELEASE FROM JOSLIN SIGNS, INC.



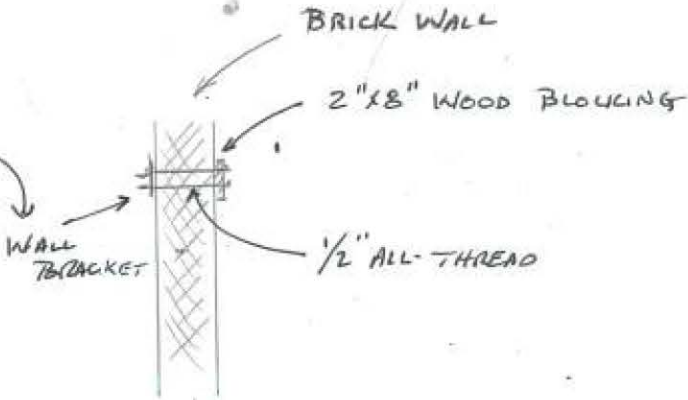
A

RETRACTABLE AWNING DETAILS AND ATTACHMENT (BY OTHERS)

NOT TO SCALE

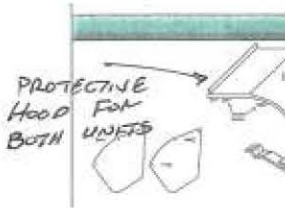


WALL  
BRACKETS  
⑤ PER  
AWNING



THROUGH BOLT MOUNTING  
WITH 1/2" DIA ALL THREAD  
ROD AND WOOD BLOCKING  
(BY OTHERS)

- MOTORS CAN BE LOCATED ON  
EITHER SIDE OF EACH AWNING
- CUSTOMER TO PROVIDE POWER SUPPLY  
AS NEEDED - (110V)

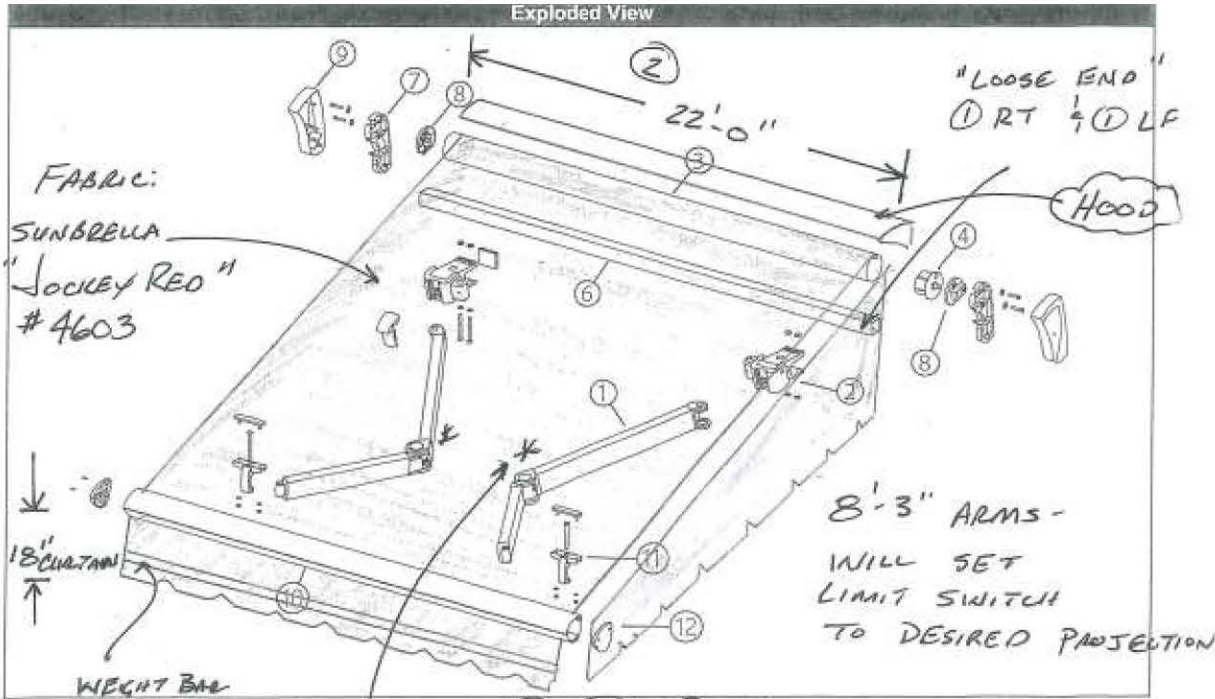


PROTECTIVE  
HOOD FOR  
BOTH  
UNITS



one-piece  
aluminum hood  
with weather seal

wireless motor  
operation



NOTE: 22'-0" WIDE UNITS  
WILL HAVE THREE ARMS

Pg 3 of 3 2023

7/9/24



630 MURFREESBORO PIKE  
NASHVILLE, TN 37210

615\_255\_3463  
615\_255\_3518 FAX

JOSLINSIGN.COM

PASTIS NASHVILLE

512 HOUSTON STREET  
NASHVILLE, TN 37203

DRW#\_ 230345-H60

QUOTE#\_ 107737

WK\_ORD#\_ -----

DESIGNER\_ M. CLINE

PROJ\_MGR\_ M. CLINE

DATE\_ 07.11.24

COLORS & FINISHES:

CUSTOMER SIGNATURE

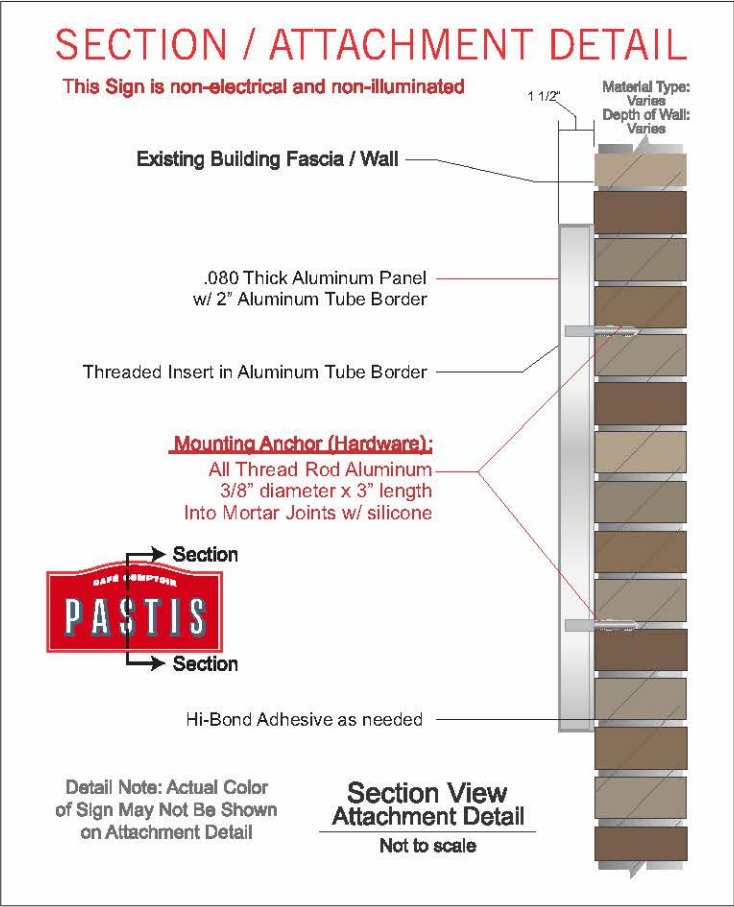
COPYRIGHT © 2022  
ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE  
COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND  
ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR  
TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN  
RELEASE FROM JOSLIN SIGNS, INC.

B

NON-ILLUMINATED WALL SIGN

SCALE: 1/2"=1'0"

35.6 SQ FT



ONE (1) REQUIRED

NON-ILLUMINATED S/F WALL SIGN

SINGLE SIDED .080" ALUMINUM PANEL WITH 2" SQUARE TUBE FRAME/BORDER ON FACE. PANELS AND FRAME TO BE PAINTED WITH BASE COLOR IN SHOP BEFORE OTHERS CUSTOM PAINTED LOGO AND AGED APPEARANCE. **\*\*EXACT COLORS TO BE DETERMINED\*\***

DOWN LIGHTS  
INSTALLED BY GC

BASE PAINT  
COLOR REQUIRED



**JOSLIN**  
AND SON SIGNS  
CUSTOM SINCE 1977

630 MURFREESBORO PIKE  
NASHVILLE, TN 37210

615\_255\_3463  
615\_255\_3518 FAX

JOSLINSIGN.COM

PASTIS NASHVILLE

512 HOUSTON STREET  
NASHVILLE, TN 37203

DRW#\_ 230345-H60

QUOTE#\_ 107737

WK\_ORD#\_ -----

DESIGNER\_ M. CLINE

PROJ\_MGR\_ M. CLINE

DATE\_ 07.11.24

**COLORS & FINISHES:**

BASE PAINT COLOR TBD

PMS 185C

PMS 287C

CUSTOMER SIGNATURE

**COPYRIGHT © 2022**  
ALL PRINT AND ELECTRONIC ART REMAINS THE SOLE  
COPYRIGHTED PROPERTY OF JOSLIN SIGNS, INC. AND  
ARE NOT TO BE DISTRIBUTED, COPIED, E-MAILED OR  
TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN  
RELEASE FROM JOSLIN SIGNS, INC.

SHEET 5 OF 5