

Proposal No. 2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/23/2023

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

PRODUCER Turner Surety and Insurance Brokerage, Inc. 250 Pehle Avenue, Suite 311 Saddle Brook, NJ 07663	CONTACT NAME: TSIB PHONE (A/C No, Ext): 201-267-7500 FAX (A/C No): E-MAIL: Cascertrequest@tsibinc.com ADDRESS: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A :Liberty Mutual Fire Insurance Company</td> <td>23035</td> </tr> <tr> <td>INSURER B :Liberty Insurance Corp.</td> <td></td> </tr> <tr> <td>INSURER C :ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER D :OHIO CASUALTY</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Liberty Mutual Fire Insurance Company	23035	INSURER B :Liberty Insurance Corp.		INSURER C :ACE American Insurance Company	22667	INSURER D :OHIO CASUALTY		INSURER E :		INSURER F :	
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INSURED PR I/SH Peabody Union Apartments Owner, LLC 201 E. Las Olas Blvd., Suite 1200 Ft. Lauderdale, FL 33301 United States															

COVERAGES **CERTIFICATE NUMBER:** 38WAV4YZ **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 SUBR INSD WVD	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 type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		TB2-625-095667-012	05/03/2022	05/03/2025	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A C D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR SEE ADDENDUM <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> X <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> X (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		WC7-625-095667-022	05/03/2022	05/03/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000 \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 WORK PERFORMED UNDER THE TURNER CONSTRUCTION CONTRACTOR CONTROLLED INSURANCE PROGRAM
 Location: Peabody Union Encroachment Approval Process in Public Right-of-Way, 30 Peabody Street, Nashville, TN 37210
 30 DAY NOTICE OF CANCELLATION
 WAIVER OF SUBROGATION APPLIES
 COVERAGE IS PRIMARY AND NON-CONTRIBUTORY
 Job #: 220480

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 37210	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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023M-022EN-001

LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS
INTO THE PUBLIC RIGHT OF WAY

PR II/SH Peabody Union
I/We, **Apartments Owner, 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 IN EXHIBIT A). 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. Such approval shall not be unreasonably withheld, delayed, or conditioned. 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: 8/14/23

PR II/SH Peabody Union
Apartments Owner, LLC

(Owner of Property)

30 Peabody Street

(Address of Property)

Nashville, TN

(City and State)

PR II/SH Peabody Union Apartments Owner, LLC, a
Delaware limited liability company

By: PR II/SH Peabody Union Holdings, LLC, a
Delaware limited liability company, its sole member

By: Peabody Union MF, LLC, a
Florida limited liability company, its authorized member

By:


Name: Jeffrey McDonough
Its: Vice President

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

Sworn to and subscribed before

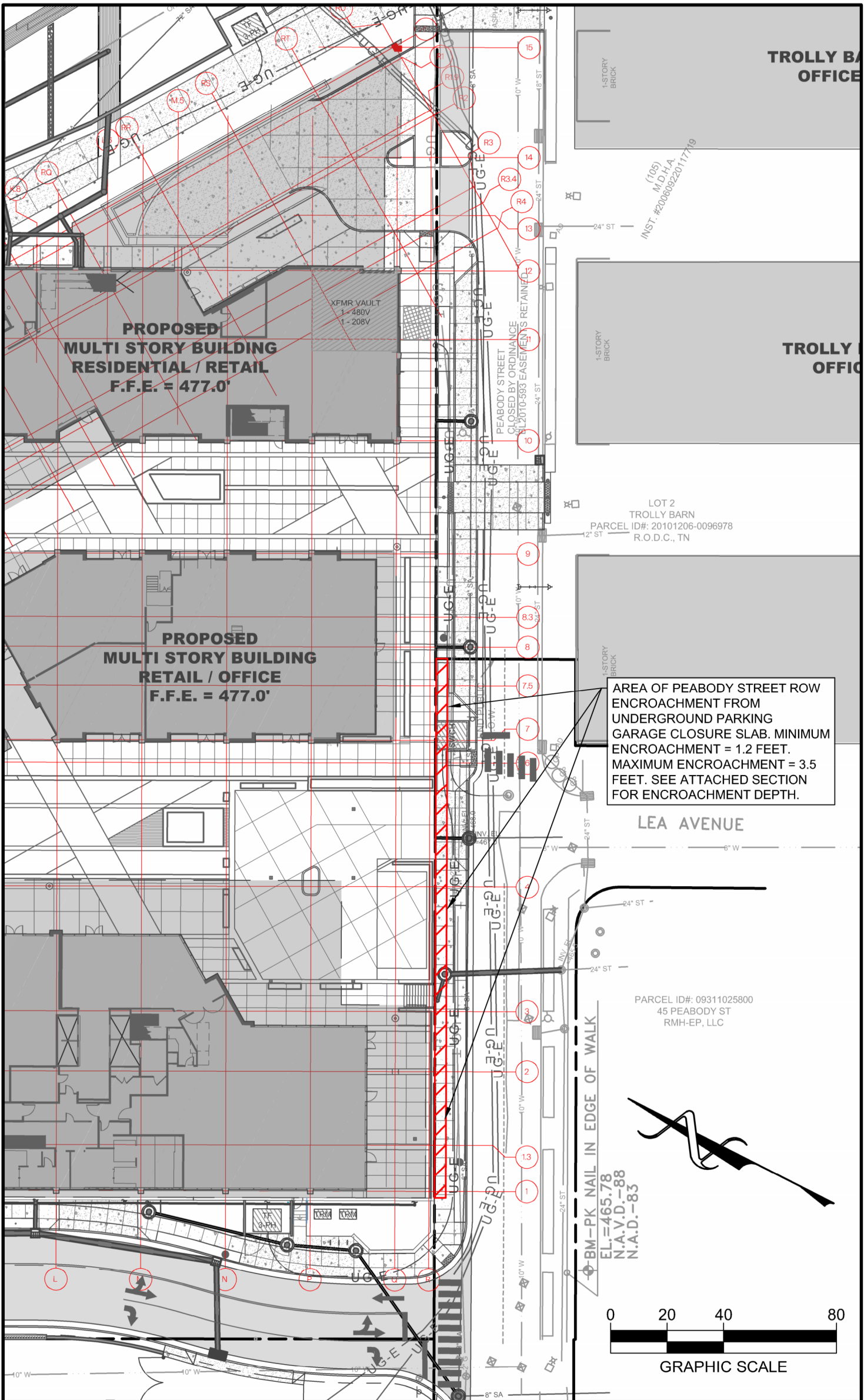
Me this 14 day of August, 2023


(NOTARY PUBLIC)

My Commission Expires: 12-1-24



Margo Utter
Comm. #HH068146
Expires: Dec. 1, 2024
Bonded Thru Aaron Notary



TROLLY BA
OFFICE

TROLLY
OFFICE

(105)
M.D.H.A.
INST. #200909220117719

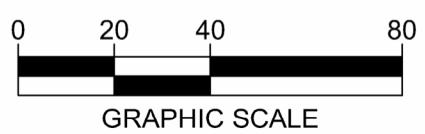
LOT 2
TROLLY BARN
PARCEL ID#: 20101206-0096978
R.O.D.C., TN

AREA OF PEABODY STREET ROW
ENCROACHMENT FROM
UNDERGROUND PARKING
GARAGE CLOSURE SLAB. MINIMUM
ENCROACHMENT = 1.2 FEET.
MAXIMUM ENCROACHMENT = 3.5
FEET. SEE ATTACHED SECTION
FOR ENCROACHMENT DEPTH.

LEA AVENUE

PARCEL ID#: 09311025800
45 PEABODY ST
RMH-EP, LLC

BM-PK NAIL IN EDGE OF WALK
EL.=465.78
N.A.V.D.-88
N.A.D.-83



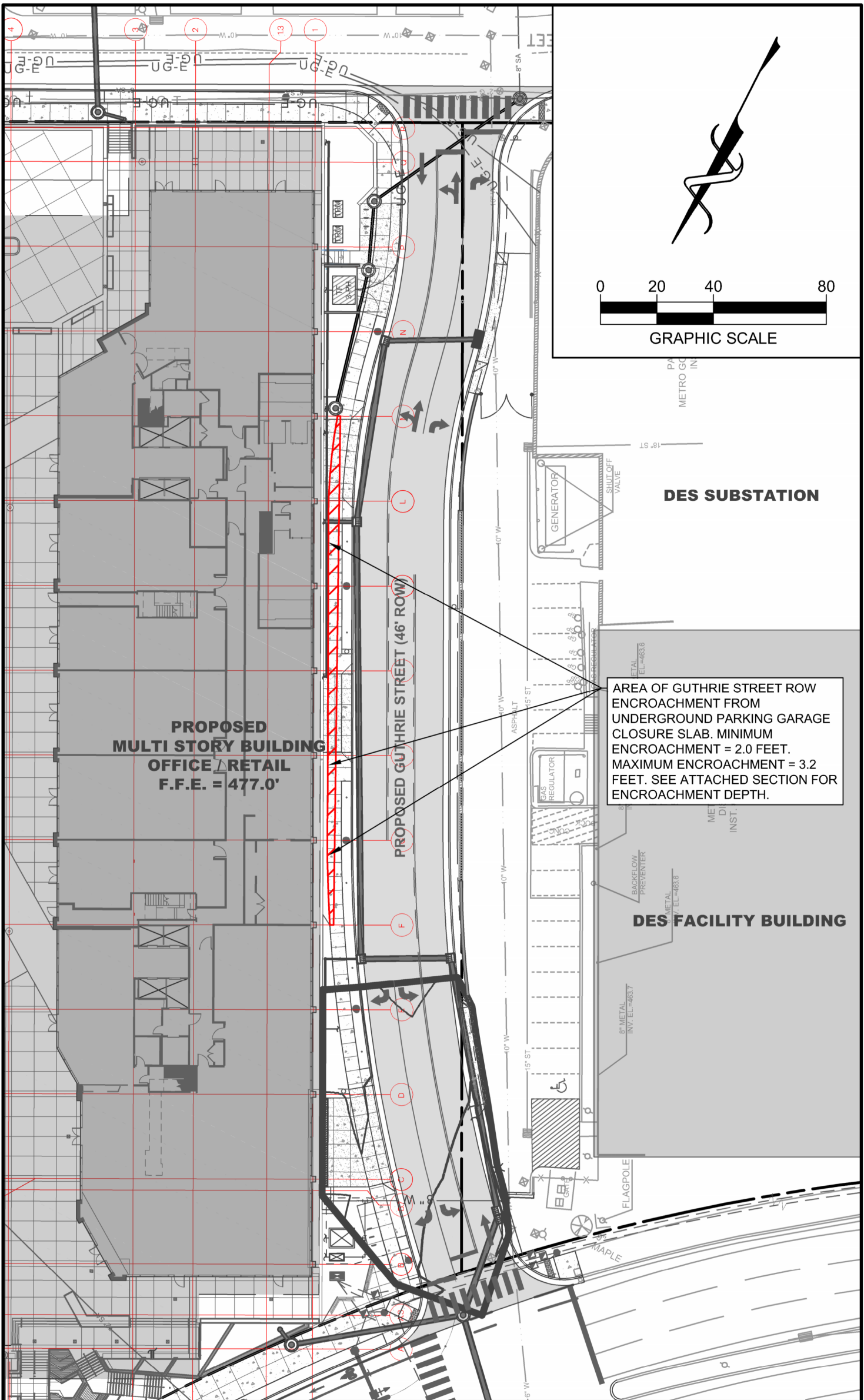
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 • BCACivil.com

ROW ENCROACHMENT EXHIBIT

**PEABODY UNION
30 PEABODY STREET
NASHVILLE, TENNESSEE, 37210**

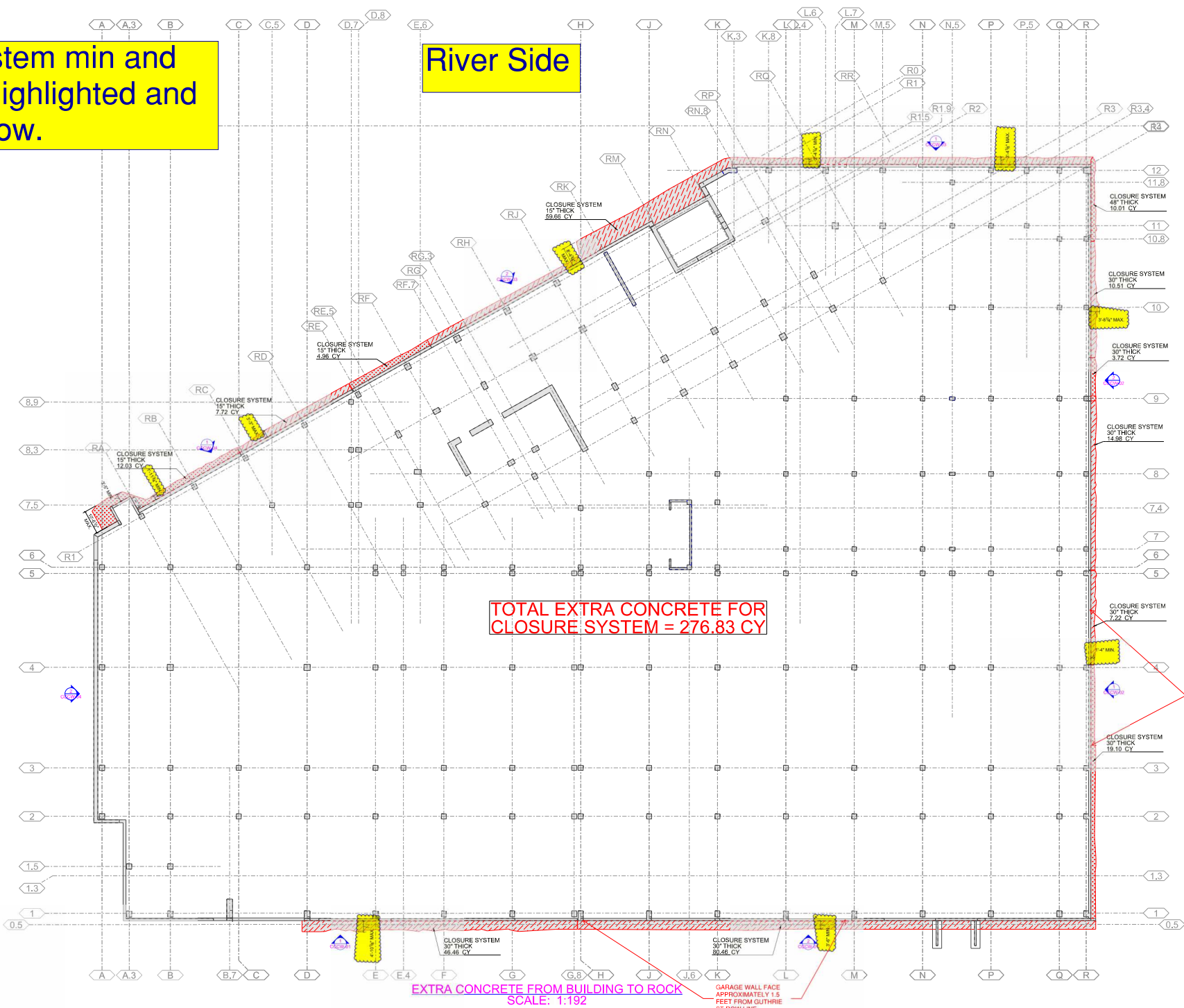
EX1.0

BCA JOB NO.
2064-92



Closure System min and max width highlighted and clouded below.

River Side



TOTAL EXTRA CONCRETE FOR CLOSURE SYSTEM = 276.83 CY

EXTRA CONCRETE FROM BUILDING TO ROCK SCALE: 1:192

Peabody Street

GARAGE WALL FACE APPROXIMATELY 0.1 FEET FROM PEABODY ST ROW LINE.

GARAGE WALL FACE APPROXIMATELY 1.5 FEET FROM OUTRIGGE ST ROW LINE.

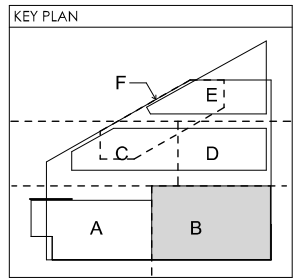
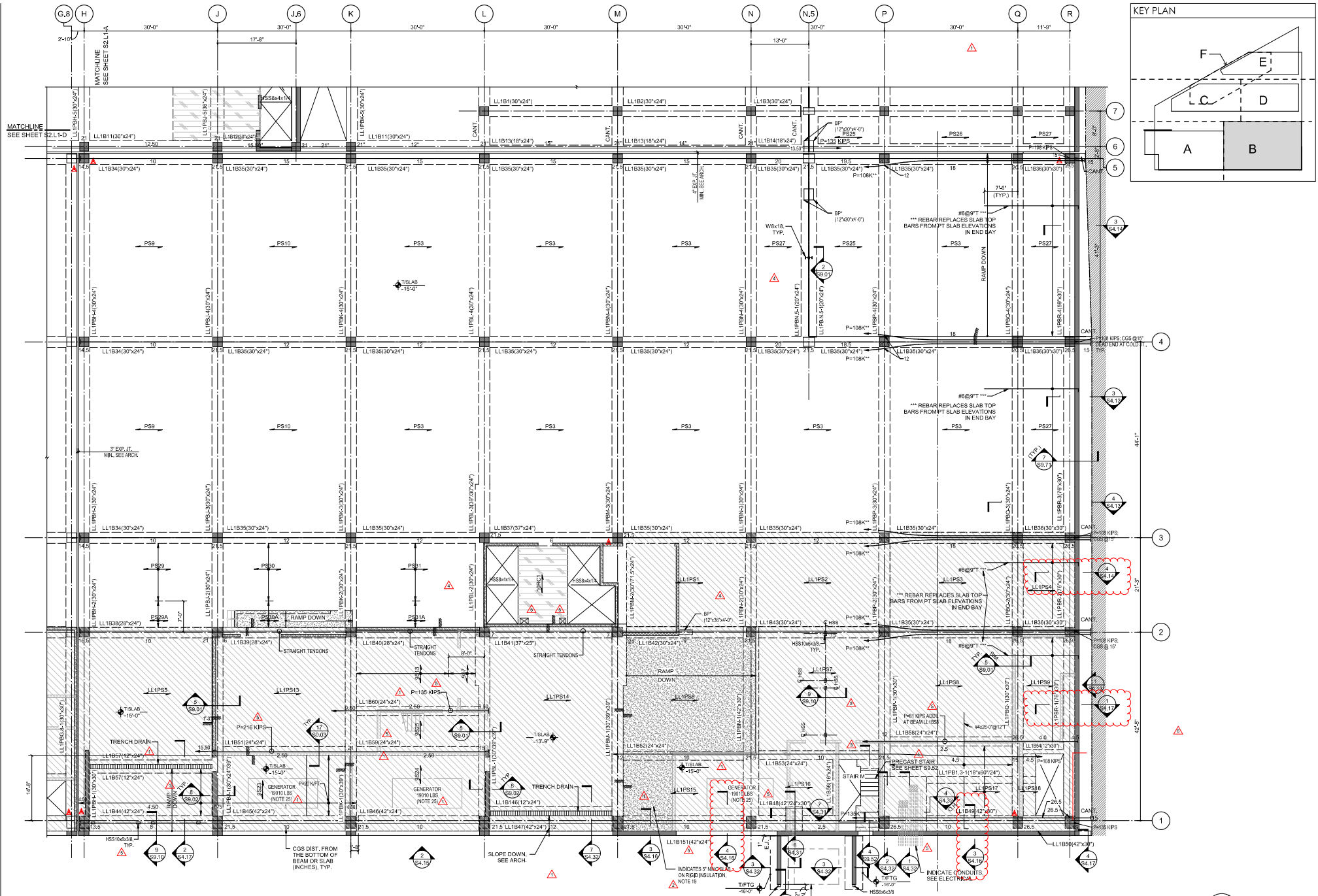
Guthrie Street



PROJECT #:	22-6406	REV. NO.	REVISION DESCRIPTION
PROJECT NAME:	Peabody Union	1	CLOSURE WALL DETAILS ADDED
LOCATION:	Nashville, TN	2	FOR FIELD USE
DRAWN BY:	STEELE CLIFTON	3	ADDED MIN./MAX DIMENSIONS

PH DESCRIPTION	REV. DATE	REV. NO.	REVISION DESCRIPTION	REV. DATE

SHEET NO.	CCCW-00
NAME	EXTRA CONCRETE FROM BUILDING TO ROCK



HASTINGS
 ENGINEERS, ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS, PLANNERS
 615.332.1398
 hastingse.com



CONSTRUCTION DOCUMENTS



UZUN + CASE
 Uzun + Case, LLC
 1233 Peachtree St. NE, Suite 2500
 Atlanta, Georgia 30309
 www.uzuncase.com | 478.553.5200

**STILES HENSLER
 PEABODY UNION**
 ROLLING MILL HILL LOT K - 30 PEABODY STREET
 NASHVILLE TN 37210



REVISION INFORMATION

1	ASH 1	2022.01.20
2	ASH 1	2022.10.26
3	ASH 3	2022.12.16
4	ASH 04	2023.03.03
5	ASH 05	2023.04.28
6	ASH 06	2023.06.30

PROJECT # 19150
 ISSUE DATE 2023.01.24

LEVEL LL1 FLOOR
 PLAN - B

S2.L1-B

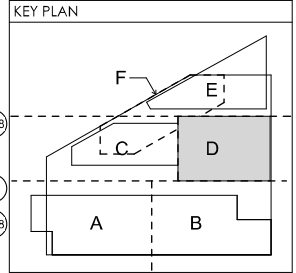
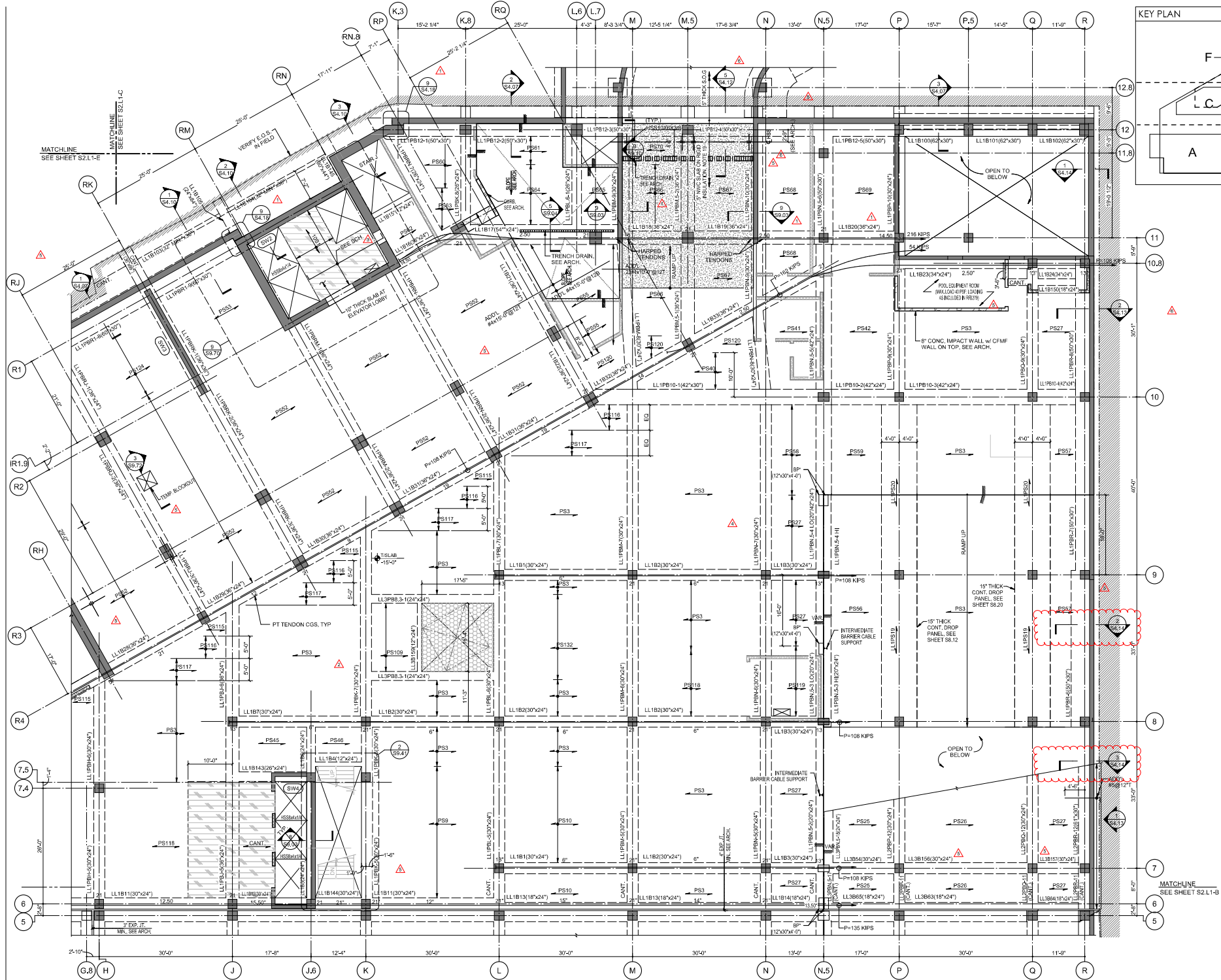
1 LOWER LEVEL 1 ENLARGED FRAMING PLAN - AREA B
 SCALE: 1/8" = 1'-0"

PLAN NOTES:
 1. SEE SHEET S2.L1-A FOR FRAMING NOTES & LEGEND.
 ** INDICATES PT TENDONS TO BE STRESSED AFTER THE CLOSURE SLAB/BEAM ALONG GL R IS PLACED AND CONCRETE AT CLOSURE SLAB/BEAM REACHES 9000 PSI, MIN. COMP. STRENGTH. PROVIDE STRESSING POCKETS

INDICATES 5" MIN. RIGID OR FIBER INSULATION ON FIBER INSULATION. NOTE 19

INDICATE CONDUTITS SEE ELECTRICAL





HASTINGS
 ARCHITECTS
 1000 BROADWAY
 NASHVILLE, TN 37203
 615.252.1898
 hastingsoffice@hastingsarch.com



CONSTRUCTION DOCUMENTS



UZUN+CASE
 Uzun + Case, LLC
 1233 Posseville St., NE, Suite 2500
 Atlanta, Georgia 30309
 www.uzuncase.com | 478.553.5200

**STILES HENSLER
 PEABODY UNION**
 ROLLING MILL HILL LOT K - 30 PEABODY STREET
 NASHVILLE TN 37210



REVISION INFORMATION

NO.	DESCRIPTION	DATE
1	ASI 1	2022.07.20
2	ASI 2	2022.10.26
3	ASI 3	2022.12.16
4	ASI 4	2023.03.03
5	ASI 5	2023.04.28
6	ASI 6	2023.06.30

PROJECT # 19150
 ISSUE DATE 2022.01.24

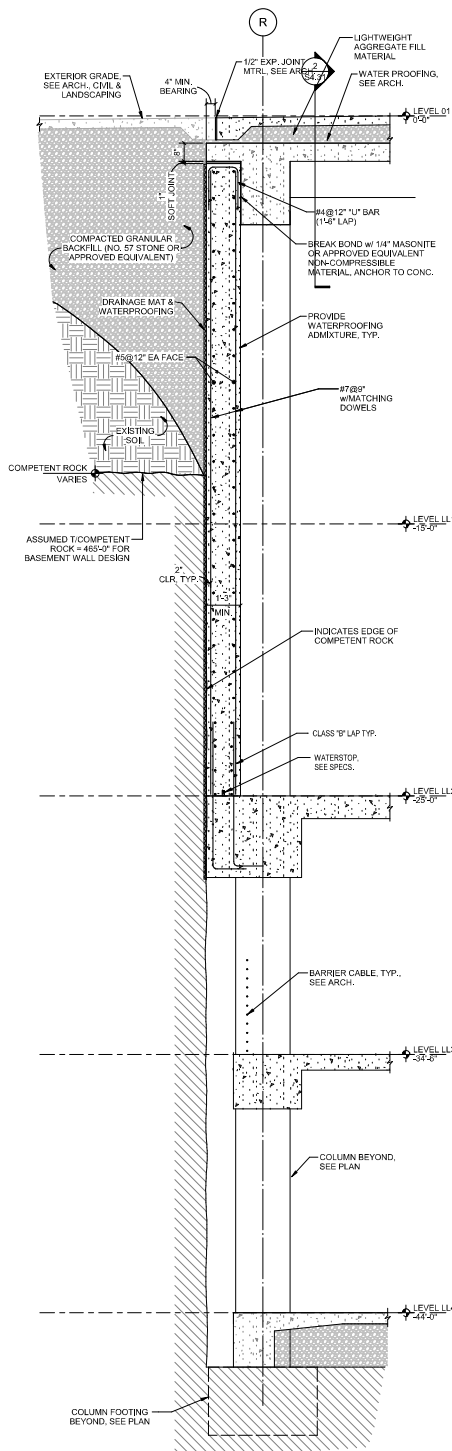
**LEVEL LL1 FLOOR
 PLAN - D**

S2.L1-D

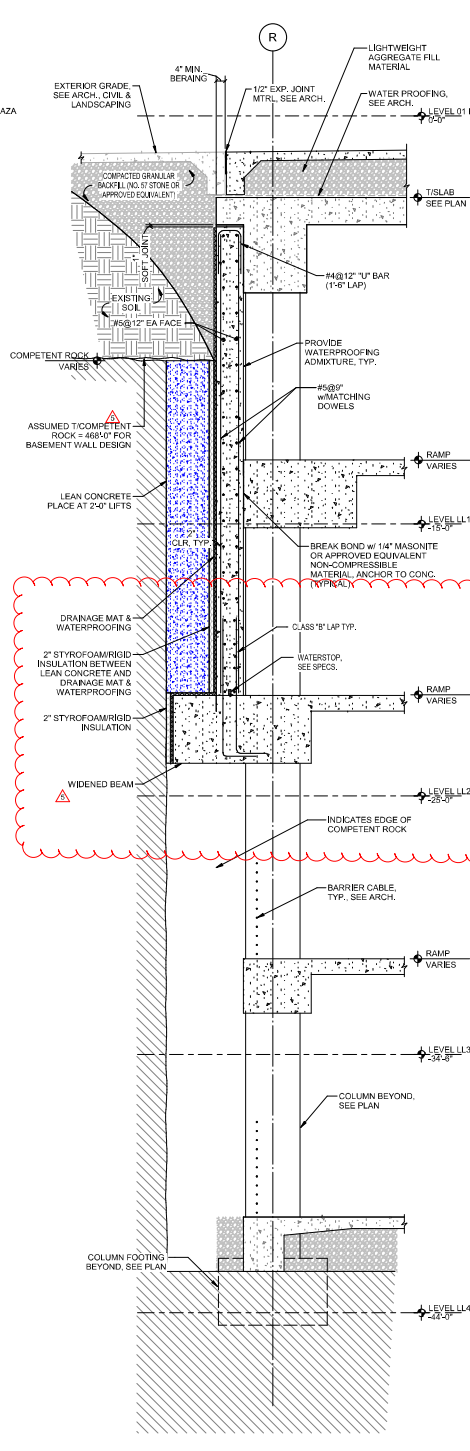
1
S2.L1-D
 LOWER LEVEL 1 ENLARGED FRAMING PLAN - AREA D
 SCALE: 1/8" = 1'-0"

PLAN NOTES:
 1. SEE SHEET S2.L1-A FOR FRAMING NOTES & LEGEND.
 ** INDICATES PT TENDONS TO BE STRESSED AFTER THE CLOSURE SLAB/BEAM ALONG GL R IS PLACED AND CONCRETE AT CLOSURE SLAB/BEAM REACHES 3000 PSI MIN. COMP. STRENGTH. PROVIDE STRESSING POCKETS

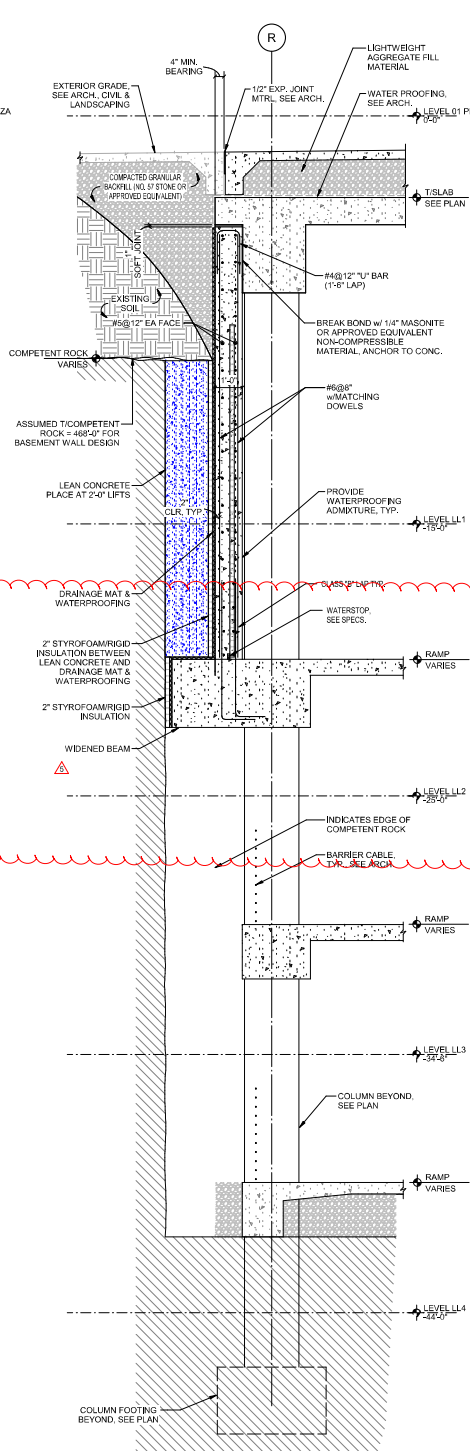




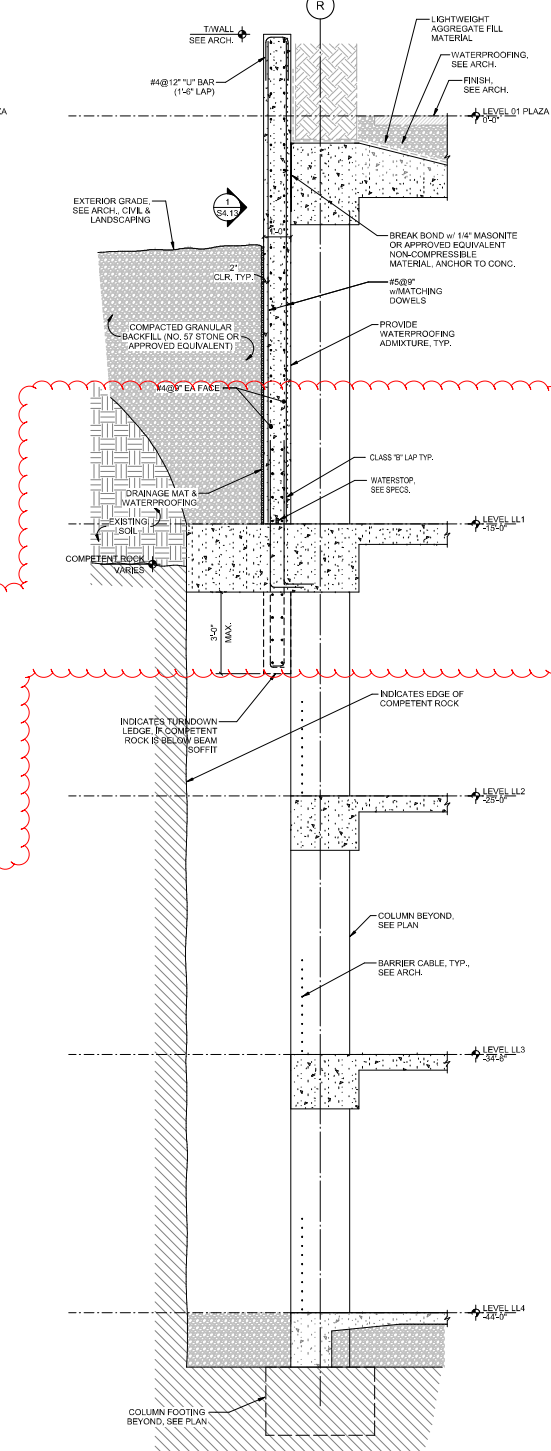
1 BASEMENT WALL BTWN GRIDS 12 AND 10.8
S4.14 SCALE: 1/2" = 1'-0"



2 BASEMENT WALL BTWN GRIDS 8 AND 9
S4.14 SCALE: 1/2" = 1'-0"



3 BASEMENT WALL BTWN GRIDS 6 AND 8
S4.14 SCALE: 1/2" = 1'-0"



4 BASEMENT WALL BTWN GRIDS 1 AND 3
S4.14 SCALE: 1/2" = 1'-0"

HASTINGS



CONSTRUCTION DOCUMENTS



UZUN + CASE

Uzun + Case, LLC
1233 Peachtree St. NE, Suite 2500
Atlanta, Georgia 30309
www.uzuncase.com | 404.553.5200

STILES HENSLER
PEABODY UNION

ROLLING MILL HILL LOT K - 30 PEABODY STREET
NASHVILLE TN 37210

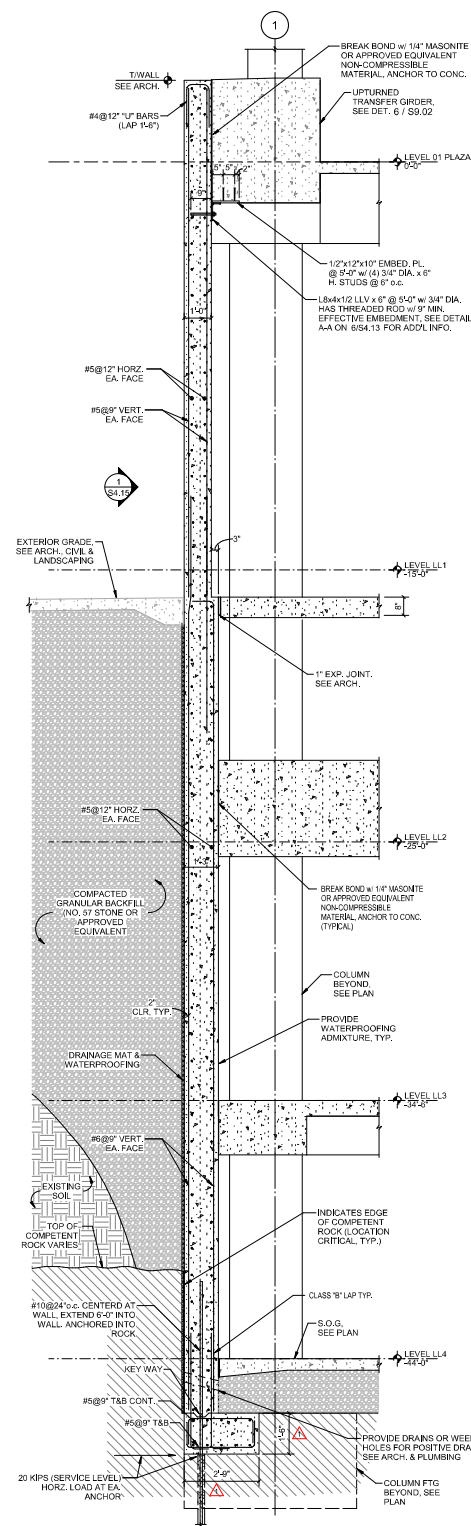


REVISION INFORMATION
5 ASI 05 2023.04.28

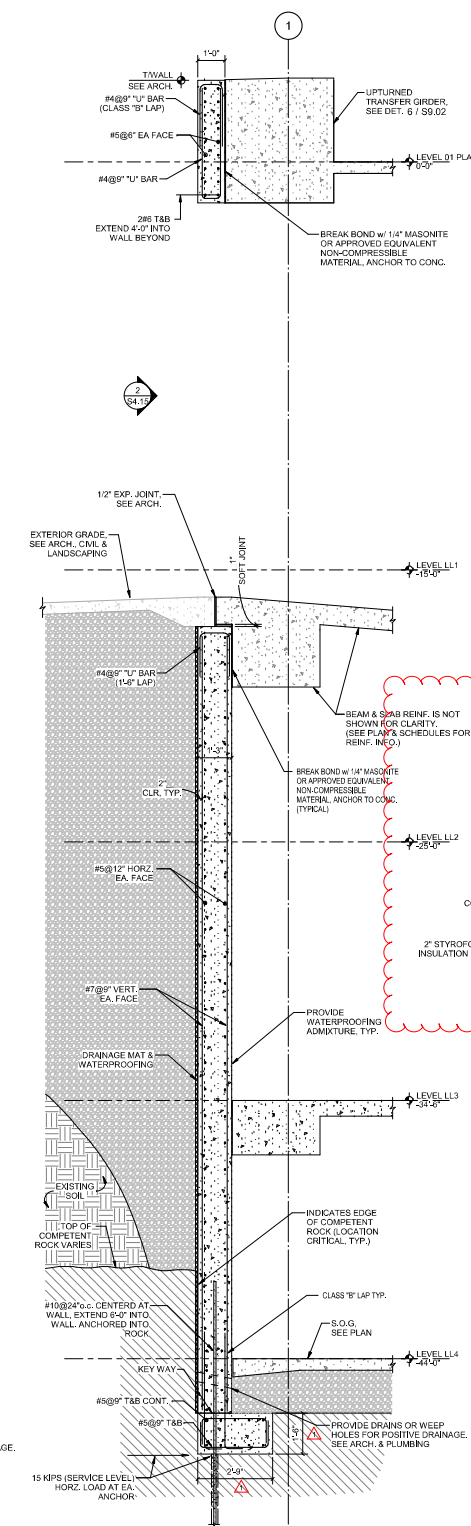
PROJECT # 19150
ISSUE DATE 2023.01.24

FOUNDATION SECTIONS & DETAILS

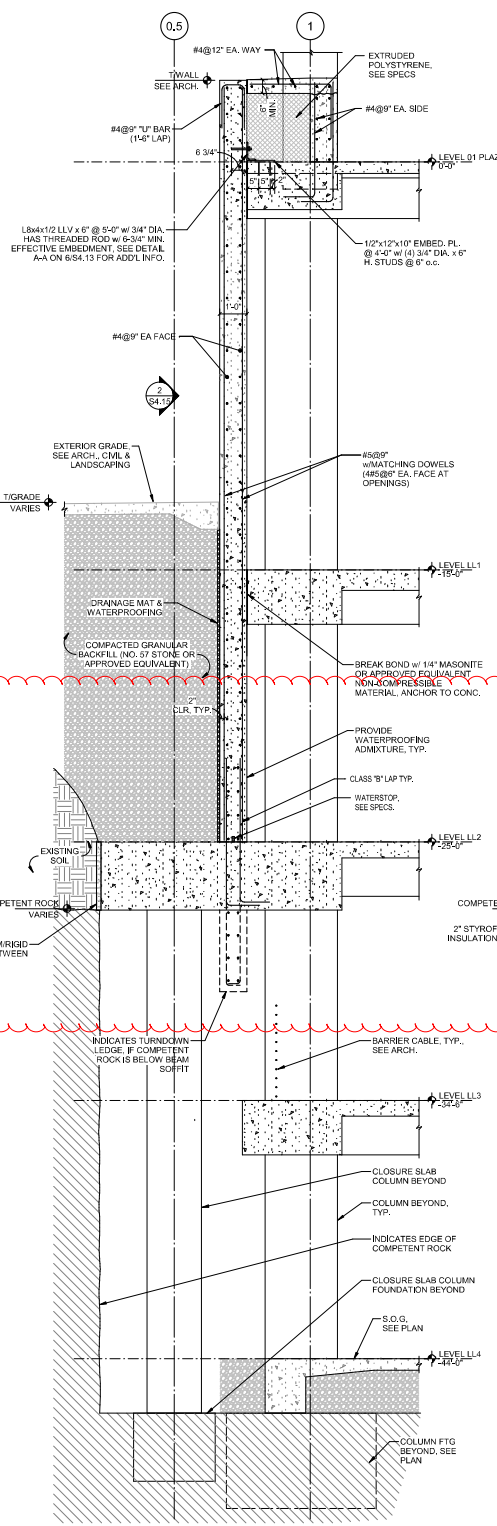
S4.14



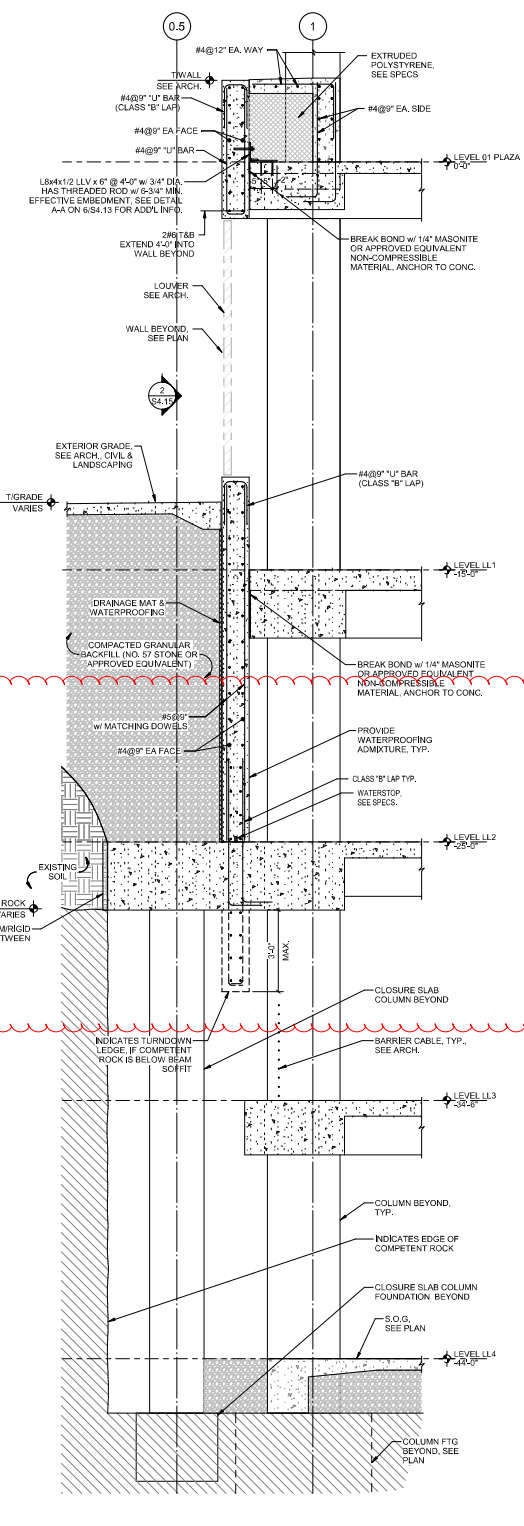
1 BASEMENT WALL BTWN GRIDS A.3 AND B.7
SCALE: 1/2"=1'-0"



2 BASEMENT WALL BTWN GRIDS B.7 AND D
SCALE: 1/2"=1'-0"



3 BASEMENT WALL BTWN GRIDS D AND R
SCALE: 1/2"=1'-0"
(AT FULL HEIGHT WALL WITHOUT OPENINGS)



4 BASEMENT WALL BTWN GRIDS D AND R
SCALE: 1/2"=1'-0"
(AT OPENINGS)



UZUN+CASE
Uzun + Case, LLC
1233 Possettine St., NE Suite 2500
Atlanta, Georgia 30309
www.uzuncase.com | 478.553.5200

**STILES HENSLER
PEABODY UNION**

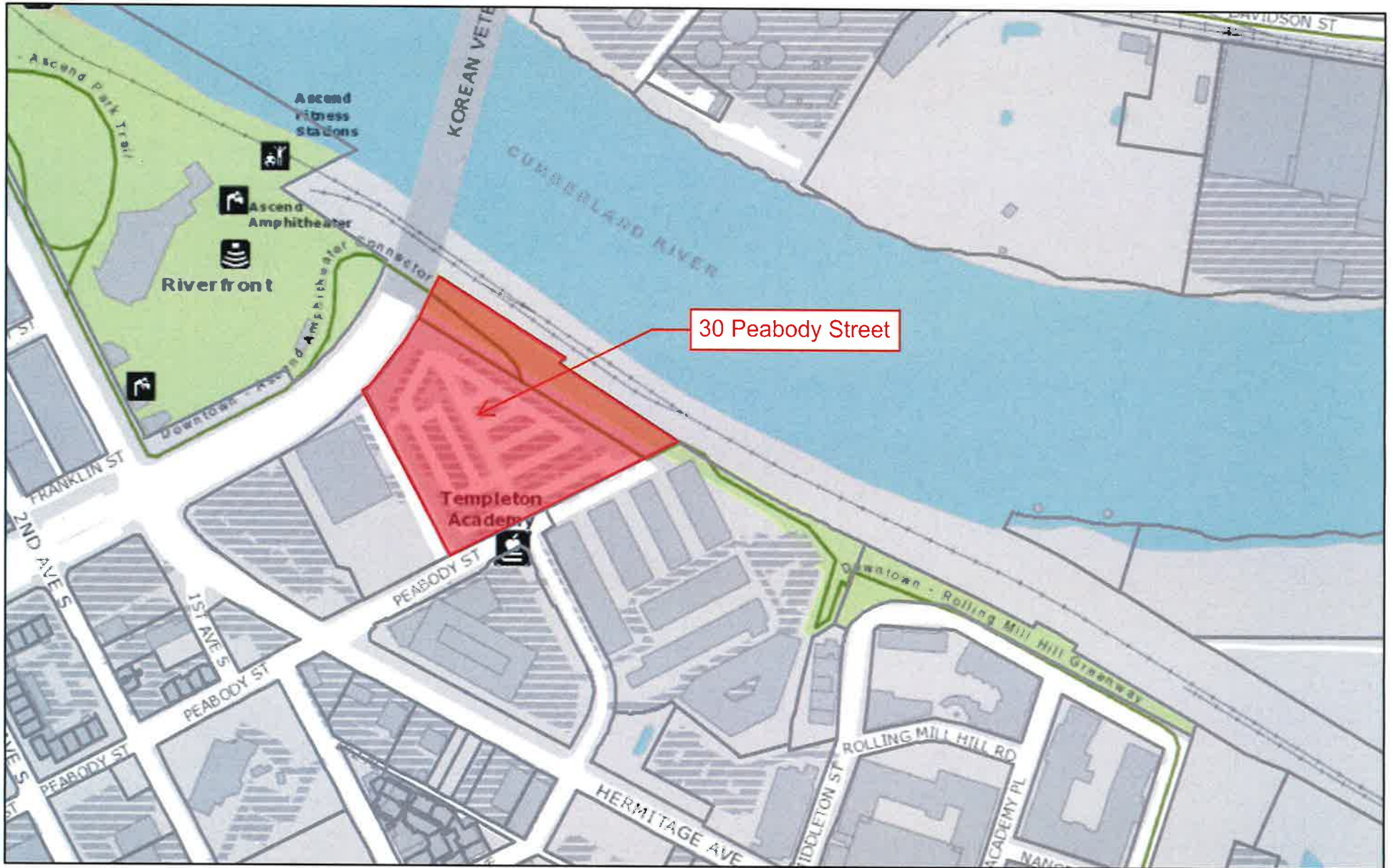
PURSING CERTIFICATIONS
fitwel
REVISION INFORMATION
1 ASI 1 2022.01.24

PROJECT # 19150
ISSUE DATE 2022.01.24
FOUNDATION SECTIONS & DETAILS

675.502.1898
hastings@hastingsllc.com
Stiles Hensler, LLC
Nashville, TN 37203

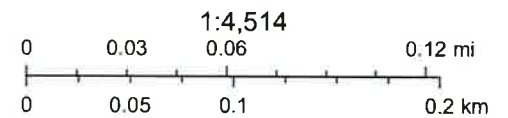
ROLLING MILL HILL LOT K - 30 PEABODY STREET
NASHVILLE TN 37210

Nashville / Davidson County Parcel Viewer



April 18, 2023

graphicsLayer2



Metro GIS

Made by: Metro GIS