

Proposal No. 2022M-037EN-001



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/21/2022

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 ASSUING 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 Anderson Benson Insurance 3322 West End Avenue Suite 500 Nashville, TN 37203		CONTACT NAME Melissa O'Conor PHONE (A/L, H, C) (615) 630-7421 FAX (A/C, H/C) (615) 630-7004 E-MAIL ADDRESS melissa@andersonbenso.com	
INSURED Inglewood Partners LLC c/o Corner Partnership, LLC 2020 Fishstone Parkway, Suite 900-04 Franklin, TN 37069		INSURER(S) AFFORDING COVERAGE INSURER A: The Cincinnati Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10677

COVERAGES: CERTIFICATE NUMBER: 22-23 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIODS 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 PRIOR CLAIMS.

INSURER	TYPE OF INSURANCE	ADD. SUB. INSD. BYD.	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS ADOPT <input checked="" type="checkbox"/> OCC. & PROP. DAMAGE <input checked="" type="checkbox"/> GEN. AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PER OCC. <input type="checkbox"/> LTD. <input type="checkbox"/> OTHER		ENP0000407	07/01/2022	07/01/2023	EACH OCCURRENCE \$ 1,000,000 AUTOMOBILE LIABILITY (PER ACCIDENT) \$ 500,000 PERSONAL & ADV. INJURY (PER ACCIDENT) \$ 5,000 MED. EXP. (Per person) \$ 1,000,000 PERSONAL & ADV. INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS & COMPLETED OPERATIONS \$ 3,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> NON-OWNED AUTO <input type="checkbox"/> AUTO ONLY <input type="checkbox"/> OWNED AUTO <input type="checkbox"/> NON-OWNED AUTO <input type="checkbox"/> AUTO ONLY					OWNED AUTO (Per accident) \$ NON-OWNED AUTO (Per accident) \$ AUTOBILITY DAMAGE (Per accident) \$
	UMBRELLA & LIA EXCESS LMS <input type="checkbox"/> EXCESS <input type="checkbox"/> LMS					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER RESPONSIBILITY EXCLUDED (Mandatory in TN) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A If yes, describe the nature of the exclusion(s) below:					E.C. EACH ACCIDENT \$ E.C. DISEASE - S&B EMPLOYEES \$ E.C. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 (Re: 2500 Highway Dr, Nashville, TN, 37215)

CERTIFICATE HOLDER The Metropolitan Government of Nashville and Davidson County Metro C/O Insurance and Safety Div 222 3rd Avenue North, Ste 6501 Nashville, TN 37203	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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ACORD 25 (2016/03)

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September 20, 2022

Director of Engineering c/o Sara Cain
Metro Nashville Public Works
750 South 5th Street
Nashville, Tennessee 37206

**Re: Riverside Retail
Nashville, Tennessee**

Dear Mrs. Cain:

We are submitting to you, a request for an aerial encroachment for the above referenced project located at 2300 Riverside Avenue. Specifically, the request is for a canopy/awning that is attached to the building to encroach into the right of way above the public walk. The intent of the canopy is to provide a covered element/architectural feature for the building. Additional drawings, sections and elevations have been provided with this application for your reference. Should you need any additional information, please contact me at jcunningham@catalyst-dg.com or call 615.622.7214.

Best Regards,

Catalyst Design Group

A large, stylized handwritten signature in black ink, appearing to be 'J. Cunningham', written over the printed name and title.

Jared A. Cunningham, PLA, ASLA
Principal, Senior Project Manager, Landscape Architect

Enclosure(s)

Metro Nashville ***Public Works***

Improving the Quality of Life for Nashvillians and our Visitors



Encroachment Approval Process in Public Right-of-Way

The following information is for aerial, underground and building encroachments. Aerial encroachments require a resolution approved by the Metropolitan Council. Underground and building encroachments require approval by ordinance (three readings before the Metropolitan Council). Attached are the following items concerning the encroachment approval process for your use.

1. License Agreement for private encroachment
2. Sample insurance form
3. Petition to encroach upon a public right-of-way

Your firm should submit the following information:

- A. A letter of request to the Director of Engineering of Public Works.
- B. Engineering details: showing exact location of encroachment, design, measurements of sign, and anchoring details.
- C. Signed License Agreement.
- D. Insurance forms: minimum requirements, at least \$50,000 in case of injury to one person, \$100,000 in case of injuries to more than one person, and property damage insurance of at least \$5,000 each accident, \$10,000 aggregate.
- E. Processing fee of \$250.

Public Works will review and submit the application to the Metropolitan Planning Commission; this process normally takes 60 to 90 days. Upon approval by the Metropolitan Planning Commission and the Metropolitan Council an application must be made with Metropolitan Codes Administration, if applicable. A permit will be required to be taken out with Public Works by the contractor to perform the installation of the approved encroachment.

If you need further information please feel free to contact the Public Works' Right-of-Way Permits Office at 862-8782.

CERTIFICATE OF INSURANCE

This is to further certify to the Metropolitan Government of Nashville and Davidson County concerning the policies of insurance listed above and the coverage provided thereby that:

1. The Contractual Insurance coverage is on a Blanket Broad Form basis unless specifically indicated below,
2. The company or companies, upon request, agree to deliver within fifteen (15) days a certified copy of any and/or all of the policies of insurance to The Metropolitan Government of Nashville and Davidson County,
3. If one (1) or more Umbrella Excess policies are used, there is no gap between the limits of the primary policies and the deductible feature of the Umbrella Excess policies,
4. Coverage under the primary policies have no deductible features unless there is a check mark here (). If there are deductible features or the insured has adopted a funded self-insurance program, they are fully explained on an attached sheet which becomes a part of this Certificate, and
5. The coverage provided shall not be cancelled, reduced in coverage, or allowed to lapse unless and until The Metropolitan Government of Nashville and Davidson County receives at least thirty (30) days advance written notice of same. The written notice must be delivered to the Metropolitan Risk Manager at his office shown as the address of the Certificate Holder below or the secondary Certificate Holder, if one is so listed below.

Name and Address of 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

Date Issued: 9/22/2022

Anderson Benson

(Agency or Company)

by George Anderson

(Authorized Representative)

(Attach Power of Attorney)

CERTIFICATE OF INSURANCE

FOR CONTRACTORS DOING BUSINESS WITH
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

(THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE
COVERAGE AFFORDED BY THE POLICIES LISTED BELOW)

Name and Address of Agency		Companies Affording Coverage				
		Company Letter A				
Name and Address of Insured		Company Letter B				
		Company Letter C				
		Company Letter D				
		Company Letter E				
This is to certify that policies of insurance listed below have been issued to the insured names above and are in force at this time.						
Company Letter	Type of Insurance	Policy Number	Date of Expiration	Limits of Liability In Thousands		
	General Liability () Comprehensive Form () Premises Operation () Explosion and Collapse Hazard () Underground Hazard () Products Completed Operations Hazard () Contractual Insurance () Broad Form Property Damage () Independent Contractors () Personal Injury				Each Occurrence	Aggregate
				Bodily Injury	\$	\$
				Property Damage	\$	\$
				Personal Injury	\$	
	Automobile Liability () Comprehensive Form () Owned () Hired () Non Hired			Bodily Injury (Each Person)	\$	
				Bodily Injury Each Accident	\$	
				Property Damage	\$	
				Bodily Damage Property Damage Combined	\$	
	Excess Liability () Umbrella Form () Other than Umbrella Form			Bodily Injury And Property Damage Combined	\$	\$
	Worker's Liability And Employer Liability	L&WH Act _____ Jones Act _____		Statutory		
					\$	Each Occurrence
	OTHER					

LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS
INTO THE PUBLIC RIGHT OF WAY

I/We, Inglewood Partners 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: 9/21/22

Inglewood Partners LLC

By: *Stanley A. Pope*, President
(Owner of Property)

2300 Riverside Dr

(Address of Property)

Nashville TN

(City and State)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before

Me this 21st day of September, 2022

Tammy Rhoades
(NOTARY PUBLIC)

My Commission Expires: July 3, 2023



PETITION TO ENCROACH UPON A PUBLIC RIGHT-OF-WAY

PETITION NO. _____

We, the undersigned, do hereby petition the METROPOLITAN DEPARTMENT OF PUBLIC WORKS and the METROPOLITAN PLANNING COMMISSION to recommend to the METROPOLITAN COUNCIL and MAYOR that legislation be enacted to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows:

For a canopy/awning. _____

Addresses and Map and Parcel numbers of property or properties associated with the proposed encroachment:

ADDRESS

MAP AND PARCEL NUMBER

2300 Riverside Drive _____

07207013200 _____

Attach the following in support or explanation of this application:

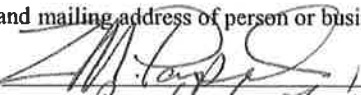
☒ A check for the filing fee of \$250.00 made payable to the Metropolitan Government (**application fee is non-refundable**).

☒ A scaled drawing on 8 1/2 " x 14" paper of the proposed encroachment. (Additional exhibits may be required depending upon the nature of the request).

☒ A private encroachment license agreement signed by the person to whom the encroachment privilege is to be granted.

☒ A certificate of liability insurance in the amount to be determined necessary by the Department of Public Works.

Signature and mailing address of person or business to whom privilege of encroachment will be granted:

Signature:  Address: 150 Fourth Ave N, Suite 1100
President of
Inglewood Partners, LLC Nashville TN 37219
Council/District: 7

PERSON FILING THIS PETITION:

If other than owner or optionee of properties listed above, state relationship. All correspondence will be mailed to this person.

Name: Jared A. Cunningham
Address: 5100 Tennessee Avenue

City, State, Zip: Nashville, Tennessee 37209

Phone: Residence _____

Business 615.622.7200

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED UNLESS COMPLETED IN FULL.

Metropolitan Government Department of Public Works

750 South 5th Street • Nashville, TN 37206 • (615) 862-8750 • www.nashville.gov/public-works

Mandatory Referral Application:

Encroachment: Sign / Awning / Fiber Optic Cable / Other

*** Before filing this application, please review checklist on the back of this application. ***

Encroachment Type:

☒ Awning

☐ Fiber Optic Cable (▲ ground)

☐ Fiber Optic Cable (▼ ground)

☐ Sign

☐ Other _____

Date Submitted: September 23, 2021

Mandatory Referral Project No. _____

(MPW staff assigns project #)

Map & Parcel(s): 07207013200

Street Address(es): 2300 Riverside Drive

Notarized Signature of Property Owner(s):

You must obtain the *notarized* signature of all property owners on whose property the sign or awning will occur. Failure to provide this information will deem your application **incomplete** and postpone your application's consideration by the Metropolitan Planning Commission. Copy form below for additional signatures.

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a sign, awning or fiber optic cable encroachment.

Date: Inglewood Partners LLC
(Company Name)

Typed Name

Z.M. Pope

(Signature of Property Owner)

Inglewood Partners, LLC

(Name of Property Owner)

(Title of Property Owner)

2300 Riverside Drive
Nashville, TN

(Address of Property (including city & state))

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2021

Tony Newland
(Notary Public)

My Commission Expires: July 3, 2023

Applicant: All correspondence will be mailed to the applicant.

☐ Architect ☒ **Engineer** ☐ Property Owner ☐ Other: _____

Name: Jared A. Cunningham

Business: Catalyst Design Group

Address: 5100 Tennessee Avenue

City: Nashville State: TN Zip: 37209

Phone: 615.622.7200

☒ business ☐ home ☐ business ☐ mobile

Fax: _____

☐ business ☐ home ☐ business ☐ mobile

E-mail: jcunningham@catalyst-dg.com

Applicant's Signature: _____

Filing Fee (All application fees are non-refundable)

Encroachment: **Sign / Awning / Fiber Optic Cable \$250.00**
Other

Amount paid: \$ _____

Accepted by: _____ Date: _____

Mandatory Referral

4 Checklist

p **Mandatory Referral Application**

If any electrical vaults are located below proposed sign, awning or fiber optic cable, special design standards may be required. Contact NES 615-747-3964 for more information on electrical vault locations.

DO NOT INSTALL anything that would encroach over Metro right-of-way until your application is approved by Metro Council. If you do, you could have to wait six months before your application is considered by Metro Council. For more information, see Council Bill BL2000-444 available at: https://www.nashville.gov/mc/ordinances/term_1999_2003/bl2000_444.htm or call the Metro Clerk for a copy of the bill at 862-6770.

p **Filing Fee \$250 (All application fees are non-refundable)**

Cash or check. If check, make payable to "Metropolitan Government". Credit cards not accepted.

p **Property Map**

Show location of property and surrounding streets (use "Maps" on the MPC web to create property map)

p **Notarized Signature of Property Owner(s)**

You must obtain the *notarized* signature of all property owners whose property the sign or awning will occur. Failure to provide this information will deem your application *incomplete* and postpone your application's consideration by the Metropolitan Planning Commission.

p **License Agreement for Private Encroachment into Public Right-of-Way**

Obtain copy from MPW web site, MPW Right-Of-Way Permits' Office at (615-862-8782).

p **Franchise License**

If *fiber optic cable company*, prior to submitting a fiber optic cable encroachment, you must contact the Metro Department of Law at 615-862-6341 for determination of whether franchise license is required.

p **Certificate of Liability Insurance**

Certificate must identify Metro Government of Nashville & Davidson County as Certificate Holder.

p **Right-of-Way Notice**

While not a requirement of your application, please be aware that no construction work may be undertaken in any street, road, alley or right-of-way or of any utility or temporary construction easement of the metropolitan government or other government entity by any department of the metropolitan government or any other entity unless adequate notice has been given to the abutting fee owner of a street, road, alley, or right-of-way or fee owner of the easement, and to the district member of council representing the area of such construction work. For more information, see Metro Code 13.20 available at: https://library.municode.com/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinance?s?nodeId=CD_TIT13STSIPUPL_DIVIGERE_CH13_20EXOB or call the Metro Clerk for a copy of the bill at 862-6770, or call the Public Works Department Permits' Office at 615-862-8782.

p **Drawings should identify the following:**

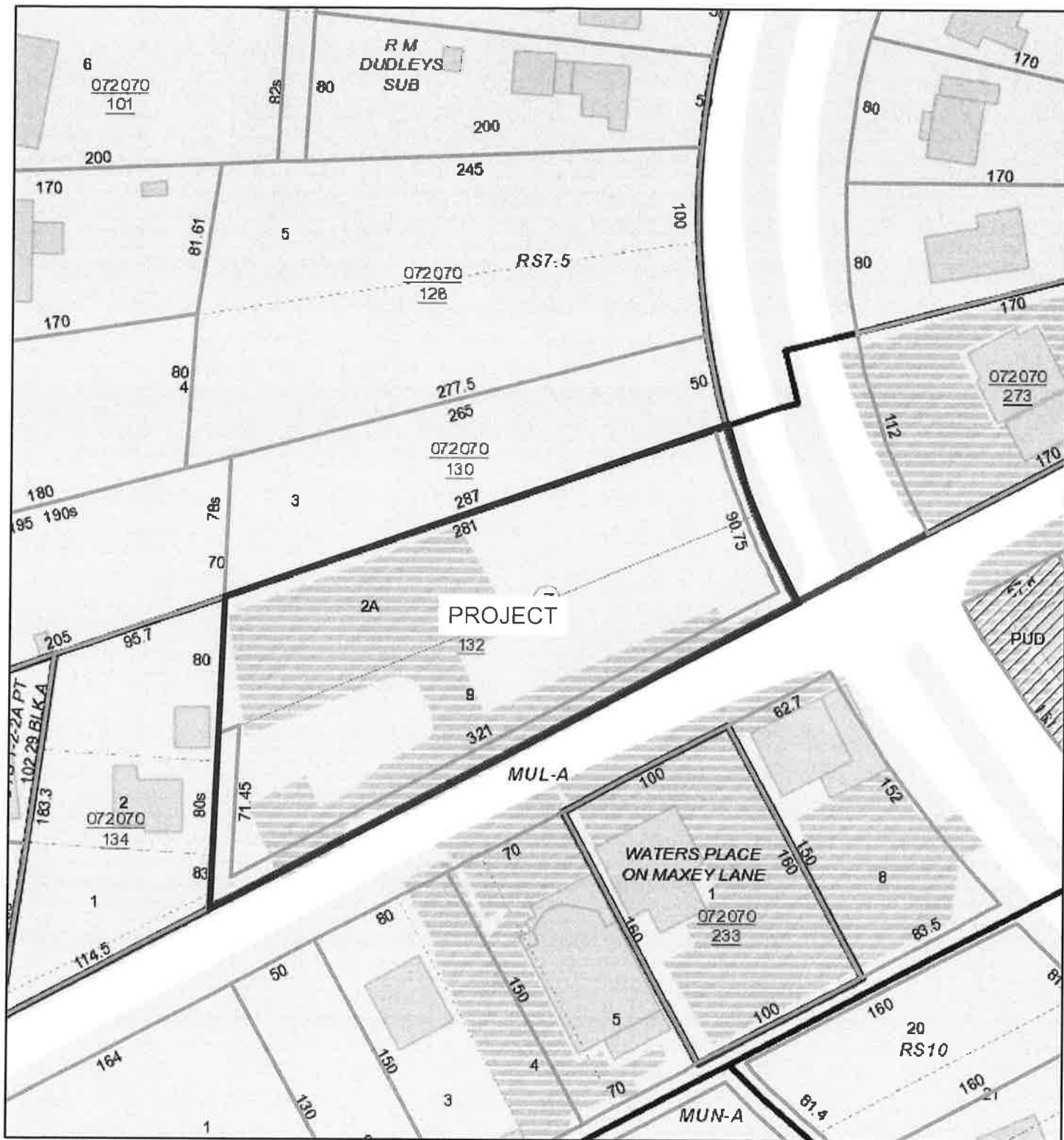
Signs / Awnings

- Width and length of sign/awning
- Vertical height of awning
- Horizontal distance sign/awning projects over public right-of-way
- Vertical distance sign/awning will be installed above public right-of-way
- Horizontal distance between door awning and street curb (Note: Door awnings must be setback 18" from street curb)
- Location of every sign, window awning or door awning to be installed on building (photograph is helpful)
- Method of attachment / anchoring to building or sidewalk



Fiber Optic Cable

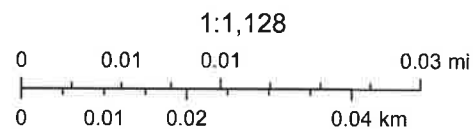
- Map identifying cable path
- Cable length in feet or miles
- Thickness of cable
- Number of cables
- If ▲ ground, what cable will be attached to and method of attachment
- If ▲ ground, height of cable above public right-of-way
- If ▼ ground, average depth below public right-of-way (e.g. "36 – 42")
- If ▼ ground, size of trench / boring

Nashville / Davidson County Parcel Viewer



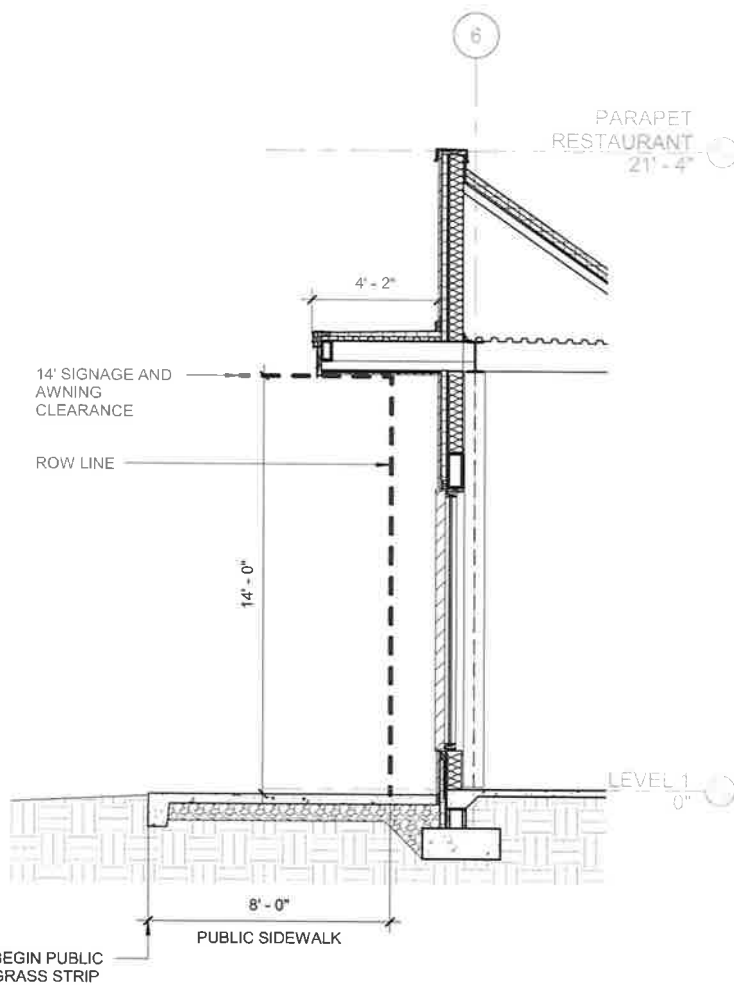
September 20, 2022

-  graphicsLayer2
-  Zoning
-  Urban Design Overlay
-  Planned Unit Development
-  Council Districts



MetroGIS, Davidson County Election Commission, Metro GIS

Made by: Metro GIS



1 SECTION AT SOUTH FACADE

RIVERSIDE RETAIL
SOUTH ROW EXHIBIT
09/21/2022



2 EAST ELEVATION

CENTRIC
ARCHITECTURE