

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 5223137-S-TN-CP-FLD - SCHEDULE A:

The Land is described as follows:

The land is situated in the State of Tennessee, County of Davidson and is described as follows:

Land being in Nashville, Davidson County, Tennessee, being Lot No. 1, as shown on the plan of the Third National Bank Tower as recorded in Plat Book 5200, page 759, Register's Office for Davidson County, Tennessee, located in the Northeast quadrant of the intersection of Church Street and 5th Avenue North and being more particularly described as follows:

Beginning at a P.K. nail in the northerly margin of Church Street and the easterly margin of 5th Avenue North, thence, with the easterly margin of 5th Avenue North, North 26 degrees 43 minutes 17 seconds West, 209.85 feet to a point;

Thence, leaving said margin and along or near the southerly line of the Arcade Company of record in Deed Book 3319, page 516, Register's Office for said County; North 63 degrees 16 minutes 43 seconds East, 171.30 feet to a point in the westerly line of Public Alley No. 65;

Thence, with the westerly margin of said alley, South 26 degrees 43 minutes 17 seconds East, 209.85 feet to a P.K. nail in the northerly margin of Church Street;

Thence, with said margin, South 63 degrees 16 minutes 43 seconds West, 171.30 feet to the Point of Beginning, containing 35,950 square feet or 0.83 acres, more or less.

Together with easements benefiting the above described real estate pursuant to the following:

Easements recorded in Book 6120, Page 536, said Register's Office.

Skybridge Development, Construction, Maintenance and Easements Agreement of record in Book 6127, Page 553, as recorded in Book 7656, Page 743, said Register's Office.

Reciprocal Agreement for Cross Access with General Grants and Obligations as recorded in Book 6127, Page 576, Register's Office for said County.

Being the same premises conveyed to B9 NTN Office Owner LLC, a Delaware limited liability company, by virtue of a Deed from Fifth Third Center Subsidiary, LLC, a Delaware limited liability company, dated as of December 19, 2019 and recorded December 26, 2019 as Instrument Number 20191226-0132988 , in the Office of the Recorder of Davidson County, Tennessee.

For Informational Purposes Only:
Parcel ID: 093-06-1-049

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 5223137-S-TN-CP-FLD - SCHEDULE B, PART II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

Schedule B exception items 1-10 and 16-18, affects the subject property but are not matters of survey.

11. Easements, restrictions, reservations, setbacks, notes and matters shown on plat, recorded April 26, 1984 in [Book 5200, Page 759], aforesaid records.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

12. Terms, conditions, covenants, provisions, burdens and obligations as set forth in Bond, recorded February 2, 1966 in [Book 3983, Page 943], aforesaid records.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

13. Terms and provisions as set forth in Skybridge Development, Construction, Maintenance and Easements Agreement, recorded August 1, 1983 in [Book 6127, Page 553], as amended by Amendment to Skybridge Development, Construction, Maintenance and Easements Agreement, recorded September 20, 1988 in [Book 7656, Page 743], aforesaid records.
(BENEFITS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

14. Terms and provisions as set forth in a Reciprocal Agreement, as to pedestrian and vehicular traffic, recorded September 1, 1983 in [Book 6127, Page 576], aforesaid records.
(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

15. Easements to Life and Casualty Insurance Company of Tennessee, recorded August 22, 1983 in [Book 6120, Page 536], aforesaid records.
(BENEFITS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

17. Terms and provisions as set forth in a Declaration of Open Space Area, recorded February 2, 2017 in Instrument Number [20170202001337], as amended by First Amendment to Declaration of Open Space Area, recorded April 29, 2022 in Instrument Number [202204290050202], aforesaid records.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

BASIS OF BEARING:

The basis for all bearings shown hereon is the northeasterly line of the subject property as described in Instrument No. 20140624-0054879 of the records of Davidson County, Tennessee. The bearing of said line being: S26°43'17"E as described in said document.

SURVEYOR'S OBSERVATIONS:

- A** Subject's building overhang appears to lie a maximum distance of 1.1 feet over the 5th Avenue Right of Way.
- B** Subject's building appears to lie a maximum distance of 0.8 feet over the 5th Avenue Right of Way.
- C** Subject's building appears to lie a maximum distance of 0.7 feet over the 5th Avenue Right of Way.
- D** Subject's building appears to lie a maximum distance of 0.8 feet over the 5th Avenue Right of Way.
- E** Subject's building appears to lie a maximum distance of 0.7 feet over the 5th Avenue Right of Way.
- F** Subject's building appears to lie a maximum distance of 0.4 feet over the 5th Avenue Right of Way.
- G** Subject's building appears to lie a maximum distance of 0.3 feet over the 5th Avenue Right of Way.
- H** Adjoiner's building appears to lie a maximum distance of 0.2 feet over the Northerly line of the subject property
- I** Subject's building overhang appears to lie a maximum distance of 1.0 feet over the 5th Avenue Right of Way.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Nashville, State of Tennessee, Community Panel No. 47037C0242H, Effective Date April 5, 2017.

UNDERGROUND PARKING:

68 Spaces Level A
51 Spaces Level B
102 Spaces Level C
3 Maintenance Spaces Level B
224 Parking Spaces
0 Handicapped Spaces
224 Total Parking Spaces
(Located in Underground Garage)

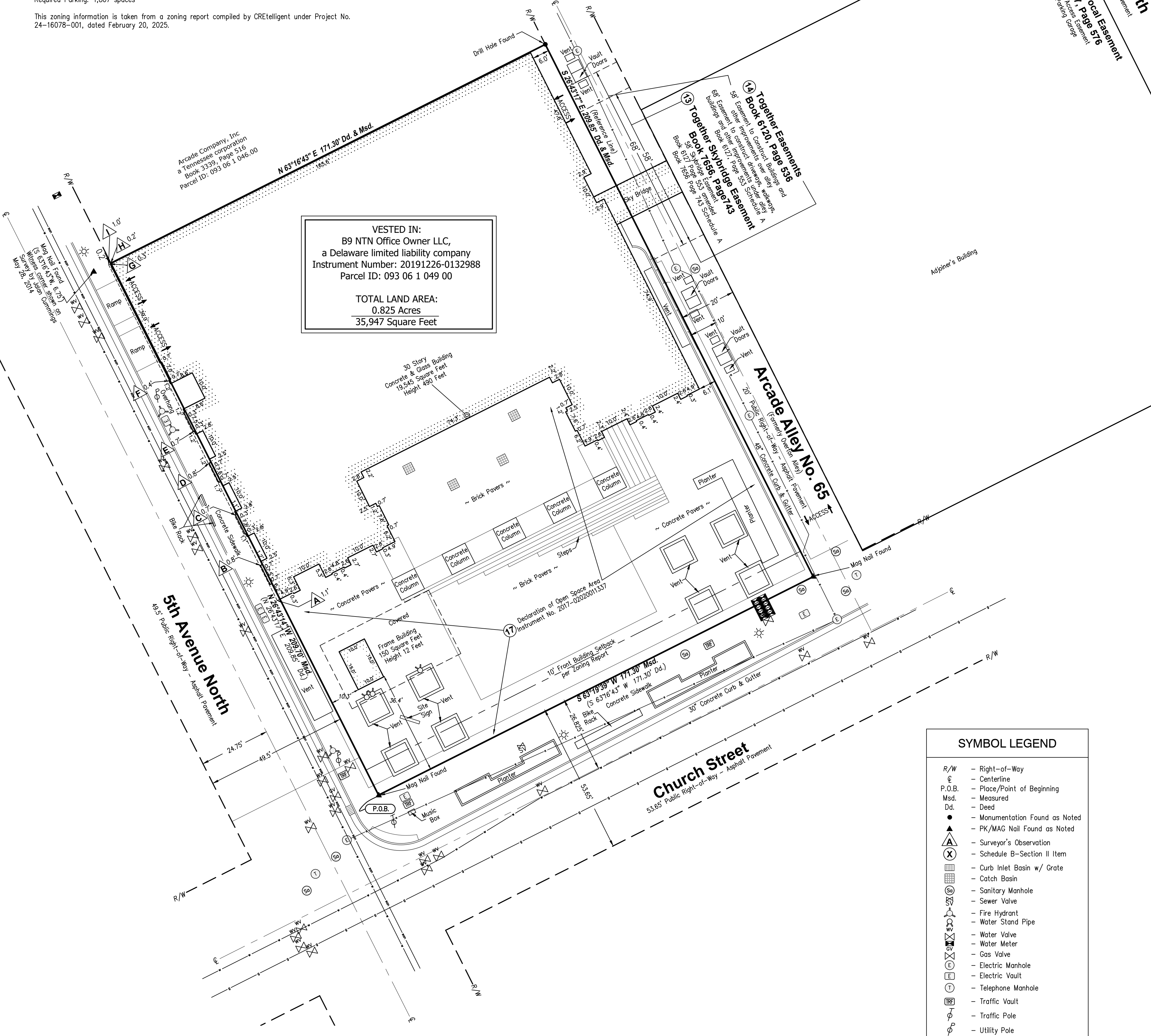
TOTAL LAND AREA:

35,947 Square Feet
0.825 Acres

ZONING:

Zoning Classification: DTC (Downtown District, Central Area Core Subdistrict)
Minimum Building Setbacks:
Front=0 to 10 feet
Side=None required
Street Side=0 to 10 feet
Rear=None required
Maximum Building Height: 30 feet
Parking Ratio: Formula: General Office: 1 space per 300 square feet
Retail: 1 space per 200 square feet
Required Parking: 1,807 spaces

This zoning information is taken from a zoning report compiled by CREtelligent under Project No. 24-16078-001, dated February 20, 2025.



SYMBOL LEGEND	
R/W	- Right-of-Way
⊕	- Centerline
P.O.B.	- Place/Point of Beginning
Msd.	- Measured
Dd.	- Deed
●	- Monumentation Found as Noted
▲	- PK/MAG Nail Found as Noted
⊗	- Surveyor's Observation
⊗	- Schedule B--Section II Item
⊗	- Curb Inlet Basin w/ Grate
⊗	- Catch Basin
⊗	- Sanitary Manhole
⊗	- Sewer Valve
⊗	- Fire Hydrant
⊗	- Water Stand Pipe
⊗	- Water Valve
⊗	- Water Meter
⊗	- Gas Valve
⊗	- Electric Manhole
⊗	- Electric Vault
⊗	- Telephone Manhole
⊗	- Traffic Vault
⊗	- Traffic Pole
⊗	- Utility Pole
⊗	- Light Pole
—w—	- Water Line
—g—	- Underground Gas Pipeline
—san—	- Sanitary Sewer
—e—	- Underground Electric
⊗	- Building Area

MISCELLANEOUS NOTES:

- There is direct access to the subject property via 5th Avenue North, Church Street and Arcade Alley, a public right-of-way. There is indirect access to the subject property via 4th Avenue North per Appurtenant Easement III.
- The locations of all utilities shown on the survey are from visible surface evidence and as of October 13, 2025 plans have not been provided by the client.
- The posted address on site is 424 Church Street, Nashville, Tennessee 37219.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company with Title Commitment No. 5223137-S-TN-CP-FLD with an commitment date of August 6, 2025 at 12:00 AM.
- At the time of the survey, no party walls were observed.
- The appurtenant easements listed in the above referenced title commitment are plotted from record descriptions only.
- Church Street intersects with 5th Avenue East at the southwest corner of the subject property.
- There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.
- Public Alley No. 65 is shown on the Street and Alley Atlas for Metro/Davidson County Sheet No. P-93-A in the Office of Public Works Department, This Alley is shown also as "Arcade Alley" on plat of record in Plat Book 5200, Page 759 and is called out as "Overton Alley" in some title documents.
- Appurtenant Easement III provides subject with vehicular access to 4th Avenue North.
- The height of the Skybridge is 21.5 feet over the surface of the alley and by external visual inspection only appears to connect floors 2 & 3 of the building on the subject property with floors 2 & 3 of the building located at 201 Fourth Avenue North, Nashville, Tennessee.
- At the time of the survey, there were no party walls observed.
- All component parcels and easements of the land shown on the survey are contiguous and there are no apparent gaps or gores between them.

CERTIFICATION:

To: B9 NTN Office Owner LLC, a Delaware limited liability company, 424 Church Street Nashville GP, a Delaware general partnership; Kensington Vanguard National Land Services, LLC, and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 10, 11(a-plans must be provided by client to certify), 13, 14, 16, 17 and 18(depicted) of Table A thereof. The field work was completed on February 18, 2025.

Date of Plat or Map: February 19, 2025.

Survey completed in accordance with the Standards for Land Surveying for the State of Tennessee.

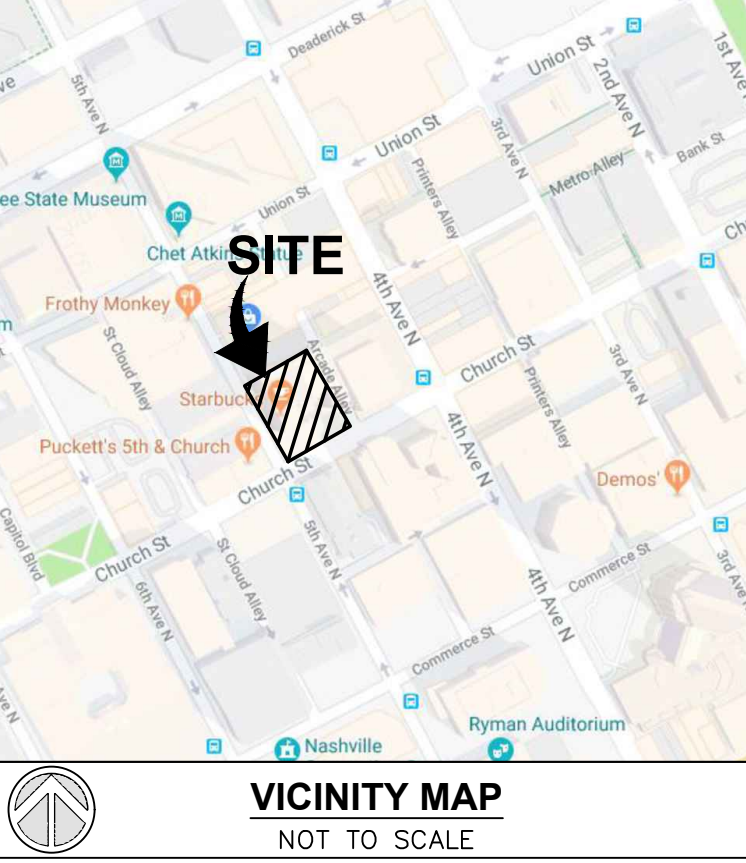
A Carlson BRX-5 (Triple Frequency) GPS was used to perform all or part of this survey. Real Time Kinematics (RTK) and Static Control were utilized. This survey was done in accordance to the current Federal Geodetic Control Standards.

I hereby certify: (i) that this plat is true and correct, to the best of my knowledge and belief; (ii) that it was prepared by an actual survey on the ground by me or under my direct supervision; (iii) that it is a Category 1 Survey, with a Linear Error of Closure, of the unadjusted survey, not exceeding that of one foot per ten thousand feet [1:10,000]; (iv) that this survey was performed in compliance with the Minimum Standards of Practice for the State of Tennessee.

Timothy Leigh Fish, PLS
Tennessee Registered Land Surveyor No. 3234

REVISION HISTORY

BY:	DATE:	COMMENT:
RMG	03/12/2025	CLIENT COMMENTS
EMG	04/17/2025	ZONING REPORT
EMG	06/02/2025	CLIENT COMMENTS
ELF	10/13/2025	CLIENT COMMENTS & REVISED TITLE
ATK	10/30/2025	ADDRESSED ADDITIONAL FIELDWORK



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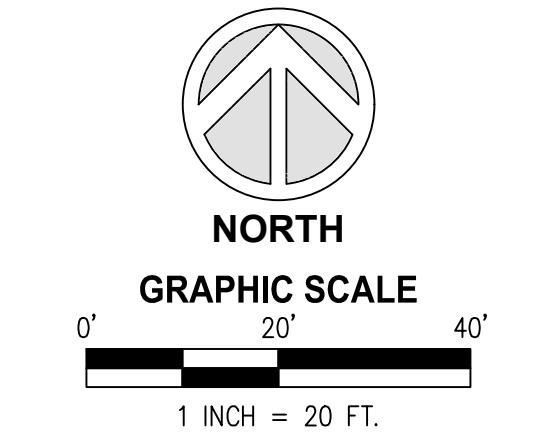
Millman Surveying, Inc.
d.b.a CBRE Land Surveying
Corporate Headquarters
950 Main Avenue,
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@cbre.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

Dreamscape

595 Madison Avenue
Suite 3600
New York, New York 10022
Phone: 212-259-7000

424 Church Street
City of Nashville
County of Davidson
State of Tennessee
Zip Code of 37219



PRELIMINARY
FOR REVIEW ONLY

Surveyor's Seal
Date Signed: _____

Sheet No. **1** of **1**

MSI Project No. 60508
Prior MSI Project No. 46246
PC: PMM
PM: ELF Drafter: JLO