

AGREEMENT FOR GRANT OF EASEMENT

for

CONSERVATION GREENWAY

THIS AGREEMENT, made and entered into this the ____ day of _____, 202__, by and between **The Metropolitan Government of Nashville and Davidson County**, acting by and through its Board of Parks and Recreation (herein referred to as "Metro"), and **Campus Operations LLC**, a Delaware limited liability company (herein referred to as "Grantor").

WHEREAS, Metro recognizes the increasing benefit of protecting open spaces within the Metropolitan Government area; and

WHEREAS, greenways provide the general public with recreational opportunities in natural areas, preserve, and protect native plant and animal species and their habitat, and provide low-impact transportation routes for pedestrian and bicycle traffic; and

WHEREAS, Metro, by Ordinance No. 091-13, created a Greenways Commission to assist Metro in the development of a system of open space greenways; and

WHEREAS, Grantor is the sole owner in fee simple of certain real property in Davidson County, Tennessee, more particularly described in Exhibit A (herein referred to as "the Property"); and

WHEREAS, the Property possesses natural, open space, and recreational values (collectively, "conservation values") of great importance to Grantor and the people of Nashville and Davidson County; and

WHEREAS, Grantor intends that the conservation values of the Property be preserved and made more accessible for public enjoyment by the anticipated incorporation and maintenance of the property as part of the Metro greenways system; and

WHEREAS, Grantor further intends, as owner of the Property, to convey to Metro the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, Metro has the authority to accept this grant pursuant to Tennessee Code Annotated, Section 66-9-305(d), and Section 11.1002 of the Metropolitan Charter; and

WHEREAS, Metro agrees by accepting this grant to honor the intentions of Grantor stated herein, and to preserve and protect, in perpetuity, the conservation values of the Property for the benefit of the people of Tennessee and the public-at-large.

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, Grantor hereby voluntarily grants and conveys to Metro, its successors and assigns, an easement in perpetuity over the Property of the Grantor (herein referred to as "the Easement") to be located as more particularly shown on Exhibit B and more particularly described on Exhibit C attached hereto.

1. Purpose. It is the purpose of this grant to allow Metro to utilize the Easement area for one or more of the following: a pathway for pedestrian, bicycle (including e-bikes as defined under Tennessee law), and other non-motorized travel, a nature trail, and/or a natural area. At Grantor's sole expense, Grantor shall construct and forever maintain at the sole expense of Grantors and their successors and assigns the pathway and physical structures consistent with the attached design plans (the "Plans") attached hereto as Exhibit D (the "Improvements"). Metro and the Metropolitan Greenways Commission shall have the right to approve any material changes to the Plans, such approval not to be unreasonably withheld or conditioned. Grantor will complete the construction of the Improvements by June 30, 2026. Grantor will provide electrical power, emergency phone service, and water to the Improvements as necessary for maintaining the Improvements and any landscaping within the Easement area. Any landscaping installed by Grantor

within the Easement area will meet or exceed Metro Parks and Recreation's standards. Grantor further shall maintain any landscaping installed by Grantor located within the Easement area. Whenever Grantor performs any construction or maintenance within the Easement area required under this Agreement, the Grantor agrees to perform the work expeditiously and in a good, lien-free, and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes, and regulations. For avoidance of doubt, Grantor's obligations under this paragraph shall run with the land and are binding on Grantor's successors and assigns. All of the work described in this paragraph shall be carried out in a manner that best preserves the open and natural condition of the Property. The Easement area may be closed only for the purpose of maintenance of the Improvements and the landscaping within the Easement area, during emergencies reasonably warranting closure, or other purposes as may be permitted in writing by Metro. Grantor shall notify Metro at least 14 days before any planned closure of the Easement for work as contemplated in this section. Such notice shall include the expected start and end dates for the work and contact information for the person in charge of such work. Grantor shall install appropriate safety barriers and detour signage during any closure of the Easement. Any maintenance of the Improvements and landscaping within the Easement area shall be pursued diligently to completion so as to minimize the time the Easement area is closed. It is the intention of the parties hereby expressed that the granting of the Easement will not significantly interfere with the conservation values of the Property. Grantor intends that Metro will confine the use of the Property to such activities as are consistent with the purpose of the Easement, and as otherwise permitted herein. Any proposed use of the Property will comply with Metro Parks and Recreation's policies.

2. Rights of Metro. To accomplish the purpose of the Easement, the following rights are conveyed to Metro by this grant:

- a. To preserve and protect the conservation values of the Property;
- and

b. To prevent any activity on or use of the Property that is inconsistent with the purpose of the Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

3. Metro Covenants. Metro, by accepting this grant, covenants and agrees, on behalf of itself, its successors and assigns, that the following shall constitute real covenants that shall attach to and run with the easement hereby granted and shall be binding upon anyone who may hereafter come into ownership of such Easement, whether by purchase, devise, descent, or succession, or to be authorized to use said Easement area:

- a. Metro will make the Property available for use by all members of the general public without distinction or illegal discrimination on the grounds of race, color, national origin, handicap, or age.
- b. Metro will adopt rules and regulations governing the use of the Easement area so as not to permit or suffer any use of the Easement by Grantor or others in violation of such rules and regulations. At a minimum, the rules and regulations will provide as follows:
 - i. That the Easement shall be open for public use 24 hours per day.
 - ii. That all persons utilizing the Easement area must remain on the pathway, river overlooks accessible from the pathway and designated connecting routes to local businesses.
 - iii. That all pets of persons utilizing the pathway must be on a leash not exceeding six (6) feet in length at all times.
 - iv. That the following activities shall be strictly prohibited:
 - 1. consumption or possession of alcoholic beverages;

2. horseback riding;
3. unauthorized motor vehicles, provided Grantee may utilize motorized vehicles for maintenance purposes and ebikes are permitted as defined under applicable state law;
4. collecting or distributing plants, animals or other natural features;
5. littering or dumping;
6. possession of firearms, weapons or projected objects (consistent with state law);
7. playing of radios, musical instruments or other devices in a manner that might disturb others;
8. vending or other concessions without proper permits;
9. fires or portable barbeques;
10. advertising or posting of bills;
11. use of portable play apparatus of inflatable jump pits
12. baseball, softball, handball, pickleball, golfing, operation of drones, power model airplanes or rockets, archery or use of fireworks;
13. climbing of trees, fences, buildings or other structures;
14. fighting, rock throwing and boisterous actions, including challenging to fight, disturbing others by loud and unreasonable noise, or using profane, indecent language, or offensive words inherently likely to produce violent reactions;
15. organized gatherings of more than two (2) persons without obtaining a permit from Metro Parks and Recreation;
16. trespassing on adjacent property of Grantor; and
17. any unlawful activities.

4. Other Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of the Easement is prohibited. The aforementioned express prohibitions shall not limit the generality of this paragraph.

5. Permitted Uses. Notwithstanding Sections 3(b) and 4 herein, and anything else to the contrary in this Agreement, Metro expressly agrees, acknowledges, and permits Grantor to use the Property for access between the Cumberland River and Grantor's adjoining property, for on-going pickup of equipment, furniture, catering supplies, garbage, and other items as may be required, and for the general maintenance of the Property. Metro also expressly agrees, acknowledges, and permits Grantor to use the Property for other reasonable uses that would not materially interfere with the use of the Property by the general public. Grantor shall not park or permit the parking of vehicles or the placement of supplies, materials, or equipment on the greenway trail or shoulders unless necessary for repairs or maintenance and only while such repairs or maintenance are underway. Grantor shall require its employees and others acting on Grantor's behalf or with Grantor's consent for any purpose contemplated by this section to yield to greenway trail users at any time the greenway trail is open. Grantor will take those safety measures which are reasonably necessary to prevent injury to persons resulting from or in any way connected with accessing the Property for the above-referenced uses.

6. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from their ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of the Easement. Grantor reserves the right to enter the Easement to perform any and all activities necessary to operate and maintain Improvements and landscaping located in the Easement area and to add to or update the Improvements and landscaping located in the Easement area. Additionally, Grantor reserves the right to grant easements, licenses or other rights

to utility providers who are providing utility services to the Property, for the purpose of installing, constructing and maintaining utility lines and other improvements as necessary or desirable for provision, maintenance and replacement of utilities to service the Property and to third parties for pedestrian and vehicular access between the Cumberland River and Grantor's adjoining property, and the rights of Metro hereunder shall be subject and subordinate to any such grants. Grantor further reserves to itself, and to its agents and contractors, the right to utilize portions of the Easement for temporary storage of materials and equipment for the construction of a new pedestrian bridge or other buildings on the adjoining properties of Grantor, provided that the temporary storage of materials and equipment does not interfere with the public's use of the Improvements located on the Easement.

7. Metro's Duties as to Easement Area. Metro acknowledges that the Easement area is integral to Grantor's development, use and enjoyment of the Property and Grantor's adjoining property. Grantor hereby agrees to keep the Easement area, including all Improvements and landscaping within the Easement area, in first class condition and repair and shall be responsible for all damage to the Easement area or the Improvements and landscaping within the Easement area resulting from ordinary wear and tear. Metro shall be responsible for the costs of repairs made necessary by the willful acts or negligence of Metro or its employees, contractors or invitees, or the public in general.

8. Insurance. Metro shall at all times keep in effect and fund with adequate reserves a self-insurance program in accordance with Tennessee law or shall maintain adequate comprehensive general liability insurance and all risk property insurance to cover its property, activities and the risk assumed hereunder, and such program shall name Grantor as an additional named insured thereunder and Metro shall provide Grantor with a certificate of insurance evidencing same in form reasonably satisfactory to Grantor or a written statement from Metro's

Director of Law to the effect that Metro has in effect a self-insurance program compliant with state law. Following any assignment of Metro's rights hereunder as allowed pursuant to Section 15 hereof, any assignee holding Metro's rights hereunder shall at all times keep and maintain (i) comprehensive commercial general liability insurance against all claims for personal injury, death or property claims occurring upon, in or about the Easement and the Improvements or the License area, in an amount of not less than Five Million Dollars (\$5,000,000) per occurrence and in the aggregate, which shall name Grantor as an additional named insured and (ii) casualty insurance against loss or damage by fire and such other hazards, casualties and risks as are normally and usually covered by all risk policies in Nashville, Tennessee, in an amount at least equal to the full replacement cost of the Improvements. All such insurance coverages shall be written by an insurer that is nationally recognized with a policyholder's rating of at least A, V, as listed from time to time by AM. Best Insurance Reports. Any such assignee shall provide Grantor with annual certificates of insurance reasonably acceptable to Grantor.

9. Allocation of Risks. All property of any kind that may at any time be used, left or placed by Metro on the Easement area shall be at the sole risk of Metro. Metro shall carry contents coverage insurance on its contents or shall maintain a self-insurance program covering the same consistent with Tennessee law. Accordingly, unless caused by the sole, gross negligence of Grantor (including its officers and employees), Grantor shall not be liable to Metro, nor to any member of the public for any damages to the property of Metro or other parties in the Easement area or for personal injury on or about the Easement area unless Grantor's sole, gross negligence causes such damages. In no event shall Grantor be liable for damages caused by the acts or negligence of third parties, acts of God, theft, criminal conduct, vandalism or any other cause beyond the Grantor's reasonable control. In no event shall Grantor bear any liability for any loss, expense, attorney fees or claims for injury or damages arising out of any act or omission in the performance of this Agreement on the part of Metro.

10. Metro's Remedies. If Metro determines that Grantor is in violation of the terms of this Agreement or that a violation is threatened, Metro shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of the Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Metro or, under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to continue diligently to cure such violation until finally cured, Metro may bring an action in a court of competent jurisdiction to enforce the terms of this Agreement to enjoin the violation by temporary or permanent injunction, and to recover any damages to which it may be entitled for violation of the terms of this Agreement or for injury to any conservation values protected by the Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. If Metro, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Metro may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the expiration of the period provided for cure. Metro's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Agreement. Metro's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

11. Metro's Discretion. Enforcement of the terms of this Agreement shall be at the discretion of Metro, and any forbearance by Metro to exercise its rights under this Agreement in the event of any breach of any terms of this Agreement by Grantor shall not be deemed or construed to be a waiver by Metro of such term, or of any subsequent breach of the same, or any other term of this Agreement, or of any of Metro's rights under this Agreement. No delay or omission by Metro in the

exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

12. Acts Beyond Grantor's Control. Nothing contained in this Agreement shall be construed to entitle Metro or any other person to bring any action against Grantor for personal injury or for any injury to or change in the Easement area or Improvements resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

13. Amendment. If circumstances arise under which an amendment to or modification of this Agreement is appropriate, the Grantor, or the then current owner of the Property, and Metro are free to jointly amend this Agreement without prior notice to any other party; provided that any amendment shall be in writing; shall be consistent with the purpose of the Easement; shall not affect its perpetual duration; and shall be approved by the Metro Greenways Commission.

14. Extinguishment. If circumstances arise in the future that render the purpose of the Easement impossible to accomplish, the Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction.

15. Assignment. The Easement is transferable, but Metro may assign its rights and obligations under this Agreement only to (i) an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended, and the applicable regulations promulgated thereunder and authorized to acquire and hold conservation easements, or (ii) the East Bank Development Authority. As a condition of such transfer, Metro shall require that the conservation purposes which this grant is intended to advance continue to be carried out. Grantor may assign this Easement without Metro's consent to: (i) any subsequent owner of Grantor's property that is encumbered by

this Easement, or (ii) any entity directly or indirectly controlling, controlled by or under common control with Grantor.

16. Subsequent Transfers. Grantor agrees to incorporate the terms of this Agreement in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Property. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of the Easement or limit its enforceability in any way.

17. Notices. All notices, consents and other communications (collectively, "Notices") which may be or are required to be given by Grantors or Metro under this Agreement shall be properly given only if made in writing and sent by hand delivery, email transmission, or overnight delivery by a nationally recognized and reputable courier (such as, without limitation, FedEx or UPS) in accordance with this section. Notices shall be sent to a party at the address of such party as set forth below or such other address as a party may specify by written notice to the other party sent in accordance with the terms of this section. Notices shall be deemed received: (i) if delivered by hand, on the date of delivery; (ii) if sent by overnight delivery service, on the date the same is deposited with the applicable carrier; and (iii) if sent by email, on the date of dispatch by sender, provided, if the recipient does not confirm receipt of a Notice sent by email, then a copy of such Notice must also be sent by one of the other means specified in this section within three (3) business days thereafter. The notices shall be sent to the parties at the following addresses:

Grantor:

CAMPUS OPERATIONS LLC
500 Oracle Parkway
Redwood City, CA 94065
Attn: Mike Svirsko
Email: msvirsko@oracle.com

With Copy To:

ORACLE AMERICA, INC.
1001 Sunset Boulevard
Rocklin, CA 95765
Nashville, TN 37234
Attn: Lease Administration
Email: RE-LEASEADMIN_WW@oracle.com

And With Copy To:

Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, Tennessee 37203
Attn: James L. Murphy, Esq.
Email: jmurphy@bradley.com

Metro:

Metropolitan Board of Parks and Recreation
PO Box 196340
Nashville, TN 37219-6340
Attn: Director of Parks

18. General Provisions.

a. Controlling Law. The interpretation and performance of this Agreement shall be governed by the laws of the State of Tennessee.

b. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Agreement shall be liberally construed in favor of the grant to effect the purpose of the Easement and the policy and purpose of Tenn. Code Ann. §§ 66-9-301 to 309. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of the Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

c. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

d. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with paragraph thirteen (13).

e. Successors. The covenants, terms, conditions, and restrictions of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

f. Exhibits. The parties acknowledge that all exhibits referenced in this Agreement are attached hereto and are incorporated herein.

g. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original hereof, and all of which when taken together shall constitute one and the same agreement

h. Documents for East Bank Development Authority. Upon the written request from the East Bank Development Authority (the "EBDA"), Grantor shall provide the EBDA with copies in pdf format of the design plans for the Improvements, as-built drawings of the Improvements, an as-built topographic survey of the Easement area and construction materials testing results from the construction of the Improvements.

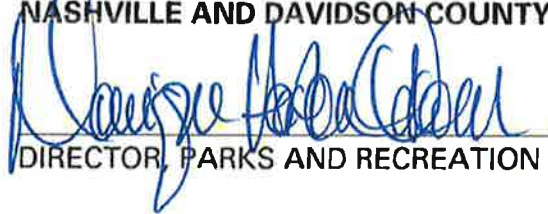
TO HAVE AND TO HOLD said Easement unto Metro, its successors, and assigns, forever.

(Signatures on following pages)

IN WITNESS WHEREOF, we have caused this instrument to be executed as
of this 22nd day of July, 2026.

ACCEPTED:

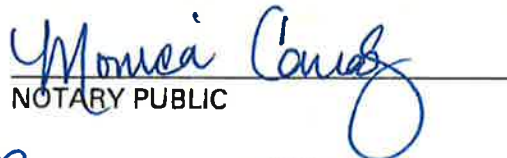
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY


DIRECTOR, PARKS AND RECREATION

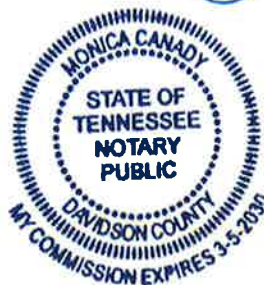
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 22nd day of July, 2026, before me personally appeared
Monique Horton Odum who acknowledged himself to be the Director of the
Metropolitan Government Department of Parks and Recreation, and that he, as such
Director, being authorized so to do, executed the foregoing instrument for the purposes
therein contained.

In witness whereof, I hereunto set my hand and official seal.


NOTARY PUBLIC

My Commission Expires: 3/5/2030



GRANTOR:

CAMPUS OPERATIONS LLC, a Delaware limited liability company

By: 
Name: DON WATSON
Its: SVP REEF

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 15th day of July, 2021, before me personally appeared Don Watson, who acknowledged himself/herself to be the SVP REEF of Campus Operations LLC, a Delaware limited liability company, and that he/she, as such SVP REEF, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.


NOTARY PUBLIC

My Commission Expires: 5-3-2027



Exhibit A

Description of the Property

SUBJECT PROPERTY LYING IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE IDENTIFIED AS A PORTION OF RIVER NORTH PH 1 LOT H, ALSO BEING A PORTION OF PARCEL ID 08206010200 AND IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 20210602-0074112, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.), BOUNDED ON THE EAST BY LOT A OF RIVER NORTH PH 1A AS OF RECORD BY INSTRUMENT NUMBER 20210514-0065713, R.O.D.C. AND LOT C OF RIVER NORTH PHASE 1 AS OF RECORD BY INSTRUMENT NUMBER 20251030-0086412, R.O.D.C., BOUNDED ON THE NORTH BY THE REMAINING PORTION OF AFOREMENTIONED RIVER NORTH PH 1 LOT H; BOUNDED ON THE WEST BY THE CUMBERLAND RIVER, AND BOUNDED ON THE SOUTH BY COWAN STREET PROPERTIES AS OF RECORD BY INSTRUMENT NUMBER 20160615-0060557, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN AND WITH A TENNESSEE STATE PLANE COORDINATE OF NORTH: 672,690.59 FEET, EAST 1,738,252.96 FEET (NAD, 83) 2011, US SURVEY FEET, SAID CORNER BEING AT THE SOUTHWEST CORNER OF LOT A AND ALONG THE NORTHERN BOUNDARY OF COWAN STREET PROPERTIES;

THENCE, ALONG THE BOUNDARY OF COWAN STREET PROPERTIES, N 83° 48' 47" W FOR A DISTANCE OF 99.83 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN AND ALONG THE EASTERN BOUNDARY OF THE CUMBERLAND RIVER;

THENCE, ALONG THE CUMBERLAND RIVER, THE FOLLOWING CALLS:

N 09° 27' 10" W FOR A DISTANCE OF 35.30 FEET TO A POINT
N 02° 17' 12" E FOR A DISTANCE OF 40.95 FEET TO A POINT
N 12° 59' 55" W FOR A DISTANCE OF 98.27 FEET TO A POINT
N 72° 45' 45" W FOR A DISTANCE OF 24.85 FEET TO A POINT
N 07° 13' 05" W FOR A DISTANCE OF 65.17 FEET TO A POINT
N 62° 21' 00" E FOR A DISTANCE OF 38.80 FEET TO A POINT
N 13° 44' 05" W FOR A DISTANCE OF 186.20 FEET TO A POINT
N 05° 54' 36" W FOR A DISTANCE OF 47.72 FEET TO A POINT
N 03° 43' 39" E FOR A DISTANCE OF 37.73 FEET TO A POINT
N 31° 55' 01" E FOR A DISTANCE OF 58.82 FEET TO A POINT
N 05° 21' 07" E FOR A DISTANCE OF 52.61 FEET TO A POINT
N 32° 43' 53" E FOR A DISTANCE OF 13.62 FEET TO A POINT
N 07° 46' 09" W FOR A DISTANCE OF 36.34 FEET TO A POINT
N 51° 59' 06" W FOR A DISTANCE OF 57.14 FEET TO A POINT
N 10° 07' 43" W FOR A DISTANCE OF 46.56 FEET TO A POINT
N 08° 17' 36" E FOR A DISTANCE OF 39.70 FEET TO A POINT
N 41° 59' 00" E FOR A DISTANCE OF 33.03 FEET TO A POINT
N 10° 26' 29" W FOR A DISTANCE OF 31.02 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, CREATING AN NEW EASEMENT LINE ACROSS PHASE 1 LOT H, THE FOLLOWING CALLS:

S 84° 54' 48" E FOR A DISTANCE OF 93.66 FEET TO A POINT

S 84° 56' 19" E FOR A DISTANCE OF 42.95 FEET TO A POINT BEING ALONG THE SOUTHERN BOUNDARY OF PHASE 1 LOT C THE NORTHERN BOUNDARY OF PHASE 1A LOT A;

THENCE, ALONG THE NORTHERN BOUNDARY OF PHASE 1A LOT A, S 81° 35' 25" W FOR A DISTANCE OF 98.99 FEET TO A POINT, BEING THE NORTHWEST CORNER OF PHASE 1A LOT A;

THENCE, ALONG THE WESTERN BOUNDARY OF PHASE 1A LOT A, S 08° 25' 56" E FOR A DISTANCE OF 845.97 FEET TO THE POINT OF BEGINNING, CONTAINING 70144.83 SQ FT OR 1.610 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES ON FEBRUARY 2026.

Being a portion of the property conveyed to Campus Operations, LLC, a Delaware limited liability company, by Quitclaim Deed from Oracle America Inc., a Delaware corporation, of record at Instrument No. 20260522-0046909 in the Register's Office of Davidson County, Tennessee.

Exhibit B

Greenway Easement Depiction

Attached.

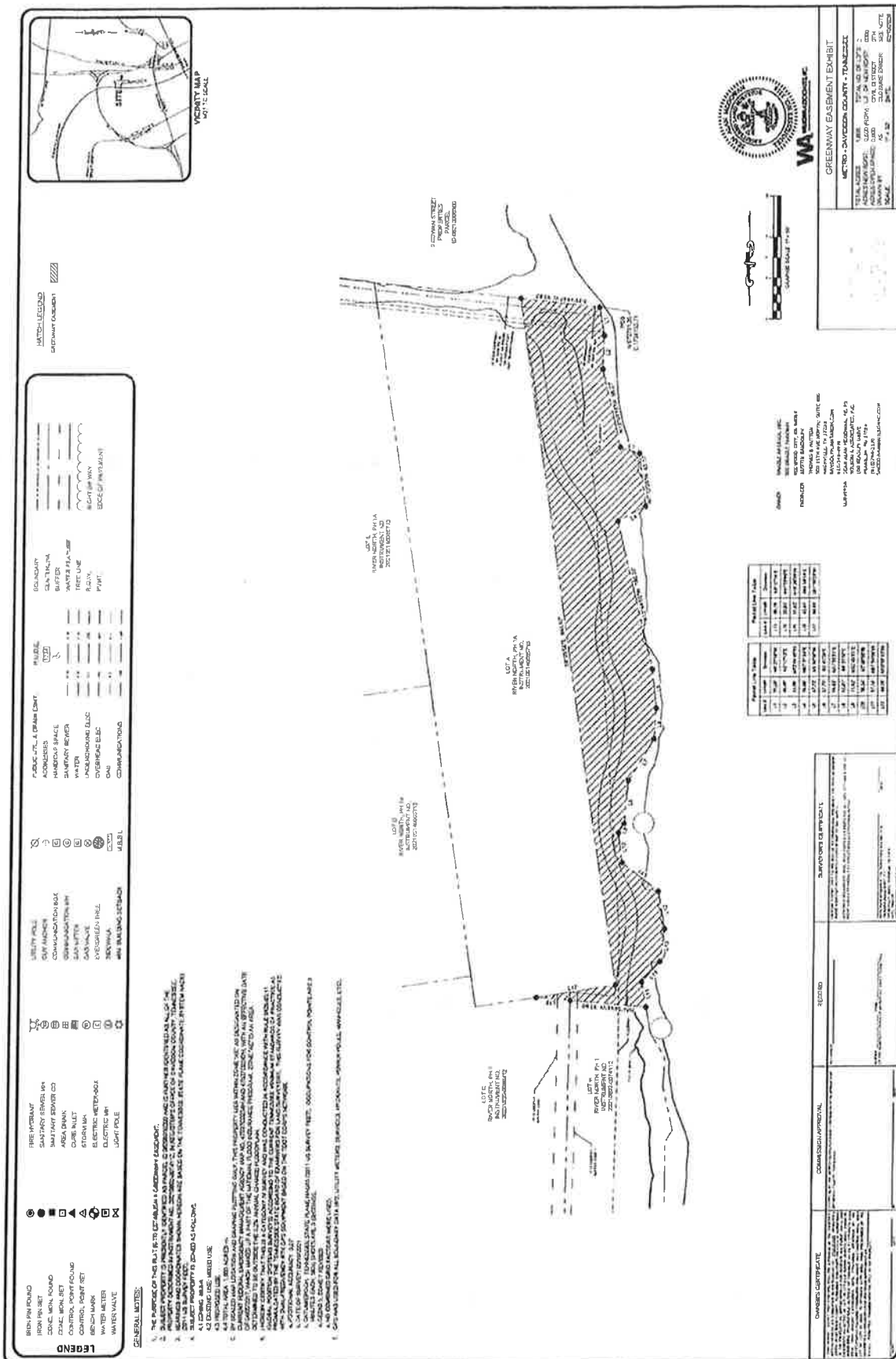


Exhibit C

Description of Greenway Easement Area

**GREENWAY EASEMENT
LEGAL DESCRIPTION
PARCEL ID 08206010200
RIVER NORTH PHASE 1 LOT H
INSTRUMENT NO 20210602-0074112**

SUBJECT PROPERTY LYING IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE IDENTIFIED AS A PORTION OF RIVER NORTH PH 1 LOT H, ALSO BEING A PORTION OF PARCEL ID 08206010200 AND IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 20210602-0074112, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.), BOUNDED ON THE EAST BY LOT A OF RIVER NORTH PH 1A AS OF RECORD BY INSTRUMENT NUMBER 20210514-0065713, R.O.D.C. AND LOT C OF RIVER NORTH PHASE 1 AS OF RECORD BY INSTRUMENT NUMBER 20251030-0086412, R.O.D.C., BOUNDED ON THE NORTH BY THE REMAINING PORTION OF AFOREMENTIONED RIVER NORTH PH 1 LOT H; BOUNDED ON THE WEST BY THE CUMBERLAND RIVER, AND BOUNDED ON THE SOUTH BY COWAN STREET PROPERTIES AS OF RECORD BY INSTRUMENT NUMBER 20160615-0060557, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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N 10° 07' 43" W FOR A DISTANCE OF 46.56 FEET TO A POINT
N 08° 17' 36" E FOR A DISTANCE OF 39.70 FEET TO A POINT
N 41° 59' 00" E FOR A DISTANCE OF 33.03 FEET TO A POINT
N 10° 26' 29" W FOR A DISTANCE OF 31.02 FEET TO A POINT BEING THE NORTHWEST
CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, CREATING AN NEW EASEMENT LINE ACROSS PHASE 1 LOT H, THE FOLLOWING
CALLS:

S 84° 54' 48" E FOR A DISTANCE OF 93.66 FEET TO A POINT
S 84° 56' 19" E FOR A DISTANCE OF 42.95 FEET TO A POINT BEING ALONG THE SOUTHERN
BOUNDARY OF PHASE 1 LOT C THE NORTHERN BOUNDARY OF PHASE 1A LOT A;

THENCE, ALONG THE NORTHERN BOUNDARY OF PHASE 1A LOT A, S 81° 35' 25" W FOR
A DISTANCE OF 98.99 FEET TO A POINT, BEING THE NORTHWEST CORNER OF PHASE 1A
LOT A;

THENCE, ALONG THE WESTERN BOUNDARY OF PHASE 1A LOT A, S 08° 25' 56" E FOR
A DISTANCE OF 845.97 FEET TO THE POINT OF BEGINNING, CONTAINING 70144.83 SQ
FT OR 1.610 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND
ASSOCIATES ON FEBRUARY 2026.

Being a portion of the property conveyed to Campus Operations, LLC, a Delaware limited
liability company, by Quitclaim Deed from Oracle America Inc., a Delaware corporation, of
record at Instrument No. 20260522-0046909 in the Register's Office of Davidson County,
Tennessee.

Exhibit D

Depiction of Greenway Improvements

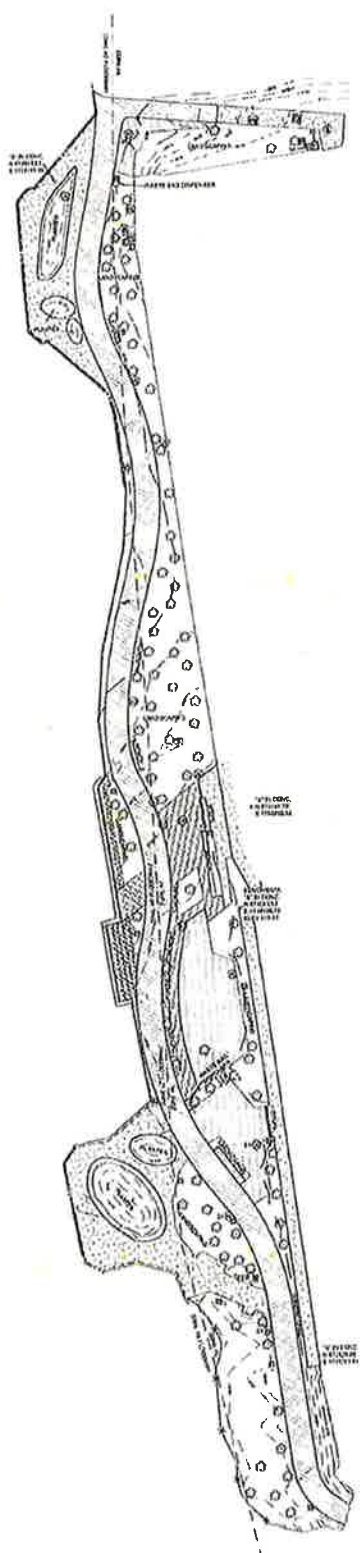
VICINITY MAP - NOT TO SCALE



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RESULTS

- A. FIELD SURVEY DATE: FEBRUARY 26, 2006
- B. FIELD SURVEYER: PETER B. SPOFFORD, FISH AND WILDLIFE BIOLOGIST, U.S. FISH AND WILDLIFE SERVICE, CHESAPEAKE DIVISION, FISH AND WILDLIFE MANAGEMENT, CHESAPEAKE, VIRGINIA
- C. THIS IS CLASS 3 SURVEY.
- D. THERE ARE NO COMPETING LANDUSES BY THE PROPERTY.
- E. THIS CATCHMENT IS BARRIRED ONLY TO THE PRESENCE OF A FENCE AND NOT TO OCEANIC FISH.
- F. LOCALITY: POLYDOR, VIRGINIA; STATE: VIRGINIA
- G. NATIONAL FISH AND WILDLIFE SERVICE, CHESAPEAKE DIVISION, FISH AND WILDLIFE MANAGEMENT, CHESAPEAKE, VIRGINIA
- H. VERTICAL DRAINAGE: NORTH DRAINAGE
- I. VERTICAL DRAINAGE: NORTH DRAINAGE

TENNESSEE OPS (CATEGORY IV) CERTIFICATION

[illegible]

- [illegible]

AS-BUILT SURVEY

PAGE

L. Smith and Associates, Inc.
LAND DEVELOPMENT • INFRASTRUCTURE DESIGN
— SURVEYING SERVICES —

WJ-TV Channel 10 News at 10:00 PM 11/20/2011 11:20:44 PM www.wjtv.com
 679 10/16/11 5:28 PM 10/16/11 10:16:17 PM 10/16/11 10:16:17 PM

WJ-TV Channel 10 News at 10:00 PM	11/20/2011 11:20:44 PM	www.wjtv.com
679 10/16/11 5:28 PM	10/16/11 10:16:17 PM	10/16/11 10:16:17 PM

SEE LAMAR'S POLICE INCIDENT
POLYGRAPH TESTING AND RESULTS
FROM AN COMPANY FILED FOR THE
THE CHARGE OF BURGLARY ON JUNE 17,
ATTEMPTED.

ALVYNORIT

[illegible]

THE PARENT CO.
RIVERNORTH GREENWAY
AS-BUILT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE