

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
125 11th AVE PROPERTY OWNER, LLC c/o Tidal Real Estate Partners, LP 520 West 27th Street, Suite 403 New York, New York 10001	Right of way adjacent to Tax Map 093-05, Parcel 128	Same as Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings, LLP (JLM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **125 11th AVE PROPERTY OWNER, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in a certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all of Grantor's interest in all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is right of way adjacent to Tax Map 093-05, Parcel 1283.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is \$0. <p align="right">_____</p> Affiant Subscribed and sworn to before me this ___ day of _____, 2022. <p align="right">_____</p> Notary Public My Commission Expires: _____
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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this ____ day of _____, 2022.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: _____

Name: _____

Title: _____

STATE OF _____)

_____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such Director of Public Property, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County by himself as such officer.

WITNESS my hand, at office, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

Exhibit A

Description of Property

SITUATED within the 19th Council District of Nashville, Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the southwest right of way line of 11th Avenue N, located South 23 Degrees 26 Minutes 59 Seconds East, a distance of 162.47 feet from the centerline intersection of Church Street & 11th Avenue N and marking a common corner of property now or formerly belonging to 125 11th Ave Property Owners LLC (DB 20210514 0065041); thence with the southwest right of way line of 11th Avenue N, North 40 Degrees 20 Minutes 05 Seconds West, a distance of 141.02 feet to an iron rod on the southeast right of way line of Church Street; thence leaving the southwest right of way line of 11th Avenue N, North 56 Degrees 36 Minutes 48 Seconds East, a distance of 14.73 feet to a point; thence South 34 Degrees 20 Minutes 24 Seconds East, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 1,031 sf or 0.024 acres more or less.

Being a portion of the right of way of 11th Avenue N as shown on the Plan of Hynes' Addition to Nashville, as of record in Minute Book "B", Page 21, Chancery Court in Nashville, Davidson County, Tennessee.

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **125 11th AVE PROPERTY OWNER, LLC**, (hereinafter "Principal"), a Delaware limited liability company, is indebted and firmly bound unto The Metropolitan Government of Nashville and Davidson County ("Metro"), in the penal sum of **ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED THIRTY EIGHT AND NO/100 DOLLARS (\$111,438.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **125 11th AVE PROPERTY OWNER, LLC**, a Delaware limited liability company, having a mailing address of c/o Tidal Real Estate Partners, LP 520 West 27th Street, Suite 403, New York, New York 10001.
2. The Principal is the owner of the property located at the intersection of 11th Avenue North and Church Street (the "125 11th Ave Property"), which is more particularly described on Exhibit A.
3. Adjacent to the 125 11th Avenue Property is a portion of excess right of way of 11th Avenue North (the "Excess Right of Way Property"), which is shown on the drawing attached hereto as Exhibit B and is more particularly described on Exhibit C.
4. The Principal has agreed that in exchange for Metro quitclaiming the Excess Right of Way Property to Principal by a Quitclaim Deed in the form attached hereto as Exhibit D, the Principal shall construct a bus stop for WeGo Public Transit (the "Bus Stop"), as shown



on the drawings attached hereto as Exhibit E and pursuant to the specifications drawings attached hereto as Exhibit F.

5. Metro will not execute the Quitclaim Deed in the form attached hereto as Exhibit D until the Principal executed this Performance Agreement and provided sufficient surety for the completion of the Bus Stop.

6. It is the desire of the Principal to have the Excess Right of Way Property conveyed to Principal prior to the completion of the construction of the Bus Stop.

7. It is estimated that the cost of completing of the construction of the Bus Stop is **ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED THIRTY EIGHT AND NO/100 DOLLARS (\$111,438.00)**, as shown on the estimate from Yates Construction attached hereto as Exhibit G.

8. Metro is willing, in lieu of the completion of the construction of the Bus Stop prior to conveyance of the Excess Right of Way Property to Principal, to execute this Performance Agreement with good and sufficient surety in an amount equal to the estimated cost of completion of the construction Bus Stop, providing and insuring that said improvements will be constructed.

9. To secure the completion of the construction Bus Stop, and to induce Metro to convey the Excess Right of Way Property to Principal prior to the completion of the construction of the Bus Stop. Principal provides this Performance Agreement and a certified check payable to Metro in an amount equal to **ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED THIRTY EIGHT AND NO/100 DOLLARS (\$111,438.00)**.

10. Principal agrees to have a registered professional engineer involved in the construction of the Bus Stop for the purpose of monitoring construction in order to determine


conformity with the drawings attached hereto as Exhibit E and pursuant to the specifications drawings attached hereto as Exhibit F. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete the Bus Stop, as hereinafter enumerated, and as are shown on the drawings attached hereto as Exhibit E and pursuant to the specifications drawings attached hereto as Exhibit F, and do all of said work in a proper and workmanlike manner to the satisfaction of Metro, then this obligation shall be void. In the event that the Bus Stop is not completed in accordance with drawings attached hereto as Exhibit E and pursuant to the specifications drawings attached hereto as Exhibit F, then the entire penal sum of **ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED THIRTY EIGHT AND NO/100 DOLLARS (\$111,438.00)** shall be forfeited and paid to Metro by Principal and/or Surety as liquidated damages for such default. Metro shall then use said funds to pay for completion of the Bus Stops, refunding any unused portion of said funds. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 17th day of NOVEMBER, 2022.

125 11th AVE PROPERTY OWNER, LLC, a
Delaware limited liability company

BY: 
NAME: MICK WALSDORF
TITLE: MANAGER

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, _____, a Notary Public of said County and State, MICK WALSDORF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the MANAGER of 125 11th AVE PROPERTY OWNER, LLC, a Delaware limited liability company, and that (s)he as such MANAGER being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 17th day of November, 2022.

Barbara S. Massler
NOTARY PUBLIC

My Commission Expires: 10-06-2023

BARBARA S. MASSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA8099778
Qualified in New York County
My Commission Expires 10-06-2023

Exhibit A

Description of the 125 11th Ave Property

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being the REH Investments, LLC property as of record in QC-20160425 0040067 Register's Office, Davidson County, Tennessee, said tract also being Lot 126 and portions of Lots 125, 127 & 128 on the Plan of Hynes' Addition to Nashville, as of record in Minute Book "B", Page 21, Chancery Court in Nashville, Davidson County, Tennessee and being more particularly described as follows;

Beginning at a ½" Iron Rod capped Elliott at the southeastern intersection of Church Street and Alley # 225, thence with the southern margin of Church Street North 56 degrees 36 minutes 48 seconds East for 137.24 feet to a ½" Iron Rod capped Elliott at the southeastern intersection of Church Street and 11th Avenue North;

Thence leaving said margin of Church Street and with the western margin of said 11th Avenue North South 40 degree 20 minutes 05 seconds East for 141.02 feet to a ½" Iron Rod capped Elliott;

Thence South 34 degrees 20 minutes 24 seconds East for 93.06 feet to a ½" Iron Rod capped Elliott on the northern line of the Somera Road – Gibson Nashville, LLC property as of record in DB-20171114 0116708 Register's Office, Davidson County, Tennessee;

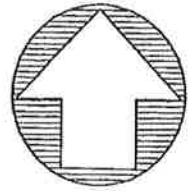
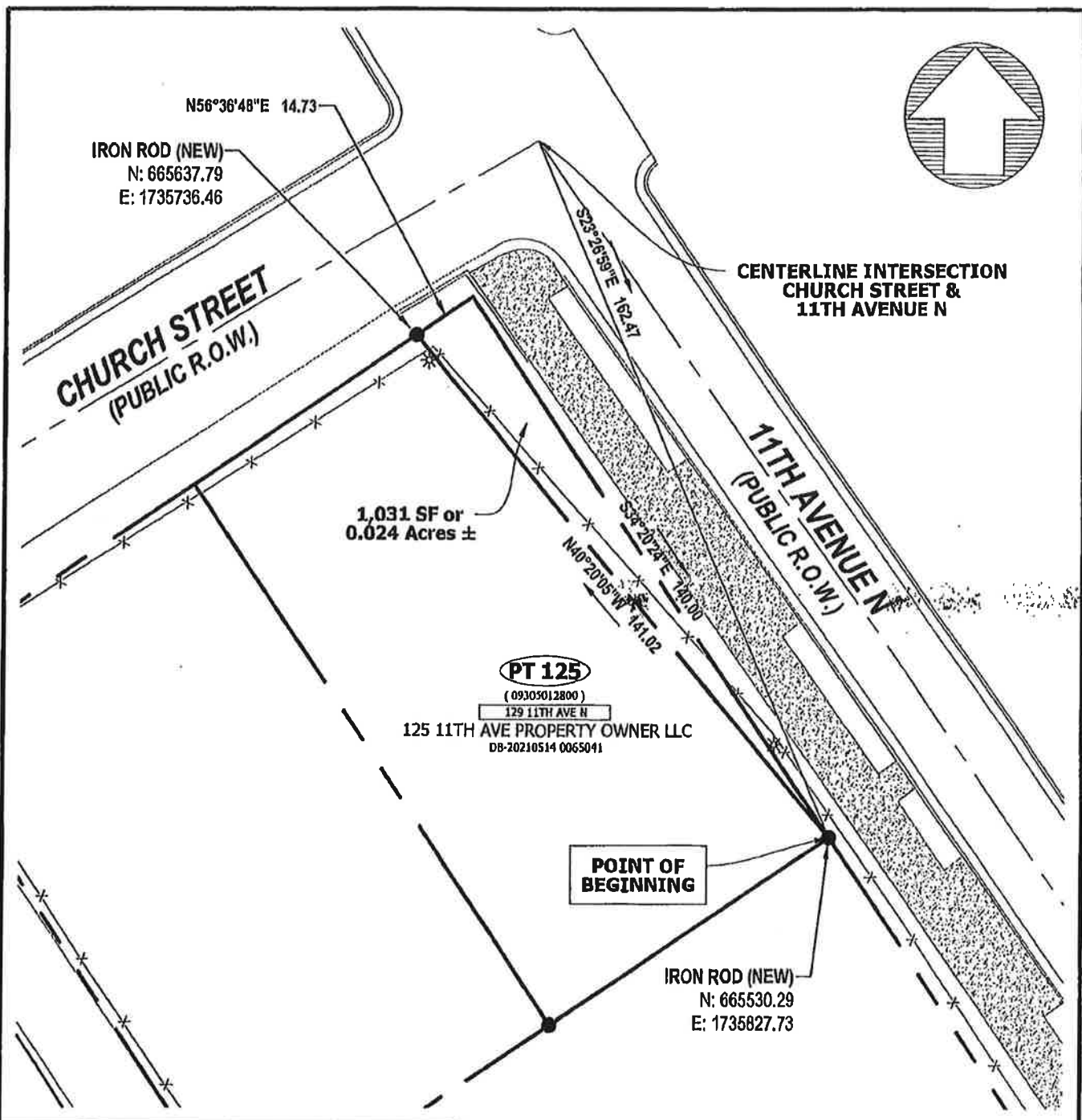
Thence leaving said margin of 11th Avenue North and with the northern line of said Somera Road Gibson Nashville, LLC property South 55 degrees 41 minutes 32 seconds West for 152.00 feet to a ½" Iron Rod capped Elliott in the eastern margin of said Alley # 225;

Thence with said eastern margin of Alley # 225 North 34 degrees 19 minutes 39 seconds West for 235.50 feet to the point of beginning, said tract of land herein described containing 0.793 acres more or less, being subject to an Easement for Permanent Air Rights in Book 8171, Page 827, Register's Office, Davidson County, Tennessee, and being according to a boundary survey performed by Clint Elliott Survey dated 02-27-2021, Jason A Garrett TN RLS # 2861.

Being the same property conveyed by REH Investments, LLC ("REH"), the Jonathan M. Harwell Separate Share Trust under the Will of Robert E. Harwell, and Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II, to 125 11th Ave Property Owner LLC, a Delaware limited liability company, by Quitclaim Deed of record at Instrument No. 20210514-0065040, in the Register's Office for Davidson County, Tennessee.

Exhibit B

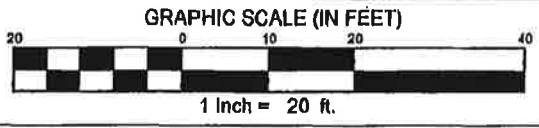
Drawing of Excess Right of Way Property



THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.



EXHIBIT 'A'
INTERSECTION OF
CHURCH STREET & 11TH AVENUE N
 NASHVILLE, TENNESSEE



CLINT
ELLIOTT
SURVEY

P.O. Box 331875
 Nashville, TN 37203
 clintellottsurvey.com
 (615) 490-3236

Drafted By: MJB

Exhibit C

Description of the Excess Right of Way Property

SITUATED within the 19th Council District of Nashville, Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod on the southwest right of way line of 11th Avenue N, located South 23 Degrees 26 Minutes 59 Seconds East, a distance of 162.47 feet from the centerline intersection of Church Street & 11th Avenue N and marking a common corner of property now or formerly belonging to 125 11th Ave Property Owners LLC (DB 20210514 0065041); thence with the southwest right of way line of 11th Avenue N, North 40 Degrees 20 Minutes 05 Seconds West, a distance of 141.02 feet to an iron rod on the southeast right of way line of Church Street; thence leaving the southwest right of way line of 11th Avenue N, North 56 Degrees 36 Minutes 48 Seconds East, a distance of 14.73 feet to a point; thence South 34 Degrees 20 Minutes 24 Seconds East, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 1,031 sf or 0.024 acres more or less.

Being a portion of the right of way of 11th Avenue N as shown on the Plan of Hynes' Addition to Nashville, as of record in Minute Book "B", Page 21, Chancery Court in Nashville, Davidson County, Tennessee.

Exhibit D

Form of Quitclaim Deed

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
125 11th AVE PROPERTY OWNER, LLC c/o Tidal Real Estate Partners, LP 520 West 27th Street, Suite 403 New York, New York 10001	Right of way adjacent to Tax Map 093-05, Parcel 128	Same as Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings, LLP (JLM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of \$10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **125 11th AVE PROPERTY OWNER, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in a certain property located in Davidson County, Tennessee being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all of Grantor's interest in all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is right of way adjacent to Tax Map 093-05, Parcel 1283.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is \$0. Subscribed and sworn to before me this ____ day of _____ 2022. Notary Public My Commission Expires: _____



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this ____ day of _____, 2022.

GRANTOR:

**THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY**

By: _____
Name: _____
Title: _____

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Director of Public Property of The Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such Director of Public Property, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County by himself as such officer.

WITNESS my hand, at office, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

Exhibit A

Description of Property

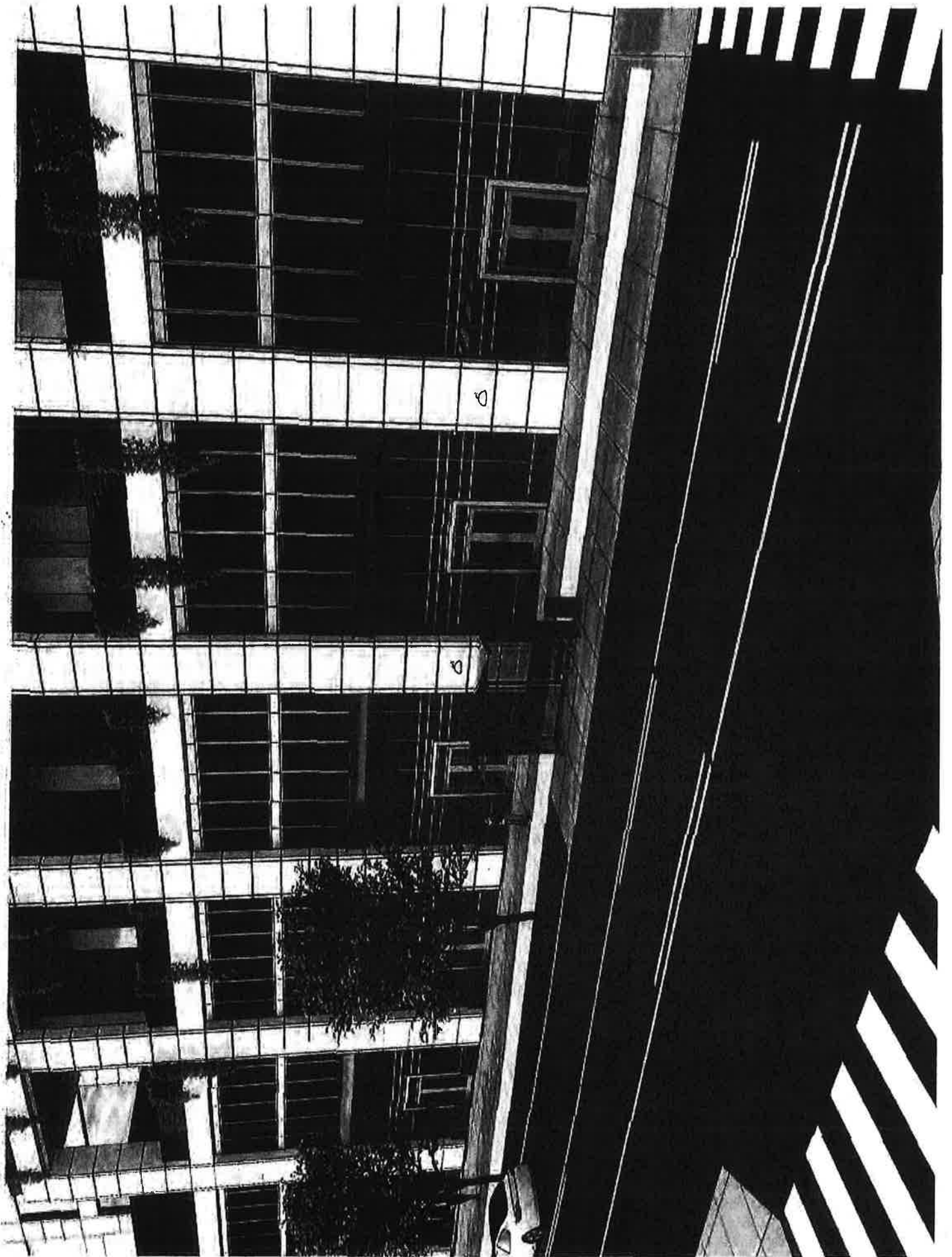
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Exhibit E

Drawings of Bus Stop





Sidewalk (5)
Bike Path (5)

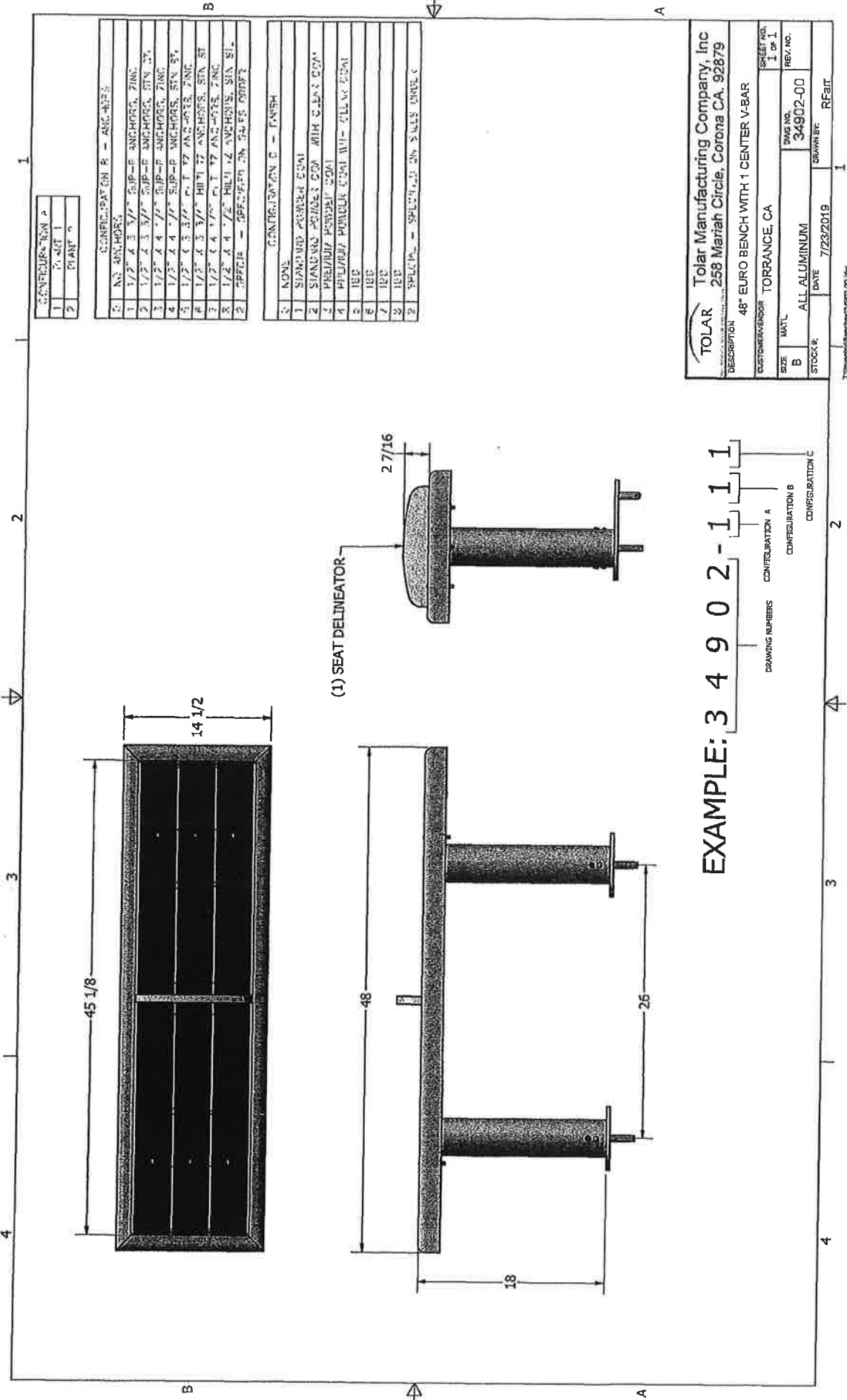
0

0

5'x8' ADA Landing

Exhibit F

Specifications for Bus Stop



CONFIGURATION A	
1	FINISH
2	FINISH

CONFIGURATION B - ANCHORS	
1	NO. ANCHORS
2	1/2" x 3 3/4" SUP-P ANCHORS, ZINC
3	1/2" x 3 3/4" SUP-P ANCHORS, STN. ST.
4	1/2" x 4 1/2" SUP-P ANCHORS, ZINC
5	1/2" x 4 1/2" SUP-P ANCHORS, STN. ST.
6	1/2" x 3 3/4" HI-TI SUP-P ANCHORS, ZINC
7	1/2" x 4 1/2" HI-TI SUP-P ANCHORS, STN. ST.
8	1/2" x 4 1/2" HI-TI ANCHORS, ZINC
9	1/2" x 4 1/2" HI-TI ANCHORS, STN. ST.
10	SPECIFIC - DIFFERENT ON EACH ORDER

CONFIGURATION C - FINISH	
1	NAME
2	STANDARD POWER-EQUAL
3	STANDARD POWER-EQUAL WITH CLEAN COAT
4	PREMIUM POWER-EQUAL
5	PREMIUM POWER-EQUAL WITH CLEAN COAT
6	REP
7	REP
8	REP
9	REPLACEMENT - SPECIFIED ON EACH ORDER

TOLAR Tolar Manufacturing Company, Inc
258 Mariah Circle, Corona CA, 92879

DESCRIPTION: 48" EURO BENCH WITH 1 CENTER V-BAR

CUSTOMER: TORRANCE, CA

SHEET NO. 1 OF 1

SIZE: B

MATL: ALL ALUMINUM

DWG. NO.: 34902-00

REV. NO.:

STOCK #:

DATE: 7/23/2019

DRAWN BY: RFAIT

T:\www\lance\34902.dwg

EXAMPLE: 3 4 9 0 2 - 1 1 1 1

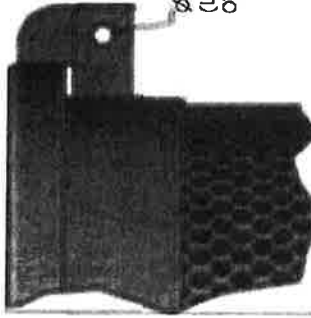
DRAWING NUMBERS

CONFIGURATION A

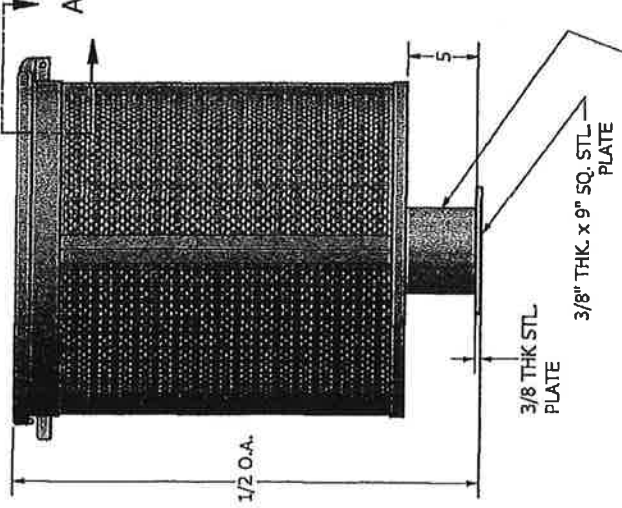
CONFIGURATION B

CONFIGURATION C

1 2 3 4



Ø7/16 LOCK HASP
(LOCK SUPPLIED BY
OTHERS)



3/8 THK STL
PLATE

3/8" THK. x 9" SQ. STL
PLATE

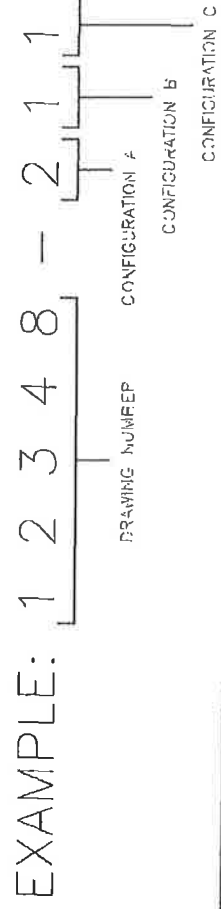
BAND, TRASH CAN PEDASTAL
6" DIA x 1/8" W.T. STL TUBE

CONFIGURATION A	
1	PLANT 1
2	PLANT 2

CONFIGURATION R - ANCHORS	
0	NO ANCHORS
1	1/2" x 3 3/4" SUP-R ANCHORS, ZINC
2	1/2" x 3 3/4" SUP-R ANCHORS, STN STI
3	1/2" x 4 1/4" SUP-R ANCHORS, ZINC
4	1/2" x 4 1/4" SUP-R ANCHORS, STN STI
5	1/2" x 5 3/4" HULL 1Z ANCHORS, ZINC
6	1/2" x 5 3/4" HULL 1Z ANCHORS, STN STI
7	1/2" x 4 1/2" MULTI 1Z ANCHORS, ZINC
8	1/2" x 4 1/2" MULTI 1Z ANCHORS, STN STI
9	SPECIAL - SPECIFIED ON SALES ORDER

CONFIGURATION C - FINISH	
0	NCNF
1	STANDARD POWDER COAT
2	STANDARD POWDER COAT WITH CLEAR COAT
3	PREMIUM POWDER COAT
4	PREMIUM POWDER COAT WITH CLEAR COAT
5	TBU
6	TBU
7	TBU
8	TBU
9	SPECIAL - SPECIFIED ON SALES ORDER

DETAIL A
SCALE 1/2



TOLAR Tolar Manufacturing Company, Inc 258 Mariah Circle, Corona CA. 92879	
DESCRIPTION TRASH CAN, 32 GAL, PERF METAL W/ PEDASTAL	
CUSTOMER/PROJECT	MEMPHIS, TN
SIZE	DWG. NO. 33208-121
MATL	REV. NO.
STOCK #	DATE 9/24/2018
DRAWN BY	REF:BT

Toler Manufacturing Company, Inc.

Exhibit G

Cost Estimate



ESTIMATE DETAIL

Job Name: 125 11th Avenue
 Date: 11/1/2022 revision 1

DESCRIPTION

WEGO STOP - Bus Stop Canopy, Bench, and Trash Receptacle
 Includes ADA Ramp, sidewalk, planting zone, curb and gutter and bike lane.

Item Description	Quantity	Unit	Unit	Subtotal	Total Cost
Division 2					
ADA Ramp and Sidewalk (N/A)	640	SF	0.00	-	-
Planting Area Grading	406	SF	12.00	4,872.00	4,872.00
Landscaping (soil and plants)	406	SF	21.00	8,526.00	8,526.00
Curb and Gutter (N/A)	150	LF	0.00	-	-
Bike Lane (N/A)	733	SF	0.00	-	-
			0.00	-	-
Division 3					
Bus Stop Foundation	1	LS	4200.00	4,200.00	4,200.00
			0.00	-	-
Division 10					
Tolar Model Dome Shelter 12ft	1	EA	12150.00	12,150.00	12,150.00
Tolar Model 48" Mesa Bench	1	EA	890.00	890.00	890.00
Tolar Solar Lighting System	1	EA	2911.49	2,911.49	2,911.49
Tolar 32 Gallon Metal Trash Receptacle	1	EA	1250.00	1,250.00	1,250.00
Frieght	1	LS	6500.00	6,500.00	6,500.00
	0		0.00	-	-
Installation	1	LS	15000.00	15,000.00	15,000.00
			0.00	-	-
			0.00	-	-
General Conditions					
Project Management and Supervision	6	WK	4200.00	25,200.00	25,200.00
Traffic Control	4	WK	4100.00	16,400.00	16,400.00
	0		0.00	-	-
	0		0.00	-	-

Subtotal 97,899.49 97,899.49

Subtotal \$ 97,899.49 \$ 97,899.49

Indirects					
Gross Receipts Tax	0.02%			19.58	\$97,919.07
GL/Pollution Insurance	0.98%			959.61	\$98,878.67
PM Software	0.06%			59.33	\$98,938.00
Bond	0.00%			0.00	\$98,938.00
Contingency				5,000.00	\$103,938.00
Fee				7,500.00	\$111,438.00
TOTAL OF ABOVE					\$111,438

