

QUITCLAIM DEED

FROM: THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON
COUNTY

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 411, LLC to

Address New Owner
as Follows:

Send Tax Bills To:

Map/Parcel Number:

411, LLC to
411 Broadway
Nashville, TN 37201

Same

Map 093-6, Alley Number 68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is \$0.

Affiant

Sworn to and subscribed before me, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantor"), by these presents does quitclaim, transfer and convey unto **411, LLC, a Tennessee limited liability company** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest, including any fee simple interest now or in the future, in a certain tract of land or rights related thereto in Davidson County, Tennessee being Alley Number 68 located between the properties at 411 Broadway and 417 Broadway and extending from Broadway to the rear boundary of those properties in Nashville, Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by reference.

Grantor may own certain rights to Alley Number 68, located between the real property located at 411 Broadway, Nashville, Tennessee 37201 (Map/Parcel number 09306311100) and the real property located at 417 Broadway, Nashville, Tennessee 37201 (Map/Parcel number 09306311000). Grantor's intent is to convey and surrender with this deed to Grantee any rights of Grantor related to Alley Number 68 that Grantor may have.



IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the ____ day of _____, 2022.

GRANTOR: THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: _____
Director of Public Property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared _____, 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, Tennessee, the within named bargainor, and that he as such Director of Public Property being authorized so to do, executed the within instrument for the purposes contained therein, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee.

Witness my hand and seal, at office in Nashville, Tennessee, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Being Alley No. 68 located in the 19th Councilmanic District within the Central Business Improvement District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located on the southerly right-of-way of Broadway, on the north right-of-way of Alley No. 69, west of Fourth Avenue South, and east of 5th Avenue South, and being more particularly described as follows:

BEGINNING at a PK (Old) in the southerly right-of-way of Broadway, at the northwest corner of the 411, LLC property of record in Instrument No. 20220104-0001394, R.O.D.C.

THENCE, with the easterly right-of-way of Alley No. 68, and said 411, LLC property S 27° 14' 17" E, 180.00 feet to a PK (Old) in the Northerly right-of-way of Alley No. 69;

THENCE, with said Northerly right-of-way of Alley No. 69, S 62° 22' 15" W, 11.57 feet to the Westerly right-of-way of said Alley No. 69;

THENCE, said Westerly right-of-way of Alley No. 69, N 27° 36' 10" W, passing a building corner at 26.18 feet, continuing along the face of the building and the Honkey Tonk Circus, LLC property of record in Instrument No. 20200819-093185, R.O.D.C., 153.86 feet, for a total of 180.04 feet to said Southerly right-of-way of Broadway;

THENCE, with said Southerly right-of-way of Broadway N 62° 33' 35" E, 12.72 feet to the POINT OF BEGINNING;

Containing 2,186 Square Feet or 0.05 Acres, more or less.

This Instrument Was Prepared By:
C. Mark Carver
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") made this ____ day of _____, 2022, by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, a municipality and public corporation of the State of Tennessee ("Metro") and 411, LLC, a Tennessee limited liability company ("Company").

WITNESSETH:

WHEREAS, Company is the owner of that certain property formerly known as Alley 68 that is located in the City of Nashville, County of Davidson, State of Tennessee, which property is more particularly described on Exhibit "A" attached hereto and made a part hereof ("Company Property"); and

WHEREAS, under this Agreement Company desires to grant rights to use certain portions of the improvements to be constructed on the Company Property.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. GRANT OF ACCESS EASEMENT.

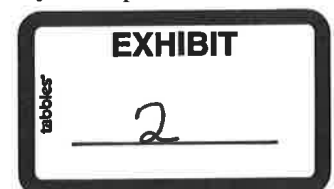
Company hereby grants and conveys to Metro and its successors and assigns, a nonexclusive easement allowing Metro to access and use the Company Property ("Access Easement") as such use rights are more particularly described in a separate written agreement between Metro and Company. Company shall construct certain improvements to the Company Property as more particularly described in a separate written agreement between Metro and Company and consistent with the construction standards of Metro. Company agrees that Company will not take any action or construct any improvement which will materially interfere with the rights of Metro related to the Access Easement.

2. COVENANT RUNNING WITH THE LAND.

The easements and restrictions set forth in this Agreement shall run with the land and shall be binding, in perpetuity, upon and inure to the benefit of all parties acquiring any right, title or interest in the Company Property. Notwithstanding the foregoing, in the event that Metro notifies Company that Metro terminates the Access Easement, then this Agreement shall terminate and be of no further effect and Company is authorized to record an instrument reflecting such termination. In the event that the Access Easement terminates, then Company shall pay to Metro, within sixty (60) days thereafter, an amount equal to the value of the unimproved Company Property as determined based on the tax appraisal for the land (without any value included for the improvements constructed thereon).

3. PROVISIONS

If any provision hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect any other provision herein contained or render any other provision invalid or unenforceable to any extent whatsoever.



4. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

5. GOVERNING LAW

This Agreement shall be governed by and construed as a contract negotiated, entered into and performed in, and in accordance with the laws of the State of Tennessee without regard to principles of conflicts of laws. Each party irrevocably consents to the exclusive jurisdiction of the Courts of the State of Tennessee located in Davidson County in any and all actions and proceedings under this Agreement.

6. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties hereto with respect to the matters covered thereby. All prior negotiations, representatives and agreements with respect thereto not incorporated in this Agreement are hereby cancelled.

[SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have executed this Access Easement Agreement as of the date first written above.

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY,
TENNESSEE, a municipality and public corporation of
the State of Tennessee

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the _____ of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainer, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by him/herself as _____.

Witness my hand and seal, at Office in Nashville, Tennessee, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

411, LLC, a Tennessee limited liability company

By: _____

Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana G. Dennis (Notary's Name), a Notary Public, Troyal G. Brooks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the maker and is authorized to execute this instrument.

Witness my hand and seal, at Office in Nashville, Tennessee, this 25th day of August, 2022.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023



EXHIBIT "A"

Property Description

Being Alley No. 68 located in the 19th Councilmanic District within the Central Business Improvement District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located on the southerly right-of-way of Broadway, on the north right-of-way of Alley No. 69, west of Fourth Avenue South, and east of 5th Avenue South, and being more particularly described as follows:

BEGINNING at a PK (Old) in the southerly right-of-way of Broadway, at the northwest corner of the 411, LLC property of record in Instrument No. 20220104-0001394, R.O.D.C.

THENCE, with the easterly right-of-way of Alley No. 68, and said 411, LLC property S 27° 14' 17" E, 180.00 feet to a PK (Old) in the Northerly right-of-way of Alley No. 69;

THENCE, with said Northerly right-of-way of Alley No. 69, S 62° 22' 15" W, 11.57 feet to the Westerly right-of-way of said Alley No. 69;

THENCE, said Westerly right-of-way of Alley No. 69, N 27° 36' 10" W, passing a building corner at 26.18 feet, continuing along the face of the building and the Honkey Tonk Circus, LLC property of record in Instrument No. 20200819-093185, R.O.D.C., 153.86 feet, for a total of 180.04 feet to said Southerly right-of-way of Broadway;

THENCE, with said Southerly right-of-way of Broadway N 62° 33' 35" E, 12.72 feet to the POINT OF BEGINNING;

Containing 2,186 Square Feet or 0.05 Acres, more or less.

This Instrument Was Prepared By:
C. Mark Carver
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, Tennessee 37201

FACILITY USE AGREEMENT

THIS FACILITY USE AGREEMENT (the "Agreement") made this ____ day of _____, 2022, by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, a municipality and public corporation of the State of Tennessee ("Metro") and 411, LLC, a Tennessee limited liability company ("Company").

WITNESSETH:

WHEREAS, Company is the owner of that certain property that includes the real property formerly known as Alley 68 (the "Alley Area") that is located in the City of Nashville, County of Davidson, State of Tennessee, which property is more particularly described on Exhibit A attached hereto and made a part hereof ("Company Property"); and

WHEREAS, under a separate Easement Agreement between Metro and Company, Company has granted to Metro certain access and usage rights related to a portion (the "Alley Area") of the Company Property;

WHEREAS, Company and Metro desire to set forth their agreements related to the access and use of the Alley Area on the Company Property.

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **Term and Consideration.** The Easement Agreement and this Agreement are perpetual agreements and Metro's rights under the Easement Agreement and this Agreement shall not terminate unless Metro terminates such rights in writing. In consideration for the rights granted hereby to Metro, Metro conveyed to Company such interest as it had in the Alley Area. Metro and Company agree that each party has received good and valuable consideration in connection with this Agreement and the Easement Agreement.

2. **Company Property and Improvements to the Alley Area.** A portion of the Company Property currently contains a building used for a restaurant, bar, and entertainment business. Company will expand the existing building into the Alley Area and construct the improvements (the "Improvements") described in the plans attached hereto as Exhibit B (the "Plans"), which Plans have been approved by Metro. Company agrees to commence the construction of the Improvements on or before _____ and to diligently pursue the Improvements to completion. All costs related to the construction of the Improvements shall be paid in full by Company. Company will also pay to have the utilities separately metered or sub-metered. In addition, Company shall provide the following to Metro at Company's expense: generator, lockers, computer monitors, and desks and chairs. Any other personal property used by Metro other than as provided herein shall be at the cost of Metro. Company shall have the right to make alterations



to the Improvements from time to time so long as such alterations do not materially adversely affect the rights of Metro to use the Metro Space (as described herein).

3. **Use of the Improvements to the Alley Area.** Company agrees that Metro will have the right to use the Improvements consistent with the Plans including approximately 1,700 square feet of space in the basement, approximately 140 square feet of space in the first floor, and approximately 680 square feet of space in the second floor (collectively, the "Metro Space"). Metro shall have the right to use the Metro Space for safety, security, medical, office, storage, and administrative purposes. Company shall have the right to use the remaining improvements in the Alley Area in any manner desired by Company so long as such use does not materially interfere with Metro's use of the Metro Space. In using the Improvements, Metro and Company shall each use reasonable efforts to minimize interference with the use and activities of the other party. If requested by Metro, Metro and Company will work together in good faith to determine where Metro can install signs, at Metro's expense, related to its use of the Metro Space. Metro agrees to comply with all commercially reasonable rules and regulations imposed by Company with respect to the use and occupancy of the Premises, provided that such rules and regulations shall not materially interfere with Metro's use of the Metro Space for the purposes permitted in this Agreement. Metro shall be liable for any damage or loss to Company or its property caused by the act, fault or neglect of Metro, or Metro's employees, invitees, licensees or agents. Company shall not be liable for any damage to property of Metro nor for the loss of property of Metro by theft or otherwise unless such damage or loss is caused by the act, fault or neglect of Company, or Company's employees, invitees, licensees or agents.

4. **Duties to Repair, Maintain and Replace the Improvements to the Alley Area.** Metro agrees to maintain the Metro Space in clean and orderly condition at Metro's expense. Company agrees to maintain, repair and replace as needed the walls, plumbing, structural elements, HVAC, electricity, roof, and other portions of the Improvements. Notwithstanding the foregoing, Metro, at Metro's expense, will be required to repair or replace damage caused by the negligence or intentional act of Metro, its employees, agents, guests, vendors or other such parties.

5. **Utilities; Taxes; Insurance.** Metro agrees to pay the cost of all utilities related to the improvements to the Alley Area. Company agrees to pay the cost of all real estate taxes and insurance related to the improvements to the Alley Area. Company agrees to carry insurance on the improvements to the Alley Area and general liability insurance.

6. **Casualty.** If all or a part of the Improvements is damaged, Company shall have the right to receive all insurance proceeds payable as a result of such damage or casualty. After such a casualty event, Company shall construct improvements in the Alley Area comparable or better than the Improvements that were damaged or destroyed by the casualty as soon as reasonably possible. In such an event, Company shall prepare plans showing the new improvements, which plans shall be subject to Metro's approval, not to be unreasonably withheld, conditioned or delayed. Metro shall cooperate with Company and facilitate the approval and permitting related to such new improvements.

7. **Default.** Upon the occurrence of any event of default by either Metro or Company related to this Agreement, the non-defaulting party shall provide written notice to the other party and a reasonable opportunity to cure such default. If such default continues beyond the applicable notice and cure periods provided for herein, the non-defaulting party shall have the option, without any further notice to the defaulting party (except as expressly required under applicable law) to bring an action in a court with jurisdiction over such matter in Davidson County, Tennessee to enforce such party's rights.

8. **Run With the Land; Successors.** The rights, duties and obligations of the parties under this Agreement shall run with the Company Property and be binding on the owner thereof. This Agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, their respective heirs,

successors, permitted assigns, beneficial owners and representatives. The rights, duties and obligations of Company under this Agreement shall be transferable or assignable by Company, in whole or part, without Metro's prior consent. The rights, duties and obligations of Metro under this Agreement shall be not be transferable or assignable by Metro, in whole or part.

9. **Force Majeure**. For the purposes of any of the provisions of this Agreement, neither party hereto, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, the obligations thereof with respect to this Agreement in the event of enforced delay in the performance of or inability to perform such obligations due to unforeseeable causes beyond the control and without the fault or negligence thereof ("Force Majeure"), including, but not restricted to, acts of God, acts of the public enemy, acts of the Federal, state or local government, acts of the other party, fires, floods, epidemics, pandemics, quarantine restrictions, government-enforced business shut-downs, strikes, freight embargoes, and unusually severe weather or delays of the contractor or subcontractors due to such causes; it being the purpose and intent of this Section that in the event of the occurrences of any such enforced delay, the time or times for performance of the obligations of either party hereto, as the case may be, with respect to this Agreement shall be extended for the period of the enforced delay; provided, that the party seeking the benefit of the provisions of this Section shall be obligated to remedy a failure to perform caused by Force Majeure in a diligent manner in order to avail themselves of this form of relief.

10. **Provisions**. If any provision hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect any other provision herein contained or render any other provision invalid or unenforceable to any extent whatsoever.

11. **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. Execution evidenced by facsimile signature, electronic signature and/or PDF signature shall be deemed an original for all purposes.

12. **Governing Law**. This Agreement shall be governed by and construed as a contract negotiated, entered into and performed in, and in accordance with the laws of the State of Tennessee without regard to principles of conflicts of laws. Each party irrevocably consents to the exclusive jurisdiction of the Courts of the State of Tennessee located in Davidson County in any and all actions and proceedings under this Agreement.

13. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties hereto with respect to the matters covered thereby. All prior negotiations, representatives and agreements with respect thereto not incorporated in this Agreement are hereby cancelled.

14. **Further Assurances**. The parties shall execute such additional documents and do such other acts as may be reasonably required to carry out the intent of this Agreement. Without limitation, each party shall make available resolutions, certificate, and such other documents as may be required to evidence such party's power and authority to carry out this Agreement.

15. **Time of the Essence**. Time is of the essence with respect to the performance of each of the covenants and agreements under this Agreement.

[SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have executed this Parking Easement And Access Agreement as of the date first written above.

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY,
TENNESSEE, a municipality and public corporation of
the State of Tennessee

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the _____ of The Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainer, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by him/herself as _____.

Witness my hand and seal, at Office in Nashville, Tennessee, this ____ day of _____, 2022.

Notary Public

My Commission Expires: _____

411, LLC,
a Tennessee limited liability company

By: _____

Title: member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dana G. Dennis (Notary's Name), a Notary Public, Troyal G. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Member of 411, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that he/she executed the within instrument for the purpose therein contained by signing his/her name as the Member of the company.

Witness my hand and seal, at Office in Nashville, Tennessee, this 25th day of August, 2022.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023



EXHIBIT A

Company Property

Being Alley No. 68 located in the 19th Councilmanic District within the Central Business Improvement District, in Metropolitan Nashville-Davidson County, Tennessee. Being generally located on the southerly right-of-way of Broadway, on the north right-of-way of Alley No. 69, west of Fourth Avenue South, and east of 5th Avenue South, and being more particularly described as follows:

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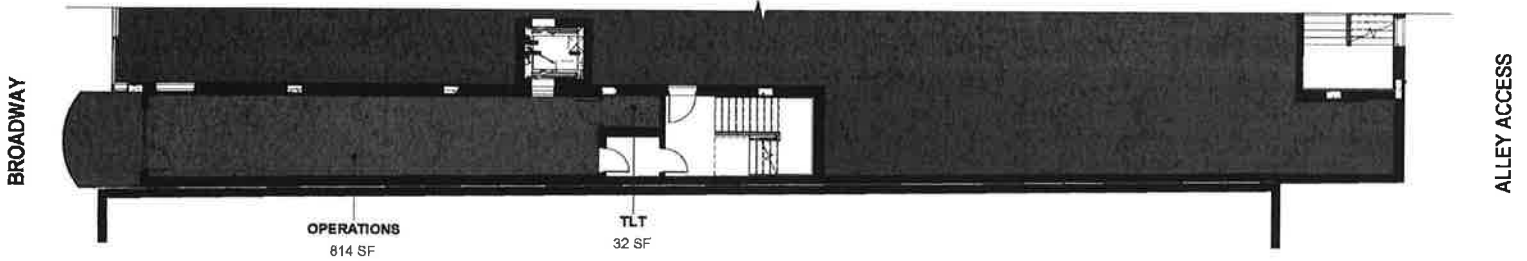
Containing 2,186 Square Feet or 0.05 Acres, more or less.

EXHIBIT B

Plans

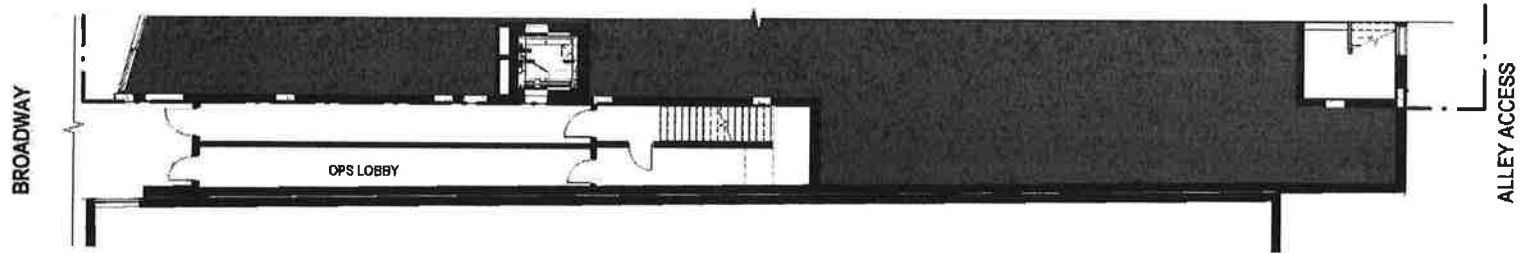
DOWNTOWN NASHVILLE SPECIAL OPERATIONS CENTER			
NOT PROPOSED FACILITY SPECIFICATIONS		PROVIDED FACILITY SPECIFICATIONS	
OPERATIONS FLOOR	800 SF	OPERATIONS FLOOR	814 SF
"	"	OPERATIONS RESTROOM	32 SF
"	"	OPERATIONS TOTAL	846 SF
NETWORK/COMMUNICATION FLOOR	100 SF	NETWORK/COMMUNICATION FLOOR	115 SF
TRAFFIC CONTROL AND EQUIPMENT ROOM	500 SF	TRAFFIC CONTROL AND EQUIPMENT ROOM	507 SF
LOBBY/BREAKROOM	175 SF	LOBBY/BREAKROOM	207 SF
MULTI-USE WORKSPACE	100 SF	MULTI-USE WORKSPACE	117 SF
RESTROOM	50 SF	RESTROOM	54 SF
TOTAL USABLE SF REQUESTED	1,725 SF	TOTAL USABLE SF PROVIDED	1,896 SF

411



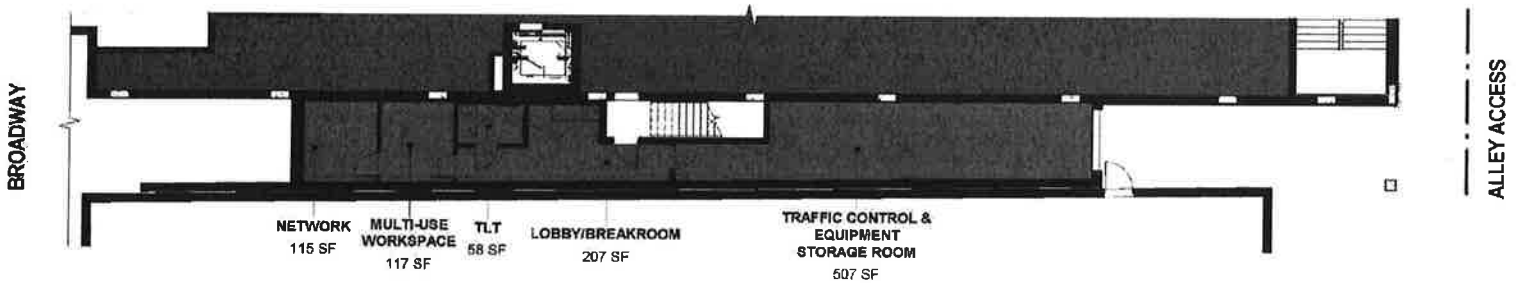
SECOND FLOOR PLAN

411



FIRST FLOOR PLAN

411



BASEMENT FLOOR PLAN

PLAN NORTH



Downtown Nashville Special Operations Center Proposed Facility Specifications

Intro:

The following outline is intended to provide a preliminary summary of needs for a future joint Metro PD/Nashville DOT Special Operations Center (SOC). It is expected that this information will serve as a precursor to future in person discussions with the development team. Nashville has become known both nationally and internationally as a place to host marquee large scale events. The Nashville SOC will serve as the traffic management and safety services hub for all downtown events. In addition, the SOC will be utilized on an as needed bases as conditions dictate. The sections provided below layout the different functional space requirement for this partnership facility. The total estimated square foot requirement is 1,725. This value is based on estimated furnishing and accommodation needs.

Operations Floor

- Video Wall Specifications:
 - The operations floor should be large enough to accommodate a video wall consisting of twelve (12) 49-inch zero bezel monitors in an arrangement as specified in Figure A. The video wall should be mounted approximately 3 ½ ft from the floor.

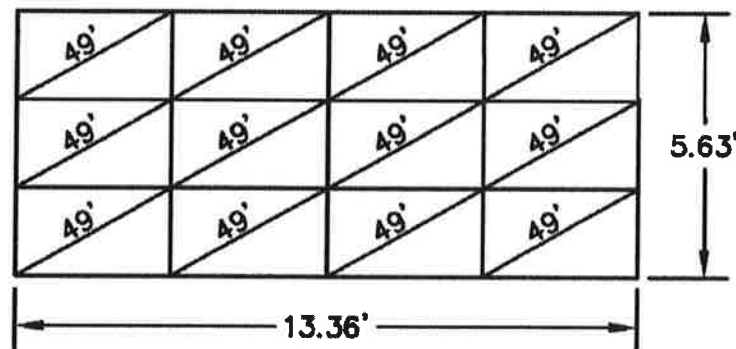


Figure A

- The surface in which the video wall will be mounted must be reinforced to support the required unit loading.
- Based on the final design of the video wall, internal conduit with external access points should be provided for wiring to the network/communication room. The external wiring access points should include jacks for video Cat 6 networks cables.
- Workstation Specifications (Quantity and Area requirements)
 - Two (2) Operator Consoles stations with the dimensions as specified in the drawing in Figure B and arranged as indicated in Figure C. A workstation perspective view is provided in Figure D.

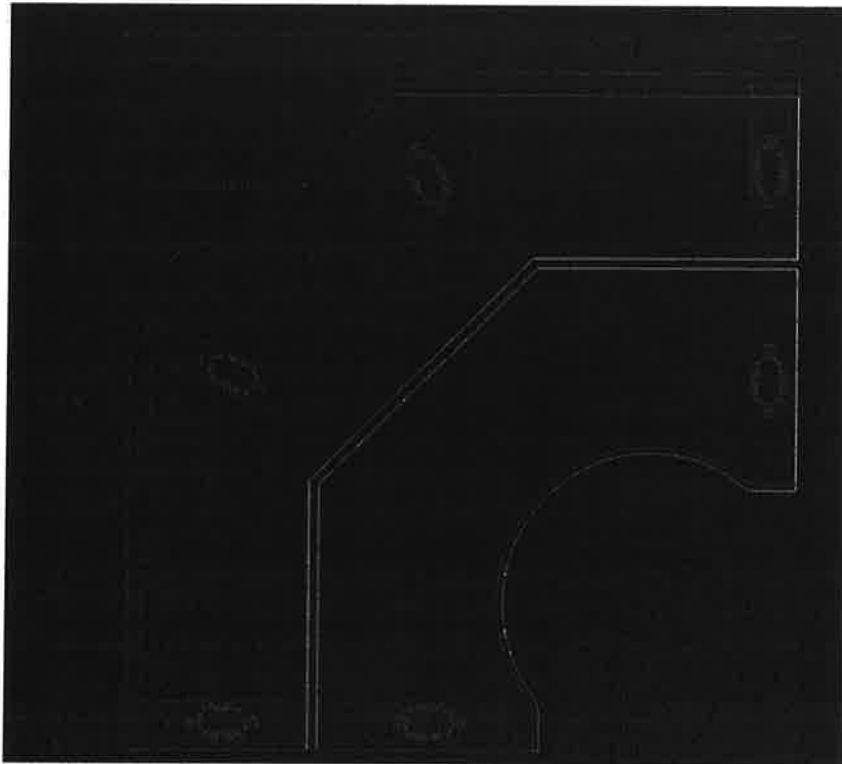


Figure B – Workstation Dimensions

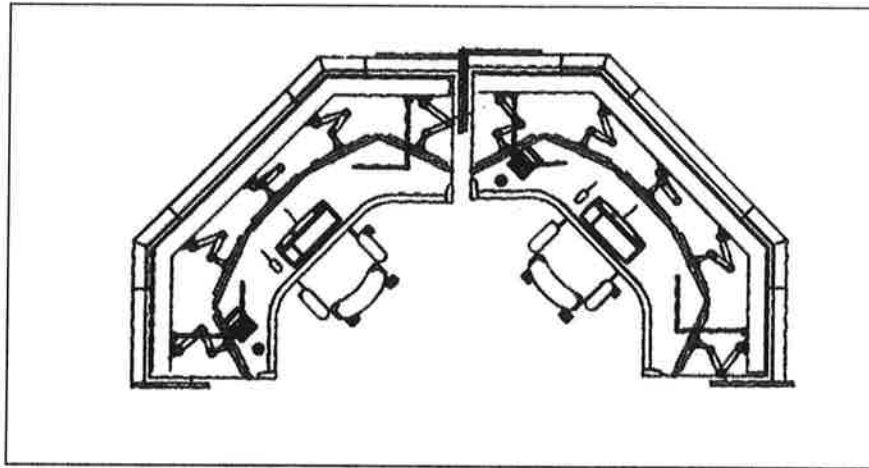


Figure C – Workstation Arrangement

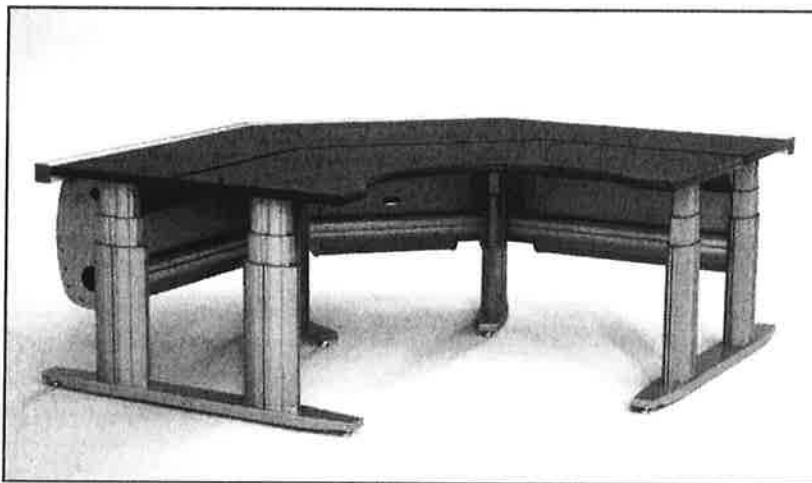


Figure D – Workstation Perspective View

- One (1) table to support 2 hub stations and monitors for 2 additional operational support staff. Approximate table dimensions should be 8 ft x 2 ½ ft.
- Fire Suppression Specification: Dry fire suppression system required (further specifications can be provided).
- Sound proofing: The operations floor should include adequate sound proofing insulation to prevent noise pollution.
- Total Estimated Area Requirement: 800 ft²

Network/Communication Room

- Climate Control Specification: A separate climate control system will be required for the network/communication room. This shall include dedicated venting and air return. The

climate control system shall be wired to fault over to the backup generator in case of power failure. In addition, the climate control system should include failure alert systems to automate a notification of high temperatures conditions.

- Estimated Rack Unit Space: Three 4 post racks, at L=43" X W=31" X H=83"
- Fire Suppression Specification: Dry fire suppression system required (further specifications can be provided).
- Additional Requirements:
 - The Network/Communication Room will need a conduit for communication (One 4" conduit) extending to an external termination point.
 - Water/drainpipe routing should be avoided water/drain above this room.
- Total Estimated Area Requirement: A minimum of 100 ft²

Lobby/Breakroom (Shared Use Room)

- Locker/Storage Facilities: The breakroom should include build in storage an accommodate the installation of lockers for staff needs.
- The breakroom should include accommodations for a kitchenette with sink.
- The Lobby/Breakroom should accommodate the placement of a standard size refrigerator.
- Total Estimated Area Required: 175 ft²

Separate Multi-use Workspace

- The accommodation for a small separate multi-use workspace/office is required to support report writing and victim interviewing. This space will require walls and a door for privacy.
- Total Estimated Area Required: 100 ft²

Restroom Facilities

- A separate restroom facility will be required for operations staff and guests.
- The restroom should be accessible from the work area.
- Total Estimated Area Required: 50 ft²

Traffic Control & Equipment Storage Room

- The equipment storage space should be accessible externally from the Hilton Ally in the rear of the building through an automate roll up door.
- A separate access door shall be provided for the storage area for pedestrian entry.
- The storage area should be accessible internally from the facility.
- Total Estimated Area Requirement: 500 ft²

Roof Top Space Requirements

- Radio Communication Hardware Location & Area Requirements: A 4" Conduit will be needed between the network/communication room to the rooftop. This will terminate at a location on the rooftop where a communication antenna can be mounted without obstruction.

Disaster & Recovery Infrastructure

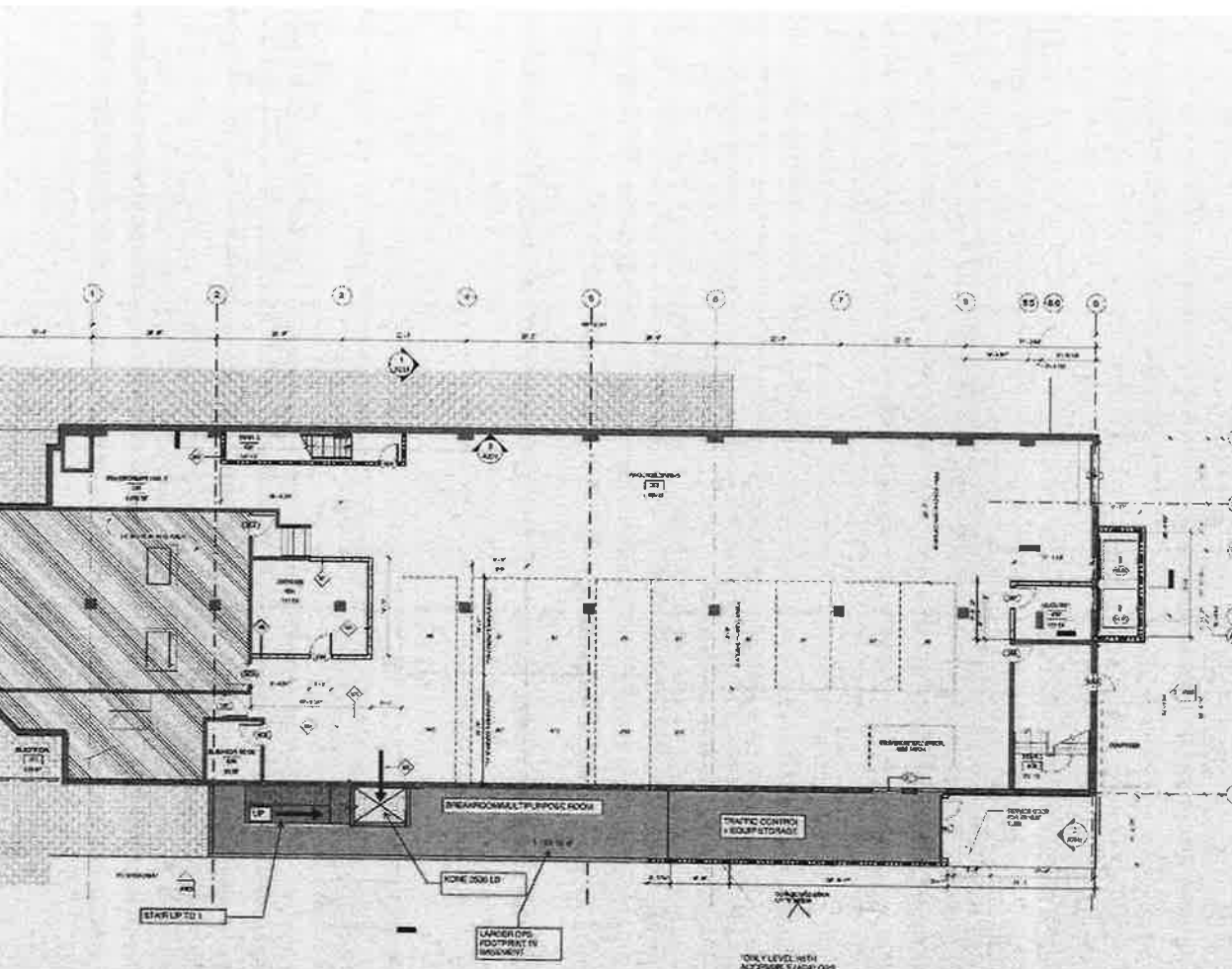
- Backup Power Generator (This will require a concrete pad and mounting on the building exterior with wiring accommodations)
- The backup generator shall be wired to support essential functions in the Operations & Network/Communications Room and the security/entry control systems.

General Accommodation Requirements

- Egress/Ingress location requirements:
 - The facility should be accessible by operation staff from both the rear ally and Broadway side.
 - It is desirable that the Broadway access be separate from the general business access.
- Access Control Specifications & Security:
 - All access to the operations center will require key card security control.
 - Camera coverage and lighting will be required for all operation center access points. In addition, access point monitoring should be accommodated within the facility. Specifications for the Metro Nashville ITS enterprise security card system can be provided on request.
 - An additional access control security card system will be needed at the entry point of the Network/Communication room.
- Street Observation Deck/Area:
 - A street observation accommodation is desirable on the Broadway side. This should be accessible within the facility. A step out balcony or access to a rooftop observation point could accommodate this need.
- Accommodation should be made to support both wired and wireless network access points throughout the operations center floor plan.

Future Expansion Needs

Metro PD is in the planning stages for the deployment of a full time Entertainment Policing Unit. It is desirable that future growth potential be included in the facility design outside of the operations center requirement.



LEVEL 00 FLOOR PLAN

OPTION DESCRIPTION:
 ELEVATOR MOVES TO SIDE ALLEY.
 REVISED STAIR CONFIGURATION - MOST OF METRO OPS PROGRAM IS IN BASEMENT AND ON 2, MAINTAINS STREET OBSERVATION PERCH.

03 ALT OPTION 2
 ELEVATOR IN SIDE ALLEY

NAME: 10041

TO CONSTRUCTION	10/01/2014
FOR REVIEW	10/01/2014
FOR PERMITTING	10/01/2014
FOR RECORDS	10/01/2014

- FLOOR PLAN GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
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REVISED PLAN

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
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KEY

- METRO OPS CENTER
- 411 PROGRAM AREA
- 411 EXIT STAIR
- OPS COMMUNICATING STAIR

PEPPER TORODE

411 BROADWAY

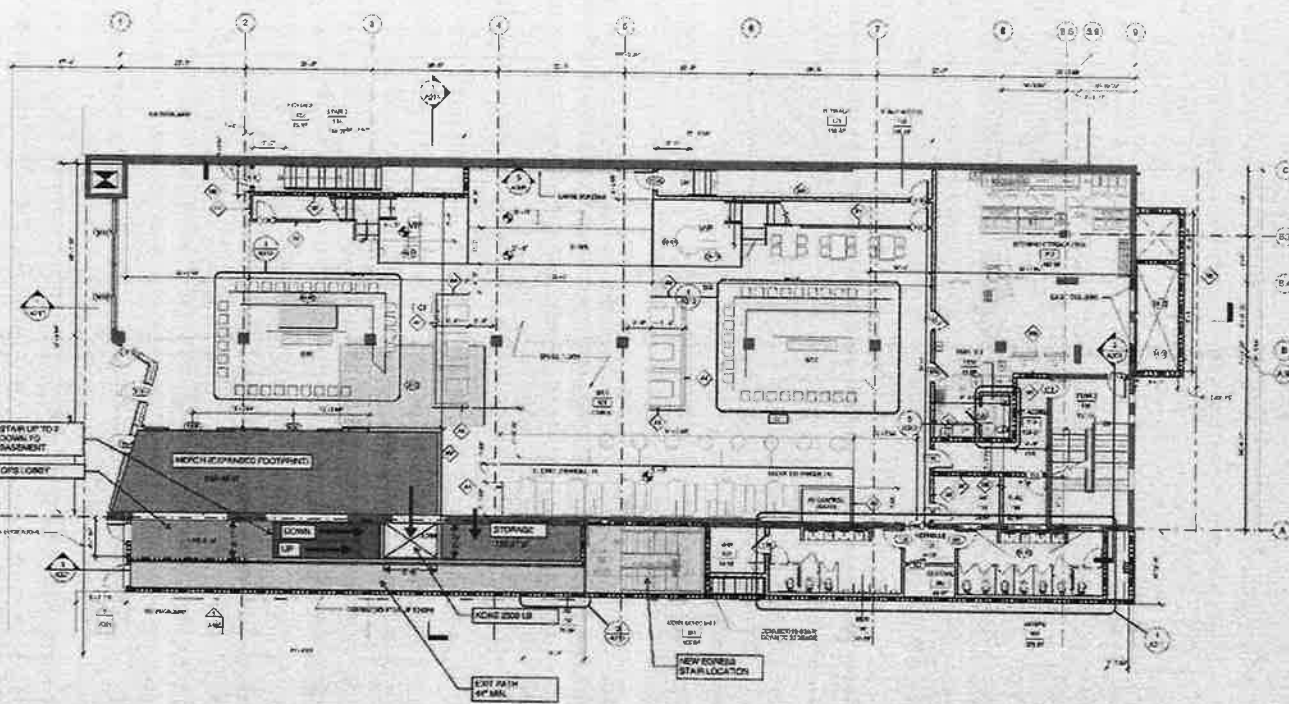
MEMPHIS, TN 38102

REVISION INFORMATION

DATE: 10/01/2014

FLOOR PLAN

A110



KEY

(Symbol)	EXISTING WALL
(Symbol)	EXISTING COLUMN
(Symbol)	NEW WALL
(Symbol)	NEW COLUMN
(Symbol)	NEW DOOR
(Symbol)	NEW WINDOW

- FLOOR PLANS NOTES
- SEE CIVIL & MECHANICAL DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW LOCATIONS.
 - SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE PLUMBING DRAWINGS FOR ALL PLUMBING EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE HVAC DRAWINGS FOR ALL HVAC EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE FIRE PROTECTION DRAWINGS FOR ALL FIRE PROTECTION EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE SECURITY DRAWINGS FOR ALL SECURITY EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE TELECOMMUNICATIONS DRAWINGS FOR ALL TELECOMMUNICATIONS EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE SPECIALTY DRAWINGS FOR ALL SPECIALTY EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.
 - SEE ALL OTHER DRAWINGS FOR ALL OTHER EQUIPMENT LOCATIONS AND ALL DOOR AND WINDOW LOCATIONS.

REVISED PLAN 12

NOTE: SEE ALL OTHER DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW LOCATIONS.

DATE: 08/21/2003

BY: [Signature]

SCALE: 1/8" = 1'-0"

KEY

- (Dark Grey Box) METRO OPS CENTER
- (Medium Grey Box) 411 PROGRAM AREA
- (Light Grey Box) 411 EXIT STAIR
- (Black Box) OPS COMMUNICATING STAIR

03 ALT OPTION 2 ELEVATOR IN SIDE ALLEY

6B

PPEPPER TORODE

NOTED FOR CONSTRUCTION

PRELIMINARY

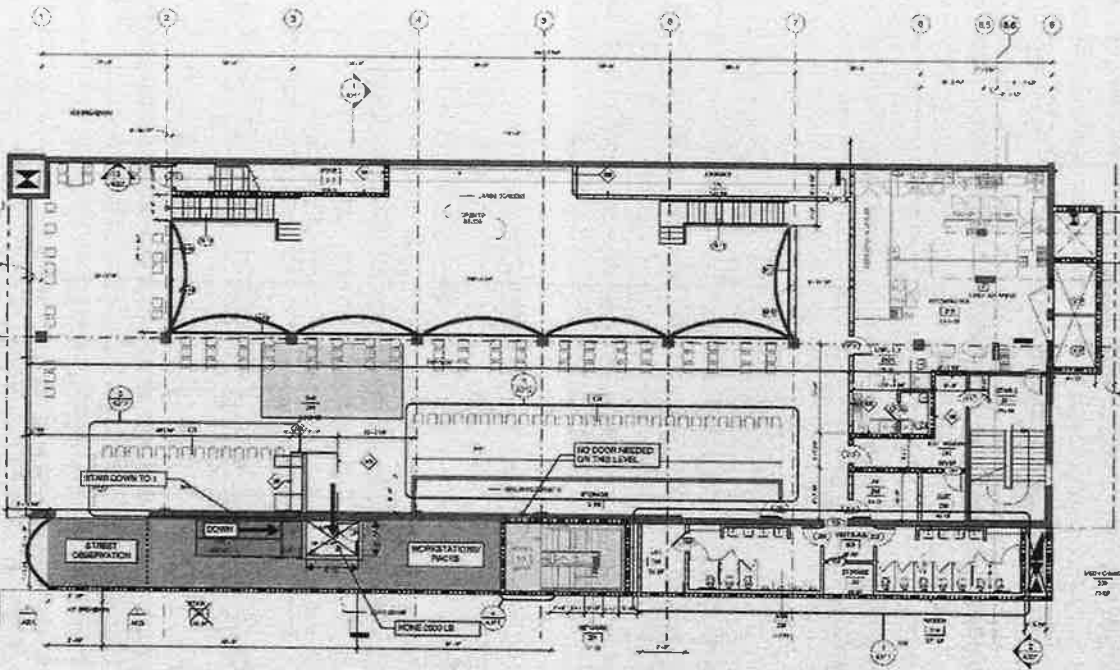
411 BROADWAY

REVISION INFORMATION

2174 08.21.2003

FLOOR PLAN

A111



1 LEVEL 02 - FLOOR PLAN

03 ALT OPTION 7
ELEVATOR IN SIDE ALLEY

[Symbol]	1" = 1/8" = 1/8"
[Symbol]	1" = 1/4" = 1/4"
[Symbol]	1" = 1/2" = 1/2"
[Symbol]	1" = 3/4" = 3/4"
[Symbol]	1" = 1" = 1"

- 0.000 PLAN COMPLETE, 100%
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS SPECIFICATIONS FOR CONSTRUCTION.
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- NOTICE: P.L. 02
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KEY

[Symbol]	METRO OPS CENTER
[Symbol]	411 PROGRAM AREA
[Symbol]	411 EXIT STAIR
[Symbol]	OPS COMMUNICATING STAIR

P. PEEPER TORODE

FOR THE
COMPLETER

PRELIMINARY

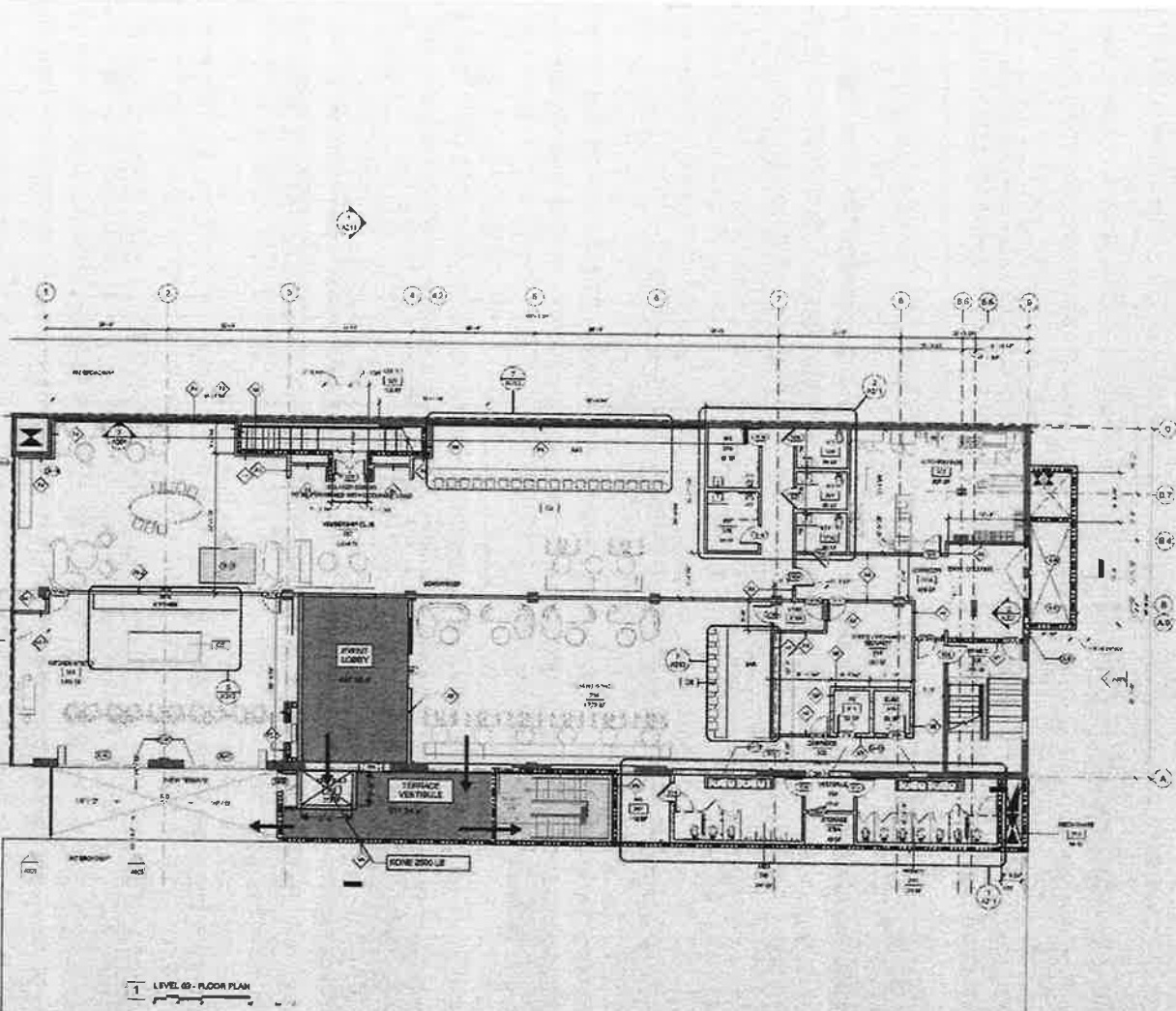
411 BROADWAY

411 BROADWAY
MEMPHIS, TN 38203

REVISION 8/20/2010

21/174 01/31/2023
FLOOR PLANS

A112



1 LEVEL 49 - FLOOR PLAN

SCALE LEGEND

[Symbol]	1:100
[Symbol]	1:200
[Symbol]	1:500
[Symbol]	1:1000

- NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 2. REFER TO THE SPECIFICATIONS FOR LOGO AND MESSAGE PROVIDE (LSPM) AT ALL EXITS.
 3. ALL THE ABOVE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 4. REFER TO THE SPECIFICATIONS FOR LOGO AND MESSAGE PROVIDE (LSPM) AT ALL EXITS.
 5. ALL THE ABOVE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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 18. ALL THE ABOVE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 19. ALL THE ABOVE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 20. ALL THE ABOVE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

- REVISIONS
- | NO. | DESCRIPTION |
|-----|----------------------|
| 001 | ISSUE FOR PERMITTING |
| 002 | ISSUE FOR PERMITTING |
| 003 | ISSUE FOR PERMITTING |
| 004 | ISSUE FOR PERMITTING |
| 005 | ISSUE FOR PERMITTING |
| 006 | ISSUE FOR PERMITTING |
| 007 | ISSUE FOR PERMITTING |
| 008 | ISSUE FOR PERMITTING |
| 009 | ISSUE FOR PERMITTING |
| 010 | ISSUE FOR PERMITTING |
| 011 | ISSUE FOR PERMITTING |
| 012 | ISSUE FOR PERMITTING |
| 013 | ISSUE FOR PERMITTING |
| 014 | ISSUE FOR PERMITTING |
| 015 | ISSUE FOR PERMITTING |
| 016 | ISSUE FOR PERMITTING |
| 017 | ISSUE FOR PERMITTING |
| 018 | ISSUE FOR PERMITTING |
| 019 | ISSUE FOR PERMITTING |
| 020 | ISSUE FOR PERMITTING |

KEY

- [Dark Grey Box] METRO OPS CENTER
- [Medium Grey Box] 411 PROGRAM AREA
- [Light Grey Box] 411 EXIT STAIR
- [Dark Grey Box] OPS COMMUNICATING STAIR

03 ALT OPTION 2 ELEVATOR IN SIDE ALLEY

PIERRE TORODE

12

NOT FOR CONSTRUCTION

411 BROADWAY

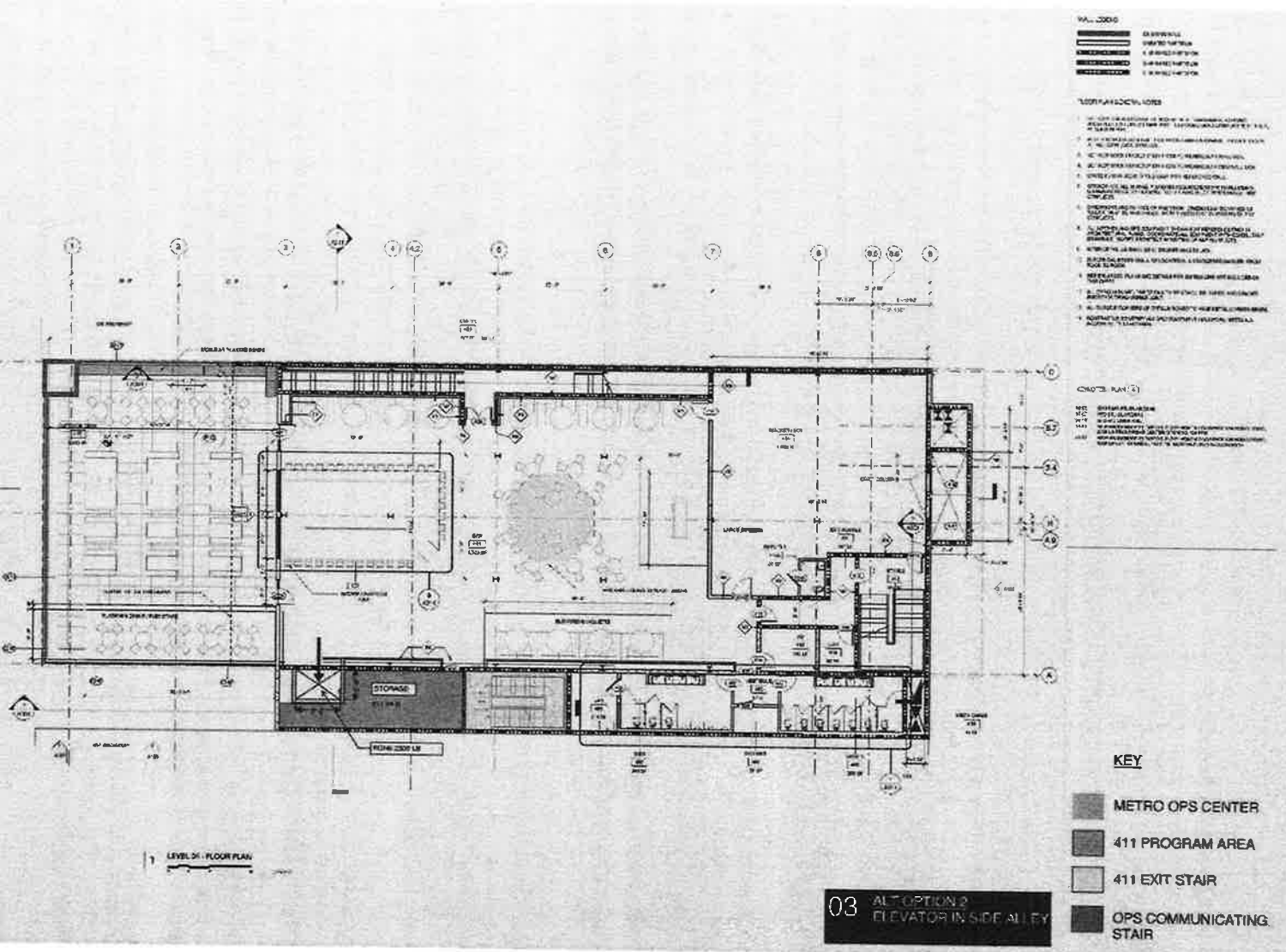
411 BROADWAY
NASHVILLE, TN 37203

REVISION INFORMATION

3/17/24 03/21/2025

FLOOR PLANS

A113



- VA-2000
- █ EXISTING
 - █ NEW TO THIS
 - █ REMOVED
 - █ TO BE DEMOLISHED

- FLOOR FINISHES
1. POLISHED CONCRETE
 2. POLISHED CONCRETE WITH POLYURETHANE FINISH
 3. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER
 4. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER AND POLYURETHANE SEALER
 5. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER AND POLYURETHANE SEALER
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- CONC. FINISHES
- 1. POLISHED CONCRETE
 - 2. POLISHED CONCRETE WITH POLYURETHANE FINISH
 - 3. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER
 - 4. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER AND POLYURETHANE SEALER

- KEY
- █ METRO OPS CENTER
 - █ 411 PROGRAM AREA
 - █ 411 EXIT STAIR
 - █ OPS COMMUNICATING STAIR

PEPPER TORODE

411 BROADWAY

411 BROADWAY, MANHATTAN, NY 10000

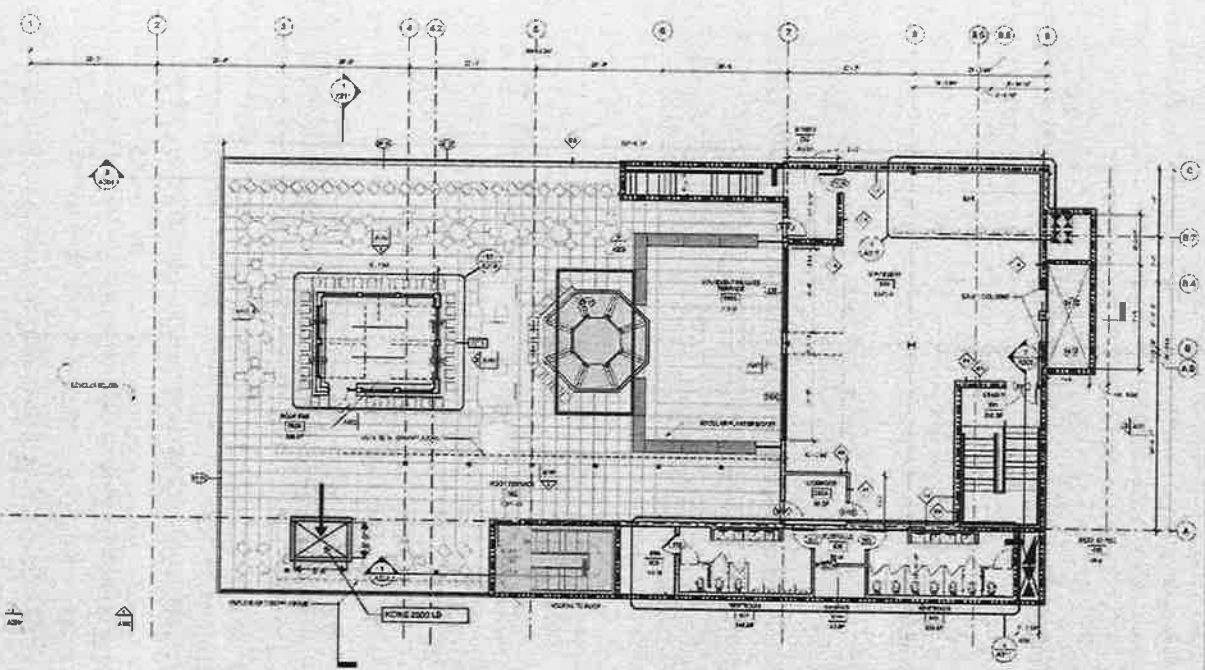
REVISION INFORMATION

2/17/11 2/17/2012

FLOOR PLAN

A114

03 ALT OPTION 2 ELEVATOR IN SIDE ALLEY



LEVEL 06 - FLOOR PLAN

03 ALT OPTION 2
ELEVATOR IN SIDE ALLEY

- KEY**
- PLANT ROOM
 - LIFT SHAFT
 - STAIR
 - STAIR
 - STAIR
 - STAIR

- FLOOR PLAN GENERAL NOTES**
1. SEE ALL NOTES RELATIVE TO REQUIREMENTS FOR ACCESSIBILITY COMPLIANCE, INCLUDING THE 2010 ADA STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS.
 2. REFER TO THE ARCHITECT'S OVERLAP WITH THE EXISTING BUILDING FOR THE 2010 ADA STANDARDS FOR ACCESSIBILITY COMPLIANCE.
 3. REFER TO THE ARCHITECT'S OVERLAP WITH THE EXISTING BUILDING FOR THE 2010 ADA STANDARDS FOR ACCESSIBILITY COMPLIANCE.
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 9. REFER TO THE ARCHITECT'S OVERLAP WITH THE EXISTING BUILDING FOR THE 2010 ADA STANDARDS FOR ACCESSIBILITY COMPLIANCE.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 01 | 01-20-2008 | ISSUE FOR PERMITS |
| 02 | 01-20-2008 | ISSUE FOR PERMITS |
| 03 | 01-20-2008 | ISSUE FOR PERMITS |

- KEY**
- METRO OPS CENTER
 - 411 PROGRAM AREA
 - 411 EXIT STAIR
 - OPS COMMUNICATING STAIR

58

DIFFER TORQUE

NOT FOR CONSTRUCTION

411 BROADWAY

411 BROADWAY
HOUSTON, TX 77002

REVISION INFORMATION

01/20/2008

FLOOR PLANS

A115