

## Exhibit 1

1. A landscape plan shall be filed with a specific designation of every type of tree and shrub to be planted and these trees and shrubs shall be maintained and replaced, as necessary, with similar size trees and shrubs. The developer will use their best efforts to place weeping willows and bull rushes in the detention pond area. This landscape plan shall be submitted showing a type "B" landscape buffer yard along the entire frontage of Thompson Lane, except where there are driveway locations.
2. No sign in this development shall exceed 35 feet in height, and there shall be no box signs or banners.
3. Bike racks shall be included and designated on the plat.
4. The developer shall bear the expense of a traffic light at one entrance to the development. The second entrance shall be a right in only and the third entrance shall be a right in and right out only. There shall be a stacking lane for left turn movement at traffic light entrance, and a stacking lane for right turn movement on the other two entrances.
5. The developer shall pay into an escrow account the sum of \$38,000 (the exact date when these monies are to be paid and the identification of the escrow account shall be as directed by the Councilperson for the 16<sup>th</sup> councilmanic district), as a contribution for traffic light signalization and turn lanes at East Thompson Lane, Glenrose Avenue and Drummond Drive, but this off-site work shall be done strictly as directed by the Metropolitan Government and the Tennessee Department of Transportation. Developer shall have no liability for the design or the work.
6. All HVAC systems shall be screened in an aesthetically pleasing manner. Dumpsters must be emptied between the hours of 8:00 a.m. and 8:00 p.m. and the developer shall put this requirement in its leases.
7. The developer shall require "sit down/full service" restaurants, as opposed to "fast food" restaurants.
8. All fencing on the property shall be either brick or natural stone or white picket style or decorative steel or iron, and there shall be no hurricane fencing or razor wire except for colored and coated hurricane/cyclone fencing around the detention pond.
9. All lighting in this development shall be of a type directed towards the boundaries of the development and in an aesthetically pleasing manner, so that there will not be significant glare off the property.

10. Developer agrees that all facades of buildings will be of brick with dryvit accent.
11. There will be no car washes, nightclubs or automotive repair which is incidental to any retail business. Developer agrees to include this language in any lease dealing with a use which includes automotive repair.
12. The developer agrees to work with the State of Tennessee and to convey the property necessary at the intersection of Briley Parkway and Thompson Lane without charge to the State of Tennessee.