

**Exhibit 1**

**Exhibit A**

**ARTS CENTER REDEVELOPMENT PLAN**

**PROJECT BOUNDARY DESCRIPTION**

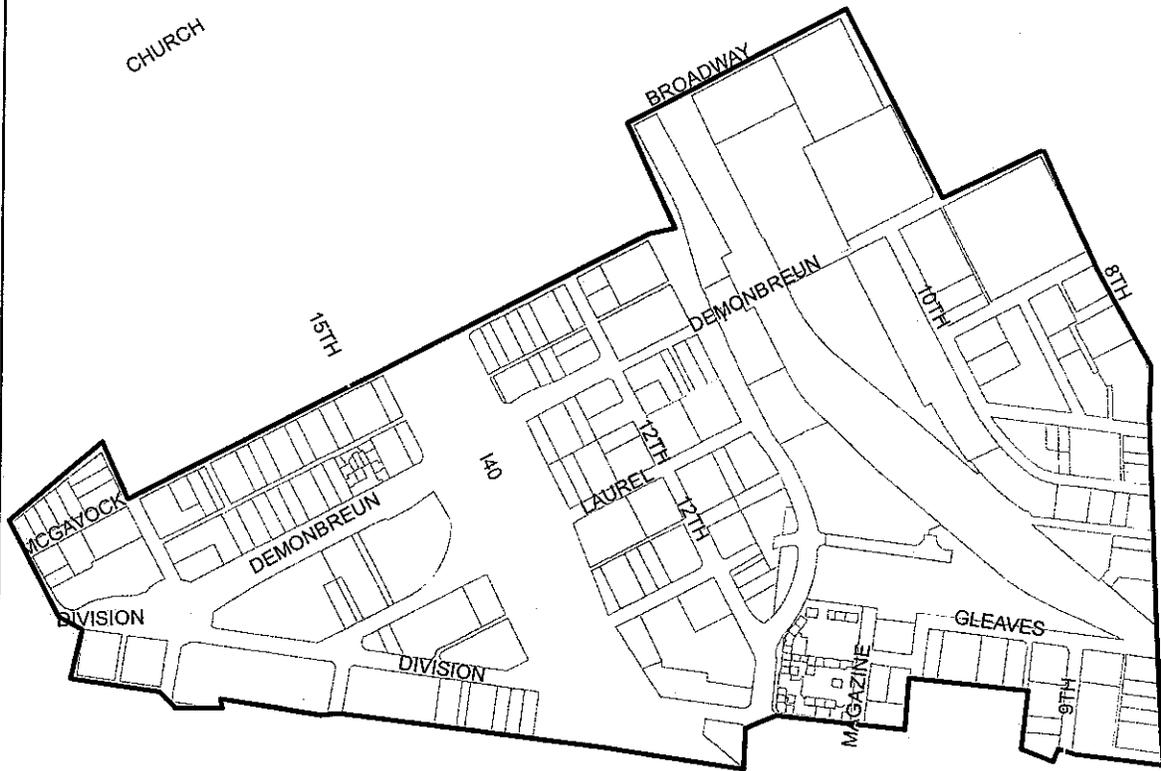
**Legal Description**

Being a tract of land in Metropolitan Nashville and Davidson County, Tennessee as shown on Project Boundary Map No. 1 and generally described as follows:

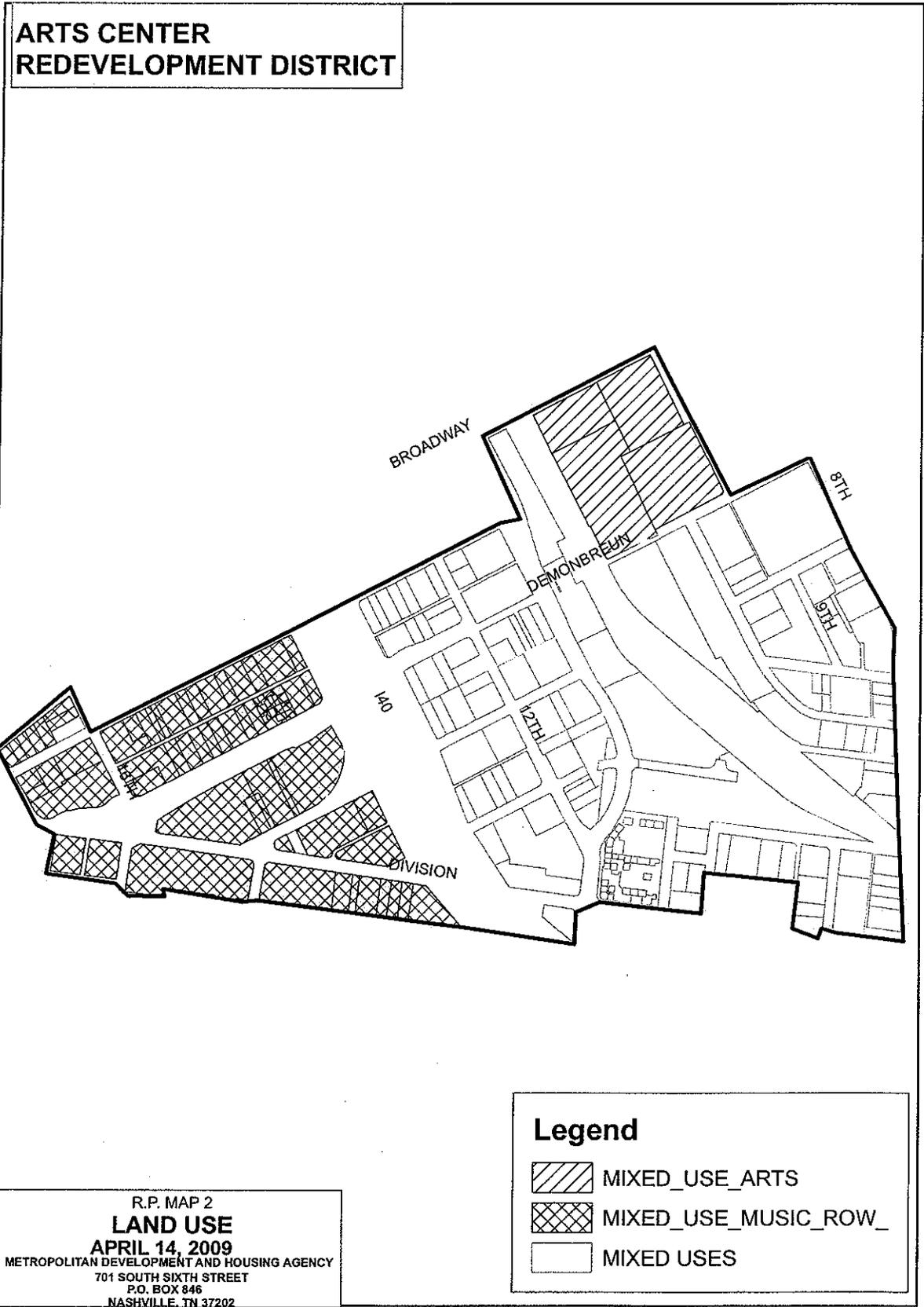
Beginning at a point at the southwest corner of Broadway at 9<sup>th</sup> Avenue South, then south-southeast approximately 745 feet along the west margin of 9<sup>th</sup> Avenue South to the south margin of Demonbreun Street; then approximately 411 feet east-northeast along the south margin of Demonbreun Street to the southwest corner of 8<sup>th</sup> Avenue South; then south approximately 2,338 feet along the west margin of 8<sup>th</sup> Avenue South to the northwest corner of 8<sup>th</sup> Avenue South and (Old) Division Street; then west approximately 315 feet along the north margin of (Old) Division Street to the west margin of 9<sup>th</sup> Avenue South; then west approximately 460 feet along the rear property lines of property fronting Division Street to the west margin of Overton Street; then south approximately 145 feet along the west margin of Overton Street to north margin of Division Street; then west approximately 460 feet along the north margin of Division Street to the west margin of 11<sup>th</sup> Avenue/Industrial Boulevard/12<sup>th</sup> Avenue; then south approximately 115 feet along the west margin of 11<sup>th</sup> Avenue/Industrial Boulevard/12<sup>th</sup> Avenue to the northeast right-of-way of Interstate 40; then west approximately 2,005 feet across Interstate 40 along the rear property lines of properties fronting on Division Street to the east margin of 17<sup>th</sup> Avenue South; then north approximately 160 feet along the east margin of 17<sup>th</sup> Avenue South to the southeast corner of 17<sup>th</sup> Avenue North and Demonbreun Street; then northwest approximately 460 feet along the east margin of 17<sup>th</sup> Avenue South to Alley No. 236; then northeast approximately 400 feet along the southeast margin of Alley No. 236 to the west margin of 16<sup>th</sup> Avenue South; then southeast approximately 215 feet to the southwest corner of McGavock Street and 16<sup>th</sup> Avenue South; then northeast approximately 2,180 feet along the south margin of McGavock Street across Interstate 40 to the southwest corner of 11<sup>th</sup> Avenue and McGavock Street; then northwest approximately 370 feet along the east margin of 11<sup>th</sup> Avenue to the southeast corner of Broadway and 11<sup>th</sup> Avenue; then northeast approximately 830 feet along the south margin of Broadway to the point of beginning.

April 14, 2009

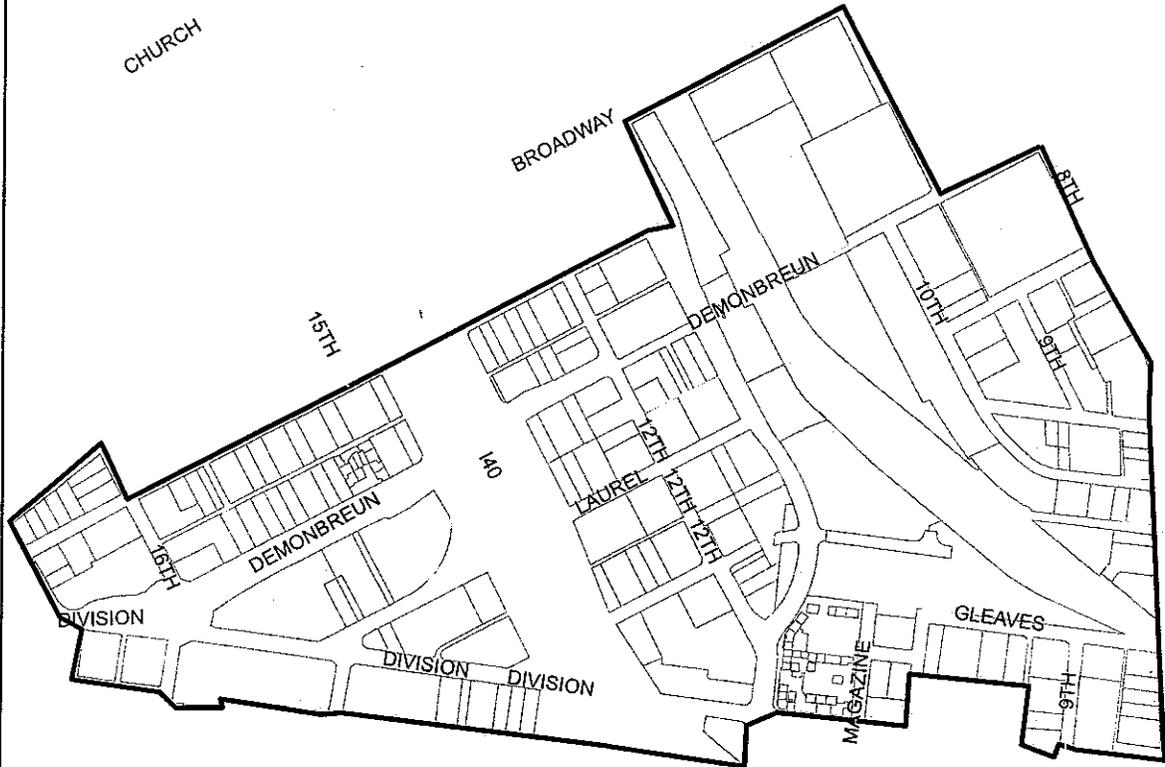
**ARTS CENTER  
REDEVELOPMENT DISTRICT**



R.P. MAP 1  
**BOUNDARY MAP**  
APRIL 14, 2009  
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY  
701 SOUTH SIXTH STREET  
P.O. BOX 846  
NASHVILLE, TN 37202



**ARTS CENTER  
REDEVELOPMENT DISTRICT**



R.P. MAP 3  
**ACQUISITION MAP**  
APRIL 14, 2009  
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY  
701 SOUTH SIXTH STREET  
P.O. BOX 846  
NASHVILLE, TN 37202

### Exhibit 3

## Capitol Mall Redevelopment Project Plan

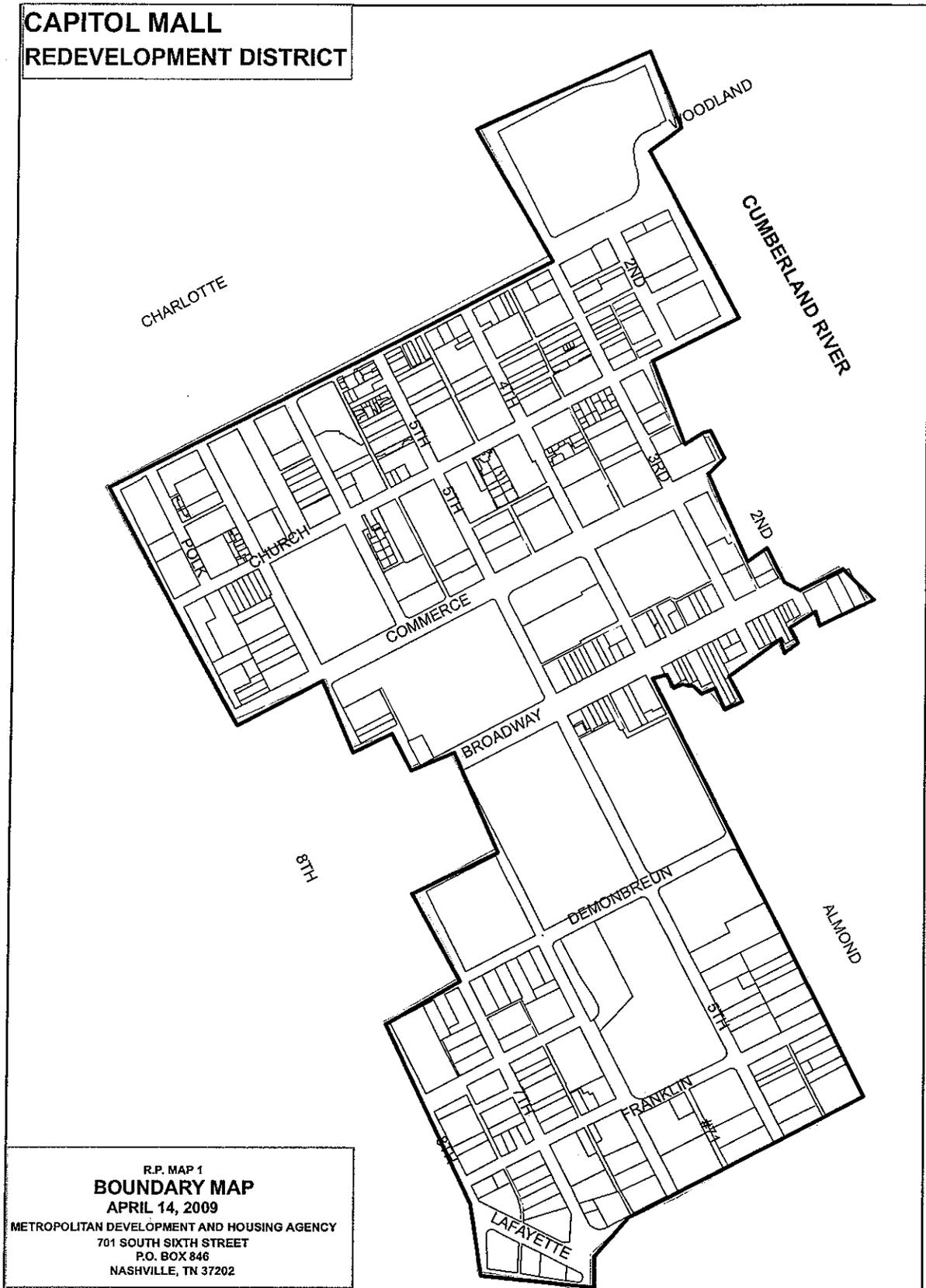
### Boundary Description

Being a tract of land in Metropolitan Nashville and Davidson County, Tennessee as shown on Project Boundary Map No. 1 and generally described as follows:

Beginning at the point of intersection of the northwesterly line of Church Street and the northeasterly line of Eighth Avenue North: thence, with the northeasterly line of Eighth Avenue northwardly to the northeast corner 8<sup>th</sup> Avenue North and Union Street; thence northeasterly with the northern line of Union Street to the northwest corner of 3<sup>rd</sup> Avenue North and Union Street; thence northwardly with the western margin of 3<sup>rd</sup> Avenue North to the northwest corner of 3<sup>rd</sup> Avenue North and Deaderick Street; thence eastwardly with the northern right-of-way of Deaderick Street to the northeast corner of the right-of-way of Deaderick and 1<sup>st</sup> Avenue North; thence southeastwardly with the eastern right-of-way of 1<sup>st</sup> Avenue N. to the southeast corner of the intersection of 1<sup>st</sup> Avenue N. and Church Street; thence west with the southern margin of Church Street to the eastern property line of Parcel 93-6-2-1; thence southerly with the eastern property line of Parcel 93-6-2-1 to the northern property line of Parcel 93-6-2-30; thence eastwardly with the northern property line of Parcel 93-6-2-30 to the western right-of-way of Second Avenue North; thence southerly with the eastern right of way of Second Avenue North to the intersection of Commerce Street; thence west with the northerly right of way of Commerce Street approximately 115 feet to a point; said point being an extension of the northeasterly line of Alley No. 11; thence, crossing Commerce Street (as widened) southeastwardly approximately 100 feet to the point of intersection with the northeasterly line of Alley No. 11; thence, with the northeasterly line of Alley No. 11 southeastwardly approximately 410 feet to a point being the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47; thence, with the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47 northeastwardly approximately 120 feet to a point lying on the centerline of Second Avenue North; thence, southeastwardly with said centerline to its intersection with the centerline of Broadway; thence, northeasterly approximately 215 feet to the intersection of First Avenue South; thence, southeastwardly approximately 150 feet to the intersection of an Alley; thence, southwestwardly approximately 215 feet with the Alley to the intersection of Second Avenue South; thence, northwestwardly approximately 60 feet to the intersection of an Alley; thence, southwestwardly with the Alley approximately 69 feet to a point of intersection with the northeasterly property line of Parcel No. 93-6-4-46; thence, with the northeasterly property line of Parcel No. 93-6-4-46 southeastwardly approximately 70 feet to the southeast corner of Parcel No. 93-6-4-46; thence, with the southerly property line of Parcel Nos. 93-6-4-46, 45, 43, 42 and 41 approximately 150 feet to the intersection of Third Avenue South; thence, southeastwardly with Third Avenue South approximately 20 feet to the intersection of the southern property line of Parcel No. 93-6-4-29 extended; thence, with the southern property line of Parcel Nos. 93-6-4-29, 24, 23, 22, 21, 20, 19, 18, 17, 15 approximately

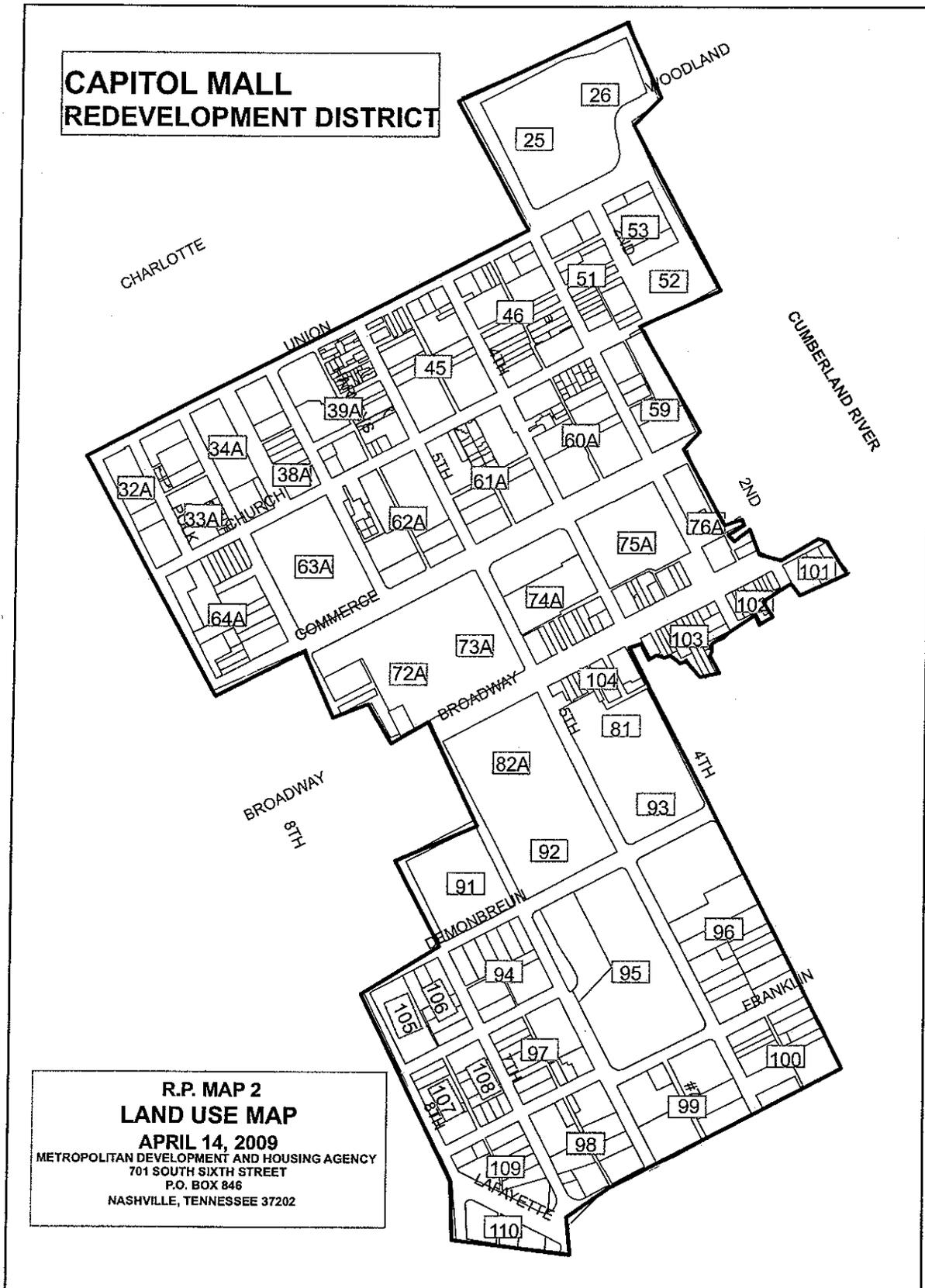
350 feet to the intersection of Fourth Avenue South; thence, southeastwardly with the centerline of Fourth Avenue South approximately 1,900 feet to the southeasterly line of Peabody Street, if extended to the centerline of Fourth Avenue South; thence, southwestwardly with the southeasterly line of Peabody Street approximately 1,320 feet to a point, said point being an extension of the southeasterly line of Peabody Street with the intersection of the southwesterly line of Seventh Avenue South, if extended; thence, approximately 200 feet along the west margin of Seventh Avenue South to the northwest corner of Seventh Avenue South and Lea Avenue; thence west approximately 455 feet along the north margin of Lea Avenue to the southwest corner of Eighth Avenue South; thence north approximately 1,085 feet along the west margin of Eighth Avenue South to the south margin of Demonbreun Street; then approximately 390 feet east-northeast along the south margin of Demonbreun Street to the southwest corner of Seventh Avenue South; thence northwestwardly with the southwesterly line of Seventh Avenue South approximately 244 feet to a point being the southeasterly line of Alley No. 73, if extended; thence, crossing Seventh Avenue South northeastwardly to the southeasterly line of Alley No. 73 and in a northeastwardly direction along the southeasterly line of Alley No. 73 approximately 375 feet to a point of intersection with the southwesterly line of Sixth Avenue South; thence, with the southwesterly line of Sixth Avenue South, northwestwardly approximately 600 feet to a point of intersection with the southeasterly line of Broadway; thence, with the southeasterly line of Broadway southwestwardly approximately 125 feet to a point which is the extension of the southwesterly line of Alley No. 57; thence, with the southwesterly line of Alley No. 57 and its extension northwestwardly approximately 300 feet to a point being the southeasterly property line of Parcel No. 93-6-3-27; thence, with the southeasterly property line of Parcel No. 93-6-3-27 southwestwardly approximately 170 feet to the northeasterly line of Seventh Avenue North; thence, with the northeasterly line of Seventh Avenue northwestwardly approximately 73 feet to the point of intersection with the northwesterly line of Alley No. 63 northeastwardly approximately 168 feet to the southwesterly line of Alley No. 57; thence, with the southwesterly line of Alley No. 57 northwestwardly approximately 91 feet to a point being the southeasterly property line of Parcel No. 93-6-3-24; thence, with the southeasterly property line of Parcel No. 93-6-3-24 and its extension southwestwardly approximately 228 feet to a point in the southwesterly line of Seventh Avenue North; thence, with the southwesterly line of Seventh Avenue North northwestwardly approximately 115 feet to the point of intersection with the southeasterly line of Commerce Street (as widened); thence, with the southeasterly line of Commerce Street (as widened) southwestwardly approximately 332 feet to the point of intersection with the northeasterly line of Eighth Avenue North; thence, with the northeasterly line of Eighth Avenue North northwestwardly approximately 625 feet to the point of intersection with the northwesterly line of Church Street, being the point of beginning.

April 14, 2009

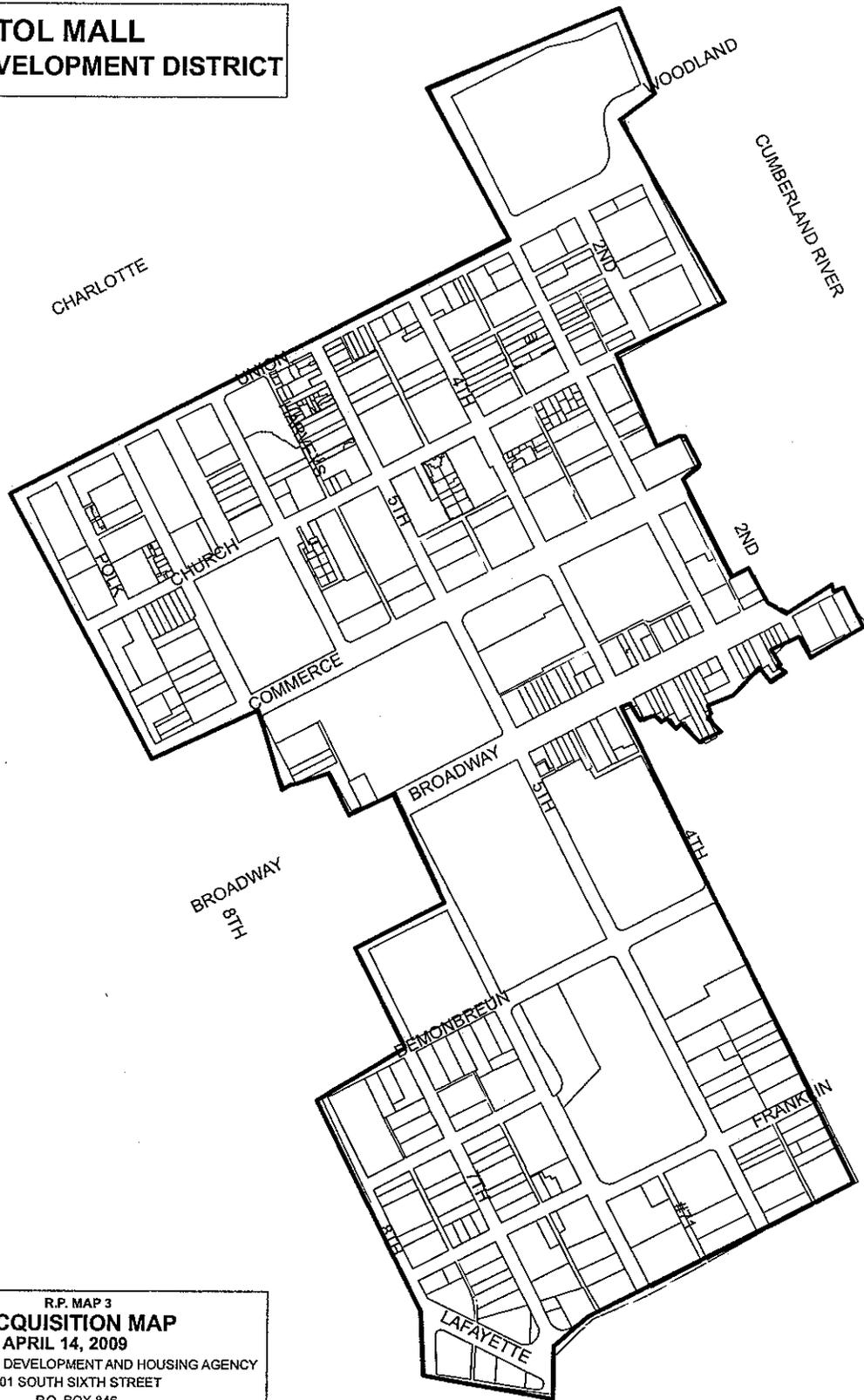


**CAPITOL MALL  
REDEVELOPMENT DISTRICT**

R.P. MAP 1  
**BOUNDARY MAP**  
APRIL 14, 2009  
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY  
701 SOUTH SIXTH STREET  
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**CAPITOL MALL  
REDEVELOPMENT DISTRICT**



R.P. MAP 3  
**ACQUISITION MAP**  
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## Exhibit 5

### Capitol Mall Redevelopment Project Plan

#### F. Tax Increment

Total property taxes receivable from land and leaseholds for the 2008 tax year in the Capitol Mall Redevelopment Project Area are currently estimated at \$15,700,000 based on a total appraised value of approximately \$900,000,000. To date, approximately \$76,000,000 in tax increment financing has been utilized to construct over \$8,000,000 dollars in infrastructure improvements and to incentivize in excess of \$500,000,000 in total investment. New private investment in the Redevelopment Project Area has not been restricted to the designated tax increment parcels. As TIF has stimulated the development of new office and residential properties, numerous restaurant, retail, and entertainment properties and public improvements have been completed over the life of the Redevelopment Plan.

With the construction of the Music City Center as the catalyst, it is anticipated that the projected future increase in the value of property developed in the Redevelopment Project Area on land leased or sold by MDHA is estimated to exceed \$650,000,000 million. The total net annual increase of about \$12,000,000 in property taxes so generated in the Capitol Mall Redevelopment Project Area will not occur without the redevelopment activities of MDHA. Given the conditions of blight, as well as impediments to development resulting from inadequate infrastructure and the diversity of ownership of individual tracts prevalent in the Capitol Mall Redevelopment Project Area, private investment and redevelopment is unlikely to occur. The activities of MDHA will make the area conducive to new private development and result in increased tax revenues to the Metropolitan Government. The tax increment backed debt of an additional \$85,000,000 provided for by this Amendment will require less than fifty percent of the projected net new property taxes generated by the Project Area if development can be induced to occur.

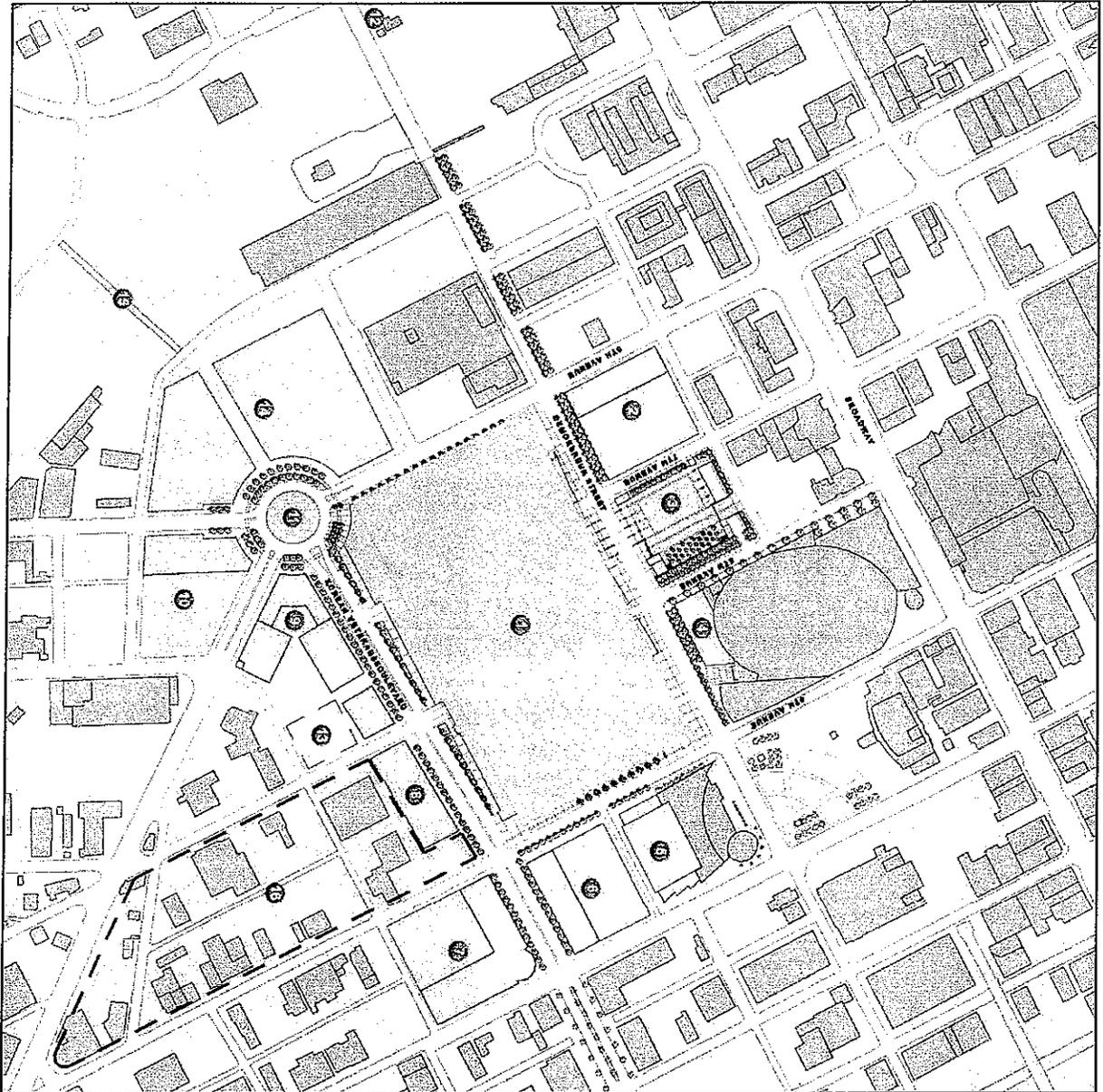
Therefore, the Metropolitan Government, as the taxing agency within the Redevelopment Project Area, will realize substantial revenues from the project and will not be substantially impacted by a tax increment financing provision. As of 2008, tax increment financing from all redevelopment districts in Nashville and Davidson County consumed less than two percent of the annual amount of property taxes due the Metropolitan Government.

Existing and anticipated sources of revenue to complete the undertaking, including the estimated amount from tax increment backed bonds or other indebtedness are:

State & Local Funds \$ 700,000,000

Tax Increment Financing \$ 144,000,000

The estimated amount of total bonded or other indebtedness from the beginning to the end of the project is \$ 180,000,000. State and local cost estimates include planned improvements such as the construction of the Music City Center, extension of Korean Veterans Boulevard, widening of Demonbreun Street, and other scheduled improvements. The total amount of bonds or other indebtedness backed by the tax increment shall not exceed \$180,000,000. The final maturity date on any bonded or other indebtedness backed by the tax increment from eligible properties shall be on or before December 31, 2040. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax increment funds or at such time as moneys on deposit in the tax increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the Project shall be retained by the Metropolitan Government. Activities or improvements eligible for tax increment financing shall include planning, engineering and legal expenses; administrative costs; land acquisition; relocation; site clearance; and streets, pedestrianways, utilities, public open spaces, parking garages, and other uses as allowed under State law, or other structures or public improvements necessary for carrying out the Capitol Mall Redevelopment Plan, or other adopted and approved redevelopment plans.



- KEY**
- 1. CONVENTION CENTER SITE
  - 2. POTENTIAL HOTEL SITE OR OTHER DEVELOPMENT
  - 3. POTENTIAL PARKING STRUCTURE BELOW CITY PARK
  - 4. POTENTIAL COMMERCIAL DEVELOPMENT
  - 5. POTENTIAL EXPANSION OF COUNTRY MUSIC HALL OF FAME AND MUSEUM
  - 6. POTENTIAL HOTEL, SITE OR OTHER DEVELOPMENT
  - 7. POTENTIAL HOTEL, SITE OR OTHER DEVELOPMENT
  - 8. POTENTIAL DEVELOPMENT
  - 9. POTENTIAL DEVELOPMENT
  - 10. POTENTIAL DEVELOPMENT
  - 11. ROUNDABOUT PARK
  - 12. DEMONREIN STREET GREENWAY CONNECTION
  - 13. POTENTIAL NIS SUBSTATION RELOCATION
  - 14. POTENTIAL DEVELOPMENT
  - 15. POTENTIAL PEDESTRIAN BRIDGE TO GULCH
  - 16. POTENTIAL CONVENTION CENTER EXPANSION

# MUSIC CITY CENTER

TUCK-HINTON **TYS** MIDDYMAN

