

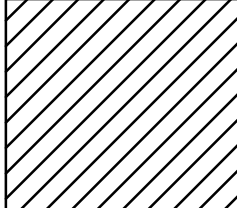
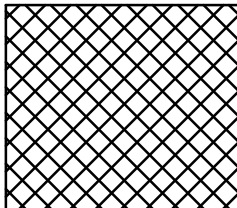
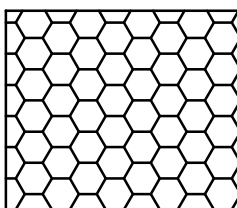
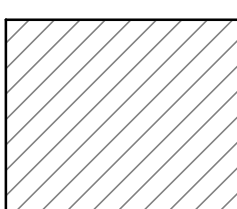
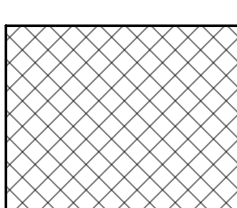
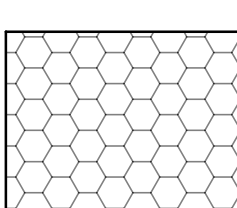
Ozzad Property Agreement Amendment
Terms for Consideration

The following are proposed terms of a potential amendment to the Ozzad Property Agreement.

The proposal concerns approximately 150 acres North of the current location of West Harpeth Road (Map: 119 / Parcel: 7.03; Map: 118 / Parcel: 7.00) ("West Harpeth Property") with the following conditions, self-imposed or otherwise:

- Amendment contingent upon the following occurrences, otherwise the amendment shall lapse:
 - A) West Harpeth Property to be incorporated into the Town's Urban Growth Boundary; and
 - B) A minimum of 50% of the dedicated land (discussed in more detail below) must be deemed suitable for effluent disposal.
- Town to annex West Harpeth Property with a D-2 zoning designation;
- Ozzad to realign and improve, to Town standards, West Harpeth Road, as conceptually detailed in Exhibit "A";
- Residential lot count of 150 for the area North of West Harpeth Road;
- Ozzad to dedicate and convey a minimum of 55 acres (+/- 10%) of West Harpeth Property to the Town ("Dedicated Property");
- Town may conduct mapping of the Dedicated Property; if less than 50% of Dedicated Property is deemed suitable for effluent disposal, the amendment shall lapse and Ozzad shall reimburse Town up to \$100,000.00 of the cost;
- Ozzad to maintain 70-foot buffer along West Harpeth Road, and 25-foot buffer along Eastern, Western, and Northern property lines which may be provided in open space or easements;
- Single family detached homes only;
- Monumental entryway (similar to other subdivisions in the Town);
- 1000-foot cul-de-sac requirement waived;
- A centrally located amenity of at least seven (7) acres.
- Eastern open space of the Thomas Down Subdivision to be dedicated and conveyed to the Town (~2 acres);
- Off-site sewer connection to be reviewed and approved with construction documents, and all required connections to paid for by Ozzad;
- Ozzad to apply for a reservation for additional 29,000 gpd of capacity (8,500 gpd of capacity are already vested to the Map: 119 / Parcel: 007.03 and shall be confirmed); and
- Original Ozzad Property to be quitclaimed to the Town free and clear of any restrictions or reservations.

EXHIBIT A

-  45 MPI SOILS
@0-5% SLOPE
-  60 MPI SOILS
@0-5% SLOPE
-  75 MPI SOILS
@0-5% SLOPE
-  45 MPI SOILS
@5-15% SLOPE
-  60 MPI SOILS
@5-15% SLOPE
-  75 MPI SOILS
@5-15% SLOPE



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West Harpeth Ranch
 Williamson County, TN

Basemap
 CP 1.0

REVISIONS:
 DRAWN: SWL
 DATE: 09-11-2023
 CHECKED:
 RSM
 FILE NAME:
 20156ConceptL_Plan
 SCALE:
 1" = 200'
 JOB NO.
 20156
 SHEET:

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as related, described, or otherwise indicated on these drawings. SEC, Inc. shall not be held responsible for any liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.