

EXHIBIT "A"

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recorded commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

See Legal Description attached as Exhibit B and incorporated herein by reference (I-2 area only).

STATEMENT OF COMMITMENTS:

1. The development of the subject property shall comply with the Gateway Corridor standards of the Plainfield Zoning Ordinance, as amended.
2. The developer, Denison Partners, LLC, shall work closely with the Town of Plainfield to install truck traffic control measures in order to keep, as much as possible, all semi-trucks to Camby Road and not accessing roads west and south of the subject property.
3. The maximum square footage of any one building on the subject property shall not exceed two hundred twenty thousand (220,000) square feet.
4. Light fixtures for the parking, loading and driveway areas shall be designed to include "cut off" shields so as to direct illumination downward. Maximum height of any parking lot or driveway light pole shall be 26'.
5. A thirty-five foot (35') buffer shall be maintained along the western boundary of the Real Estate by preserving the existing trees and vegetation, save for removal of dead or dying trees, or installation of necessary stormwater related elements.
6. Any industrial building constructed upon the subject property shall include along its north façade (that is, the façade facing Camby Road) windows, entrances, building extensions, bays or other architectural features that interrupt the flat wall plane of the façade and/or create visual interest ("Architectural Elements"). The Architectural Elements shall occupy at least twelve percent (12%) of the north façade of the building.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Town of Plainfield Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of petition # RZ-18-003 pursuant to the Town of Plainfield Zoning Ordinance, and shall continue in effect until modified or terminated by the Town of Plainfield Plan Commission.

These COMMITMENTS may be enforced jointly or severally by:

1. The Town of Plainfield Plan Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred (600) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for approval, however; and
3. The owners association for this development if such an association is formed as part of the plat covenants governing the subject property.

The undersigned hereby authorizes the Secretary of the Town of Plainfield Plan Commission to record this Commitment in the Office of the Recorder of Hendricks County, Indiana, upon final approval of petition # RZ-18-003.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of July, 2018.

Denison Partners, LLC

By _____
Harry F. McNaught
President

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for the State of Indiana, personally appeared Harry F. McNaught, President of Denison Partners, LLC, Owner of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of July, 2018.

Signature _____

Printed _____

County of Residence: _____

My Commission expires: _____

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Harry F. McNaught.

This instrument was prepared by Harry F. McNaught., 320 N. Meridian Street, Suite 700, Indianapolis, IN 46204.