

**Metro Air Business Park – Phase 2
Planned Unit Development
District Ordinance**

**Ronald Reagan Parkway
Plainfield, Hendricks County, Indiana
by
Strategic Capital Partners**

I. Introduction/Overview.

The Metro Air Business Park – Phase 2 Planned Unit Development (the "PUD") pertains to the development of approximately 100.433 acres of predominantly vacant and underutilized land located at the northeast quadrant of the intersection of Ronald Reagan Parkway and Stafford Road, in Plainfield, Hendricks County, Indiana, as further described on Exhibit A attached hereto (the "PUD Real Estate"). The PUD provides for a mixed use development which is designed to meet the needs of the business corridor developing along Ronald Reagan Parkway in the Town of Plainfield and in the area of the Greater Indianapolis International Airport. The PUD is designed to permit the development of mixture of uses on the PUD Real Estate, including warehouse and distribution facilities and general and professional office uses. This PUD also provides for enhanced architecture along Ronald Reagan Parkway, particularly at the intersection of Ronald Reagan Parkway and Stafford Road in recognition of its prominence as an entrance into greater Plainfield. Metro Air Business Park - Phase 2 will be developed in phases as an integrated development with common facilities for drainage, parking, access, utilities and signage.

This document shall serve as: (a) the body of the PUD District Ordinance for the entire Metro Air Business Park - Phase 2 Planned Unit Development; and (b) the Preliminary Plan for the entire Metro Air Business Park – Phase 2 Planned Unit Development, which Preliminary Plan is attached hereto as Exhibit B (the "Preliminary Plan"). Any building to be constructed on the PUD Real Estate shall be subject to the review and approval of a Detailed Final Plan by the Plainfield Plan Commission as provided herein.

II. Interim Land Use.

All portions of the PUD Real Estate which are not developed as part of the initial phase of development shall either be farmed or will be maintained as a yard area by regular mowing and trash collection until developed. All land uses, structures and buildings that currently exist on the PUD Real Estate that are not permitted uses, structures or buildings under this PUD shall be permitted to continue as legally established nonconforming uses, buildings or structures, as the case may be, subject to the provisions of Section 9.1 of the of the Town of Plainfield Zoning Ordinance in effect as of the date this PUD is enacted ("PZO"). Notwithstanding the forgoing, any existing single family dwelling located on the PUD Real Estate as of the date of adoption of this PUD Ordinance may be reconstructed if partially or completely destroyed by fire or other casualty.

III. Phasing of Development.

The PUD shall be developed in phases. At the time of filing of the request to establish the PUD, it is not possible to accurately predict the order in which the phases of the PUD will be developed. However, it is recognized that: (a) each phase of development in the PUD shall be required to file for and obtain Final Detailed Plan Secondary Approval and Approval of a Development Plan for Architectural Review; and (b) all development within the PUD shall be in compliance with the development requirements of this PUD District Ordinance. Each phase shall also require the submission and approval of a Site Plan, Landscape Plan, Lighting Plan, Sign Plan and Building Elevations, each containing the content required by Article 5.7 of the PZO as part of the requested Approval of a Development Plan for Architectural Review. The PUD will be developed as a Non-

Residential Incremental Subdivision pursuant to Article 2.1 D. of the Town of Plainfield Subdivision Control Ordinance as in effect on the date of adoption of this PUD District Ordinance. Buildings shown on the Preliminary Plan are preliminary in nature. The required plans for each phase may provide for a building or buildings that differ in shape and/or size than those shown on the Preliminary Plan. The location of the proposed Plainfield Road and the location of the dry detention area, however, shall not materially change (minor changes are permitted subject to the Planning Director's ("Director") approval) from that shown on the Preliminary Plan.

IV. Permitted Uses and Development Standards.

The Permitted Uses applicable to this PUD shall be as provided in Section IV A. below. The Development Standards applicable to this PUD shall be the Development Standards specified in Section IV B. below.

A. Permitted Uses:

1. Permitted Primary Uses:

Governmental Uses:

Fire Station
Governmental Offices
Police Station
Post Office (without Storage of Delivery Vehicles)

Industrial Uses:

Assembly of previously manufactured parts, subassemblies or components
Dental Laboratories
Engineering Laboratories
Flex-Space
Light Assembly or Repair of Previously Manufactured Parts
Medical Laboratories
Research Laboratories
Warehouse
Warehouse and Distribution Center

Miscellaneous Uses:

Clinic, Medical, Dental or Optometrists
Electrical Repair
Mail Order Distribution
Print Shop
Sign Painting
Wholesale Business

Office/Professional Services:

Architect
Artist
Bank Machines
Bank / Savings & Loan / Credit Union

Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Offices related to or in conjunction with another permitted use
Office of Construction Companies, Contractors, Home Remodeling
Companies
Physician
Pharmacist
Photographic Studio
Professional Offices
Real Estate Office
Service Organization Office
Travel Agency

Pharmaceutical Packaging and Distribution
Medical Product Packaging and Distribution

2. Accessory Uses as permitted by Article 4 of the PZO.
3. Temporary Uses as permitted by Article 4 of the PZO.
4. To the extent any portion of the PUD Real Estate is within the Airport Overlay District, the use restrictions of the Airport Overlay District shall apply.

B. Development Standards.

1. The Development Standards applicable within this PUD Zoning District shall be the Development Standards specified in Exhibit C attached hereto, except as expressly set forth below:

a. Setbacks

- (1) The Setbacks applicable to the PUD Real Estate are approximately depicted on Exhibit B attached hereto.
- (2) The Front Yard Setback along Ronald Reagan Parkway shall be not less than thirty (30) feet measured from the greater of the existing or proposed right-of-way, and the Building Setback along Ronald Reagan Parkway shall be not less than ninety (90) feet measured from the greater of the existing or proposed right-of-way.
- (3) The Front Yard Setback along Stafford Road shall be not less than thirty (30) feet measured from the greater of the existing or proposed right-of-way, and the Building Setback along Stafford Road shall be not less than ninety (90) feet

measured from the greater of the existing or proposed right-of-way.

- (4) The Front Yard and Building Setback along Plainfield Road shall not be less than thirty (30) feet measured from the greater of the existing or proposed right-of-way.
 - (5) The Minimum Yard along the entire northern boundary and Eastern Boundary of the PUD Real Estate shall be ten (10) feet measured from the applicable boundary.
- b. Maximum Building Height – Shall be the lesser of (i) fifty (50) feet, or (ii) the height permitted by the applicable regulations of the Federal Aviation Administration or its successor federal agency.
- c. Encroachments. Architectural features and appurtenances, such as exterior lighting, entry stoops, stairs, railings, exhaust vents or pipes, cameras and overhangs, may encroach into the Minimum Yards up to a maximum of three (3) feet.
- d. Outside Storage and Operations. All storage, services and operations shall be conducted within completely enclosed Buildings except for:
- (1) Parking and loading; and
 - (2) Temporary outside storage associated with construction of improvements on the PUD Real Estate that ends upon completion of construction.
- e. Signs. The following Signs shall be permitted within this PUD Zoning District:
- (1) One Freestanding Identification Sign for an Integrated Center that identifies the project developed on the PUD Real Estate shall be permitted. Such sign shall be either a pylon sign or a ground sign and the Sign Structure shall not exceed twenty-six (26) feet in height above grade. The maximum sign surface area of the sign shall not exceed 400 square feet, and the sign shall be set back not less than ten feet (10') from the proposed right-of-way of any street.
 - (2) Other signs shall be permitted within the PUD District, including but not limited to Building Identification Signs, Incidental Signs, Freestanding Identification Signs for Out Lots of Integrated Centers; provided that such types of signs are permitted in the I-2 District by Article 7 of the PZO. Each sign shall comply with the applicable provisions of Article 7 of the PZO regarding that type of sign in the I-2 District.

f. Landscaping.

- (1) Ronald Reagan Parkway: Development of the site shall include installation of a three-foot (3') berm along the frontage of Ronald Reagan Parkway along with landscaping equal to Level 4 Landscaping.
- (2) Plainfield Road:
 - (a) Along the western frontage of Plainfield Road, development of the site shall include installation of a three-foot (3') berm along with landscaping equal to Level 3 Landscaping.
 - (b) Along the eastern frontage of Plainfield Road, development of the site shall include landscaping equal to Level 2 Landscaping.
- (3) Stafford Road:
 - (a) For the portion of the Stafford Road frontage located west of Plainfield Road, development of the site shall include installation of a three-foot (3') berm along with landscaping equal to Level 4 Landscaping.
 - (b) For the portion of the Stafford Road frontage located east of Plainfield Road, development of the site shall include installation of landscaping equal to Level 2 landscaping.
- (4) The perimeter landscaping along the northern and eastern boundary of the PUD Real Estate shall comply with the Level 1 landscaping requirements as set forth in Table 4.7 B. of the PZO.
- (5) Other than as set forth in the immediately preceding paragraphs (1) – (4), the general landscaping requirements for Industrial Districts as set forth in Article 4.7 of the PZO shall be applicable within this PUD Zoning District.

- g. Pedestrian Circulation. A trail or sidewalk system that will serve the PUD and connect to any existing or future trail or sidewalk system along Ronald Reagan Parkway and Stafford Road shall be installed by the Developer along the frontage of the subject real estate on Ronald Reagan Parkway and Stafford Road in accordance with applicable standards and shall be connected to and any interior walkway, paths or sidewalks. Perimeter pathways shall all be within easements to be provided on the secondary

plat. A sidewalk shall be installed on one side of Plainfield Road as proposed on the Preliminary Plan. In addition, Developer shall include on the applicable secondary plat(s) a pedestrian easement that will allow the Town of Plainfield to construct a walking path along portions of the eastern boundary of the PUD Zoning District. Nothing in the prior sentence shall be construed as requiring Developer to construct or install the walking path along the eastern boundary of the PUD Zoning District.

h. Loading Areas. No Building, west of Plainfield Road, shall have loading areas facing Ronald Reagan Parkway or Stafford Road unless there is an intervening Building or Building site between such loading area and Ronald Reagan Parkway or Stafford Road, as the case may be. However, Buildings east of Plainfield Road may have Loading Areas on all sides of such Buildings.

2. *Parking Areas* - shall comply with the *Off-Street Parking* Regulations of the PZO unless as otherwise stated within this PUD District Ordinance.

3. *Loading Areas* - shall comply with the *Off-Street Loading* Regulations of the PZO unless as otherwise stated within this PUD District Ordinance.

C. Architectural Standards.

1. Buildings located on the PUD Real Estate west of Plainfield Road, shall comply with the following requirements:

a. The primary building material (excluding windows, doors, roofing and soffit materials) used on each façade west of Plainfield Road and facing either Ronald Reagan Parkway or Stafford Road include brick, masonry, painted precast wall panels with reveals, EIFS or other materials as may be approved by the Plan Commission as part of Development Plan for Architectural Review; provided, however, that EIFS on any façade shall not exceed ten percent (10%) of the total area of such façade. The primary material, if other than brick or masonry, shall include at least two textures or at least two colors with the secondary texture or color consisting of a minimum of 10% of the façade exclusive of glass and openings. In order for precast materials to be considered a secondary material, it shall include a texture and color change from other precast materials and consist of a minimum of 10% of the façade exclusive of glass and openings.

b. All buildings west of Plainfield Road and facing either Ronald Reagan Parkway or Stafford Road shall have a maximum uninterrupted (no architectural change) length of sixty (60) feet.

c. All facades west of Plainfield Road and facing either Ronald Reagan Parkway or Stafford Road shall be a finished façade, which shall be broken up by two or more of the following methods:

- (1) Change in wall texture
- (2) Offset in vertical plane of ten inches (10") or more
- (3) Offset in parapet height of twelve inches (12") or more
- (4) Glazing having a minimum width of three (3) feet, and a minimum vertical height of five (5) feet
- (5) Canopies or awnings with a minimum projection of three (3) feet
- (6) Change in materials

2. In addition to the architectural standards listed within the immediately preceding paragraphs 1(a) – 1(c), any building constructed on the PUD Real Estate that is located at the intersection of Ronald Reagan Parkway and Stafford Road shall have at least two of the design features listed in the immediately following paragraphs (1) – (4) below. Such design features shall be extended for a minimum of length of three hundred fifty feet (350') to the north of the building's southwest corner on the building's west elevation and a minimum length of one hundred sixty feet (160') to the east of the building's southwest corner on the building's south elevation.

- (1) A minimum two story glass entry feature at the southwest building corner that faces the intersection
- (2) Enhanced masonry features including brick, stacked stone, or other architectural textures and masonry colorization
- (3) A minimum of 48% of the building perimeter length shall be glazed
- (4) Other façade treatments in lieu of the forgoing shall be permitted if approved by the Plan Commission during the required Secondary review of a Detailed Final Plan

3. Buildings located on the PUD Real Estate east of Plainfield Road shall comply with the architectural standards of the I-2 District of the PZO.

4. Mechanical Equipment.

- a. No portion of any roof mounted roof top mechanical equipment shall be visible from Ronald Reagan Parkway, Stafford Road or Plainfield Road. Mechanical equipment shall be deemed to be "not visible" if no portion of the mechanical equipment can be seen by a person whose eyes are five (5') feet above the existing elevation of the centerline of the pavement of Ronald Reagan Parkway, Stafford Road or Plainfield Road.
- b. No ground mounted mechanical equipment shall be visible from Ronald Reagan Parkway, Stafford Road or the proposed Plainfield Road. Screening to prevent visibility may occur by virtue of the building, screen walls or fences of a material and color which is compatible with the primary building, or evergreen or densely twigged hedge plants of a height at time of planting which is not less than the height of the mechanical equipment being screened. Notwithstanding the forgoing, ground mounted mechanical

equipment shall not be permitted (i) between a building with frontage on Ronald Reagan Parkway and the right-of-way of Ronald Reagan Parkway, or (ii) between a building with frontage on Stafford Road and the right-of-way of Stafford Road.

V. Regulations of General Applicability.

The regulations that apply to Industrial Districts set forth in Articles 4.8, 4.9, 4.10, 4.11, 4.13 and 4.14 of the PZO shall be applicable within this PUD Zoning District. In addition, to the extent any portion of the PUD Real Estate is within the Airport Overlay District, the height limitations of the Airport Overlay District shall apply.

VI. Final Detailed Plan Secondary Approval/Architectural Review.

The Secondary review of a Detailed Final Plan for developments within 600 feet of a Gateway Corridor is required as a prerequisite to the issuance of an improvement location permit for development of any real property within this PUD Zoning District in accordance with the requirements of Article 5.5 and Article 6.1D. of the PZO.

VII. Administration.

- A. Development Requirements. The information contained in Articles IV, V, and VI of this PUD District Ordinance express the development requirements of this PUD and are expressed in “detailed terms” as specified by I.C. 36-7-4-1500 et seq., and Article 6.1 of the PZO.
- B. Modifications of Preliminary Plan. Minor modifications to this PUD District Ordinance which do not involve an increase in intensity of land uses or the designation of additional land uses may be authorized by the Director without a public hearing in its continuing administration of this PUD if, in the determination of the Director, the requested modifications do not adversely impact the purpose or intent of the overall development. If the Director determines that the proposed modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Zone Map Change. Any decision of the Director under this Section VII(C), may be appealed by the petitioner to the Plan Commission within thirty (30) days of being notified of such determination.
- C. Ordinance Requirements. This PUD District Ordinance shall be subject to the terms and provisions of Article 6.1 of the PZO.
- D. Conflicts. In the case of conflict between specific provisions of this PUD and a referenced primary zoning district, overlay district or sign regulations of the PZO, the provisions of this PUD shall control.

EXHIBIT A

Legal Description of PUD Real Estate

Foster Property:

TRACT #79, PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH RANGE 2 EAST IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN SAID HALF QUARTER SECTION DISTANT SOUTH 266 FEET OF THE NORTH LINE THEREOF; AND DISTANT EAST 1411.10 FEET OF THE WEST LINE THEREOF; THENCE EAST PARALLEL TO SAID NORTH LINE 64 FEET; THENCE SOUTH, PARALLEL TO SAID WEST LINE 134 FEET; THENCE WEST, PARALLEL TO SAID NORTH LINE 64 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE 134 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 0.197 ACRE, MORE OR LESS.

Matthews Property:

PARCEL 1:

A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 1679.0 FEET OF THE WEST LINE AND 132.0 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 268.0 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE SOUTH 266.23 FEET; THENCE WEST 103.2 FEET; THENCE NORTHWESTERLY TO A POINT ON A CURVE OF A THIRTY (30) FOOT ROADWAY HAVING A RADIUS OF 25.0 FEET AND AN ANGLE OF 89 DEGREES 42 MINUTES, SAID POINT BEING THE CENTER LINE OF SAID ROADWAY; THENCE TO THE RIGHT ALONG SAID ROADWAY A DISTANCE OF 31.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING 509.0 FEET SOUTH OF SAID NORTH LINE AND 1554.10 FEET EAST OF SAID WEST LINE; THENCE NORTH, ALONG SAID CENTER LINE AND PARALLEL TO SAID WEST LINE 109.0 FEET; THENCE EAST, PARALLEL TO SAID NORTH LINE 125.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.757 ACRE, MORE OR LESS.

PARCEL 2:

A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 132.0 FEET SOUTH OF THE NORTH LINE AND 1163.0 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER SECTION; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION A DISTANCE OF 516.0 FEET; THENCE SOUTH 268.0 FEET; THENCE WEST, PARALLEL TO SAID NORTH LINE 125.50 FEET TO A POINT IN THE CENTER LINE OF A THIRTY (30) FOOT ROADWAY; THENCE NORTH ALONG SAID CENTER LINE OF ROADWAY A DISTANCE OF 109.0 FEET TO THE POINT OF A CURVATURE OF A CURVE HAVING A RADIUS OF 25.0 FEET AND AN ANGLE OF 90 DEGREES 24 MINUTES;

THENCE TO THE LEFT ALONG SAID CURVE AND ROADWAY CENTER LINE A DISTANCE OF 39.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE WEST, ALONG SAID CENTER LINE OF ROADWAY A DISTANCE OF 365.60 FEET; THENCE NORTH 134.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.972 ACRES, MORE OR LESS.

Indianapolis Airport Authority Property:

LOTS NUMBERED 7, 8, 9, 10, 12, 13,14, 15, 16, 17, 18, AND 21 THROUGH 33 OF HILL TOP ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 134 THROUGH 135 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, LOTS NUMBERED 1 THROUGH 9 AND LOTS 13 THROUGH 20 OF APPLECREEK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 85 IN SAID RECORDER'S OFFICE, LOTS NUMBERED 1, 2, 8, 9, 10, 11, AND 12 OF PEACEFUL ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 111 THROUGH 112 IN SAID RECORDER'S OFFICE, AND PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 00 DEGREES 51 MINUTES 41 SECONDS WEST (ALL BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83)) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 660.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID APPLECREEK; THENCE NORTH 88 DEGREES 44 MINUTES 48 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 30.00 FEET TO THE SOUTHWEST CORNER OF SAID APPLECREEK; THENCE NORTH 00 DEGREES 51 MINUTES 41 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID APPLECREEK AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 330.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID APPLECREEK AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 30.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 51 MINUTES 41 SECONDS WEST ALONG SAID WEST LINE 1550.17 FEET TO A POINT THAT IS 132.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 1163.00 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED BOOK 342, PAGES 168 THROUGH 169, RECORDED IN SAID RECORDER'S OFFICE AND A 5/8 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "CRIPE FIRM NO. 0055" (HEREINAFTER REFERRED TO AS "A REBAR"); THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST ALONG THE EAST LINE THEREOF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 134.00 FEET TO THE CENTER LINE OF A 30 FOOT RIGHT OF WAY AS DESCRIBED IN MISCELLANEOUS RECORD 35, PAGES 507 THROUGH 508, RECORDED IN SAID RECORDER'S OFFICE AND A MAG NAIL WITH WASHER STAMPED "CRIPE FIRM NO. 0055" (HEREINAFTER REFERRED TO AS "A MAG NAIL"); THENCE NORTH 89 DEGREES 02 MINUTES 59 SECONDS EAST ALONG SAID CENTER LINE AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 248.10 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED BOOK 337, PAGES 705, RECORDED IN SAID RECORDER'S OFFICE AND "A MAG NAIL"; THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID DESCRIBED LAND AND PARALLEL

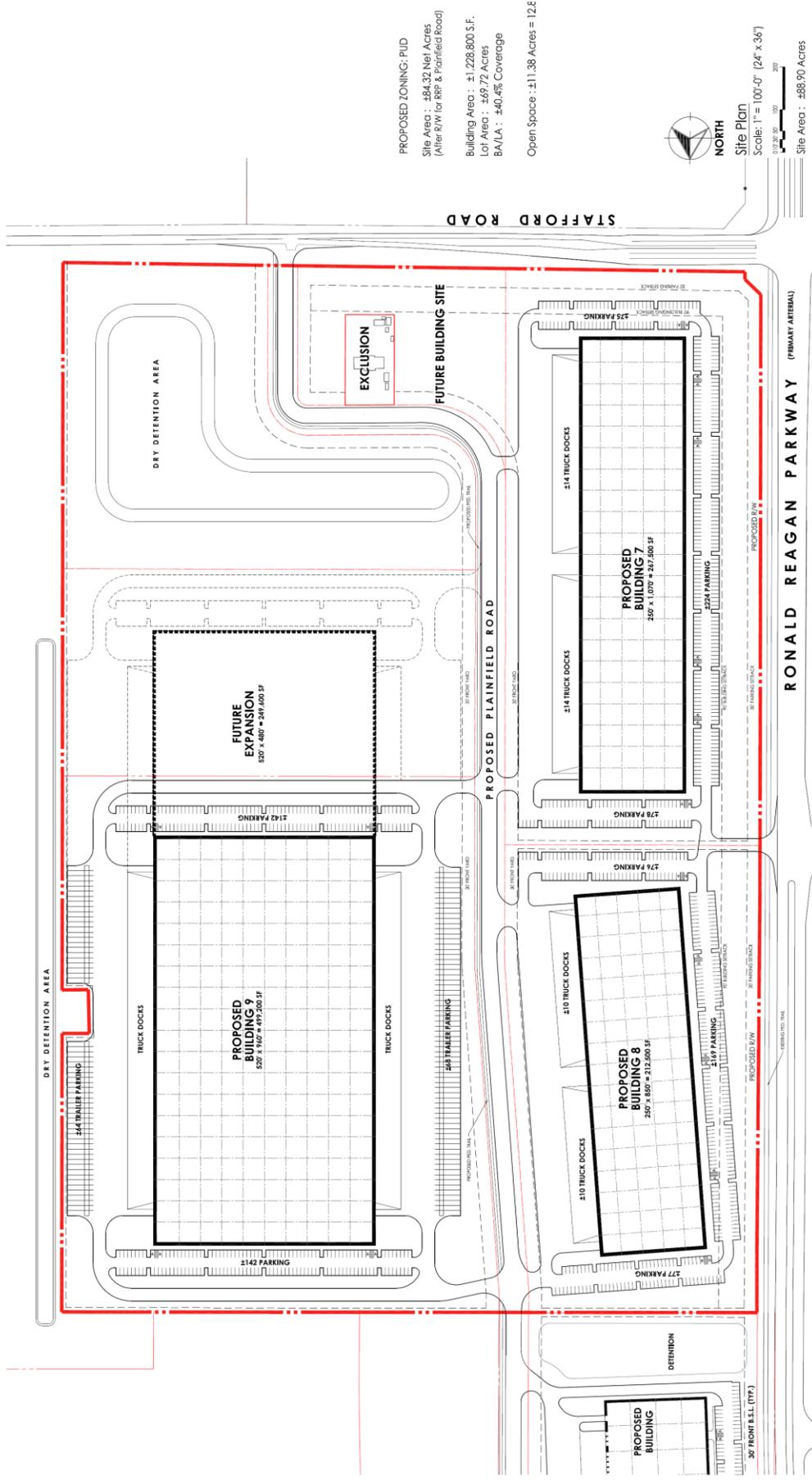
WITH THE WEST LINE OF SAID NORTHEAST QUARTER 134.00 FEET TO THE NORTH LINE OF LAND DESCRIBED AS TRACT III IN INSTRUMENT NO. 200000012704, RECORDED IN SAID RECORDER'S OFFICE AND "A REBAR"; THENCE NORTH 89 DEGREES 02 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 64.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED BOOK 340, PAGE 84 AND "A REBAR" (THE FOLLOWING THREE COURSES ARE ALONG THE WEST AND NORTH BOUNDARY OF SAID DESCRIBED LAND); (1) THENCE NORTH 00 DEGREES 51 MINUTES 41 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 134.00 FEET TO "A MAG NAIL"; (2) THENCE NORTH 89 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 53.96 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 00 DEGREES 57 MINUTES 01 SECONDS EAST AND "A MAG NAIL"; (3) THENCE SOUTHERLY ALONG SAID CURVE 39.31 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 08 MINUTES 19 SECONDS EAST FROM SAID RADIUS POINT AND "A MAG NAIL"; THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID DESCRIBED LAND AND THE EAST BOUNDARY OF LAND DESCRIBED AS TRACT III IN SAID INSTRUMENT NO. 200000012704 AND THE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 218.00 FEET TO TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 08 MINUTES 19 SECONDS WEST AND "A REBAR"; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID EAST BOUNDARY 31.96 FEET A POINT WHICH BEARS SOUTH 17 DEGREES 37 MINUTES 10 SECONDS EAST FROM SAID RADIUS POINT, THE NORTHEAST CORNER OF TRACT II OF LAND DESCRIBED IN SAID INSTRUMENT NO. 200000012704 AND "A REBAR"; THENCE SOUTH 17 DEGREES 53 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT II A DISTANCE OF 139.03 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHEAST QUARTER AND "A REBAR"; THENCE SOUTH 20 DEGREES 47 MINUTES 06 SECONDS EAST 1069.39 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID APPLECREEK, THE EAST RIGHT OF WAY OF LONDA LANE, AND "A REBAR" (THE FOLLOWING THREE COURSES ARE ALONG SAID EAST RIGHT OF WAY AND THE SOUTH RIGHT OF WAY OF LONDA LANE); (1) THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST 121.87 FEET TO "A REBAR" AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 29 DEGREES 08 MINUTES 19 SECONDS WEST; (2) THENCE SOUTHERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE 182.92 FEET TO "A REBAR" WHICH BEARS SOUTH 58 DEGREES 44 MINUTES 48 SECONDS WEST FROM SAID RADIUS POINT; (3) THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST 155.00 FEET THE NORTHWEST CORNER OF LOT 12 OF SAID APPLECREEK, THE EAST RIGHT OF WAY OF HALLMARK DRIVE AND "A REBAR"; THENCE SOUTH 10 DEGREES 15 MINUTES 10 SECONDS EAST ALONG SAID EAST RIGHT OF WAY 141.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THE NORTHEAST CORNER OF THE RIGHT OF WAY OF HALLMARK DRIVE AS DESCRIBED IN DEED BOOK 315, PAGE 723, AND "A REBAR"; THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF SAID HALLMARK DRIVE 141.02 FEET TO THE NORTHWESTERN LINE OF LOT 6 OF SAID PEACEFUL ACRES AND "A REBAR"; THENCE SOUTH 58 DEGREES 44 MINUTES 54 SECONDS WEST ALONG SAID NORTHWESTERN LINE AND THE EAST RIGHT OF WAY OF SAID HALLMARK DRIVE 7.96 FEET TO "A REBAR" AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 58 DEGREES 44 MINUTES 54 SECONDS WEST (THE FOLLOWING TWO COURSES ARE ALONG SAID

EAST RIGHT OF WAY); (1) THENCE SOUTHERLY ALONG SAID CURVE 78.88 FEET TO "A REBAR" WHICH BEARS SOUTH 30 DEGREES 51 MINUTES 41 SECONDS EAST FROM SAID RADIUS POINT; (2) THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST 421.53 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID PEACEFUL ACRES, THE NORTH RIGHT OF WAY LINE OF STAFFORD ROAD, AND "A REBAR"; THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID PEACEFUL ACRES AND SAID HILL TOP ADDITION, THE NORTH RIGHT OF WAY OF STAFFORD ROAD, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 861.13 FEET TO THE EAST LINE OF LAND DESCRIBED IN DEED BOOK 306, PAGE 513, RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 51 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 25.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 44 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE 855.30 FEET TO THE POINT OF BEGINNING, CONTAINING 97.507 ACRES, MORE OR LESS.

EXHIBIT B

The Preliminary Plan

(On following page)



PROPOSED ZONING: PUD
 Site Area : ±84.32 Net Acres
 (After R/W for RRP & Plainfield Road)
 Building Area : ±1,228,800 S.F.
 Lot Area : ±69.77 Acres
 BA/LA : ±40.6% Coverage
 Open Space : ±11.38 Acres = 12.8

NORTH
 Site Plan
 Scale: 1" = 100'-0" (24" x 36")

Site Area : ±88.90 Acres

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Metro Air - NE Quadrant RONALD REAGAN PARKWAY & STAFFORD ROAD - PLAINFIELD, INDIANA

30 OCTOBER 2018



STRATEGIC CAPITAL PARTNERS

EXHIBIT C

Development Standards

1. Minimum *Lot Width* and *Frontage* - each *Lot* within this PUD District shall have a minimum of 100 feet on a *Public Street*.
2. Minimum Side and Rear Yards and Minimum Building Setbacks
 - a. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:
 - (1) Minimum *Side Yard* - 10 feet
 - (2) Minimum *Side Bufferyard* - 50 feet
 - b. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:
 - (1) Minimum *Rear Yard* - 10 feet
 - (2) Minimum *Rear Bufferyard* - 50 feet
3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* and Minimum *Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article 4.7 of the PZO;
- b. Minimum *Side* and *Rear Yards* - minimum *Side* and *Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said yards shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article 4.7 of the PZO;
- c. Minimum *Side* and *Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article 4.7 of the PZO.