

**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

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:

Electrical Repair

Mail Order Distribution

Print Shop

Sign Painting

Wholesale Business

Office/Professional Services:

Architect

Artist

Bank Machines

Bank / Savings & Loan / Credit Union

Clinic, Medical, Dental or Optometrists

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. 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. The Development Standards applicable within this PUD Zoning District shall be the Development Standards set forth below:
1. Setbacks
    - a. The Setbacks applicable to the PUD Real Estate are approximately depicted on Exhibit B attached hereto.
    - b. 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.
    - c. 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.
    - d. 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.
    - e. 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.

- f. Except as set forth in the immediately preceding paragraph 1.e., the Minimum Side and Rear Yard setbacks shall be 10 feet from the Lot Line;
  - g. All Minimum Yards 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:
    - (1) Minimum Front Yards may include Driveways and sidewalks.
    - (2) Minimum Side and Rear Yards may include Interior Access Driveways connecting to adjoining Lots, along with sidewalks.
2. Minimum Lot Width and Frontage – each Lot within this PUD district shall have a minimum of 100 feet on a Public Street.
  3. 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.
  4. 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.
  5. Outside Storage and Operations. All storage, services and operations shall be conducted within completely enclosed Buildings except for:
    - a. Parking and loading; and
    - b. Temporary outside storage associated with construction of improvements on the PUD Real Estate that ends upon completion of construction.
  6. Signs. All signs within the PUD Real Estate shall be submitted for review and approval by the Plainfield Design Review Committee (“DRC”) as part of the Detailed Development Plan approval process. The following Signs shall be permitted within this PUD Zoning District:
    - a. Freestanding Identification Sign for the PUD.
      - (1) One (1) Freestanding Identification Sign for the PUD that identifies the project developed on the PUD Real Estate shall be permitted. Such Freestanding Identification Sign shall be either a pylon sign or a ground sign and the Sign Structure shall not exceed the height above grade as approved by the DRC.

- (2) The maximum sign surface area of the Freestanding Identification Sign shall not exceed 400 square feet and the Freestanding Identification Sign shall be set back not less than ten feet (10') from the proposed right-of-way of any street.
- b. Building Identification Signs – Wall Signs.
- (1) Wall Signs shall be permitted on each façade of each building on the PUD Real Estate.
  - (2) The total Sign Surface Area of all Wall Signs on an individual Building facade shall not exceed five (5) percent of the total area of the individual Façade Plane of the building or the tenant space within the building on which the Wall Signs are located.
  - (3) The linear measurement of a Wall Sign or grouping thereof shall not exceed eighty (80) percent of the linear width of the Façade Plane of the building or tenant space within the building on which the Wall Sign or grouping thereof is located.
- c. Freestanding Identification Signs for Lots – Ground Signs.
- (1) One Ground Sign shall be permitted on each Lot within the PUD Real Estate.
  - (2) The maximum Sign Surface Area of each Ground Sign shall be forty-eight (48) square feet.
  - (3) The Minimum Front Setback for each Ground Sign shall be ten (10) feet from the Proposed Right-of-Way, and the Minimum Side Setback and Minimum Rear Setback shall be ten (10) feet.
  - (4) The maximum height of Ground Signs shall be seven (7) feet in height above Grade.
- d. Incidental Signs.
- (1) The following types of Incidental Signs shall be generally permitted on the PUD Real Estate: Ground Signs or Wall Signs.
  - (2) One (1) Incidental Sign shall be permitted for each Driveway within the PUD Real Estate. Additionally, one (1) Incidental Sign shall be permitted at each critical turning point when required to safely direct pedestrian or vehicular traffic (e.g., to direct pedestrian or vehicular traffic to a

customer or employee Parking Area or a delivery or Loading Area).

- (3) The maximum Sign Surface Area of Incidental Signs shall be six (6) square feet.
  - (4) The Minimum Setback for Incidental Signs shall be three (3) feet from the Proposed Right-of-Way.
  - (5) The maximum height of Incidental Ground Signs shall be seven (7) feet in height above Grade.
- e. Public Art. Developer, subject to the prior approval of the DRC, may install public art within the PUD Real Estate consisting of sculptures, wall murals or other similar works of art, all of which shall be submitted to the DRC for its review and approval prior to installation of any such works of art.

7. Landscaping.

- a. The Landscaping described below is approximately depicted on Exhibit C attached hereto. Landscaping Plans for any building within the PUD Real Estate shall be subject to review and approval as part of the Petition for Development Plan – Architectural review process.
- b. 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, as set forth in Table 4.7B and Table 4.7C attached hereto as Exhibit D and Exhibit E (the "Landscape Tables")
- c. Plainfield Road:
  - (1) 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, as set forth in the Landscape Tables. See also Section IV.B.7.h below.
  - (2) Along the eastern frontage of Plainfield Road, development of the site shall include landscaping equal to Level 2 Landscaping, as set forth in the Landscape Tables.
- d. Stafford Road:
  - (1) 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, as set forth in the Landscape Tables.

- (2) 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, as set forth in the Landscape Tables
- e. 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 the Landscape Tables.
  - f. Foundation Planting Areas.
    - (1) Foundation planting areas shall be required along the front, side and rear of each Building on the PUD Real Estate.
    - (2) Foundation planting areas shall be calculated individually for each applicable front, side or rear of a Building and shall be located along such front, side or rear of a Building (except for those portions of the front or side of a Building devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones). Foundation planting areas shall have a total area in square feet of not less than two (2) feet times the length of the wall ( $2' \times \text{length of wall} = \text{area for foundation planting}$ ) to which the foundation planting is oriented.
    - (3) Foundation planting areas shall be located (i) adjacent to the Building, or (ii) so as to begin within fifteen (15) feet of the Building (in the case of a sidewalk which runs adjacent to the Building).
    - (4) Foundation planting areas shall maintain a minimum depth in the smallest dimension of six (6) feet;
    - (5) Foundation planting areas shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as a foundation planting strip in compliance with the requirements for a Level 1 Landscaping as set forth in the Landscape Tables.
    - (6) Foundation planting areas may overlap required perimeter yards landscaping provided that the Plant Unit Value in such perimeter yard landscaping is equal to or greater than the total Plant Unit Value required for the perimeter yard plus the overlapping foundation landscaping area.
  - g. Parking Lot Landscaping.
    - (1) All Parking Lots shall include at least one interior landscape island measuring eight feet by eighteen feet (8'

X 18') minimum for every fifteen (15) Parking Spaces. Each interior landscape island shall contain at least one Deciduous Shade (Overstory) Tree, Deciduous Ornamental (Understory) Tree or Evergreen Tree. All trees shall comply with the size at time of planting as indicated in the Landscape Tables.

- (2) The area devoted to interior landscape islands may be located individually in the interior of the Parking Lot or may be aggregated into one or more landscape areas. When located individually, interior landscape islands shall be located so as to define vehicular and pedestrian traffic patterns. When aggregated into one or more landscape areas, interior landscape islands shall function to: preserve existing trees, create boulevard treatments, create landscape features, create common open space areas for passive recreational activities, or define vehicular and pedestrian traffic patterns.
  - (3) If a Parking Area is located between and Building and a required Front Yard, the side of the Parking Area facing the Front Yard shall be screened by either a compact hedge row located between the Front Yard and the edge of the Parking Area planted three feet on-center (3' o.c.) and between twenty-four and thirty inches (24" - 30") in height at the time of planting or hedge plants in combination with: an ornamental, decorative fence or masonry wall or earthen berm provided that the Plant Unit Value of the hedge, wall and/or berm equals 1.5, as set forth in the Landscape Tables.
- h. Buffering of Excluded Residential Site.
- (1) Along the portion of the PUD Real Estate that is adjacent to the western border of the residential site that is marked "Exclusion" on the Preliminary Plan attached hereto as Exhibit B (the "Residential Site"), landscaping equal to Level 3 landscaping shall be installed, as set forth in the Landscape Tables.
  - (2) The Level 3 Landscaping to be installed along the portion of the western frontage of Plainfield Road (see Section IV.B.7.c.(1)) that is adjacent to the Residential Site's eastern border shall be concentrated closer to the Residential Site's eastern border than the western frontage of Plainfield Road.
- i. Alternative Landscape Plan. The Director has the authority to modify the landscape requirements above and approve an alternative landscape plan, if such alternative landscape plan is limited to the following:

- (1) A redistribution of plant materials required for required Yards to other locations on the Lot;
  - (2) A redistribution of foundation landscaping materials to required Front Yards or Side Yards;
  - (3) The use of undersized hedge plants for up to 25% of the required foundation plantings (18" - 24" high at the time of planting rather than 24" to 30" at the time of planting, subject to a Plant Unit Value for each undersized Hedge Plant of .025);
  - (4) Allowing an alternative to the screening of Parking Areas provided that the total Plant Unit Value installed for such screening purposes shall equal or exceed the total Plant Unit Value required based upon the value of the required hedge row; or
  - (5) Allowing the use of stone, gravel or similar non-vegetative ground cover in: (1) foundation planting areas; or, (2) the first twelve (12) inches from back of curb in an interior parking lot landscape island.
8. 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 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.
9. Loading Areas. No Building, west of Plainfield Road, shall have loading areas facing Ronald Reagan Parkway or Stafford Road. However, Buildings east of Plainfield Road may have Loading Areas on all sides of such Buildings.
10. Tractor and Trailer Parking Areas. Tractor and Trailer parking shall be prohibited in parking areas facing Ronald Reagan Parkway or Stafford Road. Tractors and Trailers may only be parked in areas designated on the site plans as dock areas and trailer parking areas.
11. Parking Areas. The minimum number of parking spaces shall be provided as follows:

- a. For the uses listed in the Governmental Uses and Office/Professional Services categories listed in Section IV.A.1. of this PUD, 1 parking space per 350 sf shall be provided.
- b. For the uses listed in the Industrial Uses and Miscellaneous Uses categories listed in Section IV.A.1. of this PUD, 1 parking space per 3,000 sf of industrial space within the building shall be provided and 1 parking space per 350 sf of office space within the building shall be provided.

C. Architectural Standards.

- 1. Buildings located on the PUD Real Estate west of Plainfield Road, shall comply with the following requirements listed in the immediately following paragraphs a. – c. below (the “West Architectural Standards”):
  - 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 shall 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

- d. An example of a building elevation which meets the West Architectural Standards set forth above is attached hereto as Exhibit F.
- 2. The building located at the intersection of Ronald Reagan Parkway and Stafford Road shall comply with the following requirements listed in paragraph a below (the "Intersection Architectural Standards"):
  - a. In addition to the West Architectural Standards listed above, 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 of attractive, high quality materials having beneficial aesthetics shall be permitted if approved by the Plan Commission as part of the Petition for Development Plan – Architectural review approval process.
  - b. An example of a building elevation which meets the Intersection Standards in addition to the West Architectural Standards is attached hereto as Exhibit G.
- 3. For buildings located on the PUD Real Estate east of Plainfield Road, the primary building material (excluding windows, doors, roofing and soffit materials) used on each façade shall 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. If the Developer proposes to use other types of materials such as innovative or high performance exterior materials, the use of such materials shall require the review and approval of the Plainfield Planning Staff in consultation with the DRC.
- 4. Mechanical Equipment.
  - a. Roof mounted mechanical equipment shall be "screened by elevation". No portion of any roof mounted roof top mechanical

equipment shall be visible from northbound or southbound traffic on Ronald Reagan Parkway, or visible from traffic on Stafford Road or Plainfield Road. Developer shall provide an elevation view of the north, south and west sides of buildings along Ronald Reagan Parkway. Such plan shall depict proposed mechanical equipment and the proposed height of the parapet wall proposed by Developer to block the view of such equipment from north, south traffic along Ronald Reagan Parkway and east, west traffic along Stafford 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.

- 5. **Dumpster Enclosures.** Dumpsters or trash compactors shall be enclosed by masonry, brick or pre-cast concrete walls as approximately depicted on the attached Exhibit H. Such enclosed areas shall be subject to the review and approval of the DRC as part of the Detailed Development Plan approval process.

## **V. Regulations of General Applicability.**

Except as specifically addressed herein, 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,

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:**

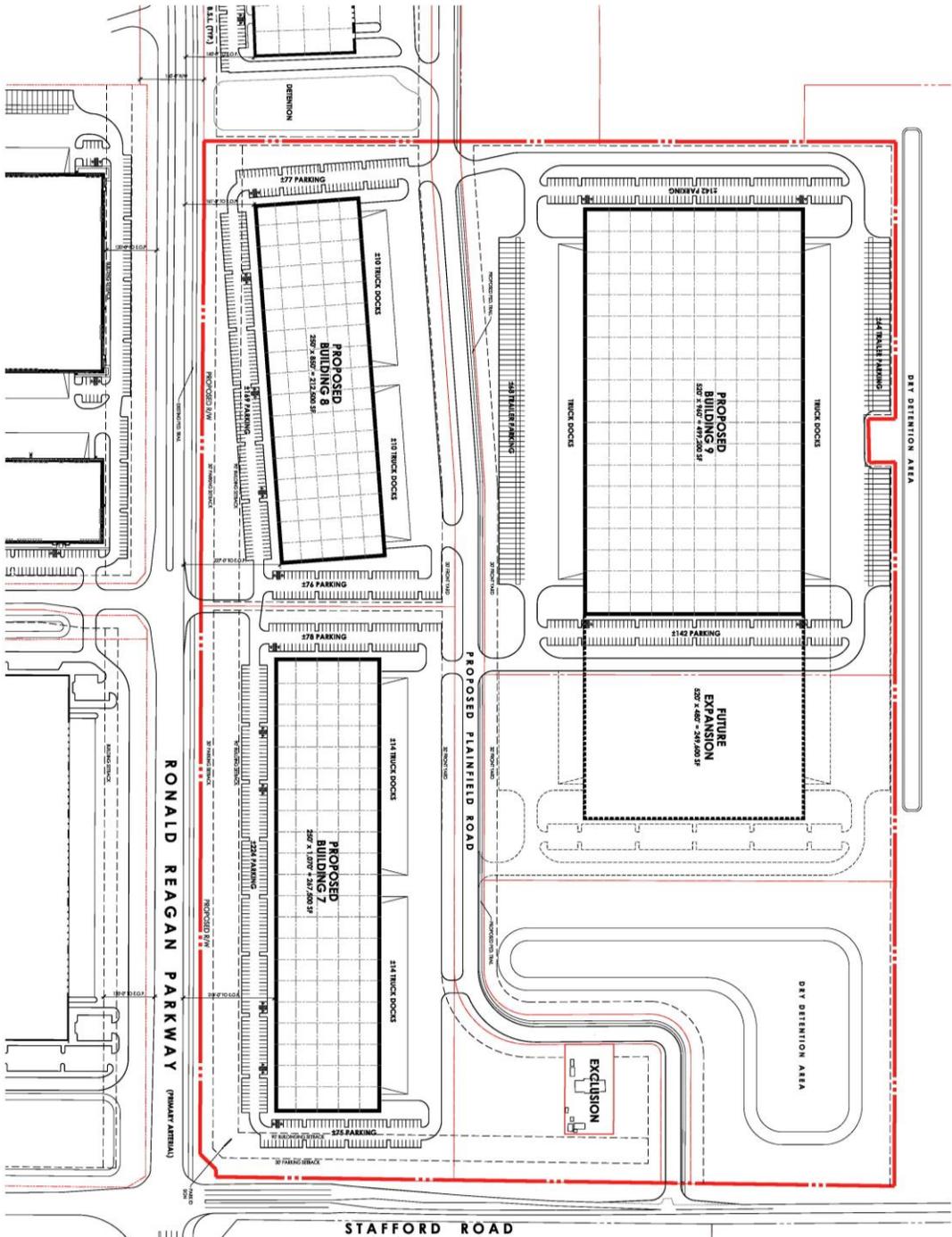
LOTS NUMBERED 7, 8, 9, 10, 12, 13,14, 15, 16, 17, 18, AND 21 THROUGH 33 OF HILL TOP ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 134 THROUGH 135 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, LOTS NUMBERED 1 THROUGH 9 AND LOTS 13 THROUGH 20 OF APPLECREEK, AS PER PLAT THEREOF, 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



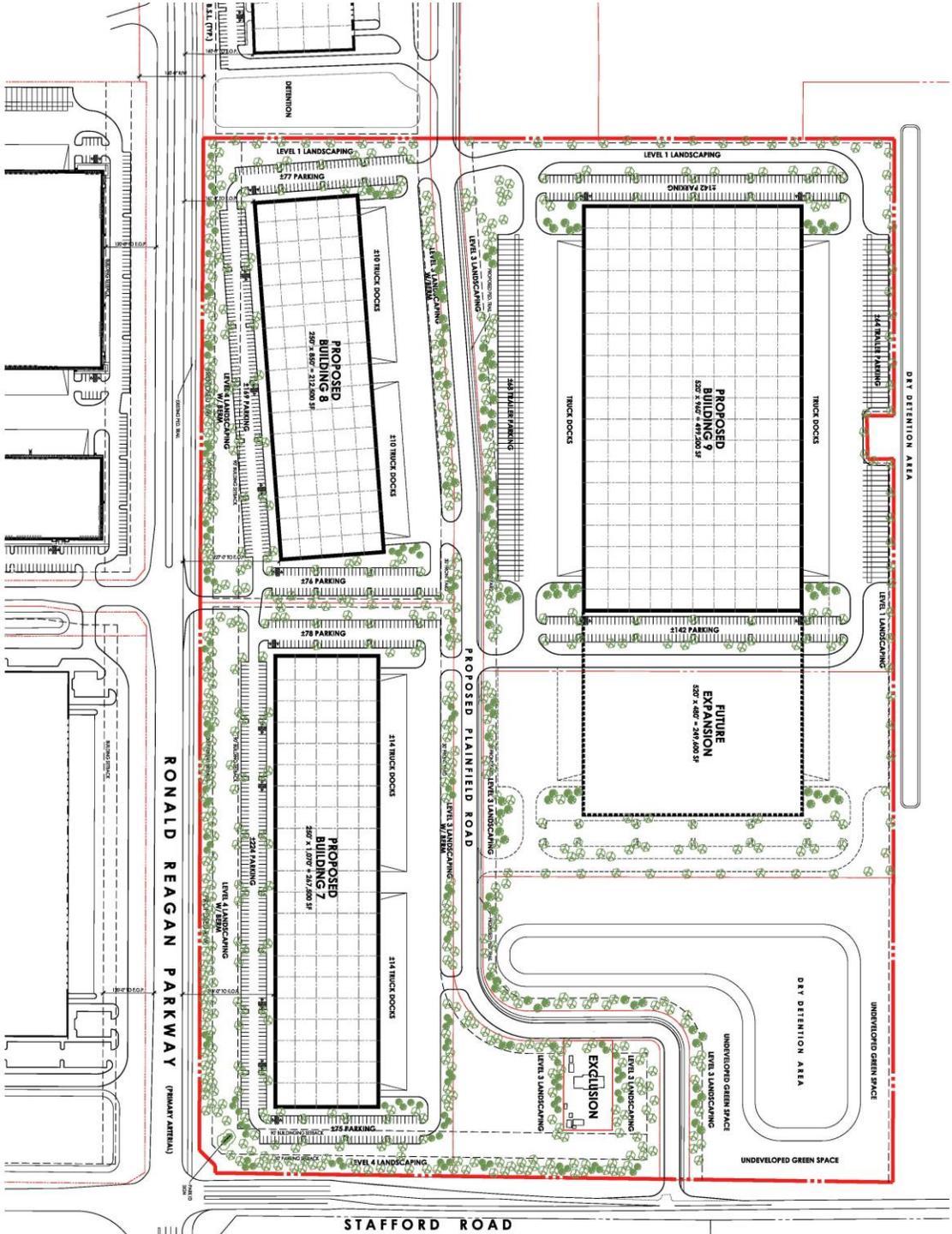
**STRATEGIC CAPITAL PARTNERS**

Scale: 1" = 100'-0" (24" x 36")  
 Site Area: 488.90 Acres

**Metro Air Phase 2**  
 RONALD REAGAN PARKWAY & STAFFORD ROAD  
 PLAINFIELD, INDIANA  
 12 DECEMBER 2018

**ARCADUR**  
 7725 North Shadeland Avenue, 6000  
 Indianapolis, IN 46240  
 Phone: 317.961.1000  
 Fax: 317.961.1001  
 Email: info@arcadur.com

# Exhibit C



STRATEGIC CAPITAL PARTNERS



**Metro Air Phase 2**  
 RONALD REAGAN PARKWAY & STAFFORD ROAD  
 PLAINFIELD, INDIANA  
 12 DECEMBER 2018

ARCADURE  
 7722 South Decatur Avenue, Suite 200  
 Indianapolis, IN 46226  
 Phone: (317) 261-1400  
 Fax: (317) 261-1401  
 #17675-Y

**EXHIBIT D**

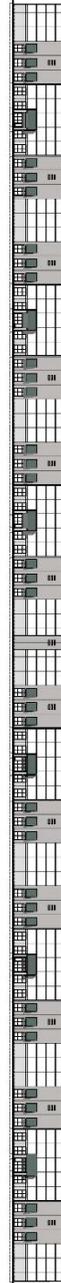
**TABLE 4.7-B-LEVELS OF PERIMETER PLANTINGS**

- Level 1 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 1.0 for each one-hundred (100) lineal feet.
- Level 2 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 2.0 for each one-hundred (100) lineal feet, provided that at least 25% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees, Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 3 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 3.0 for each one-hundred (100) lineal feet, provided that at least 25% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 25% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 4 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 4.0 for each one-hundred (100) lineal feet, provided that at least 25% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 50% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

**EXHIBIT E**

<b><u>TABLE 4.7-C - PLANT UNIT VALUES</u></b>	
<b>Plant Categories (Minimum size at Time of Planting)</b>	<b>Plant Unit Value</b>
Deciduous Shade (Overstory) Tree: 2 1/2" caliper	.75
4" caliper	1.00
Deciduous Ornamental (Understory) Tree: 1 1/2" caliper	.50
3" caliper	.75
Multi-Stemmed Tree (8' high)	.50
Multi-Stemmed Tree (12' high)	.75
Evergreen Tree (6' high)	.50
Evergreen Tree (12' high)	.75
Evergreen Tree - Narrow Spread (4' high)	.25
Evergreen Tree - Narrow Spread (6' high)	.40
Hedge Plant:	
18" (foundation plantings only)	.025
24" high	.05
36" high	.10
Preservation of Existing Vegetation	See Article 4.7, I.
Fence, Wall or Berm	See Article 4.7, F.

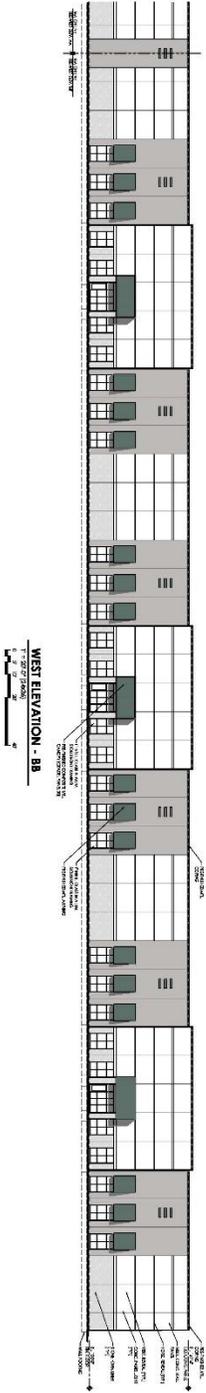
# Exhibit F



WEST ELEVATION  
1" = 40'-0" (2000)



WEST ELEVATION - AA  
1" = 20'-0" (6000)



WEST ELEVATION - BB  
1" = 20'-0" (6000)



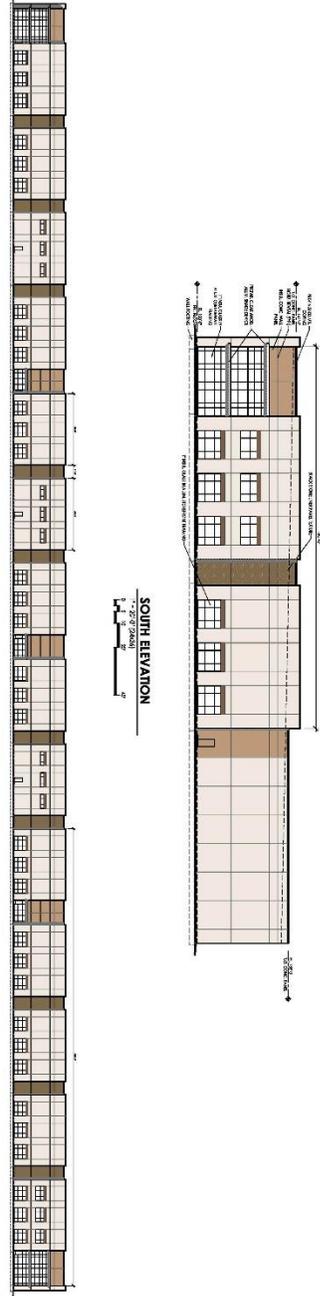
strategic  
capital  
partners

**Metro Air - NE Quadrant**  
04 AUGUST 2018

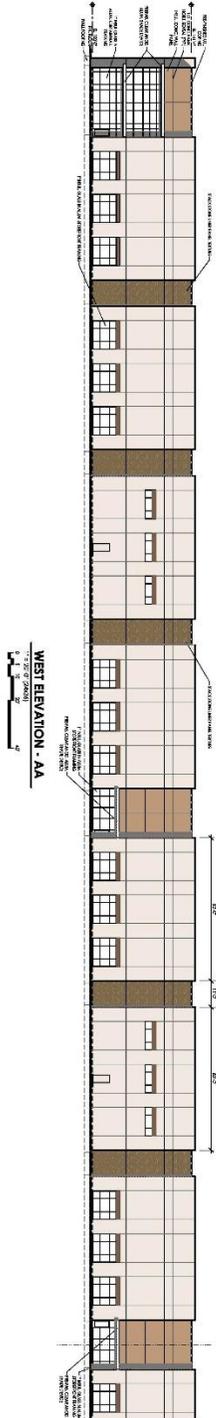
RONALD REAGAN PARKWAY & STAFFORD ROAD - PLAINFIELD, INDIANA

**ARCADURE**  
7355 South Woodhollow Avenue, Suite 3000  
Indianapolis, Indiana 46240  
TEL: 317.564.1141  
FAX: 317.564.1141  
# 3027 - ARCHITECTURE # 172957Y

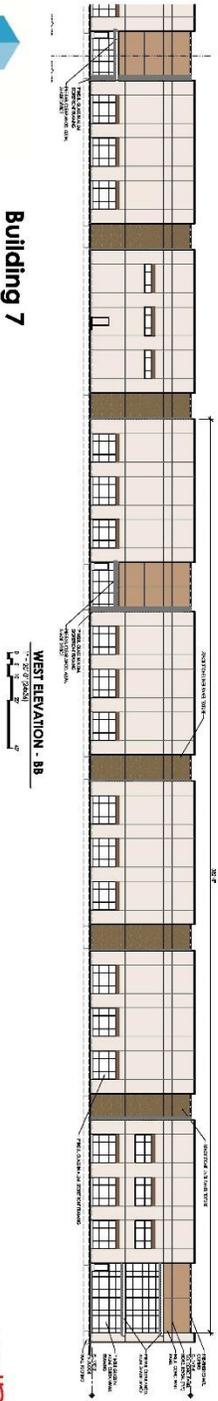
# Exhibit G



**SOUTH ELEVATION**  
1" = 20'-0" (AS SHOWN)



**WEST ELEVATION**  
1" = 20'-0" (AS SHOWN)



**WEST ELEVATION - BB**  
1" = 20'-0" (AS SHOWN)

STRATEGIC CAPITAL  
PARTNERS

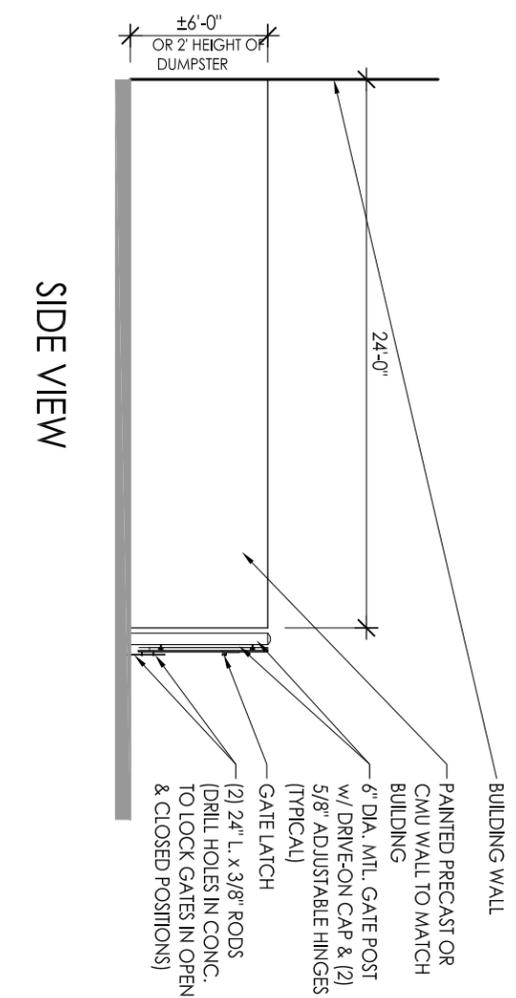
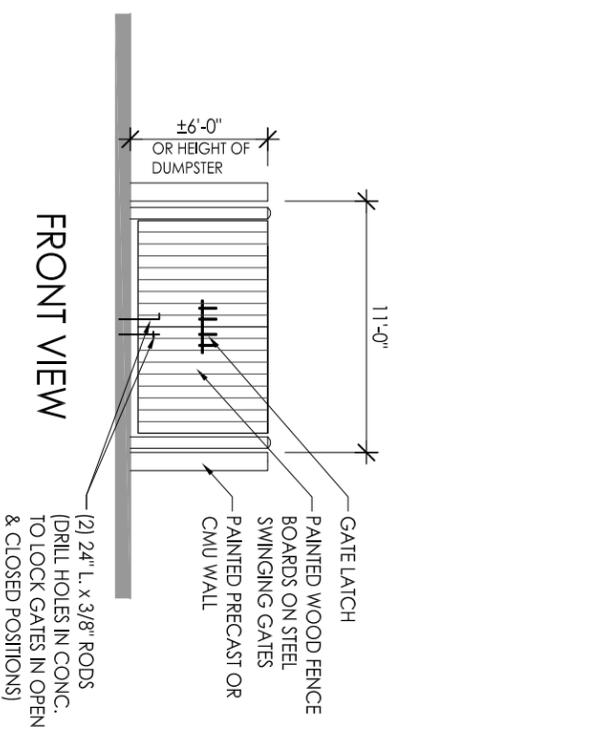
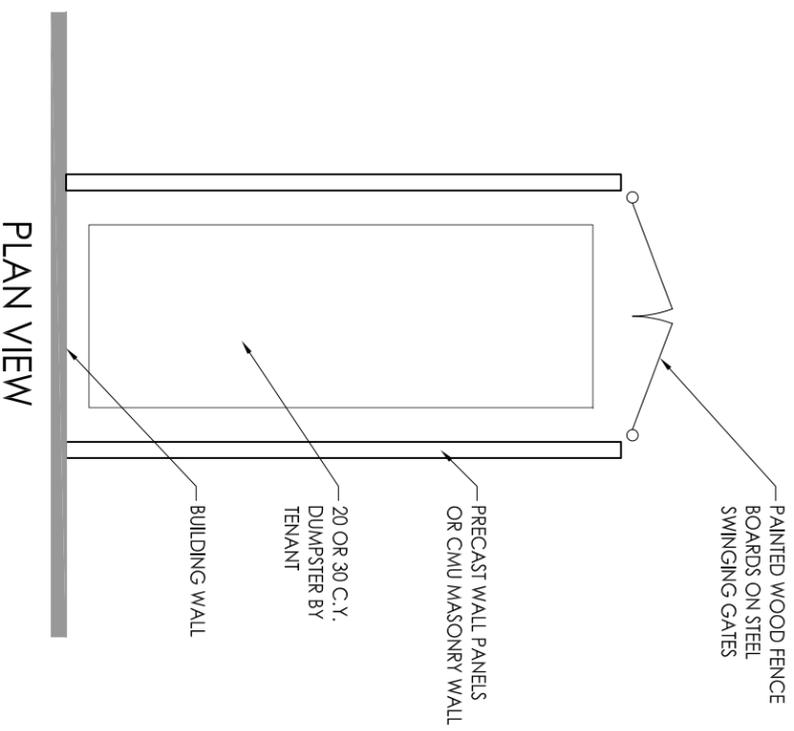


**Building 7**  
**Metro Air - NE Quadrant**  
10 OCTOBER 2018

RONALD REAGAN PARKWAY & STAFFORD ROAD · PLAINFIELD, INDIANA

**ARCURE**  
1755 South Henderson Avenue, #100  
Indianapolis, Indiana 46203  
(317) 771-1000  
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**Exhibit H**



**Typical Dumpster Enclosure Plan & Elevations**

Scale: 1/8" = 1'-0"

