



EXHIBIT "A"

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recording 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:

COASTAL COMMERCE, SECTION 1 - FINAL PLAT BLOCK C
As recorded by Hendricks County Recorder 11/30/2007
Document 200730424 PC7/32/1A,B

**Plainfield
Planning & Zoning
DP RZ PUD PP BZA ILP SP**

JUN 09 2014

**APPROVED RECEIVED
BY _____**

STATEMENT OF COMMITMENTS:

1. The east landscaping boarder (S Ronald Reagan Parkway) shall include a mound in the landscape easement that shall randomly undulate from 2 to 3 feet in height.
2. No single user shall be permitted to occupy more than fifty thousand (50,000) square feet for manufacturing uses as set forth in the Town of Plainfield zoning ordinances.
3. The landscaping along both the east boundary (S Ronald Reagan Parkway) and the west boundary (Columbia Road) shall conform to the Town of Plainfield Landscaping Level 4.0.
4. Substantial compliance with the Sierra Gateway Park PUD District Ordinance Development Standards approved with PUD-04-001 and Ordinance 09-2004 (Exhibit 1).

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.

17-312

COMMITMENTS contained in this instrument shall be effective upon the approval of petition # 14-001 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. None

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 # 14-001.

IN WITNESS WHEREOF, Owner has executed this instrument this 2nd day of JUNE, 2014

(Individual Owner)

Signature _____ (Seal)

Signature _____ (Seal)

Printed _____

Printed _____

(Organization Owner)

INDY 40, LLC

By _____

Printed ROBERT E. SMETANA

Title MANAGER

(Individual Acknowledgment)

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

(Organization Acknowledgment)

STATE OF Cook)
) SS:
COUNTY OF Illinois)

Before me, a Notary Public in and for said County and State, personally appeared Robert E. Smetana, the MANAGER of INDY 40. LLC, a(n) _____, Owner(s) 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 2nd day of JUNE, 2014.

Signature Alina D. Zaj

Printed Alina D. Zaj

County of Residence Cook

My Commission expires: 8/29/15



This instrument was prepared by Jerry W. Kittle
Innovative Engineering & Consulting, Inc.