

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 and 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:

That portion of the Northeast Quarter of Section 26, Township 15 North, Range 1 East of the Second Principal Meridian in the town of Plainfield, Hendricks County, Indiana, described as follows:

Considering the West line of said Northeast Quarter as bearing South 00 degrees 51 minutes 38 seconds East with all bearings contained herein being relative thereto.

Commencing at a railroad spike found marking the Northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 38 seconds East along the West line thereof 891.13 feet the **POINT OF BEGINNING** of this description; thence North 88 degrees 21 minutes 28 seconds East, parallel with the North line of said Northeast Quarter, 481.48 feet; thence North 17 degrees 56 minutes 34 seconds West 75.30 feet to the point of curvature of a curve to the right having a radius of 125.00 feet, a central angle of 08 degrees 19 minutes 02 seconds and a chord bearing a distance of North 13 degrees 47 minutes 03 seconds West 18.13 feet; thence northwesterly, along the arc of said curve, 18.15 feet to the point of tangency of said curve; thence North 88 degrees 21 minutes 28 seconds East, parallel with aforesaid North line, 862.45 feet to the East line of the Northwest Quarter of said Northeast Quarter and a 5/8" rebar with "BANNING ENG LS 29800001" cap set (herein referred to a "rebar set") at the northwest corner of a parcel of land described as "Tract B" in the deed of the land of Robert G. Daum as described in instrument No. 98-10080, Volume 54, Page 1554 in the Office of the Recorder of said county; thence North 86 degrees 44 minutes 08 seconds East along the north line of said parcel 1042.21 feet to a rebar set; thence South 01 degree 20 minutes 57 seconds East along the east line of said parcel 158.78 feet to a rebar set on the north line of an 18 acre parcel of said land of Daum; thence North 85 degrees 52 minutes 28 seconds East along said north line 276.70 feet to a nail set on the East line of said Northeast Quarter; thence South 01 degree 20 minutes 57 seconds East along said East line 402.91 feet to a nail set on the northerly right of way line of the former Conrail Railroad, now being the north line of the land of the Town of Plainfield by Quitclaim Deed recorded in Deed Record 298, Pages 283-284 in said county records (the following three (3) courses being along the northerly lines of said land); 1) thence South 72 degrees 03 minutes 32 seconds West 1379.46 feet to a point on the West line of the East Half of said Northeast Quarter, said point being marked by a 1/2 inch rebar which bears South 35 degrees 22 minutes 04 seconds West 0.6 feet from said point; 2) thence North 01 degree 05 minutes 44 seconds West along said West line 5.22 feet to a point being marked by a 1/2 inch rebar which bears South 46 degrees 12 minutes 52 seconds West 0.6 feet; 3) thence South 72 degrees 03 minutes 32 seconds West 315.21 feet to a rebar set on the east line of the land of O.R. Industries, Inc, as described in Deed Record 205, Page 487 in said county records; (the following two (2) courses being along the east and north line of said land); 1) thence North 00 degrees 51 minutes 38 seconds

West parallel with the West line of said Northeast Quarter 158.39 feet to a rebar set; 2) thence South 89 degrees 08 minutes 22 seconds West 560.75 feet to a point on the east line of the land of Glen R. and Betty L. Arnold as described in Deed Record 304, Page 103 in said county records, said point being marked by a 5/8" rebar with a Lewis cap which bears South 61 degrees 23 minutes 57 seconds East 0.6 feet; thence North 00 degrees 51 minutes 38 seconds West along the east line said land 378.78 feet to a rebar set; thence South 89 degrees 12 minutes 47 seconds West along the north line of said land and the north line of Minor Plat Number 296 as per plat thereof recorded in Plat Book 14, Page 36 in said county records 459.28 feet to a nail set on the West line of said Northeast Quarter; thence North 00 degrees 51 minutes 38 seconds West along said West line 26.94 feet to a nail set at the southwest corner of the land of Larry Charles Pitcock as described in Deed Record 306, Page 473 in said county records; (the following three (3) courses being along the south, east, and north line of said land): 1) thence North 89 degrees 08 minutes 22 seconds East 249.60 feet to a rebar set; 2) thence North 00 degrees 51 minutes 38 seconds West 200.00 feet to a rebar set; 3) thence South 89 degrees 08 minutes 22 seconds West 249.60 feet to a nail set on said West line of the Northeast Quarter; thence North 00 degrees 51 minutes 38 seconds West along said West line 122.05 feet to the POINT OF BEGINNING, containing 40.916 acres, more or less.

STATEMENT OF COMMITMENTS:

1. See Attached "Detailed Development Standards" for Blackthorne, file-dated August 23, 2002.
2. Substantial compliance with the Site Plan (Primary Plat) and Landscape Plans, file-dated August 23, 2002.
3. Building elevations and floor plans shall be substantially as depicted in the development statement, file-dated August 23, 2002.
4. Fireplace chases that extend to the ground shall be all brick.
5. At or prior to obtaining Secondary Plat approval, a plan depicting, identifying and labeling the common areas as appropriate shall be provided.
6. Owner shall provide a variable right-of-way for Dan Jones Road as per the Town's current design for improvements, and a 35-foot right-of-way for Carr Road, in connection with the platting process, simultaneously with filing for approval of construction plans for street improvements, or upon written request from the Town. In the event that improvements to the roads require utilization of all or part of the right-of-way prior to the dedication of such right-of-way, Owner shall provide such right-of-way by separate document upon request for such right-of-way from the Town of Plainfield.

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 # PUD-02-002 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;

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 # PUD-02-002.

IN WITNESS WHEREOF, Owner has executed this instrument this 9th day of OCTOBER, 2002.

Par Four, LLC

By [Signature]

Printed LARRY A. GOEN

Title MEMBER

STATE OF Indiana)

COUNTY OF Hendricks)

SS:

Before me, a Notary Public in and for said County and State, personally appeared Larry Goen, the MEMBER of Par Four, LLC, Owner(s) of the real estate described above who acknowledge the execution of the foregoing instrument in such capacity and who, having duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of October, 2002.

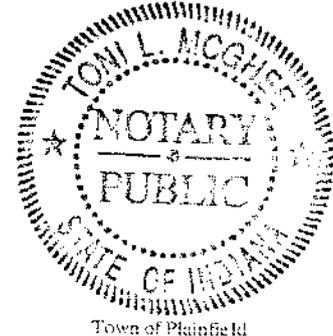
Signature Toni L. McGhee

Printed Toni L. McGhee

County of Residence Hendricks

My Commission expires: 8-22-08

This instrument was prepared by Banning Engineering.



**DETAILED DEVELOPMENT
STANDARDS**

BLACKTHORNE

**A condominium community in the Town of Plainfield
Section 26, Township 15 North, Range 1 East
Hendricks County, Indiana**

DEVELOPER:

GUNSTRA BUILDERS
8383 CRAIG STREET, SUITE 100
INDIANAPOLIS, IN 46250-0795
317-595-6472

ENGINEER:

BANNING ENGINEERING P.C.
MR. JEFFREY BANNING
698 TOWER ROAD, SUITE 100
PLAINFIELD, IN. 46168
317-839-2581

JULY 3, 2002
REVISED AUGUST 6, 2002
REVISED AUGUST 22, 2002

Blackthorne is a proposed condominium community designed to be compatible with the surrounding area. The property is approximately 41 acres and is located between Carr Road and Dan Jones Road, north of the old railroad and south of Township Line Road. Oak Park, a single-family residential subdivision, will be located north and adjacent to this development.

The project is proposed as a PUD, but will generally follow R-6 standards with Development Incentives. The proposed development is planned to contain 322 units for a gross density of approximately 7.9 units per acre. The buildings will be 7 units and two stories.

Following are the standards that will be adhered to along with additional commitments:

DEVELOPMENT STANDARDS:

1. Maximum Project *Gross Density* – Eight (8) *Dwelling Units* per acre.
2. Attachment to public or semi-public water and sanitary sewer facilities shall be mandatory for this development in this *District*.
3. Minimum *Project Frontage* – 150 feet on a *Public Street* and gain *Access* from said *Public Street*.
4. Minimum *Setbacks* and *Perimeter Yard* Requirements – a minimum *Setback* and *Perimeter Yard* shall be provided along all property lines of the project as follows:
 - a. Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

| | |
|--|---------|
| Carr Road, Dan Jones Road & Blackthorne Trail | 30 feet |
|--|---------|
 - b. Minimum distance between buildings - 20 feet
 - c. *Rear Yards* (Perimeter) 30 feet
 - d. Minimum setback from private street (back of curb)

| | |
|------------------|-------------------------------------|
| <i>Structure</i> | 15 feet |
| <i>Garage</i> | 22 feet (20 feet from back of walk) |

5. *Maximum Building Height*
 - a. *Primary Building* – 35 feet, but not to exceed two (2) stories containing a *Dwelling Unit*.
6. *Minimum Floor Area* – The minimum *Floor Area* of each *Dwelling Unit*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches* shall be:
 - a. *7 Unit Buildings*
991 square feet (next smallest unit 1,314 square feet)
7. *Off-Street Parking* – at a minimum, two spaces provided for each unit.
8. *Landscaping and Screening Requirements* – see *Landscape Plan*
9. *Developed Recreational Open Space Requirements*
Developed Recreational Open Space areas equal to at a minimum, ten (10) percent of the total area of the project shall be provided. A direct linkage to the Town's Greenway System has been provided.
10. All units will be serviced by Public or Private Streets, developed in compliance with the standards set forth in Article IV of the Town of Plainfield Ordinance.

ADDITIONAL DEVELOPMENT COMMITMENTS:

1. The main entryways off of Dan Jones Road and Carr Road will consist of landscaped divided roadways. No parking will be allowed along divided portion of the streets.
2. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
3. No detached accessory buildings or other outbuildings shall be permitted.
4. A Home Owners Association shall be established for the maintenance of all common areas, common amenities, lakes and entry monumentation.
5. A community clubhouse, pool and playground will be provided and centrally located.
6. All units will be plumbed to allow installation of laundry facilities.
7. All units will have individual trash collection by a private contractor.
8. High-pressure sodium decorative street lighting will be provided in the development.
9. Existing tree line along the south property line will be maintained, as much as possible.

ADDITIONAL ARCHITECTURAL COMMITMENTS

1. Shutters will be provided for all windows except those on the side elevations located on the beveled bump out.
2. All windows will have grids visually separating the windows into panes.
3. Minimum roof pitch shall be 5/12.
4. All units will have a concrete driveway and an attached garage. Minimum width for one car garage shall be 12 feet with a minimum area of 280 sq. ft. Minimum width for two car garage shall be 20 feet with a minimum area of 440 sq. ft.
5. First floor façade shall be 80 % brick exclusive of windows and doors.
6. Vinyl siding shall be a minimum .044" thick.
7. Units will have exterior chase fireplaces. A wood shake type vinyl siding will be used on cantilevered fireplace chases.
8. All front doors will be 6 panel doors and will have a hip roof over them projecting two feet.
9. Each building shall have decorative roof vents and circular window on each side elevation.
10. A masonry type privacy wall will be constructed between patios.
11. Refer to the Blackthorne supplemental booklet for typical building plans and construction specifications.