

Exhibit C—Commitments to the Board of Zoning Appeals

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A SPECIAL EXCEPTION OR A VARIANCE GRANT FROM THE TERMS OF THE ZONING ORDINANCE.

In accordance with I.C. 36-7-4-1015, the Owner of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION: See Exhibit "A" Attached Hereto And Incorporated By Reference (the "Subject Property").

STATEMENT OF MODIFICATION OR TERMINATION OF COMMITMENTS:

1. There shall be no additional truck docks added to the west facing wall of the former Walmart building on the Subject Property which would be used by the GAO Logistics operation (the "Building").
2. The GAO Logistics operation shall be the only logistics/warehousing/distribution business in the Building and shall operate in compliance with the plan of operation attached hereto as Exhibit "B".
3. The owner shall post appropriate directional signage on the Subject Property directing semi-trucks serving GAO Logistics to follow a specific route to the GAO truck dock area.

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

COMMITMENTS contained in this instrument shall be effective upon the grant of petition # BZA-22-073 by the Town of Plainfield Board of Zoning Appeals.

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

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 by the Town of Plainfield Board of Zoning Appeals of petition # BZA-22-073.

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of October, 2022.

(Organization Owner)

Core Metropolis, LLC, an
Illinois limited liability company

By _____

Printed _____

Title _____

(Organization Acknowledgment)

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Core Metropolis, LLC, an Illinois limited liability company, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this _____ day of _____, 2022.

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. Joseph D. Calderon

This instrument was prepared by Joseph D. Calderon, Attorney-at-Law, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204.

Exhibit "A"
Legal Description

TRACT I:

A part of the Replat of Lot 4 in Hendricks County Plaza, II, recorded in Plat Cabinet 3, Slide 29, Pages 1 & 2, in the Office of the Recorder of Hendricks County, Indiana, being more particularly described as follows:

Commencing at a 5/8 inch rebar in concrete at the Southeast corner of Section 25 (being also the Southwest corner of said Section 30); thence South 88 degrees 24 minutes 57 seconds West (the basis for bearings is per the Indiana State Plane Coordinate System - West Zone) along the South line of said Section 25 a distance of 1349.97 feet to the Southwest corner of the East Half of the Southeast Quarter of said Section; thence North 00 degrees 43 minutes 40 seconds West along the West line of said Half Quarter a distance of 1245.67 feet to the South right-of-way line of Gladden Road as recorded in Easement Record 3, Page 342 and amended in Miscellaneous Record 158, Pages 472-474 in the Office of the Recorder of Hendricks County, Indiana; (the following 3 courses are along the South and East lines of said right-of-way), (1) North 87 degrees 40 minutes 25 seconds East a distance of 121.85 feet; (2) North 88 degrees 30 minutes 43 seconds East a distance of 483.13 feet; (3) North 00 degrees 43 minutes 26 seconds West a distance of 60.11 feet to the Southwest corner of Gladden Farms Apartments, Phase II, recorded in Plat Cabinet 4, Slide 39, Page 2 in said Recorder's Office; thence North 88 degrees 25 minutes 28 seconds East along the South line of said plat a distance of 237.24 feet to the Southeast corner thereof; thence North 00 degrees 43 minutes 26 seconds West along the East line of said plat and the Northerly prolongation thereof a distance of 1505.55 feet to a point on the Southwesterly prolongation of the South line of the aforesaid Replat of Lot 4 in Hendricks County Plaza II; thence North 81 degrees 09 minutes 08 seconds East along said prolongation a distance of 8.10 feet to the Southwest corner of said Replat of Lot 4 Hendricks County Plaza II; (the following four (4) courses are along the West, North and East lines of said Replat), (1) North 00 degrees 51 minutes 28 seconds West 337.21 feet to the point of beginning; (2) continuing North 00 degrees 51 minutes 28 seconds West 489.01 feet; (3) North 62 degrees 29 minutes 18 seconds East 258.00 feet; (4) North 22 degrees 15 minutes 31 seconds West 201.51 feet to the South right-of-way line of U.S. Highway 40 per Indiana State Highway Plans STP-Project Q533 and STP-Project 1997; thence North 62 degrees 27 minutes 24 seconds East along said South line a distance of 48.88 feet; thence South 20 degrees 25 minutes 12 seconds East a distance of 202.24 feet to a point on a North line of said Replat; thence North 62 degrees 29 minutes 18 seconds East along said North line and the South line of Lot 2 in Hendricks County Plaza II, Section Two, recorded in Plat Cabinet 1, Slide 51, Pages 1 & 2 in said Recorder's Office a distance of 361.65 feet to the Southeast corner of said Lot 2; thence North 22 degrees 22 minutes 08 seconds West along the East line of said Lot 2 a distance of 191.66 feet to the South line of said U.S. Highway 40; thence North 62 degrees 27 minutes 24 seconds East along said South line a distance of 54.68 feet to a point on an East line of said Replat; (the following seven (7) courses are along the East lines of said Replat), (1) South 20 degrees 23 minutes 12 seconds East 192.46 feet; (2) North 62 degrees 29 minutes 18 seconds East 165.00 feet; (3) South 27 degrees 30 minutes 50 seconds East 168.00 feet; (4) South 62 degrees 29 minutes 18 seconds West 45.00 feet; (5) South 27 degrees 30 minutes 42 seconds East 217.00 feet; (6) North 63 degrees 12 minutes 39 seconds East 26.20 feet; (7) South 27 degrees 30 minutes 42 seconds East 294.75 feet to the West line of Plainfield Marketplace, Phase I, recorded in Plat Cabinet 5, Slide 88, Pages 2 A&B, in said Recorder's Office; thence South 05 degrees 04 minutes 35 seconds West along said West line 219.41 feet to the North line of Plainfield Marketplace, Phase II, recorded in Plat Cabinet 6, Slide 36, Pages 2 A&B, in said Recorder's Office; thence South 62 degrees 29 minutes 18 seconds West along said North line 603.02 feet; thence North 27 degrees 30 minutes 42 seconds West 268.21 feet; thence South 89 degrees 56 minutes 28 seconds West 242.82 feet; thence South 04 degrees 06 minutes 49 seconds East 18.95 feet; thence South 88 degrees 52 minutes 56 seconds West 146.67 feet to the point of beginning, containing 17.52 acres, more or less.

Exhibit “B”

GAO LOGISTICS INC

PLAN OF OPERATION

2575 East Main Street
Plainfield, IN 46168

THE BUSINESS

GAO LOGISTICS INC (“Operator”) has operated in portions of the former Wal-Mart building (the Building”) at 2575 East Main Street, and currently occupies approximately 39,000 square feet as indicated on the floor plan attached as Exhibit 1 (the “GAO Space”). The GAO Space features two truck docks and a receiving ramp/dock on the west facing wall, which is at the rear of the Building. Operator provides a variety of warehousing, distribution and logistics services from the GAO Space, including receiving and shipping products which are associated with e-commerce.

HOURS OF OPERATION

Operator operates the GAO Space “24/7”, but most activity takes place between 7:00 a.m. to 9:00 p.m.

NUMBER OF EMPLOYEES

Approximately 6 employees work in the GAO Space at any given time.

TRUCK TRAFFIC

On average, 10-12 trucks will arrive at and/or depart from the GAO Space on any given day.

TRUCK RESTRICTIONS

Operator will prohibit truck parking on the shopping center property of which the GAO Space is a part, as well as adjacent properties. Trucks shall be permitted to wait in the truck court area for temporary periods in order for a dock door to become available. There shall be no overnight truck parking. All trucks will be routed to access the truck docks at the GAO Space via Main Street.

Exhibit 1



