



DEPARTMENT OF DEVELOPMENT SERVICES

BOARD OF ZONING APPEALS

Project Name: Shops at Perry Marketplace

Project Address/Location: 2575 East Main Street, Plainfield, IN

Existing use of property: Retail | Warehousing | Distribution

Area (in acres): 17.52 Zoning: GC (General Commercial)

Request Type

Appeal of Administrative Decision

Variance of Development Standards to Section(s) _____ of the Plainfield Zoning Ordinance.

Variance of Use in a General Commercial Zone (Section 2.11 A of the Plainfield Zoning Ordinance) to allow for a portion of the property to be used for warehousing and distribution.

Special Exception in a _____ Zone (Section _____ of the Plainfield Zoning Ordinance) to allow _____.

(Note: Each type of request has its own specific Findings of Fact—click on the blue linked words.)

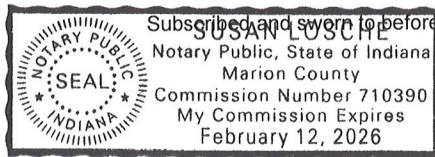
The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Joseph D Calderon Date: 8/18/22

Printed Name & Title: Joseph D. Calderon, attorney for Applicant, Core Metropolis, LLC

State of: INDIANA)

County of: MARION) SS:



Subscribed and sworn to before me this 18th day of August, 2022.
Susan Losche, susan losche
Notary Public Signature Printed Name

Residing in Marion County My Commission expires FEBRUARY 12, 2026



COMMON FORMS

PROJECT CONTACT LISTING

APPLICANT

Name:	Core Metropolis, LLC
Street Address:	318 W. Adams St., Ste. 700A
City/Town:	Chicago,
State, ZIP:	Illinois
Phone Number:	(312) 881-6491
E-Mail:	afirsel@coreacq.com

OWNER

Name:	Same as Applicant
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

ENGINEER

Name:	N/A
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

ARCHITECT

Name:	N/A
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

ATTORNEY

Name:	Joseph D. Calderon Barnes & Thornburg LLP
Street Address:	11 South Meridian Street
City/Town:	Indianapolis,
State, ZIP:	Indiana 46204
Phone Number:	(317) 231-7787
E-Mail:	jcalderon@btlaw.com

OTHER

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

Of the persons above, is there a designated contact person?

- Applicant
- Engineer
- Attorney

- Owner
- Architect
- Other



COMMON FORMS

AUTHORIZATION FROM OWNER

The undersigned, on behalf of Core Metropolis, LLC, being the Owner of the property commonly known as 2575 East Main Street, Plainfield, Indiana, hereby authorizes its attorneys, Barnes & Thornburg LLP to file a (check all that apply):

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Zone Map Change | <input type="checkbox"/> Development Plan | <input type="checkbox"/> Primary Plat | <input type="checkbox"/> Secondary Plat |
| <input type="checkbox"/> Vacation | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Administrative Appeal |

This consent shall remain in effect:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | until revoked by a written statement filed with the Department of Development Services. |
| <input type="checkbox"/> | until: _____ |

Signature		Signature	
Printed	Adam Firsel	Printed	
Title (if applicable):	Manager	Title (if applicable)	
Date:	8/18/22	Date	

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Date: 8/18/22

Printed Name & Title: Adam Firsel, Manager

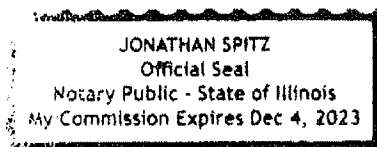
State of: IL)

County of: Lake) SS:

Subscribed and sworn to before me this 18 day of August, 2022.

, Jonathan Spitz
Notary Public Signature Printed Name

Residing in Lake County My Commission expires 12/4/23



Project Narrative

Owner/Applicant: Core Metropolis, LLC
Property Address: 2575 East Main Street
Project Name: Shops at Perry Crossing
Variance Request: To allow use of certain portions of former big box building as warehousing/distribution facilities

Introduction

Core Metropolis, LLC (an affiliate of Core Acquisitions) purchased the property in 2016 from an affiliate of The Tabani Group. At the time of acquisition the property housed Burlington, RoomPlace (+ Cross Dock), Meineke, the Asian Buffet and Dickey's BBQ.

RoomPlace was also operating a warehousing and distribution facility in the back of large building (formerly Walmart) in approximately 15,000 s.f. pursuant to a License Agreement. This was because they had recently opened other stores in the greater Indy market and needed a delivery and warehousing facility while they determined their long term needs and viability in Indiana. During our due diligence we received a copy of the Certificate of Occupancy from the Town of Plainfield for the use of this dock area for RoomPlace. Candidly, Core did not do a deep dive on the terms of the Certificate of Occupancy, and it was represented to Core by Seller that this was an allowed use with no issues. The purchase price Core paid was partially based on the rental income generated from this portion of the property and thought it was a great use of the incredibly difficult to re-lease space behind the major tenants of shopping center. Shortly after our acquisition RoomPlace exercised their right to terminate and moved their distribution operation out of the property. Almost immediately thereafter we received interest from GAO Logistics to lease the cross dock area for an identical operation. We gave them the space "as is" at a similar rent to what RoomPlace had paid to use the space. GAO took possession of the premises and have been continually operating out of the cross dock area for the past 5 consecutive years. About four years ago GAO came to us and asked if they could store some more of their palates of goods in the rest of the 39,000 square feet of the vacant building. They first only needed the space temporarily so we signed a license agreement with them for the space, but they quickly determined that they wanted the entire space on a long term lease. Of course, only about half of that area is actually useable for storage as a lot of the area consists of various mechanical and "back of house" rooms for what was originally used by Wal-Mart (electric panels, roof access, etc.).

Additionally, a few years later we bought and then ultimately sold the adjacent and contiguous vacant land parcel to Woda Cooper Group for the development and construction of a multi-family workforce housing project. We worked closely with the Town of Plainfield and Woda Cooper in entitling the land for their use, and even paid for and led the process to Replat the property after we had already sold the portion of the property to Woda Cooper. The multi-family residential project is nearing completion and at the end of March we received the Zoning Violation for our logistics tenant after years of operation. We of course were surprised of the violation and are now looking to correct that violation by properly zoning the property for its current use. As this area of the property lacks public accessibility, visibility, parking, and signage, there is not much else this total building area of 54,000 s.f. can be used for. We are also willing to restrict truck and trailer overnight parking, number of deliveries and activity for this area of the property, but it is extremely important that we be allowed to continue to use this back of building area in the same manner it has been since 2015. The economic consequences of the loss of income from this portion of the Shopping Center would be devastating financially and put the property in a very precarious financial position, which would certainly not be in our or the Town's best interests.

**TOWN OF PLAINFIELD
BOARD OF ZONING APPEALS**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

the proposed use will not overburden public streets or create dangerous conditions, as the building on the subject property was originally designed to accommodate truck traffic.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

there is adequate separation between the proposed use and the adjacent uses, which are either commercial or multifamily. The multifamily property was split off from the subject property.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

the main building on the subject property, a former Wal-Mart, has too much depth for smaller retailers, which now populate the subject property.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

the proposed use is a permitted accessory use, but there is no recognition of an accessory use becoming a permitted primary use in the zoning ordinance, even following protracted periods of vacancy.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

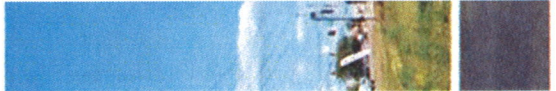
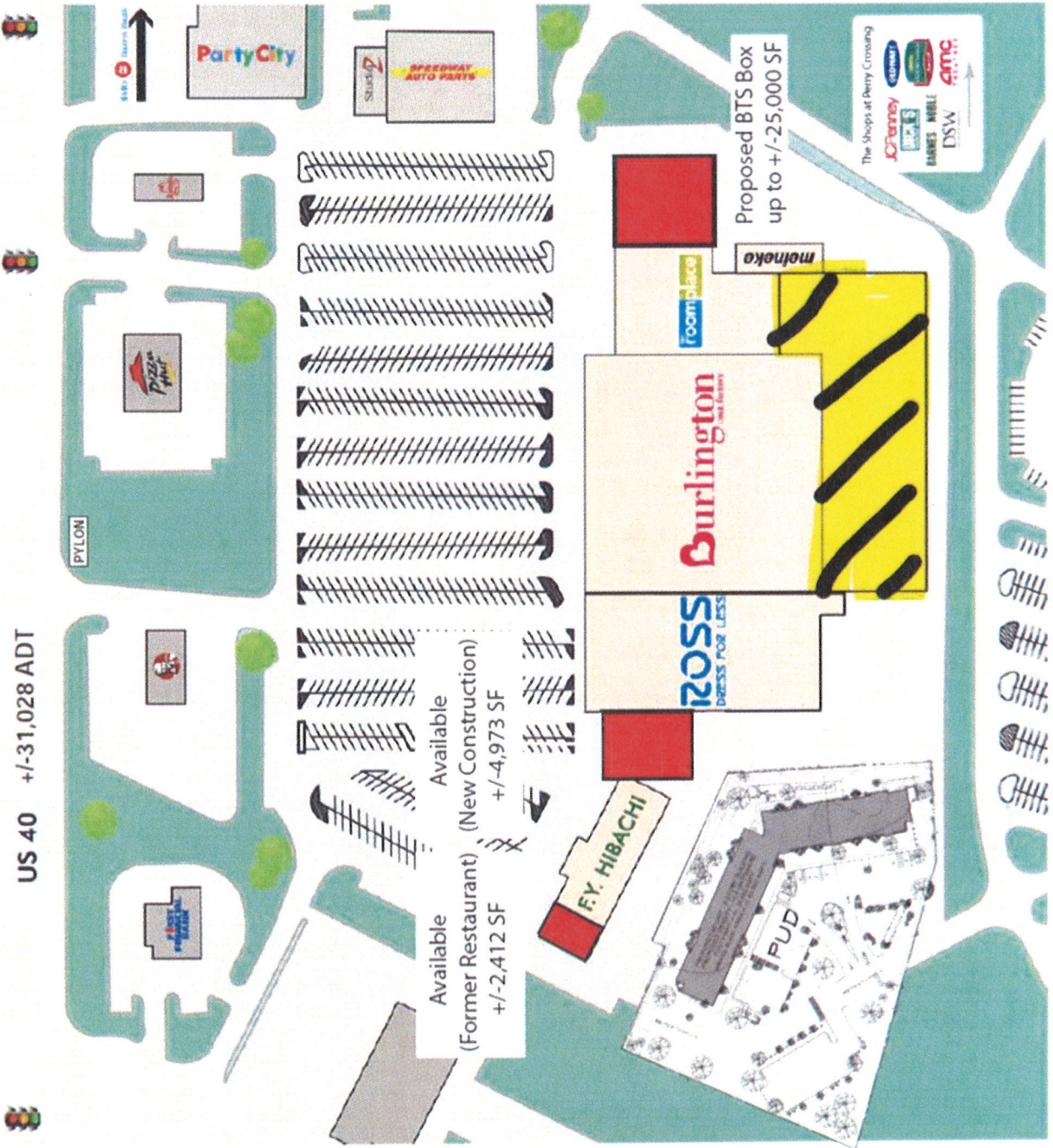
the proposed use is merely occupying the back portion of an existing large commercial building, and nothing about the proposed use precludes ongoing use of the majority of the building to be used for commercial purposes.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

US 40 +/-31,028 ADT



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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 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.

TRACT II:

Non-exclusive utility easement and easement for ingress, egress, and delivery as set forth in Declaration of Easements, Covenants and Restrictions, by and between Horne Properties, Inc. and TSC Industries, Inc., dated July 18, 1989 and recorded July 28, 1989 as Instrument #1576 in Book 118 Page 212 of the Hendricks County records.

TRACT III:

A perpetual mutual reciprocal and non-exclusive easement for ingress and egress, for drainage purposes, and for utility purposes as set forth in Declaration of Easements and Covenants, by and between Russell P. Wurster and Premier Venture I, LLC, dated August 17, 1994 and recorded September 27, 1994 as Instrument #19174 in Book 143 Page 762, of the Hendricks County records, as amended by First Amendment to Declaration of Easement and Covenants, dated April 23, 1996 and recorded May 3, 1996 as Instrument #9600009072, in Book 154 Page 1 and Second Amendment to Declaration of Easements and Covenants, dated December 21, 2004 and recorded December 27, 2004 as Instrument #200400038920, in Book 553 Page 2323 of the Hendricks County records.

TRACT IV:

Non-exclusive utility easement and easement for ingress and egress and pedestrian and vehicular traffic as set forth in Declaration of Easement, Covenants and Restrictions, by Horne Properties, Inc., dated August 8, 1991 and recorded October 2, 1991 as Instrument #8412 in Book 127 Page 738 of the Hendricks County records.

TRACT V:

Ingress and egress easement and drainage easement as set forth in Grant of Perpetual Easements for Ingress and Egress and for Drainage Purposes, by and between Palm Beach Plaza Associates, L.P. and Horne Properties, Inc., dated May 10, 1990 and recorded May 18, 1990 as Instrument #4660 in Book 121 Page 734 of the Hendricks County records.

TRACT VI:

Sign easement as set forth in Warranty Deed from Horne Properties, Inc. to Indiana Commercial Properties, dated March 1, 1990 and recorded March 5, 1990 in Book 308 Page 108 of the Hendricks County records.

Property Address: 2575 E. Main St., Plainfield, IN
Tax ID No.: 32-09-30-110-007.000-012

WOK

201521502 DEED \$28.00
09/16/2015 02:03:59P 6 PGS
Theresa D. Lynch
Hendricks County Recorder IN
Recorded as Presented

DULY ENTERED
FOR TAXATION

SEP 16 2015



PREPARED BY:
Kevin M. Kerr, P.C.
16600 Dallas Parkway
Suite 310
Dallas, Texas 75248

Cinda Kattan
AUDITOR HENDRICKS COUNTY

WHEN RECORDED RETURN TO:
Linsey R. Neyt, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street
Suite 1300
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

021-130521-110007

THE STATE OF INDIANA

COUNTY OF HENDRICKS

- ✓ Grantor: OWM Venture II, LLC, a Texas limited liability company
- ✓ Grantee: Core Metropolis, LLC, a Illinois limited liability company

Property: See Exhibit A

For valuable consideration, Grantor has GRANTED, SOLD AND CONVEYED, and by this instrument does GRANT, SELL AND CONVEY the Property and any improvements thereon unto Grantee, together with all right, title and interest of Grantor, if any, in and to any and all roads, easements, streets and ways bounding the Property, all rights of ingress and egress, and all rights and appurtenances thereto in anywise belonging to Grantor with respect to the Property.

SUBJECT, HOWEVER, to the exceptions to title set forth on Exhibit B, to the extent that such matters are valid and affect the Property as of this date.

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, legal representatives, successors and assigns FOREVER, and Grantor does hereby bind itself and its heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Ad valorem taxes applicable to the Property have been adjusted between the parties. Grantee assumes payment of ad valorem taxes for the year 2015.

RETURN TO
Chicago Title
Closer: *Renny*
File No. 491582

28-612

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES OTHER THAN THE REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN THE CONTRACT BETWEEN GRANTOR AND GRANTEE, AS ASSIGNEE, AND THE EXPRESS SPECIAL WARRANTY OF TITLE HEREIN.

EXECUTED as of August 27, 2015.

OWM VENTURE II, LLC,
a Texas limited liability company

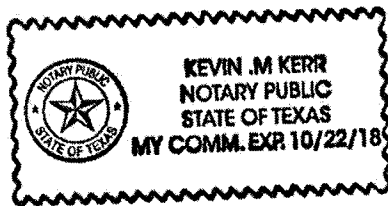
By: OWM II GP, LLC,
a Texas limited liability company

By: [Signature]
Zeshan Tabani, Vice President

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged on August 27, 2015, by Zeshan Tabani, Vice President of OWM II GP, LLC, a Texas limited liability company, as the manager of OWM Venture II, LLC, a Texas limited liability company, on behalf of said company and in the capacity therein stated.



[Signature]
Notary Public, State of Texas

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]
Zeshan Tabani

Send TAX STATEMENTS TO: Core Metropolis LLC
Grantee's Address! 4520 W. Lawrence Ave
Chicago, IL 60630

N:\A Client\A Tabani\IN Metropolis OWM 2015\Close Docs\1 Special Warranty Deed.03.docx

Exhibit A
Legal Description

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TRACT V:

Ingress and egress easement and drainage easement as set forth in Grant of Perpetual Easements for Ingress and Egress and for Drainage Purposes, by and between Palm Beach Plaza Associates, L.P. and Horne Properties, Inc., dated May 10, 1990 and recorded May 18, 1990 as Instrument #4660 in Book 121 Page 734 of the Hendricks County records.

TRACT VI:

Sign easement as set forth in Warranty Deed from Horne Properties, Inc. to Indiana Commercial Properties, dated March 1, 1990 and recorded March 5, 1990 in Book 308 Page 108 of the Hendricks County records.

Property Address: 2575 E. Main St., Plainfield, IN
Tax ID No.: 32-09-30-110-007.000-012

Exhibit B
Exceptions to Title

1. Taxes for the year 2015 due in 2016 became a lien March 1, 2015 in an amount not yet determined and which are not yet due and payable.
2. Rights of tenants shown on the rent roll delivered at closing.
3. Terms, provisions and conditions of Declaration of Easements, Covenants and Restrictions by and between Horne Properties, Inc. and TSC Industries, Inc., recorded July 28, 1989 as Instrument #1576 in Book 118 Page 212.
4. Terms, provisions and conditions of Declaration of Easements, Covenants and Restrictions by Horne Properties, Inc., recorded October 2, 1991 as Instrument #8412 in Book 127 page 738.
5. Terms, provisions and conditions of Declaration of Easements and Covenants by and between Russell P. Wurster and Premier Venture I, LLC, recorded September 27, 1994 as Instrument #19174 in Book 143 Page 762, First Amendment to Declaration of Easements and Covenants, dated April 23, 1996 and recorded May 3, 1996 as Instrument #9600009072 in Book 154 Page 1 and Second Amendment to Declaration of Easements and Covenants, dated December 21, 2004 and recorded December 27, 2004 as Instrument #200400038920 in Book 553 Page 2323.
6. Grant Easement by and between Russell P. Wurster and Reffco, L.P., dated September 19, 1994 and recorded September 20, 1994 as Instrument #18686 in Book 336 Page 885.
7. Electric Line Easement granted to PSI Energy, Inc., its successors and assigns, dated August 17, 1994 and recorded December 2, 1994 as Instrument #23268 in Book 338 page 503.
8. Covenants, conditions, restrictions, building setback lines and easements as set forth in, and depicted upon, the plat of Hendricks County Plaza, II, recorded September 26, 1989 as Instrument #4502 in Plat Book 2 Page 1 (Plat Cabinet 1 Slide 42-43).
9. Covenants, conditions, restrictions, building setback lines and easements as shown on the RePlat of Lot 4 Hendricks County Plaza II, recorded February 13, 1995 as Instrument #1995-2293, Plat Cabinet 3, Slide 29, Pages 1 & 2.
10. Gas Line Easement granted to Indiana Gas Company, Inc., its successors and assigns, recorded October 5, 1999 as Instrument #19990028847 in Book 144 Page 1263.
11. Term, provisions, conditions, covenants and restrictions as set forth in Warranty Deed, dated March 1, 1990 and recorded March 5, 1990 as Instrument #1245 in Book 308 page 108.
12. Terms, provisions and conditions of Grant of Perpetual Easements for Ingress and Egress and for Drainage Purposes by and between Palm Beach Plaza Associations, L.P. and Horne Properties, Inc., dated May 10, 1990 and recorded May 18, 1990 as Instrument #4660 in Book 121 Page 734.

13. Terms, provisions and conditions of Agreement for Traffic Plan and Associated Rights, recorded April 20, 1988 as Instrument #2201 in Book 114 page 245 and Shopping Center Traffic Control Agreements, (1) dated April 11, 1988 and recorded April 20, 1988 as Instrument #2202 in Book 114 Page 251, (2) dated August 30, 1988 and recorded September 14, 1988 as Instrument #8896 in Book 115 Page 545 and (3) dated May 11, 1992 and recorded May 22, 1992 as Instrument #9520 in Book 130 Page 732.

14. Terms, provisions and conditions of foot bridge easement as set forth in Warranty Deed recorded July 13, 1992 as Instrument #12757 in Book 321 Pages 389-390.

15. Rights of Burlington Coat Factory of Indiana, LLC, Tenant, and all those claiming by, through and under them, pursuant to a Memorandum of Lease by OWM II Venture, LLC, Landlord, dated June 29, 2012 and recorded July 10, 2012 as Instrument #201216803; amended by Subordination, Non-Disturbance and Attornment Agreement by and between Burlington Coat Factory of Indiana, LLC and Frost Bank, dated September 4, 2012 and recorded September 7, 2012 as Instrument #201222993; and to the terms, provisions and conditions of said Lease and Subordination.

16. Matters shown on survey by The Schneider Corporation dated June 29, 2015 as Project No. 1019.074C showing the following:

- a) Deed overlap of 0.7' at the southwest corner of the Land; and
- b) 17 parking spaces straddle the east line of the Land.

32-09-30-100-014.000-012
S&C FINANCIAL GROUP RENTALS LLC
1238 N PENNSYLVANIA ST
Indianapolis, IN 46202

32-09-30-100-015.000-012
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE Ste 900
Orlando, FL 32801

32-09-30-100-040.000-012
Indiana state of
IDOT - REAL ESTATE DIVISION
100 N SENATE AVE RM N642
Indianapolis, IN 46204

32-09-30-100-044.000-012
Indiana state of
IDOT - REAL ESTATE DIVISION
100 N SENATE AVE RM N642
Indianapolis, IN 46204

32-09-30-100-049.000-012
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE Ste 900
Orlando, FL 32801

32-09-30-100-064.000-012
S & C FINANCIAL GROUP LLC
1238 N PENNSYLVANIA ST
Indianapolis, IN 46202

32-09-30-101-003.000-012
PLAINFIELD TOWN OF
206 W MAIN ST
Plainfield, IN 46168

32-09-30-101-006.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-105-009.000-012
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE Ste 900
Orlando, FL 32801

32-09-30-106-001.000-012
BMOC PROP PLAINFIELD LLC
9 COMMERCE DR
Brownsburg, IN 46112

32-09-30-107-001.000-012
KJS LLC UNDIV 40.9% TEN IN COM & RP
8463 CASTLEWOOD DR
Indianapolis, IN 46250

32-09-30-107-003.000-012
Golden Arch Limited Partner
McDonald's CORP
P O BOX 182571
Columbus, OH 43218

32-09-30-107-004.000-012
JOSH80-2605 LLC
C/O ROBERT JOSH LIN
7085 S COUNTY ROAD 825 E
Plainfield, IN 46168

32-09-30-107-006.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-108-001.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-108-002.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-108-003.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-108-004.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-109-001.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-110-002.000-012
ARBYS PROPERTIES LLC
C/O ARBYS PROPERTIES LLC
3 Glenlake Parkway, 5th Floor
Atlanta, GA 30328

32-09-30-110-003.000-012
HYADES B KIESEL TRUST
1003 Bishop St, Ste 1720
Honolulu, HI 96813

32-09-30-110-004.000-012
VON PEIN & GLEN LLC
4631 LISBORN DR
CARMEL, IN 46033

32-09-30-110-005.000-012
JOSH80-2605 LLC
C/O ROBERT JOSH LIN
7085 S COUNTY ROAD 825 E
Plainfield, IN 46168

32-09-30-110-007.000-012
CORE METROPOLIS LLC
PO BOX 1243
Northbrook, IL 60065

32-09-30-110-008.000-012
Indiana state of
IDOT - REAL ESTATE DIVISION
100 N SENATE AVE RM N642
Indianapolis, IN 46204

32-09-30-110-009.000-012
HARPER'S CROSSING LIMITED PARTNEF
500 S FRONT ST 10TH FL
Columbus, OH 43215

32-09-30-110-010.000-012
PERRY MARKETPLACE OUTLOT LLC
10 PARKWAY N BLVD SUITE 120
Deerfield, IL 60015

32-09-30-111-001.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-112-001.000-012
Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130

32-09-30-351-001.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-09-30-351-002.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-10-25-200-004.000-012
PLAINFIELD TOWN OF
206 W MAIN ST
Plainfield, IN 46168

32-10-25-220-001.000-012
ST VINCENT HOSPITAL AND HEALTH CARE
C/O Property Tax Department
4040 Vincennes Circle
Indianapolis, IN 46268

32-10-25-227-001.000-012
JLP-PLAINFIELD LLC
PO BOX 24550
Columbus, OH 43224

32-10-25-227-002.000-012
JLP-PLAINFIELD LLC
PO BOX 24550
Columbus, OH 43224

32-10-25-235-011.000-012
Schmitz Lawrence E & Melinda M
3521 Campbell Rd
Plainfield, IN 46168

32-10-25-235-012.000-012
Ferree John T & Reita J
3508 Smith Rd
Plainfield, IN 46168

32-10-25-235-013.000-012
Walker Jayellen
3601 Campbell St
Plainfield, IN 46168

32-10-25-235-014.000-012
MANYIK JOHN D
3512 S SMITH RD
Plainfield, IN 46168

32-10-25-235-015.000-012
ARO PROPERTIES LLC
51 MILL SPRINGS
Coatesville, IN 46121

32-10-25-235-016.000-012
ARO PROPERTIES LLC
51 MILL SPRINGS
Coatesville, IN 46121

32-10-25-235-017.000-012
BURKS THOMAS M & ELEANOR L FAMILY
1916 SWEET GUM DR
Avon, IN 46123

32-10-25-235-018.000-012
FISH DUSTIN A
8108 TIMBERWOOD DR
Plainfield, IN 46168

32-10-25-235-019.000-012
BURKS THOMAS M & ELANOR L FAMILY
1916 SWEET GUM DR
Avon, IN 46123

32-10-25-235-020.000-012
BURKS THOMAS M & ELANOR L FAMILY
1916 SWEET GUM DR
Avon, IN 46123

32-10-25-235-021.000-012
PREP TIRE STORE-PLAINFIELD LLC
5905 E GALBRAITH RD Ste 1000
Cincinnati, OH 45236

32-10-25-235-022.000-012
BURKS THOMAS M & ELANOR L FAMILY
1916 SWEET GUM DR
Avon, IN 46123

32-10-25-235-023.000-012
Indiana state of
IDOT - REAL ESTATE DIVISION
100 N SENATE AVE RM N642
Indianapolis, IN 46204

32-10-25-240-013.000-012
Maple Grove Baptist Church
11405 Maple Ln
Plainfield, IN 46168

32-10-25-240-014.000-012
SPIRES CHRISTOPHER
1848 WILLOW BEND CT
Avon, IN 46123

32-10-25-245-006.000-012
Lynch Thomas R & Kathryn J
11409 Tulip Dr
Plainfield, IN 46168

32-10-25-245-007.000-012
HASKELL JR RICKY L & STEPHANIE H/W
11405 TULIP DR
Plainfield, IN 46168

32-10-25-245-008.000-012
EVERGREEN PROPERTIES TWO LLC
6015 GATEWAY DR
Plainfield, IN 46168

32-10-25-245-009.000-012
MAPLE GROVE MHP LLC
8516 W WASHINGTON ST
Indianapolis, IN 46231

32-10-25-245-015.000-012
Shouse James David
3530 Hunt St
Plainfield, IN 46168

32-10-25-245-016.000-012
C L RAY LLC
2430 E MAIN ST
Plainfield, IN 46168

32-10-25-245-017.000-012
C L RAY LLC
2430 E MAIN ST
Plainfield, IN 46168

32-10-25-245-018.000-012
Shouse James David
3530 Hunt St
Plainfield, IN 46168

32-10-25-245-019.000-012
MAPLE GROVE MHP LLC
8516 W WASHINGTON ST
Indianapolis, IN 46231

32-10-25-245-021.000-012
HASKELL JR RICKY L & STEPHANIE H/W
11405 TULIP DR
Plainfield, IN 46168

32-10-25-287-001.000-012
PRD OWNER LLC
c/o Professional Resource Dev
PO BOX 768
Effingham, IL 62401

32-10-25-290-001.000-012
NORTH SALEM STATE BANK
PO BOX 97
North Salem, IN 46165

32-10-25-290-002.000-012
TOWN OF PLAINFIELD
206 W MAIN ST
Plainfield, IN 46168

32-10-25-292-001.000-012
FG4T LLC
2481 E MAIN ST STE 100
Plainfield, IN 46168

32-10-25-430-001.000-012
GLADDEN HARMONY HOUSING LLC
C/O GREYSTONE PROP MGT
8383 CRAIG ST STE 240
Indianapolis, IN 46250

32-10-25-430-002.000-012
GLADDEN HARMONY HOUSING LLC
C/O GREYSTONE PROP MGT
8383 CRAIG ST STE 240
Indianapolis, IN 46250

32-10-25-478-005.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138

32-10-25-478-008.000-012
METROPOLIS LIFESTYLE CENTER LLC
1770 KIRBY PARKWAY
SUITE 215
MEMPHIS, TN 38138