

Proposed Commitments
“Draft - 7/9/08”
Property located at 16201 Springmill Road (the “site”)

- A. Petitioner agrees that the site will be developed in substantial compliance with the site plan dated April 29, 2008.
- B. Petitioner agrees that the attached list of uses (“Exhibit A”) shall be the only uses permitted on the site.
- C. Petitioner agrees that trash and garbage removal by garbage trucks from dumpsters located upon the site shall not be allowed between the hours of 9:00PM and 6:00AM.
- D. Petitioner agrees that development of the site shall conform generally with the architectural character of the existing abutting Spring Mill Commons commercial integrated center. Further, franchise architecture shall be discouraged, and shall be permitted only when consistent with the overall character of the adjacent commercial integrated center.
- E. No drive-thru service windows shall be permitted on the north or west facades of any structure erected on the site.
- F. On-site free standing signage shall be limited to no greater than six (6) feet in height and shall conform to the standards of the City of Westfield (“City”) “Sign Standards”.
- G. Petitioner agrees that the existing residential curb cut to the site shall be abandoned by the Developer upon approval of any Development Plan Review for the site. Further, access to the site shall be obtained from the existing abutting private drives within the Spring Mill Commons commercial integrated center. Copies of a recorded access easement shall be provided to the City prior to the approval of a Development Plan Review for the subject site.
- H. Petitioner agrees that an eight (8) foot asphalt walk path shall be installed along the length of the Springmill Road frontage at the expense of the Developer.
- I. Petitioner agrees that up to 60 feet of total right-of-way (from the centerline) shall be dedicated to the City for Springmill Road in a manner determined by the City’s Department of Public Works.

Permitted Use List - 16201 Springmill Road
0807-REZ-02

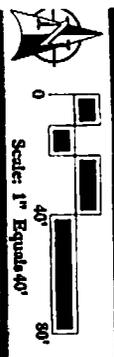
Exhibit A

Advertising and Business Signs, Fabrication
Amusement Parks
Antiques
Apartment-Hotels, Motels, Hotels
Art School
Artisan School
Assembly Halls
Auditoriums
Auto Parts Sales
Auto Rental
Bakeries
Banks and Savings & Loan Assn.
Barber and Beauty Schools
Barber and Beauty Shops
Bicycle Sales, Rental & Service
Billiard Parlor
Blueprinting, Photocopying Job Printing
Boarding and Lodging Houses
Book Stores
Bowling Alley
Business and Clerical Schools
Camera Stores
Car Wash (Indoor)
Cemetery Monument Sales
Charitable Donation Pick-Up Station
Charitable Institutions
China and Glassware Shops
Christmas Tree Sales
Churches
Civic Centers
Civic Clubs
Coin Shops
Commercial Parking Lots and Structures, Public
Commissary, Food Catering Serv.
Convents, Monasteries, Theological Schools, Rectories, Parishes
Consumer Service Offices
Credit Union Offices
Custard Stands
Dancing Schools
Day Care Centers

Delicatessen
Dentists
Department Stores - Under 10,000 Sq. Ft.
Department Stores
Discount Stores - Under 10,000 Sq. Ft.
Discount Stores
Drive-In Food and Beverage
Drug Stores
Dry Cleaning & Laundry Pickup
Educational Institutions Public and Private
Electrical Supply Store
Employment Agencies
Exhibition Halls
Exterminators
Fabric Shops
Feed Stores
Fire Stations
Floor Coverings
Florists
Frozen Food Stores & Lockers
Fraternities, Lodges
Fruit Stands, Permanent
Fruit Stands, Temporary
Furniture Stores
Furrier Shops
Galleries
Garden and Lawn Materials and Supply Stores
Gasoline Service Station
Gift Shops
Government Offices-Universities
Greenhouses, Retail
Grocery Stores
Health, Fitness, and Exercise Center
Hardware Stores
Hobby Shops
Home Remodeling Company
Home Remodeling Supplies and Materials
Hospitals (Minor), Medical and Dental Clinics and Labs
Insurance Companies

Interior Decorating
Jewelry Stores
Language Schools
Laundromats and Self-Service Dry Cleaning
Lawyers
Libraries
Liquor Stores
Loan Offices
Locksmith Shops
Luggage Stores
Mail Order Store
Major Appliance Store
Millinery
Miniature Golf, Archery, Driving Range, Trampoline Centers
Mfg. of Jewelry, with retail
Motorcycle Sales, Service, Repair and Outdoor Display
Multi-family housing
Museums
Music, Records, Instruments
Music Schools
Newspaper Distribution Station
Newspaper Publishing
Nursery - Plants, Retail
Nursing Homes
Office Buildings – General Purpose
Optometrists
Paint and Wallpaper Stores
Pet Grooming
Pet Obedience Schools
Pet Shops
Philanthropic Institutions
Photography School
Photography Studio
Photography Supplies
Physicians
Picture Framing
Plumbing Showrooms and Shop
Police Stations
Post Offices
Printing and Photocopying, Small Jobs
Private Clubs, Lodges

Professional & Technical Schools
Radio and TV Service
Real Estate Offices
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins
Restaurants and Cafeterias Having Less Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins
Restaurants With Live Entertainment
Root Beer Stands
Sanitariums
Sewing Machine Sales & Service
Schools and Kindergartens
Shoe Repair
Shoe Stores
Sporting Goods
Stationery Stores
Swim Clubs
Taverns
Taylor or Seamstress
Tennis Clubs / Facilities
Theaters - Indoor
Tire and Auto Service Center
Tobacco Shops
Tool and Light Equipment Rental
Toy Stores
Travel Bureaus
Typewriter Sales, Rental and Service
Upholsters
Veterinarians - Small Animals, No Outdoor Runs

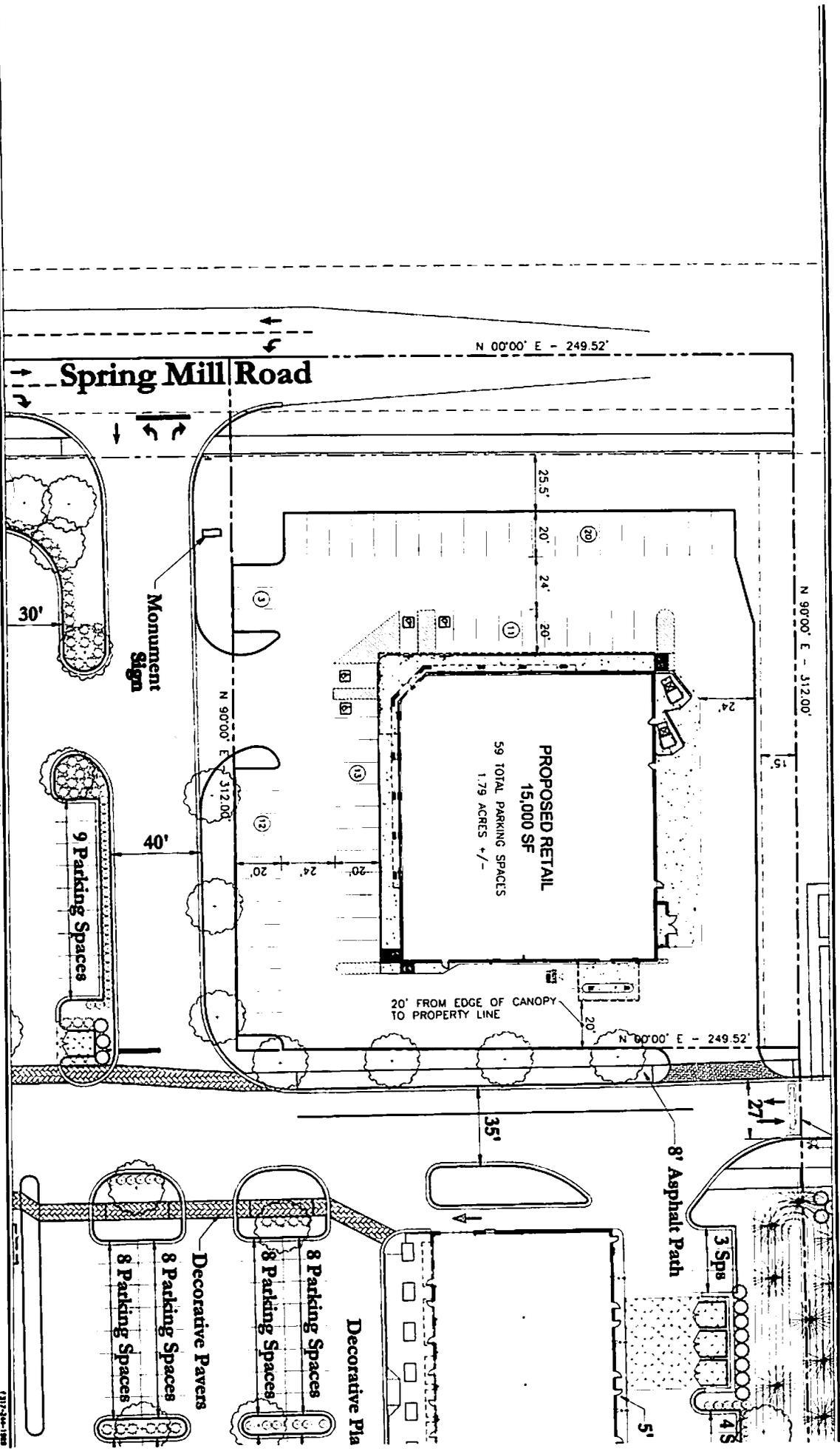
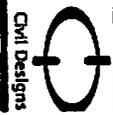


0 317-244-1888

PROPOSED RETAIL AT SPRING MILL COMMONS
CONCEPTUAL LAYOUT A
 WESTFIELD, INDIANA
 APRIL 29, 2008

2413 Designer Dan Smith, Indianapolis, IN 46241

317-244-1888



Civil Designs