



Heller Industrial Parks, Inc.

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www.HellerPark.com

Operational Plan

Date: 9/20/10

To: Mary Elliott, Senior Planner
City of Grand Prairie

From: Frederick H. Kurtz, Property Manager
Heller Industrial Parks, Inc.

RE: Special Use Permit for Central Garden & Pet (CG&P)

Background: Heller Industrial Park leases to CG&P a portion of our 183,017 square foot distribution center located at 830 SW 14th Street in Grand Prairie. Both parties have been working together in order to enter into a long-term lease agreement for the entire building. The facility lies within the SH161 Overlay district.

Operations: CG&P was attracted to this facility originally due to its large capacity of outdoor storage. CG&P would like store its clay pots and other weather-tolerant garden type product outdoors within the existing fenced-in concrete lots to the north and south ends of the facility. It has been determined by CG&P that the facility will not work for them without the outdoor storage component.

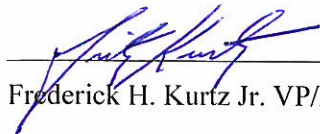
Alterations: If approved, Heller Industrial Parks will perform all of the work necessary to modify the site to provide the appropriate screening as required by the zoning ordinances governing this site.

Employees: CG&P will have between 33 and 38 employees located at this facility.

Hours: CG&P plans on operating the facility from 8:00 AM to 5:00 PM.

Respectfully Submitted,

HELLER INDUSTRIAL PARKS, INC.


Frederick H. Kurtz Jr. VP/PM