GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Mayor Michael B. Coleman

OFFICE USE ONLY

Application Number: # 14320-00609
Date Received: 26 Aug. 2014
Commission/Civic: N/A
Existing Zoning: C-4 Application Accepted by: JF Fee: $1905 pd
Comments:

TYPE(S) OF ACTION REQUESTED
(Check all that apply)

☐ Variance ☐ Graphics Plan ☒ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Request an off premises sign to sit below an existing Bob Evan's pylon sign. Sign cabinet "Hampton Inn+Suites" will use existing base of sign. Combined sign with Bob Evans if for visibility restrictions on current parcel per code CCC3382.06

LOCATION

1. Certified Address Number and Street Name 3160 Olentangy River Road
City Columbus State OH Zip 43202
Parcel Number (only one required) 010117361 00

APPLICANT

2. Name DFF Hampton, LLC
3. Address 511 N. Park Street City/State Columbus OH Zip 43215
4. Phone # 614-310-9036 Fax # 614-280-0368 Email npatel@indushotels.com

PROPERTY OWNER(S)

2. Name DFF Hampton, LLC
3. Address 511 N. Park Street City/State Columbus OH Zip 43215
4. Phone # 614-310-9036 Fax # 614-280-0368 Email npatel@indushotels.com

☐ **Check here if listing additional property owners on a separate page.**

ATTORNEY / AGENT (CIRCLE ONE)

8. Name
9. Address City/State Zip
10. Phone # Fax # Email

SIGNATURES

11. Applicant Signature Patel
12. Property Owner Signature Patel
13. Attorney / Agent Signature

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

(M) = Item required for Miscellaneous Graphics Commission action, including banners.

GRAPHICS COMMISSION APPLICATION

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Mayor Michael B. Coleman

AFFIDAVIT

14320-00609
3160 Olentangy River Rd.

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nancy Patel
of (1) MAILING ADDRESS 511 N Park Street Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 3160 Olentangy River Road, Columbus OH 43202
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) DFF Hampton, LLC
511 N. Park Street
Columbus OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
DFF Hampton, LLC
614-310-9036

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS
(5) N/A

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
See attached		

☑ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT (8) Patel
Subscribed to me in my presence and before me this 26 day of May, in the year 14
SIGNATURE OF NOTARY PUBLIC (8) Kellina J Nicholson
My Commission Expires: 5-23-16

KELLINA J. NICHOLSON NOTARY PUBLIC
COMM. EXP. MAY 23, 2016
STATE OF OHIO

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tmt

APPLICANT
DFF HAMPTON, LLC
511 N. PARK STREET
COLUMBUS OH 43215

PROPERTY OWNER
DFF HAMPTON, LLC
511 N. PARK STREET
COLUMBUS OH 43215

AREA COMMISSION

APPLICANT
DFF HAMPTON, LLC
511 N. PARK STREET
COLUMBUS OH 43215

PROPERTY OWNER
DFF HAMPTON, LLC
511 N. PARK STREET
COLUMBUS OH 43215

AREA COMMISSION

SURROUNDING PROPERTY OWNERS:
(3140 Olentangy River Road)

SANDRA DAVIDSON & SHARON VON MAUR
BOB EVANS FARMS INC
3776 S HIGH ST
PO BOX 7863
COLUMBUS, OH 43207-0863

UPH HOLDINGS LLC
21 E STATE ST STE 1800
COLUMBUS OH 43215

MEDIA GENERAL INCRATIONS
333 EAST FRANKLIN STREET
RICHMOND, VA 23219

UNION CEMETRAY ASSN
3349 OLENTANGY RIVER ROAD
COLUMBUS, OHIO 43202

NORTHERN LIGHTS
DEVELOPMENT LLC
1561 PEMBERTON DR
COLUMBUS, OHIO 43221

ABOU-RASS BASHAR
ET AL 2
4673 RAVINE DRIVE
BLOOMFIELD HILLS, MI 48301

ZIGLER PROPERTIES LTD
2955 PICKWICK DRIVE
COLUMBUS, OHIO 43221

DFF HAMPTON LLC
RIVERVIEW HOTEL LLC
511 PARK STREET
COLUMBUS, OHIO 43215

SURROUNDING PROPERTY OWNERS:
(3160 Olentangy River Road)

BURGER KING CORPORATION
ATTN: HELGA VENEGAS
PO BOX 20783
MIAMI, FL 33102-0783

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 WEST BROAD STREET ROOM #425
COLUMBUS, OHIO 43215

INDUS CORE HOTEL LLC
1515 LAKE SHORE DR
COLUMBUS, OHIO 43204

CITY OF COLUMBUS

14320-00609
3160 Olentangy River Rd.

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report **Date: Wed Aug 27 2014**

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3160 OLENTANGY RIVER RD COLUMBUS, OH 43202
Mailing Address: 511 PARK ST
COLUMBUS OH 43215

Owner: DFF HAMPTON LLC
Parcel Number: 010117361

ZONING INFORMATION

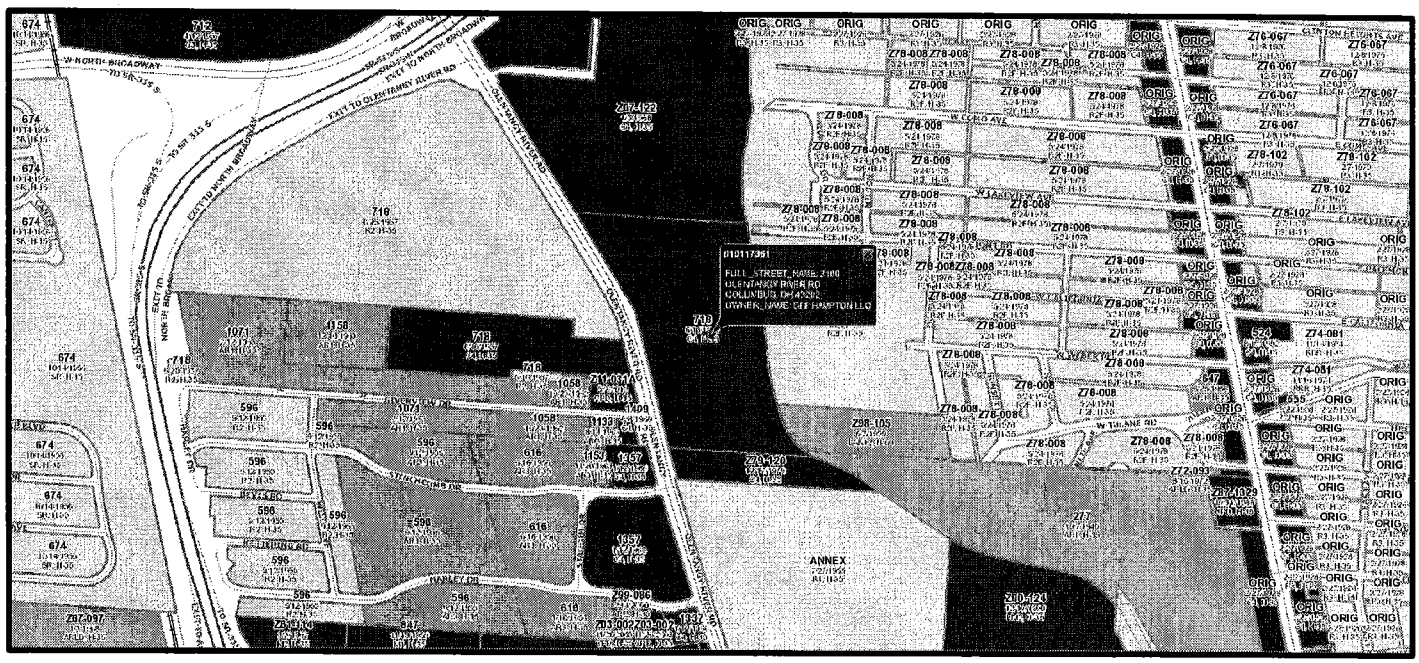
Zoning: 718, Commercial, C4
effective 6/10/1957, Height District H-35
Board of Zoning Adjustment (BZA): 07310-00000-00077
Commercial Overlay: OLENTANGY RIVER ROAD RCO
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



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14320-00609
3160 Olentangy River Rd.

STATEMENT OF HARDSHIP

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
   1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
   2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
   3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
   4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.

C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

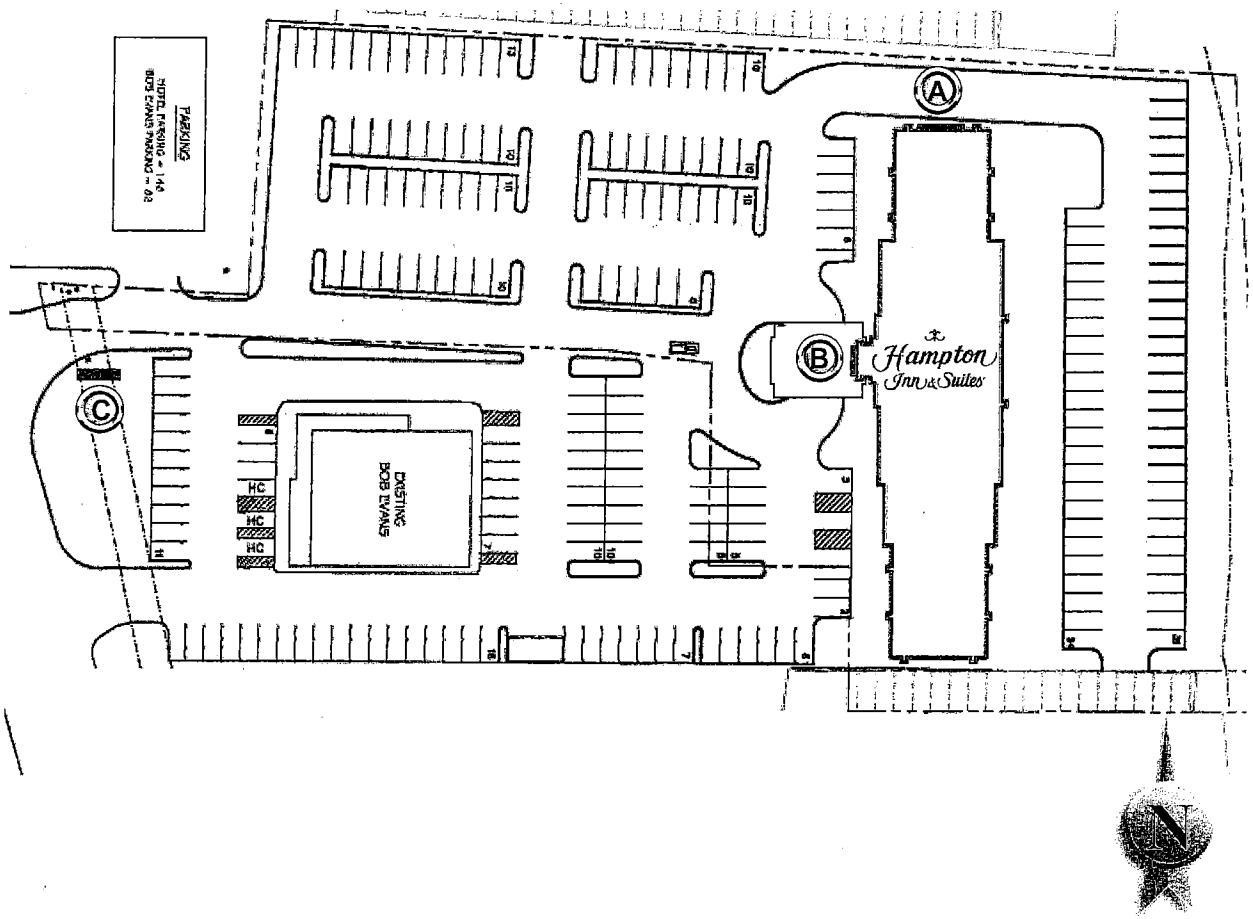
The Hampton Inn + Suites and Bob Evans share a driveway to enter both businesses. To maximize the signage visibility of the Hampton Sign, we are going to install a panel on the existing pylon sign at Bob Evans. The current location of Hampton's sign would be blocked by neighboring signage. Hampton channel letters are currently installed on our property.

Signature of Applicant Patt Date 8/25/14

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tm

SITE PLAN



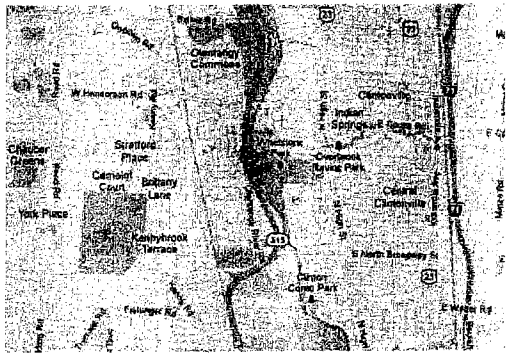
SIGNAGE SPECIFICATIONS

A **HIS BL36L**
Manufacture and Install (1) set of Channel Letters

B **HIS BL48S**
Manufacture and Install (1) set of Channel Letters

C **CUSTOM D/F MONUMENT SIGN**
Manufacture and Install (1) Custom Monument

AREA MAP



COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES
Scale: NTS	Address: Olentangy River Road
Drawn: JJ	City / State: Columbus, OH 43214
Sales: Irene R.	Client Approval: Date:

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No.	Designer	Date	Revision Notes
1	Hermes A.	04-01-13	Refer to PATHFINDER.
2	Hermes A.	04-02-13	Refer to PATHFINDER.
3	Chris C.	04-03-13	Refer to Pathfinder for more details.
4	Hermes A.	04-16-13	Refer to PATHFINDER.
5			
6			

DESIGN DRAWING 1 of 7

Request Number:
DEV-HIS1-00096-R4

File Location:
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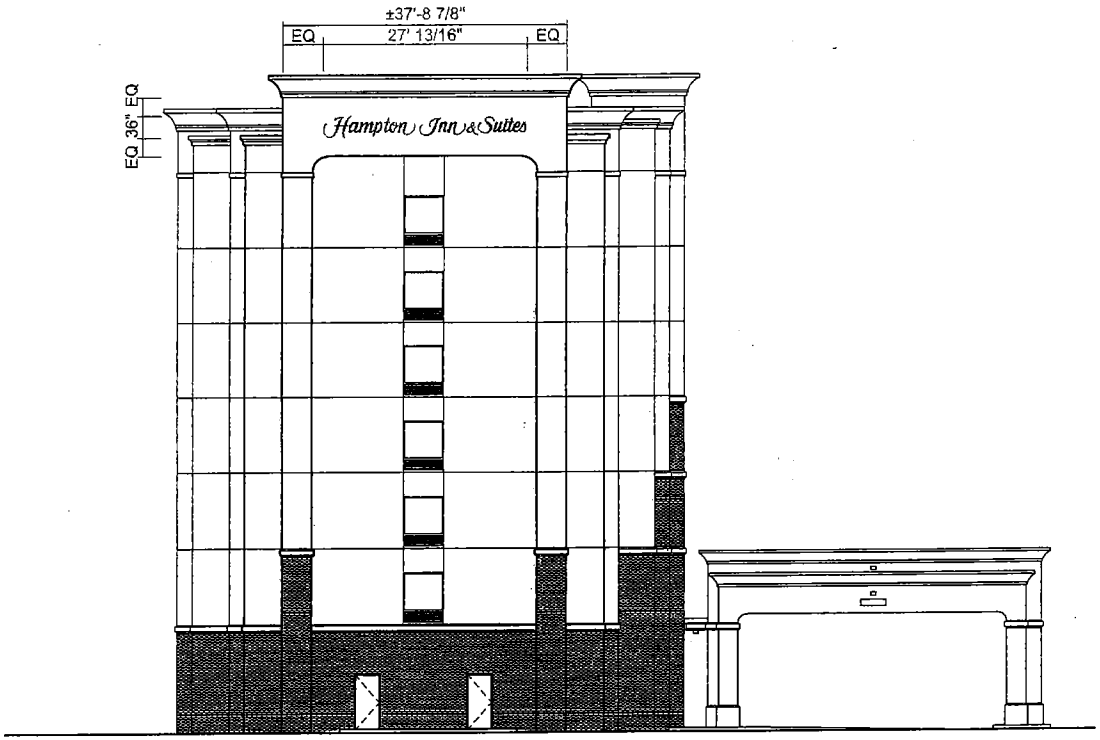
11 X 17 TEMPLATE VERSION 7.0



NORTH ELEVATION @ ILLUMINATED CHANNEL LETTERS

Scale: 1/16"=1'-0"

NOTE: CONCEPTUAL IMAGE ONLY PERMIT DRAWING REQUIRED PRIOR TO ENGINEERING

14320-00609
3160 Olentangy River Rd.

COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES		
Scale: Noted	Address: Olentangy River Road		
Drawn: JJ	City / State: Columbus, OH		
Sales: Irene R.	Client Approval:	Date:	

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4			
5			
6			

DESIGN DRAWING 2 of 7

Request Number:
DEV-HIS1-00096-R3

File Location:
W:\Account\Art\Drawings\DEV-HIS1-00096

WEST ELEVATION- CHANNEL LETTERS

B WEST ELEVATION @ ILLUMINATED CHANNEL LETTERS

Scale: 1/16"=1'-0"

NOTE: CONCEPTUAL IMAGE ONLY PERMIT DRAWING REQUIRED PRIOR TO ENGINEERING

14320-00609
3160 Olentangy River Rd.

COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES		
Scale: Noted	Address: Olentangy River Road		
Drawn: JJ	City / State: Columbus, OH		
Sales: Irene R.	Client Approval:	Date:	

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4			
5			
6			

DESIGN DRAWING 3 of 7

Request Number:
DEV-HIS1-00096-R3

File Location:
W:\Account\Art\Drawings\DEV-HIS1-00096

EXISTING PHOTO- SIGN C

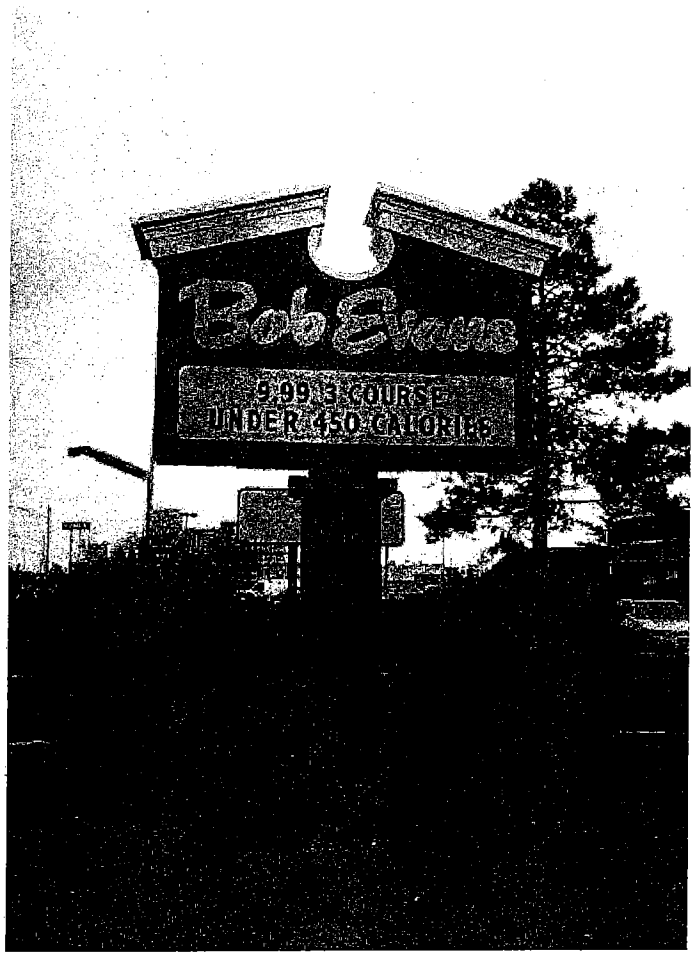
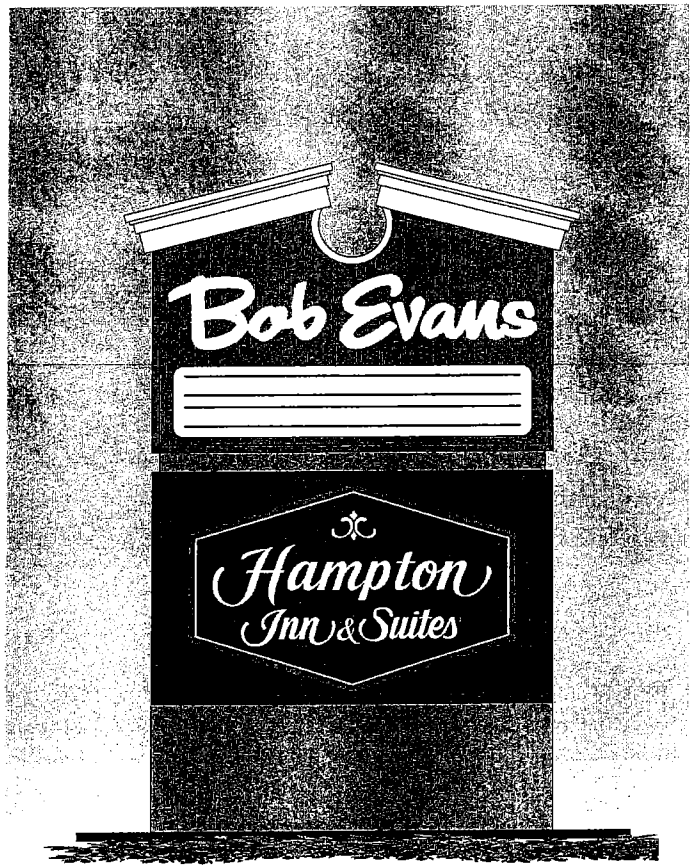


PHOTO ENHANCEMENT- SIGN C



14320-00609
3160 Olentangy River Rd.

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INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES		
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Drawn: JJ	City / State: Columbus, OH		
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6			

DESIGN DRAWING 4 of 7

Request Number:
DEV-HIS1-00096-R3

File Location:
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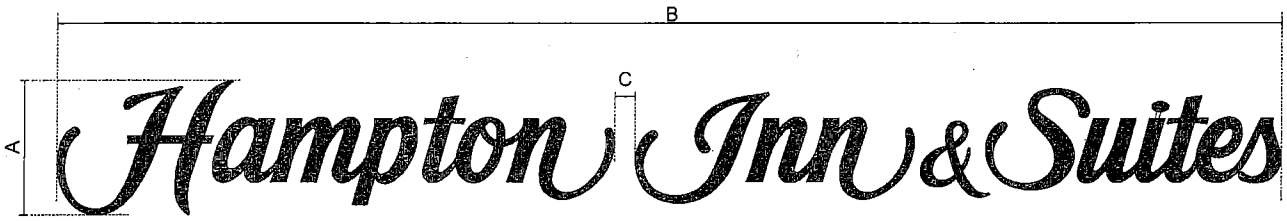


(A) LINEAR BUILDING LETTERS - REMOTE

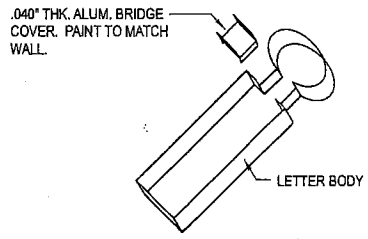
NTS

LIGHT COLORED BUILDING

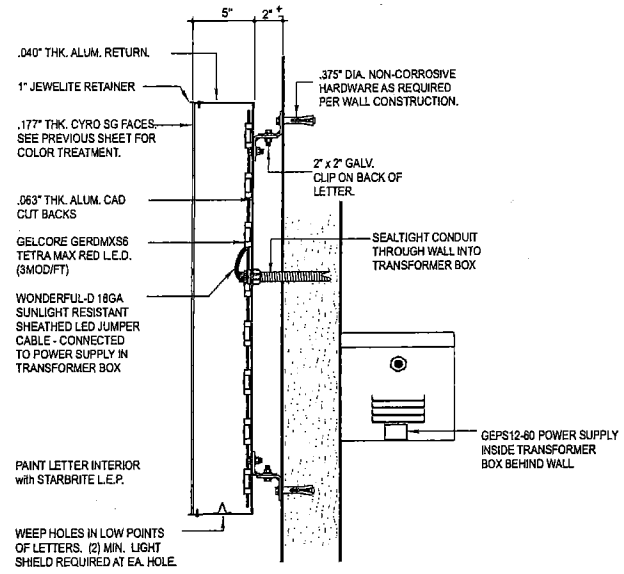
5" DEEP CHANNEL LETTERS with REMOTE POWER SUPPLIES.
.040" THK. ALUM. RETURNS with .063" THK. ALUM.
CAD CUT BACKS. RETURNS PTD. TO MATCH
MATTHEWS MP08220 BEIGE.

.177" THK. CYRO SG WRT 30 WHITE
FACES with 2nd SURFACE
3M 3630-53 CARDINAL RED VINYL APPLIED.
1" JEWELITE RETAINER PTD. TO MATCH RETURNS.

GELCORE GERDMXS6 TETRA MAX RED L.E.D. (3MOD/FT)



TYPICAL BRIDGE DETAIL NTS



LETTER SECTION-REMOTE POWER SUPPLY
NTS

SIGN NUMBER	A	B	C	AREA (SQ. FT.)	TOTAL AMPS	S.C. TOTAL AMPS	CIRCUITS REQ'D.
(A) HIS BL36L	36"	27'-0 19/16"	5 9/16"	81.20	2.55	5.95	(1) 120v, 20A
HIS BL48L	48"	36'-1 1/8"	7 3/8"	144.38	3.4	6.8	(1) 120v, 20A
HIS BL60L	60"	45'-1 3/8"	9¼"	225.57	4.25	6.8	(1) 120v, 20A

14320-00609
3160 Olentangy River Rd.

COAST SIGN INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-3847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES		
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6			

DESIGN DRAWING 5 of 7

Request Number:
DEV-HIS1-00096-R3
File Location:
W:\Account\Art\Drawings\DEV-HIS1-00096

DETAIL @ CHANNEL LETTERS

14320-00609
3160 Olentangy River Rd.

STACKED BUILDING LETTERS

SCALE: 3/8" = 1'-0"

LIGHT COLORED BUILDING

5" DEEP CHANNEL LETTERS with REMOTE POWER SUPPLIES.

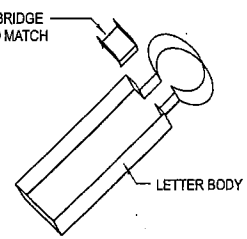
.040" THK. ALUM. RETURNS with .063" THK. ALUM. CAD CUT BACKS. RETURNS PAINTED 313 DK. BRONZE.

.177" THK. CYRO SG 3RK32 RED FACES.

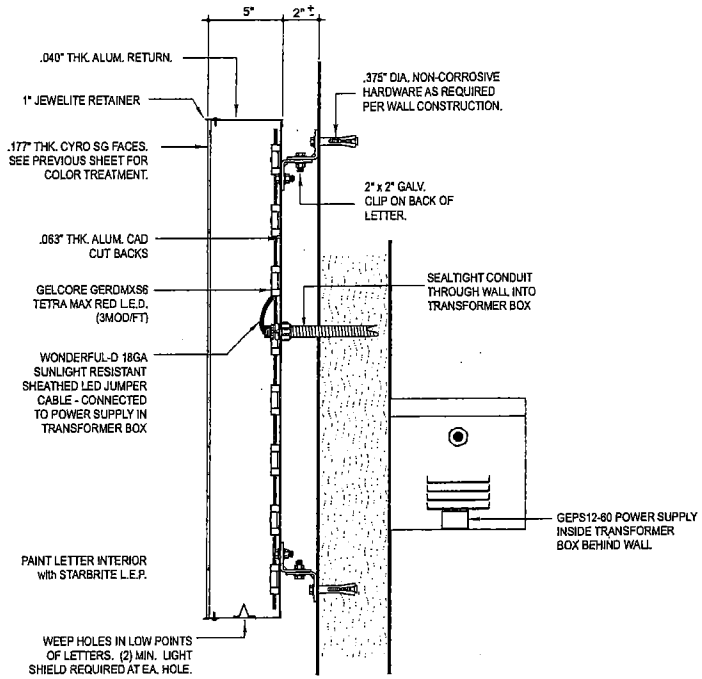
1" DK. BRONZE JEWELITE RETAINER.

GELCORE GERDMXS6 TETRA MAX RED L.E.D. (3MOD/FT)

ONE 20AMP/120V CIRCUIT REQUIRED



TYPICAL BRIDGE DETAIL NTS



LETTER SECTION-REMOTE POWER SUPPLY
NTS

SECONDARY OPTION: VERIFY ACCESS BEHIND WALL BEFORE MOVING FORWARD with THIS OPTION.

SIGN NUMBER	A	B	C	D	AREA (SQ. FT.)	TOTAL AMPS	S.C. TOTAL AMPS	CIRCUITS REQ'D.
HIS BL36S	36"	14'-3 3/8"	5'-6"	10 1/16"	78.55	2.55	5.95	(1) 120v, 20A
Ⓑ HIS BL48S	48"	19'-0 1/2"	7'-4"	13 7/16"	139.64	3.4	6.8	(1) 120v, 20A
HIS BL60S	60"	23'-9 5/8"	9'-2"	16 3/4"	218.19	4.25	6.8	(1) 120v, 20A

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4			
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6			

DESIGN DRAWING 6 of 7

Request Number:
DEV-HIS1-00096-R3

File Location:
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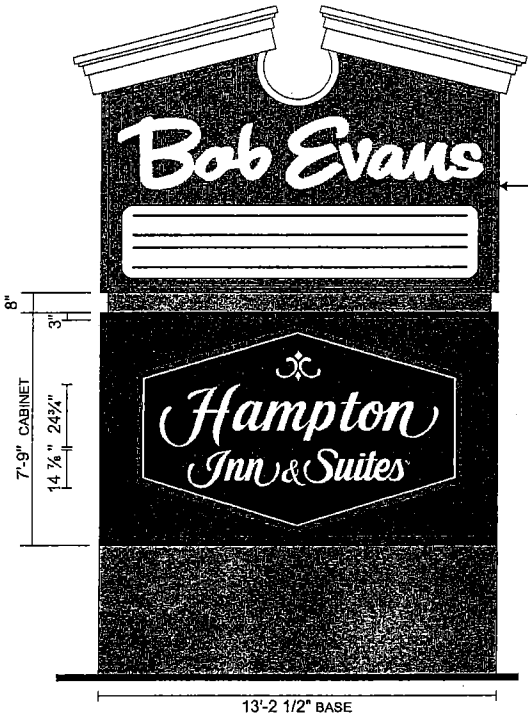
DETAIL @ MONUMENT SIGN



EXISTING SIGN

NOTE: BASE WIDTH TO MATCH EXISTING BOB EVANS CABINTE

D/F CUSTOM MONUMENT SIGN

SCALE: 1/4"=1'-0"

.063" THK. FABRICATED D/F ALUM. SIGN CABINET - 3 ¼" RETAINERS & FILLER PAINTED TO MATCH PMS 425 GREY PAINT INSIDE CABINET LIGHT ENHANCING WHITE

"WIDE" 3M 3630-53 RED VINYL OUTSIDE BORDER (OUT TO RETAINERS)

"NARROW" 3M 3650-10 OPAQUE WHITE VINYL INSIDE BORDER

3M 945 WHITE PANAFLEX FLEXIBLE VINYL FACE W/ 3M VTB 12674 OPAQUE BLUE VINYL APPLIED TO 1st SURFACE - LETTERS & GRAPHICS CUT OUT / WHITE SHOWS THRU

COPY & CARTOUCHE TO BE WHITE SHO-THRU

SIGN INTERNALLY ILLUMINATED W/800ma HIGH OUTPUT DAYLIGHT LED Light.

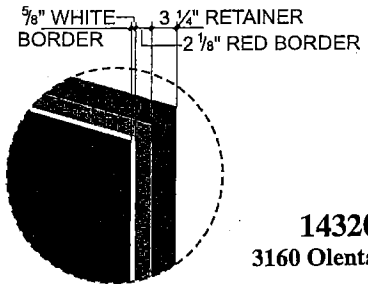
(2) 4" x 4" x ½" STEEL TUBE SUPPORT INSIDE .063" THK. FABRICATED ALUM. SUPPORT COVER - PAINT TO MATCH PMS 425c GRAY STIPPLE FINISH

12" DIA. x 4'-0" DEEP CONCRETE PIER FOUNDATION. FOUNDATION SET 2" BELOW GRADE.

SUPPORT STEEL and FOUNDATION DESIGNED FOR 30 PSF WINDLOAD.

UNDERGROUND PRIMARY ELECTRICAL SERVICE FURNISHED TO SIGN BY CUSTOMER'S ELECTRICIAN. SIGN CONTRACTOR TO MAKE FINAL CONNECTION AS DETERMINED BY LOCAL SIGN ORDINANCES.

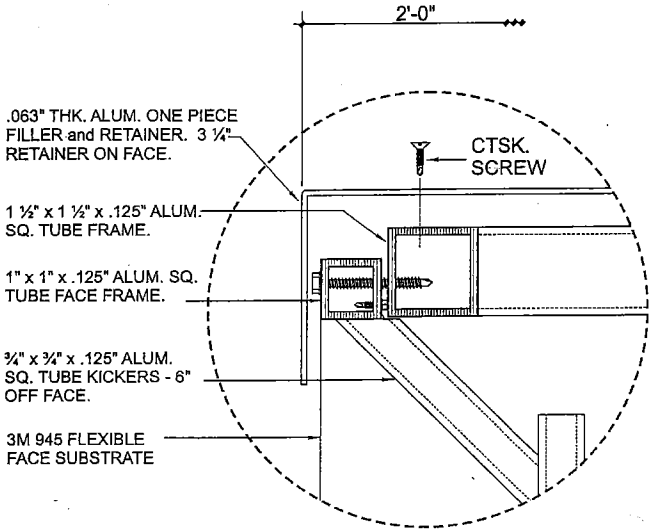
END VIEW



14320-00609
3160 Olentangy River Rd.

BORDER DETAIL

SCALE: ¾"=1'-0"



SECTION (THRU I.D. FILLER)

SCALE: 6" = 1'-0"

NOTE: CONCEPTUAL IMAGE ONLY PERMIT DRAWING REQUIRED PRIOR TO ENGINEERING WITH HILTON APROVAL

COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date: 01-01-13	Project Name: HAMPTON INN & SUITES
Scale: Noted	Address: Olentangy River Road
Drawn: JJ	City / State: Columbus, OH
Sales: Irene R.	Client Approval: Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc., And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1	Hermes A.	04-01-13	Refer to PATHFINDER.
2	Hermes A.	04-02-13	Refer to PATHFINDER.
3	Chris C.	04-03-13	Refer to Pathfinder for more details.
4			
5			
6			

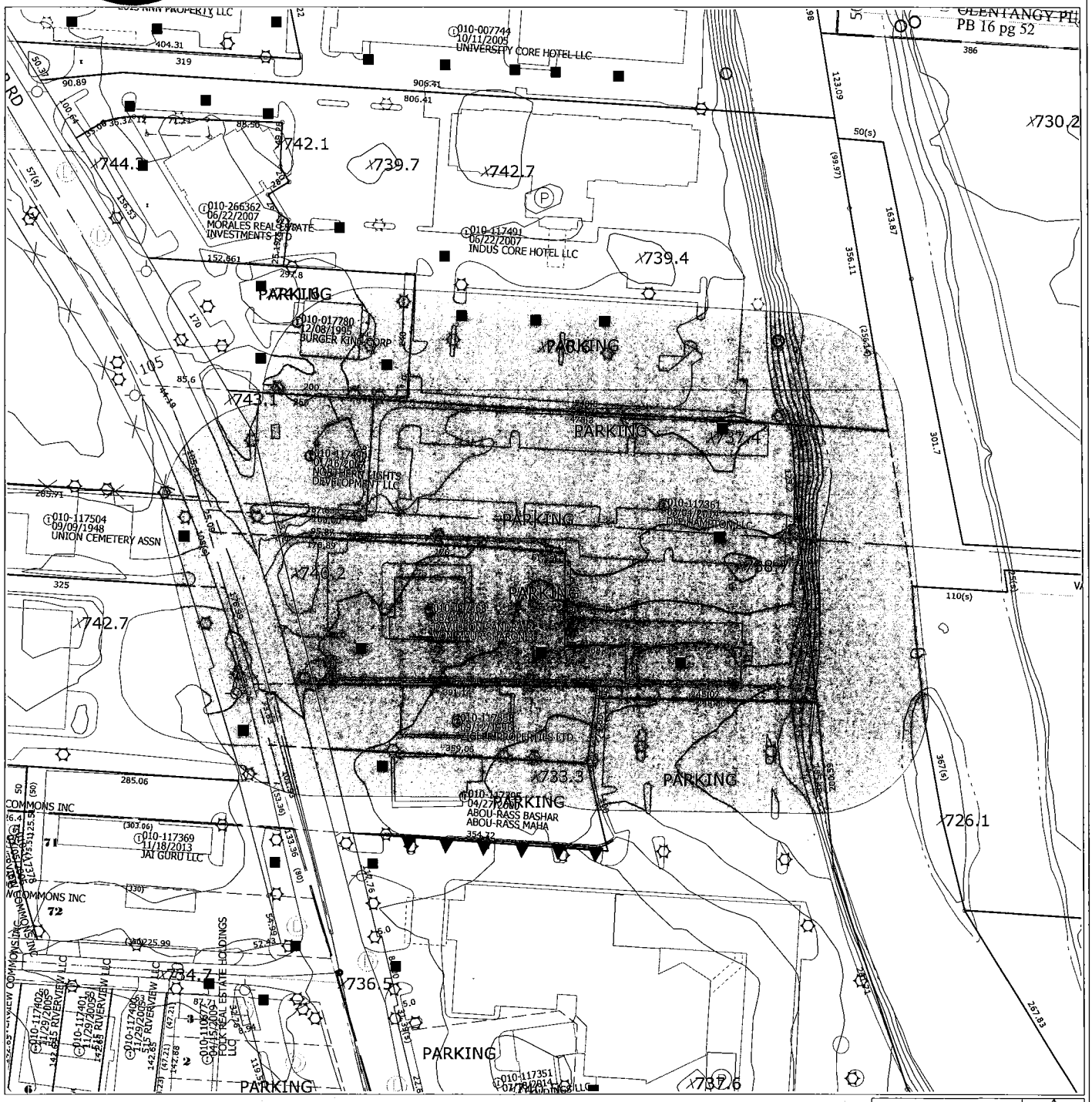
DESIGN DRAWING 7 of 7

Request Number:
DEV-HIS1-00096-R3

File Location:
W:\Account\Art\Drawings\DEV-HIS1-00096

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 8/26/14**



Scale = 165'

Grid

Disclaimer

This map is prepared for the real property inventory within this county. It
survey plats, and other public records and data. Users of this map are not
information sources should be consulted for verification of the informatio
county and the mapping companies assume no legal responsibilities for th
Please notify the Franklin County GIS Division of any discrepancies.

14320-00609

3160 Olentangy River Rd.

Real Estate / GIS Department

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010-117368 **Project Name:** BOB EVANS RESTAURANT

House Number: 3140 **Street Name:** OLENTANGY RIVER RD

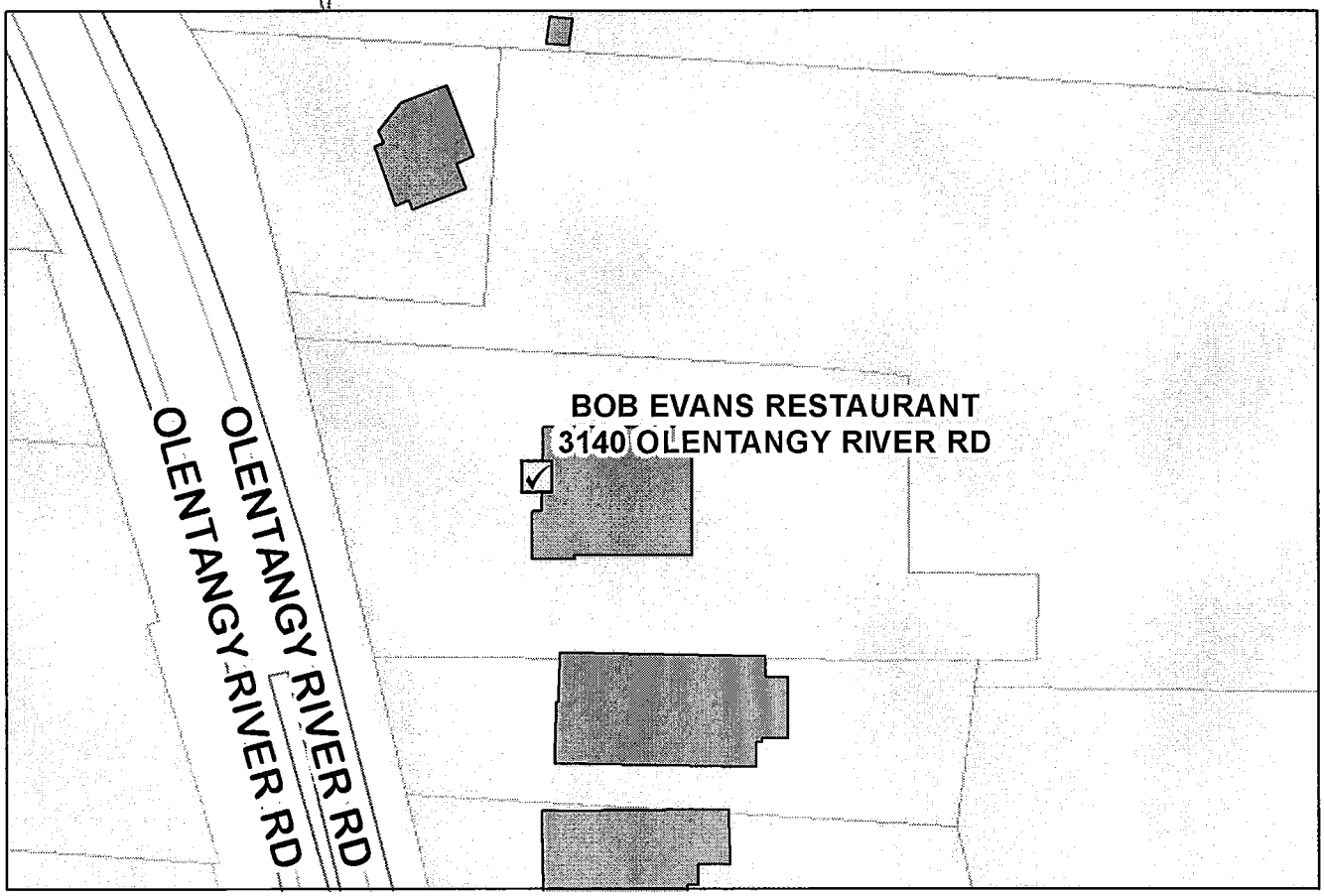
Lot Number: **Subdivision:**

Work Done: REMODEL **Complex:**

Owner: DAVIDSON SANDRA R VON MAUR SHARON R

Requested By: UNKNOWN

Printed By: Alfred Carmon **Date:** 8/25/2014



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 469437

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

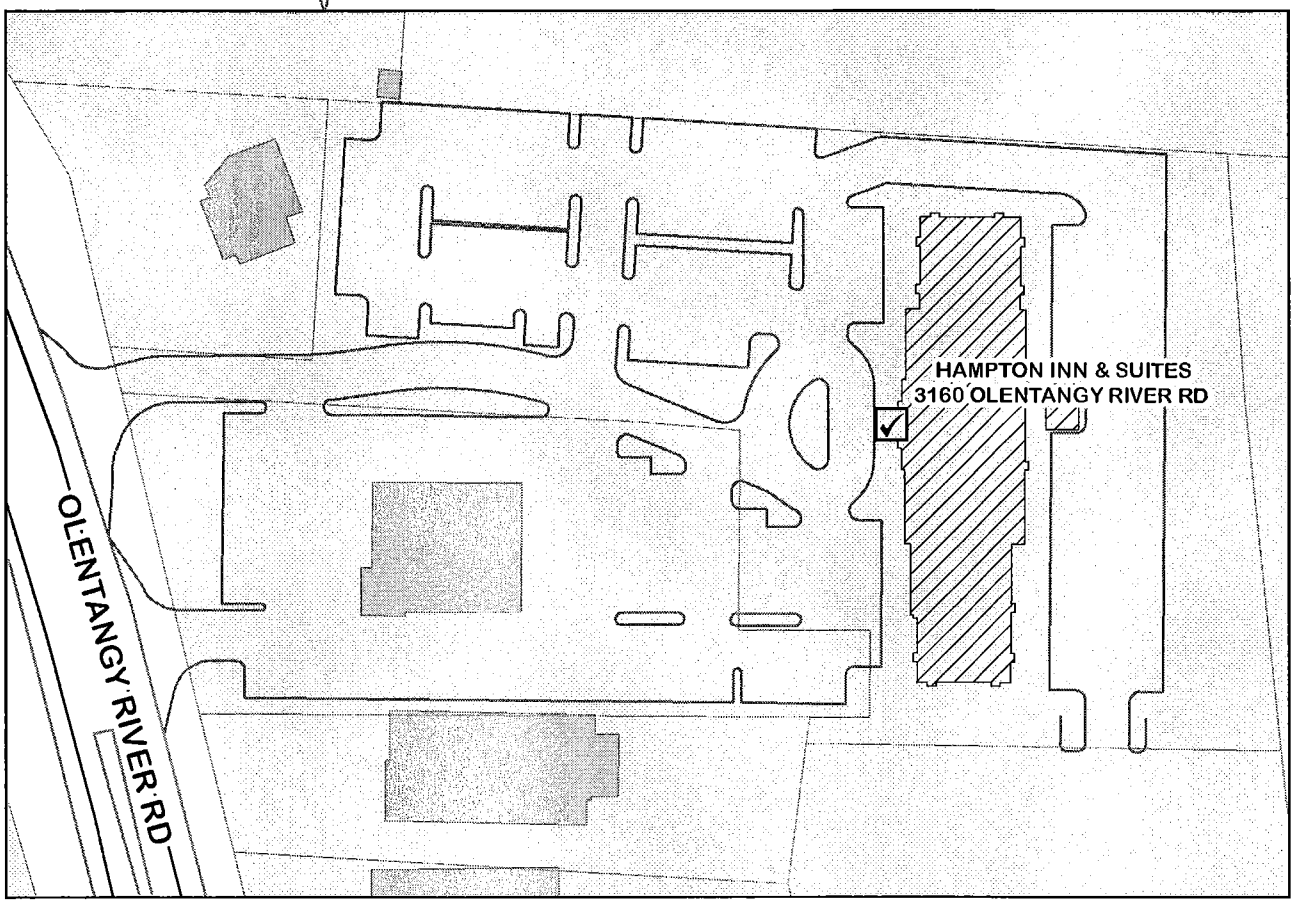
Parcel ID: 010117361
House Number: 3160
Lot Number: N/A
Work Done: NEW

Project Name: HAMPTON INN & SUITES
Street Name: OLENTANGY RIVER RD
Subdivision: N/A
Complex: RIVERVIEW HOTEL

Owner: YORK REALTY AND DECORATING CO

Requested By: E P FERRIS & ASSOCIATES INC

Printed By: Alfred Cannon **Date:** 5/13/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 10492

printed: 5/13/2013 1:20:17 PM - K:\Maproom\GIS\MAPS\AL

Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433• www.columbus.gov

14320-00609
3160 Olentangy River Rd.

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nancy Patel
Of (COMPLETE ADDRESS) 511 N. Park Street, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
DFF Hampton, LLC	511 N. Park Street, Columbus OH 43215

SIGNATURE OF AFFIANT Patel

Subscribed to me in my presence and before me this 26 day of Aug, in the year 14

SIGNATURE OF NOTARY PUBLIC Kellina Nicholson

My Commission Expires: 5-23-16

Notary Seal Here

KELLINA J NICHOLSON, NOTARY PUBLIC
COMM. EXP. MAY 23, 2016
STATE OF OHIO

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 11/12 tm