



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 211-009 / 12335-00000 - 00037
Date Received: 4/30/12
Application Accepted By: S.P. Fee: \$2035
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5271 East Main Street, Columbus, OH Zip 43213-2503
Is this application being annexed into the City of Columbus Yes No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address 010-233642-00
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) LC4 Requested Zoning District(s) C3
Recognized Area Commission Area Commission or Civic Association N/A
Proposed Use or reason for rezoning request: Office or Nail Salon
(continue on separate page if necessary)
Proposed Height District: _____ Acreage 1.131
[Columbus City Code Section 3309.14]

APPLICANT:

Name Spirit Master Funding, LLC fka Spirit SPE Portfolio 2004-6, LLC
Address 14631 N. Scottsdale Rd., Suite 250 City/State Scottsdale, AZ Zip 85254
Phone # 480-606-0820 Fax # 480-606-0826 Email llansing@spiritfinance.com

PROPERTY OWNER(S):

Name Spirit Master Funding, LLC fka Spirit SPE Portfolio 2004-6, LLC
Address 14631 N. Scottsdale Rd., Suite 250 City/State Scottsdale, AZ Zip 85254
Phone # 480-606-0820 Fax # 480-606-0826 Email llansing@spiritfinance.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Hope Sherman
Address 4200 Regent Street-Suite 200 City/State Columbus, Ohio Zip 43219
Phone # 614-270-2733 Fax # 888-371-2405 Email: hsherman@capitolrea.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joni G. Barrett
of (1) MAILING ADDRESS 14631 N. Scottsdale Rd., Suite 200, Scottsdale, AZ 85254

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) CERTIFIED ADDRESS FOR ZONING PURPOSES 5271 East Main Street, Columbus, OH 43213-2503
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) 1/30/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Spirit Master Funding, LLC fka Spirit SPE Portfolio 2004-6, LLC
14631 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85254

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Spirit Master Funding, LLC fka Spirit SPE Portfolio 2004-6, LLC
480-606-0820

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) 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(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this

27 day of January, in the year 2012

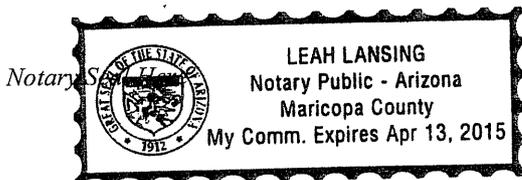
SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

4-13-15

This Affidavit expires six months after date of notarization.



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SURROUNDING PROPERTY OWNERS WITHIN 125 FEET OF SUBJECT SITE

RAYMOND E BAKER III
3265 DARRACQ CIR
COLUMBUS OH 43223

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

CLARE ACQUISITIONS LLC
5565 AIRPORT HWY
TOLEDO OH 43615

COOKER RESTAURANT CORPORATION
8725 DUNWOODY PL STE 1
ATLANTA GA 30350

EAST MAIN PROFESSIONAL
CAMPUS LLC
2570 OAKSTONE DR
COLUMBUS OH 43231

RBC SERVICES LTD
318 S COLUMBIA AVE
COLUMBUS OH 43209

WYANDOTTE ATHLETIC CLUB LLC
5198 RIDING CLUB LN
COLUMBUS OH 43213

212-008

Applicant/Owner
Spirit Master Funding, LLC
14631 N. Scottsdale Rd., Suite 250
Scottsdale, AZ 85254

Agent
Hope Sherman
Capitol Real Estate Advisors, Inc.
4016 Townsfair Way-Suite 220
Columbus, Ohio 43219

RAYMOND E BAKER III
3265 DARRACQ CIR
COLUMBUS OH 43223

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

CLARE ACQUISITIONS LLC
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318 S COLUMBIA AVE
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WYANDOTTE ATHLETIC CLUB LLC
5198 RIDING CLUB LN
COLUMBUS OH 43213

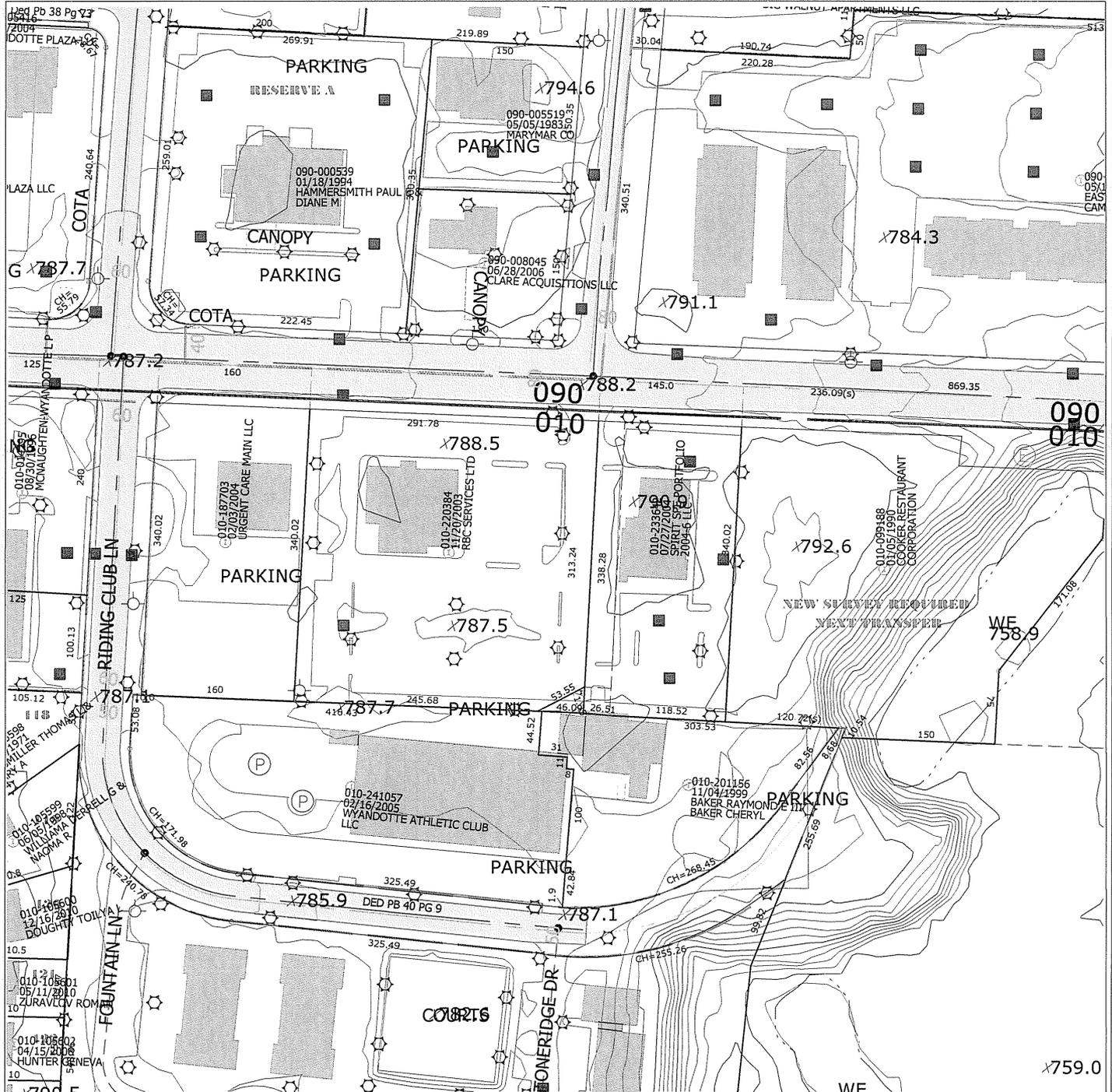
212-008



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/27/12



Disclaimer

Scale = 150



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

FAIRWAY BLVD

5271 East Main Street
Approximately 1.1 acres
L-C-4 to C-3

ST

388-148
AR1
3/27/1887

388-148
AR1
3/27/1887

388-148
AR1
3/27/1887

388-148
AR1
3/27/1887

ORIG
SR
3/27/1828

Z12-008

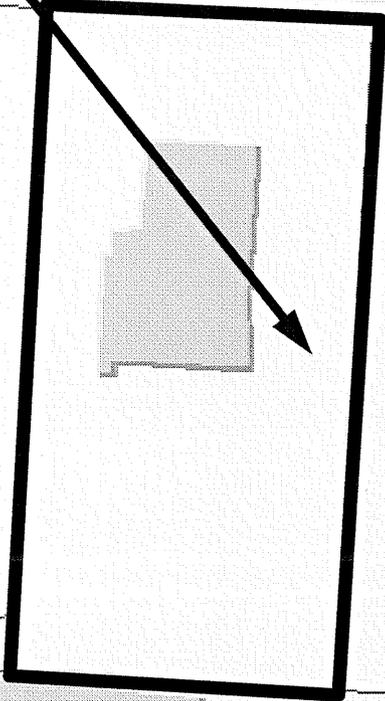
388-148
AR1
3/27/1887

388-148
AR1
3/27/1887

5271 East Main Street
Approximately 1.1 acres
L-C-4 to C-3

PLAYERS

MAIN ST



Z12-008

An aerial photograph of an industrial site. At the top, a callout box contains text. Below it, a road is labeled 'E MAIN ST'. A large rectangular area in the center is outlined in black, with a line pointing from the callout box to it. At the bottom left, another callout box contains the number 'Z12-008'. The site includes several buildings, parking lots, and a wooded area on the right side.

5271 East Main Street
Approximately 1.1 acres
L-C-4 to C-3

E MAIN ST

Z12-008



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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 # 212-008

STATE OF ~~OHIO~~ Arizona
COUNTY OF ~~FRANKLIN~~ Maricopa

Being first duly cautioned and sworn (NAME) Gregg A. Seibert
of (COMPLETE ADDRESS) 14631 N. Scottsdale Rd, Suite 200 Scottsdale, AZ 85254
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 in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. SpiritMaster Funding, LLC fka Spirit Spe Portfolio 2004-6, LLC 14631 N. Scottsdale Rd, Suite 200 Scottsdale, AZ 85254	2.
3. Leah Lansing 480315 tele 23	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Gregg A. Seibert

Subscribed to me in my presence and before me this 27 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC Leah Lansing

My Commission Expires: 4-13-15

This Project Disclosure Statement expires six months after date of notarization.



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