



#10320-00376

OFFICE USE ONLY

Comments: \_\_\_\_\_ Application Number: \_\_\_\_\_ Commission/Group: \_\_\_\_\_  
 Date Received: 7 SEP. 2000 Planning Area: \_\_\_\_\_  
 Date of Hearing: Nov. 2000 Acreage: \_\_\_\_\_  
 Fee: \$1900- Existing Zoning: \_\_\_\_\_  
 Accepted by: JF Zoning Map #: \_\_\_\_\_

## GRAPHICS COMMISSION APPLICATION

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance  Graphics Plan  Appeal  Special Permit  Miscellaneous Graphic

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

Describe: To create a new graphics plan for both wall and freestanding signs  
in conjunction with the redevelopment of the subject property

### LOCATION

1. Certified Address Number and Street Name 5500 Renner Road  
 City Columbus State Ohio Zip 43228  
 Parcel Number (only one required.) 560-202571

### APPLICANT

2. Name Northstar Realty LLC  
 3. Address 150 E. Broad St. City Columbus, OH Zip 43215  
 4. Phone# 454-5000 Fax # 454-5001  
 5. Email Address \_\_\_\_\_

### PROPERTY OWNER(S)

6. Name Motel 6 Operating LP  
 7. Address 4001 Internation Parkway City Carrollton, TX Zip 75007  
 8. Phone# \_\_\_\_\_ Fax # \_\_\_\_\_  
 9. Email Address \_\_\_\_\_

Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jackson B. Reynolds III, c/o Smith & Hale LLC  
 11. Address 37 W. Broad St., Ste. 725 City Columbus, OH Zip 43215  
 12. Phone# 221-4255 Fax # 221-4409  
 13. Email Address jreynolds@smithandhale.com

### SIGNATURES

14. Applicant Signature By: Jackson B. Reynolds III  
 15. Property Owner Signature By: Jackson B. Reynolds III  
 16. Attorney/Agent Signature Jackson B. Reynolds III

**One Stop Shop Zoning Report**  
**Building Services Division**  
**Department of Development**  
 Report date: 9/16/2010 9:16:49 AM

**Parcel Report**

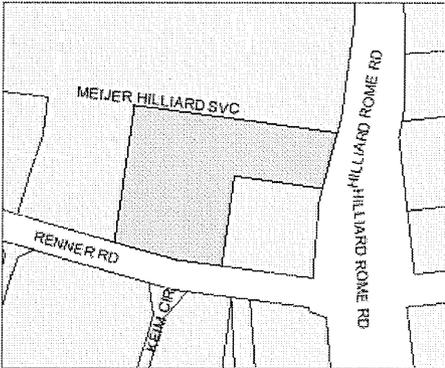
Parcel ID	Owner	Address
560202571	MOTEL 6 OPERATING L P	5500 RENNER RD COLUMBUS OH 43026

**Base Zoning Report**

Case Number	<u>Classification</u>	Height District	Map Number	General Zoning Category	Limitation Text <i>(View Document)</i>
Z72-089	C4	H-35	26	Commercial	

**Flood Zone**

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.



**AFFIDAVIT**

(See next page for instructions)

STATE OF OHIO APPLICATION # \_\_\_\_\_  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III  
of (1) MAILING ADDRESS 37 W. Broad St., Ste. 725, 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 5500 Renner Road  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of  
Development, Building Services Division on (3) September 7, 2010  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Motel 6 Operating LP  
4001 International Parkway  
Carrollton, TX 75007

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Northstar Realty LLC  
454-5000

AREA COMMISSION OR CIVIC GROUP (5) Ms. Mary Sheskey  
AREA COMMISSION ZONING CHAIR OR Far West Columbus Coalition  
CONTACT PERSON AND ADDRESS 1732 Rosemont Ave.  
Columbus, OH 43223

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 sheet		

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

SIGNATURE OF AFFIANT (8) Jackson B. Reynolds III  
Subscribed to me in my presence and before me this 31<sup>st</sup> day of August, in the year 2010  
SIGNATURE OF NOTARY PUBLIC (8) Natalie C Timmons  
My Commission Expires: 9/4/10



NATALIE C. PATRICK Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-10

**APPLICANT**

Northstar Realty LLC  
150 E. Broad St.  
Columbus, OH 43215

**PROPERTY OWNER**

Motel 6 Operating LP  
4001 International Parkway  
Carrollton, TX 75007

**ATTORNEY**

Jackson B. Reynolds, III  
c/o Smith & Hale LLC  
37 W. Broad St., Ste 725  
Columbus, OH 43215

**AREA COMMISSION**

Mary Sheskey  
Far West Columbus Coalition  
1732 Rosemont Ave.  
Columbus, OH 43223

**SURROUNDING PROPERTY OWNERS**

K Investments Limited  
1388 State Route 487  
Bloomsburg, PA 17815

Wendys International Inc.  
1155 Perimeter Center W.  
Atlanta, GA 30338

KDM & Associates LLC  
5505 Keim Circle  
Columbus, OH 43228

Tanglewood Park LLC et al.  
c/o James Holowicki  
Holowicki Enterprises Inc.  
5049 Cemetery Rd.  
Hilliard, OH 43026

Meijer Stores LP  
2929 Walker Ave. NW  
Grand Rapids, MI 49544-94

West Hill Owners Association Inc.  
c/o Jim Keim Ford Inc.  
5575 Keim Circle  
Columbus, OH 43228

R-Roof V LLC  
c/o Corelogic  
Karen Lyons  
2500 Westfield Dr., Ste. 102  
Elgin, IL 60124  
Core One Credit Union Inc.  
c/o Kemba Financial CU  
555 Officecenter Place  
P.O. Box 307370  
Gahanna, OH 43230



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 560202571

Zoning Number: 5500

Street Name: RENNER RD

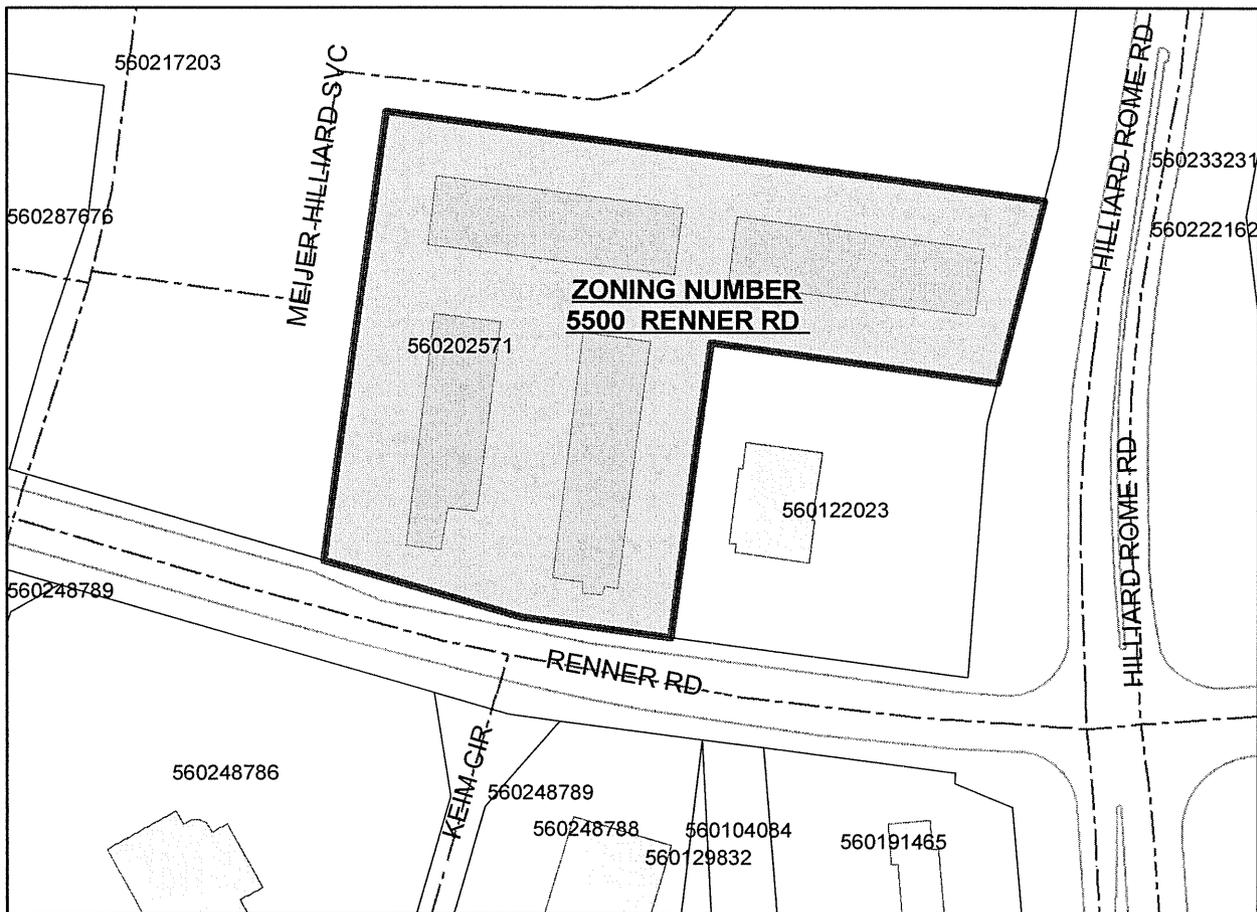
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Patricia Austin*

Date: 8/26/2010



SCALE: 1 inch = 160 feet

GIS FILE NUMBER: 6408



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



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/24/10



Disclaimer

Scale = 712



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.

Real Estate / GIS Department

September 3, 2010

## **GEORGE'S CORNER SHOPPING CENTER 2 SIGN CRITERIA**

### **BUILDING SIGN GUIDELINES**

All building signs shall be in accordance with the Graphics Code of the City of Columbus, Ohio. (Title 33, Chapter 3375)

For the purpose of analysis under the Columbus Graphic Code (Title 33, Chapter 3375), Hilliard Rome Road shall serve as the Primary Road (Multi-lane, 35 mph or less) for the Retail Building on Lot B and Renner Road shall serve as the Primary Road (Multi-lane, 35 mph or less) for the Retail Building on Lot A.

Signs, Logo's, and Corporate Symbols shall be allowed on the front, sides and rear elevations of the building, on the individual Tenant area that has been designated by the Landlord on the Graphic Elevations provided.

#### **FRONT ELEVATION (LOT A - SOUTH FACING, LOT B – NORTH FACING)**

Each Tenant shall be allowed (1) one sign to be placed on the front elevation (North Elevation) of the building facing Hilliard Rome Road. All signs on this elevation only shall be allowed a maximum height of 4'-0". The signs must fit proportionally within the individual store's sign band provided by the Landlord or façade elements provided by the Landlord. In no case shall the signage exceed 80 sq.ft. in total area. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

#### **REAR ELEVATION (LOT A - SOUTH FACING, LOT B –NORTH FACING)**

Each Tenant shall be allowed (1) one sign to be placed on the rear elevation (West Elevation) of the building facing the Meijer parking lot. All signs on this elevation shall be allowed a maximum height of 4'-0" and must fit proportionally within the sign band provided by the Landlord. In no case shall the signage exceed 50 sq.ft. in total area. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

#### **SIDE ELEVATIONS (EAST AND WEST FACING FOR BOTH BUILDINGS ON LOTS A & B)**

Each Tenant located at each of the end-caps shall be allowed (1) one sign to be placed on the side elevation of their respective sides (East or West Elevation) of the building. All signs on these elevations only shall be allowed a maximum height of 4'-0". The signs must fit

proportionally within the sign band provided by the Landlord. In no event shall the square footage of the side elevation signs exceed 80 sq.ft. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

## GENERAL

- Tenant signs shall be defined as any message that can be read from the exterior of the store.
- Tenant shall not erect or install any signs, advertising media or make changes to the Premises which can be seen from the outside of the Premises without Landlord's prior written consent. Tenant must obtain permits and pay fees to the Governmental Agencies (City of Columbus, Ohio) having jurisdiction over the sign design and installation.
- The location, character, design, color, layout, of the Tenant Sign shall be subject to the approval of the Landlord. Proper consideration will be given to logo or trademark signs used by occupants who have similar operations elsewhere.
- Tenant will not be permitted to indicate specific merchandise; specific services rendered or indicate any advertising slogans, unless specifically approved in writing by Landlord.
- Sign shall be fabricated and installed by a licensed sign contractor, approved by the Landlord, according to the requirements of local, state and national codes.
- Sign manufacturers' shop drawings showing construction and installation (including mounting devices) shall be submitted to the Landlord for approval prior to sign installation.
- Signs are to be continuously illuminated during opening hours, or as otherwise defined by the Landlord and as required by the Lease.
- All attachment devices, raceways, wiring, clips, transformers, lamps, tubes, bulbs, lighting sources, manufacturer's labels or plates, and other mechanisms required for signage shall be concealed from public view.
- If any or all the sign standards described herein are found invalid under local sign and/or zoning ordinances, regulations, or laws, to the extent that such then the Landlord may modify this sign standard to comply with such local ordinances, regulations, or laws. In no event shall the invalidity of any one (1) sign standard be deemed to invalidate all of the sign standards described herein.

The tenant is responsible for providing address signage on their storefront to identify their space. The following are requirements that must be met per the City of Columbus Fire Department.

1. Address signage is required to be installed near or on the tenant's entrance doors.
2. The font style is to be **ARIAL BOLD**. Numbers are to be 4" tall where frontage is on a street with a speed limit of 35 miles per hour or less, 6" tall where frontage is on a street with a speed limit over 35 miles per hour.
3. Numbers / Letters are to be black in color.
4. Tenants at corner locations are required to provide both the address number and street name on the storefront facing each street, regardless of the location of their entry doors.

Tenants are required to provide identification on the rear service doors per the following criteria.

1. Provide tenant name, located 5'-6" a.f.f. to the centerline of 2" tall letters. Font is to be **ARIAL BOLD**, color is to be black. Tenant name is to be centered within the

door.

2. Immediately below the tenant name is to be the address number using 3" tall letters. Font is to be **ARIAL BOLD**, color is to be black. Address number is to be centered within the door.

Hours of operation are to be located adjacent to the tenant's glass entry doors. The maximum letter height is to be 1 ½" tall. Font is to be **ARIAL BOLD**, color to be white.

### **LANDLORD MINIMUM SUBMISSION REQUIREMENTS**

1. All signage design must be submitted to and approved by the Landlord prior to submission to the City of Columbus for permits.
2. Tenants are required to submit complete fabrication drawings to Landlord, in electronic .pdf format, for approval prior to fabrication and installation. Complete submittals shall include the following:
  - a. ½" = 1' elevation
  - b. ¼" = 1' storefront elevation with signage, identifying colors of each sign element.
  - c. 1" = 1' sections showing installation, power & transformer location.
  - d. 1" = 1' section thru sign letters.
  - e. Color rendering or elevation.
  - f. Photos of similar signage.
3. Any resubmission of signage shall be complete to include all original submission. Partial revised submissions will not be accepted.

### **SPECIFICS TYPES OF SIGNS PROHIBITED**

The following types of signs and sign components and devices shall NOT be permitted:

- a. Boxed or cabinet type, except where totally recessed.
- b. Cloth, paper, cardboard, vinyl and similar stickers or decals around or on the surfaces of the storefront (including interior and exterior surfaces or doors and/or windows) except for hours of operation signage described herein.
- c. Moving or rotating signs.
- d. Noisemaking signs.
- e. Signs employing luminous, vacuum-formed type, plastic letters.
- f. Signs painted directly on the storefront sign band.
- g. Signs employing unedged or uncapped plastic letters or letters with no returns and/or exposed fastenings.
- h. Signs employing flashing, flickering, changing or moving lights of any kind.
- i. No roof-mounted signs are permitted.
- j. Sidewalk signs.
- k. Signage projecting above sign band or parapet of the building.
- l. Non-illuminated signage.
- m. Raceway or wireway mounted signage.
- n. Wireways shall be permitted as long as it is an integral part of the signage design - all signs of this nature shall be subject to Landlord approval.

No sign, advertisement, notice, decal or other lettering shall be exhibited, inscribed, painted or affixed on any storefront, unless specifically approved by Landlord: one (1) sign with Tenant's logo and hours of operation may be placed adjacent to entrance doors.

### **STOREFRONT AWNINGS**

Tenants are permitted to provide fabric awnings at elevations designated on the Landlord drawings. Awnings are required to be full length of storefront, and are not permitted to be retractable or supported from the sidewalk. The tenant is responsible for the design and structural stability of the awnings, with approval by the Landlord. Generally, color and pattern of the awnings is at the discretion of the Tenant, but are subject to Landlord approval. In no case shall the tenant be permitted to apply any type of signage or logo onto the awning. Landlord will specify structural attachments points per the Landlord's drawings. Tenants shall provide standard awning detail to landlord for approval before installation.

### **DRIVE THRU MENU BOARD**

Tenants at either building in Lot A or Lot B with a drive thru shall be permitted one drive thru menu board. Drive thru menu board shall be permitted at any location along the drive thru lane associated with the respective building. The location and design are subject to Landlord approval. Tenants shall provide drive-thru signage details to the landlord for approval before installation.

### **DRIVE THRU WAYFINDING SIGNAGE**

Wayfinding signage shall be permitted at the locations shown on the Site Graphics Plan. Wayfinding signage shall be illuminated or non-illuminate and shall not exceed 10 square feet on both sides. Maximum height of signs shall not exceed 40" in height. The location and design are subject to Landlord approval. Tenants shall provide wayfinding signage details to the landlord for approval before installation.

### **HEIGHT CLEARANCE BAR**

Tenants at either building in Lot A or Lot B with a drive thru shall be permitted one drive thru clearance bar at any location along the drive thru lane associated with the respective building. The location and design are subject to Landlord approval. Tenants shall provide clearance bar details to the landlord for approval before installation.

### **DRIVE THRU PREVIEW BOARD**

Tenants at either building in Lot A or Lot B with a drive thru shall be permitted one drive thru preview board at any location along the drive thru lane as indicate on the Site Graphics plan. A canopy shall be permitted to be incorporated with the drive thru preview board. The location and design are subject to Landlord approval. Tenants shall provide preview board and canopy details to the landlord for approval before installation.

### **MONUMENT SIGNAGE**

One (1) new monument sign shall be placed no closer than 15'-0" from the right of way lines on Hilliard Rome Road at the entrance to the site for Lot B. Monument sign shall not exceed 8'-0" in height (total including structural support base). Actual signage shall be double sided and shall not exceed 150 square feet total for both sides (75 square feet max each side). The actual signage shall be supported on a structural base and foundation with materials that are reflective of the onsite buildings. The monument sign shall be internally or externally illuminated.

The monument sign placed along Hilliard Rome Road shall have no more than 6 panels indicating the tenant's located within the retail shopping center buildings on Lot a or Lot B at the discretion of the Landlord.

### **EXISTING 20' (+/-) PYLON SIGN**

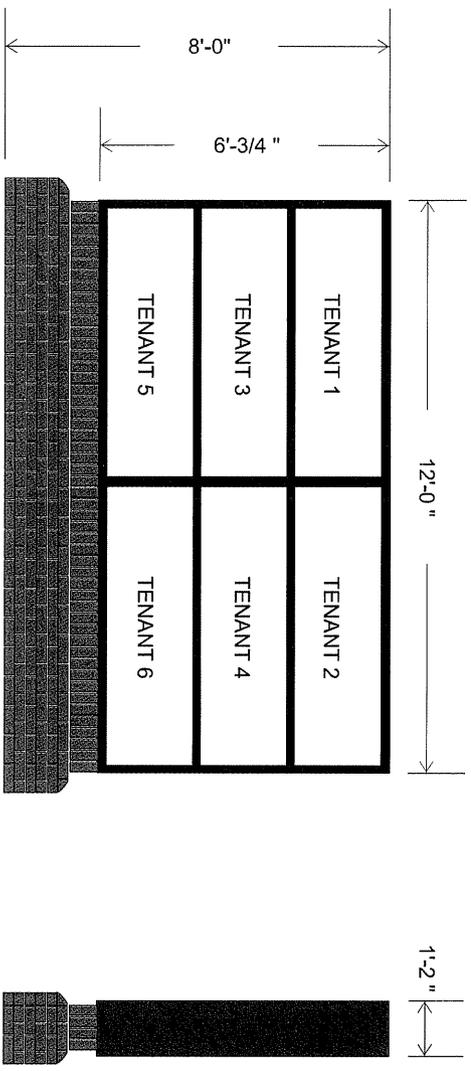
The existing 20' (+/-) pylon sign shall remain on site. The pylon sign may be split in up to seven (7) panels or less for tenant's as determined by the Landlord. Actual signage shall be double sided and shall not exceed what is existing which is approximately 60 +/- square feet total for both sides (30 +/- square feet max each side). The pylon sign shall be internally illuminated.

### **EXISTING 80' (+/-) PYLON SIGN**

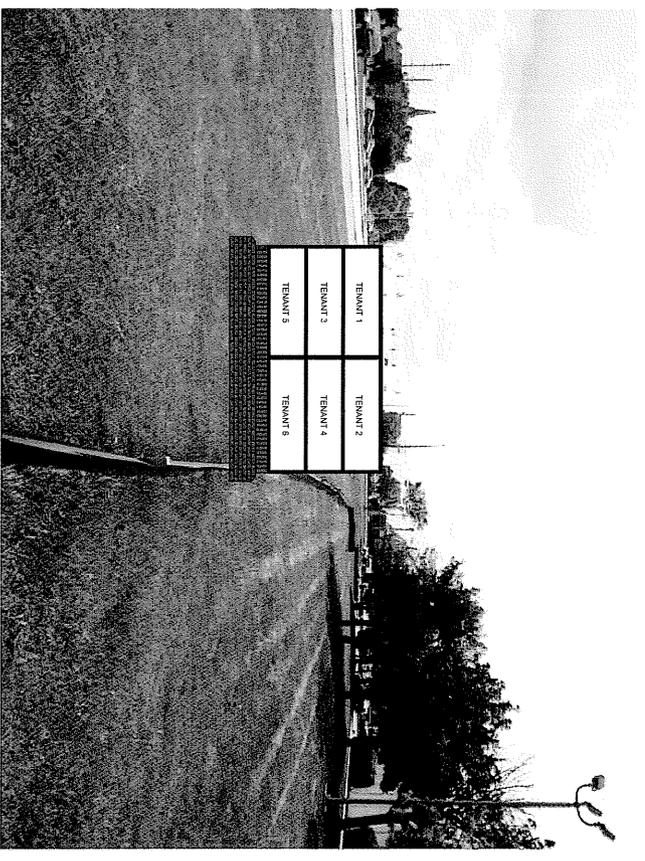
The existing 80' (+/-) pylon sign shall remain on site. The pylon sign shall be split into two (2) equal panels for tenants determined by the Landlord. Actual signage shall be double sided and shall not exceed what is existing which is approximately 312 +/- square feet total for both sides (156 +/- square feet max each side). The pylon sign shall be internally illuminated.

### **MAXIMUM NUMBER OF TENANT PANELS ALLOWED**

In no event shall any tenant on either Lot A or Lot B be permitted to have more than two panels on any of the three site signs. No tenant on either Lot A or Lot B shall be permitted to have more than one panel on any single site sign.



DOUBLE FACED ILLUMINATED MONUMENT SIGN SCALE 1/4" : 1'  
 CABINET: 14" DEEP CUSTOM FABRICATED ALUMINUM FRAME WITH  
 .090" ALUMINUM SKIN PAINTED BLACK- 2" RETAINER AND DIVIDER  
 BARS  
 FACES: 3/16" WHITE POLYCARBONATE WITH VINYL GRAPHICS APPLIED  
 FIRST SURFACE  
 ILLUMINATION: CWHO FLUORESCENT LAMPS AS REQUIRED FOR  
 PROPER ILLUMINATION  
 MOUNTING: 5.563" O.D. STEEL POLE WITH 2' X 6' DEEP CAISSON FOOTER  
 NOTE: ALL MASONRY TO BE PROVIDED BY OTHERS



# ADVANCE SIGN GROUP

"YOUR IMAGE IS OUR BUSINESS"

834 W. THIRD AVE. COLUMBUS, OHIO 43212 PH: 614.429.2111 FX: 614.429.2150



CLIENT: NORTHSTAR REALTY - MOTEL 6 REMODEL

CONSULTANT: ANDY WASSERSTROM

DESIGNER: JAMES BROOKS

CHECKED: James L Brooks

DATE: 8/27/10

CLIENT APPROVED

SIGNATURE

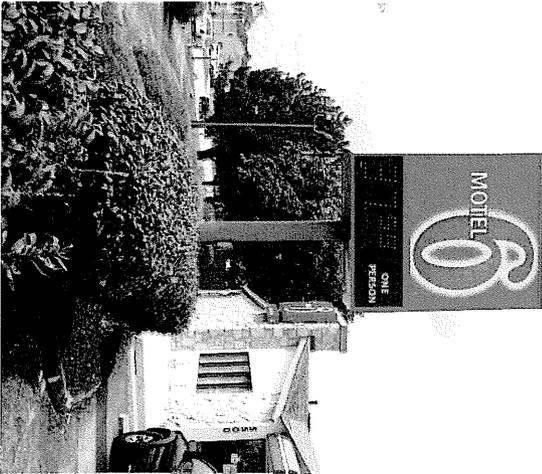
DATE

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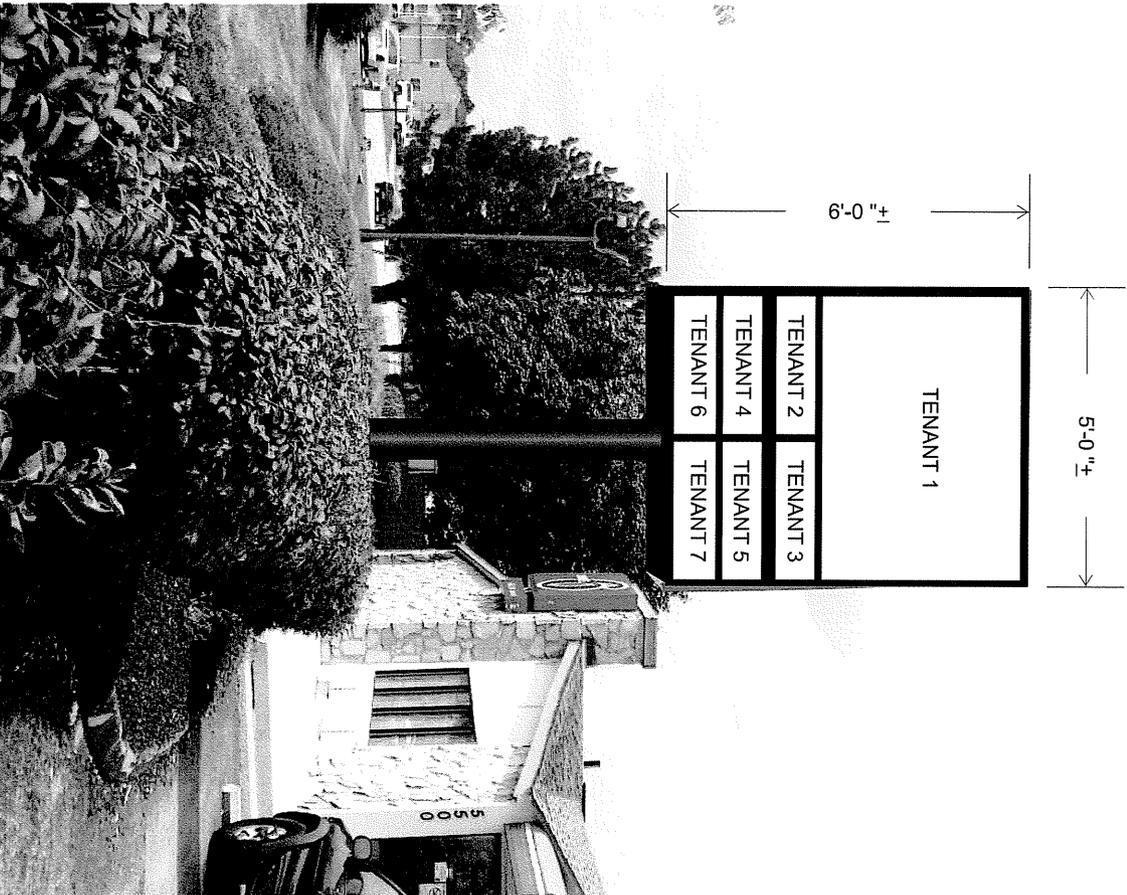
DRAWING # 31640-3

REVISION #

TENANT PANEL RETROFIT FACES (2 REQUIRED) SCALE NTS  
 FACES: REMOVE PRICING MESSAGE CENTER INSERT DIVIDER  
 BARS AND REPLACE WITH 3/16" WHITE POLYCARBONATE  
 FACES WITH VINYL GRAPHICS APPLIED FIRST SURFACE  
 NOTE: PAINT POLE AND CABINET BLACK



EXISTING SIGN



NEW SIGN

# ADVANCE SIGN GROUP

"YOUR IMAGE IS OUR BUSINESS"

834 W. THIRD AVE. COLUMBUS OHIO 43212 PH.614.429.2111 FX.614.429.2150



CLIENT: NORTHSTAR REALTY - MOTEL 6 REMODEL

CONSULTANT: ANDY WASSERSTROM

DESIGNER: JAMES BROOKS

CHECKED: James L Brooks

DATE: 9/3/10

DRAWING #  
31640-2

REVISION #  
2

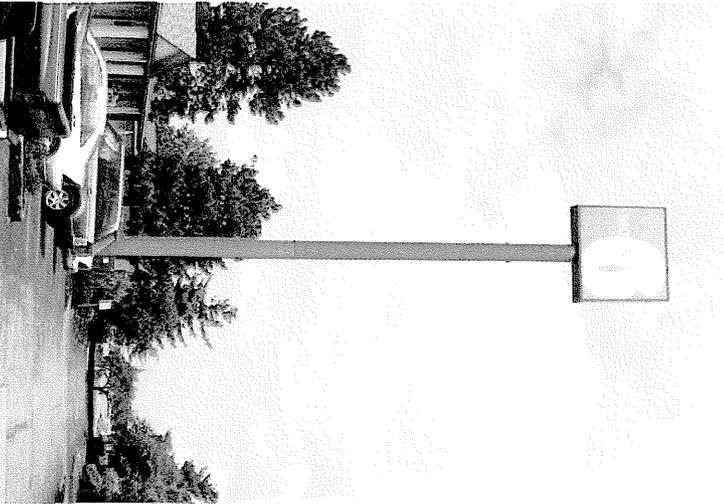
CLIENT APPROVED

SIGNATURE

DATE

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REPLACEMENT FLEX FACES (2 REQUIRED) SCALE NTS  
 FACES: FLEXIBLE VINYL WITH VINYL GRAPHICS APPLIED  
 FIRST SURFACE  
 NOTE: REPAINT EXISTING POLE AND CABINET BLACK



EXISTING SIGN



NEW SIGN

# ADVANCE SIGN GROUP

"YOUR IMAGE IS OUR BUSINESS"

834 W. THIRD AVE. COLUMBUS OHIO 43212 PH:614.429.2111 FX:614.429.2150



CLIENT: NORTHSTAR REALTY - MOTEL 6 REMODEL

DATE: 8/27/10

DRAWING # 31640-1

CONSULTANT: ANDY WASSERSTROM

DESIGNER: JAMES BROOKS

CHECKED: James L Brooks

CLIENT APPROVED

SIGNATURE

DATE

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REVISION #









# 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III  
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, Columbus, OH 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**

Northstar Realty LLC, 150 E. Broad St., Columbus, OH 43215

Motel 6 Operating LP, 4001 International Parkway, Carrollton, TX 75007

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 31<sup>st</sup> day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires:

9/4/10



NATALIE C. PATRICK-TIMMONS  
Notary Public, State of Ohio  
My Commission Expires 09-04-10