

APPLICANT: SIGMA RACING TECHNOLOGIES, CORP.

STATEMENT OF HARDSHIP

The subject property is currently zoned M-2, Manufacturing District and developed with an industrial building (40' and 60') that housed a landscape company, but is now vacant. Applicant desires to purchase the property at 3130 Scioto Darby Executive Court, Hilliard, Ohio to allow for automotive maintenance and repair within the existing building in conjunction with developing, assembling and manufacturing automotive racing parts and systems for performance cars. Automotive maintenance and repair facilities are not permitted in the M-2, Manufacturing District, while the manufacture, processing, assembling or treatment of automotive materials and products are permitted. Applicant has built and designed numerous performance cars for itself and others, as well as consulted for and assisted with other similar companies like Mead Engineering, Quantum Racing, and Applied Tuning Solutions, which has led to an increased demand for applicant's high quality skills and workmanship to be extended to servicing its clientele's general automotive needs. Also Applicant's development of its performance car business would suffer and prove most difficult if it could not service, maintain or repair those cars it designed, developed or assisted in building as well as servicing its customers general automotive needs, which provides the incentive and basic research necessary for product innovation and design improvements for automotive vehicles.

Scioto Darby Executive Park was designed and developed as an office industrial park by Standard Development Company with its own set of restrictions, reservations, covenants, easement and/or other conditions recorded in Plat Book 73, page 78, Franklin County Recorder's Office and is segregated from any residential areas by Interstate 270 to the west and Conrail Railroad to the east. In addition to the adjacent railroad tracks, mature trees and landscaping are located at the rear of the subject property as well as on the residential properties across the railroad tracts which provide adequate screening to any single-family home east of the railroad.

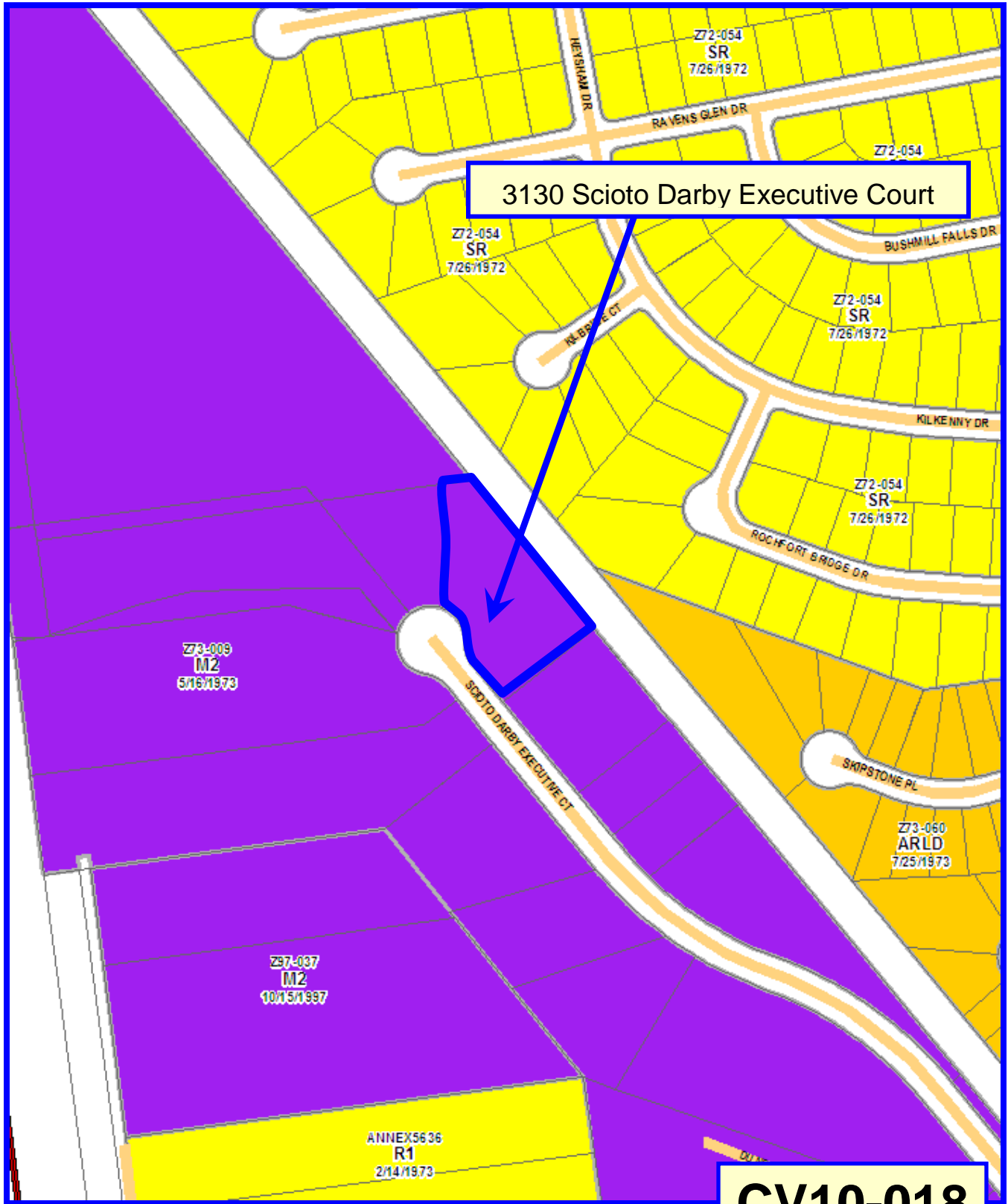
It appears that other properties in this Executive Park are allowed to service their customers' needs as well as to provide storage and assembling of parts and equipment as these business operations all appear to be conducted indoors as would Applicant's intended use. Applicant's proposed use will not unduly increase traffic in the area as it expects an average of 6

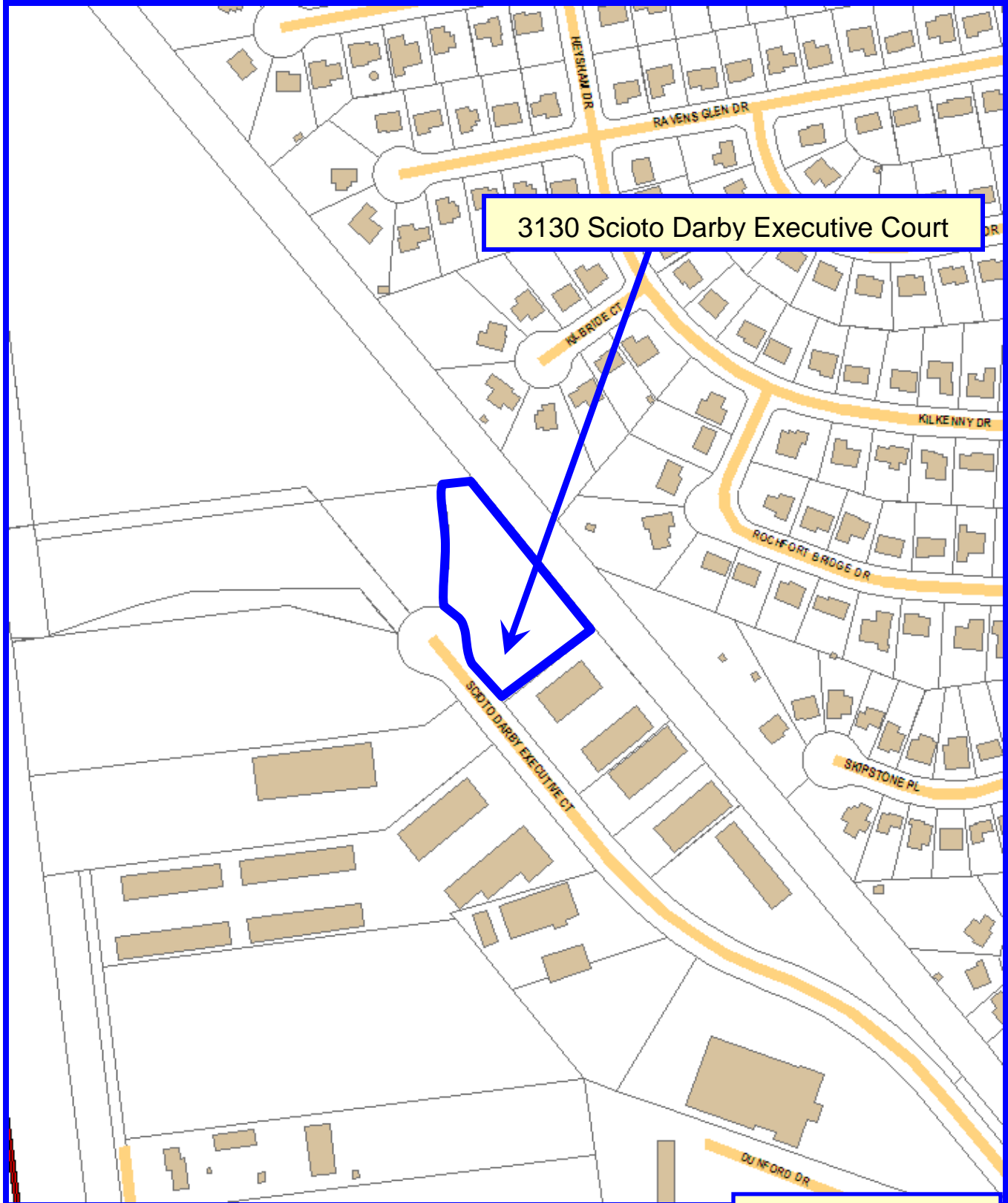
to 8 cars per day would access the site in addition to several employees, if this intended use is approved, all of whom would park in the rear. Applicant would face a hardship if the subject property may not be used to service, maintain or repair automotive vehicles, whether performance built or not, as such use would be similar to purposes that surrounding businesses also enjoy, namely servicing products, repairing parts, or maintaining equipment that they supply, manufacture, or assemble for their customers, whether incidental to or in conjunction with, the purposes of this industrial park.

The proposed use of automotive maintenance and repair will not adversely affect the surrounding properties. The proposed use is similar to services provided by the custom recreational vehicle, transmission, machine shop, and other businesses located within Scioto Darby Executive Court. Further, applicant's intended use will not create an increased risk of fire or pose a danger to public safety nor will it increase traffic in the area because it creates less traffic and less heavy truck traffic than other uses permitted in the M-2, Manufacturing District. Since the business operations will be conducted inside the existing building, the proposed use will not adversely affect the supply of light or air to adjacent properties nor will it unreasonably diminish property values in the surrounding area.

Permitting such use on the subject property will relieve a hardship and will permit the intended owner full use of the subject property without adversely affecting other property owners.

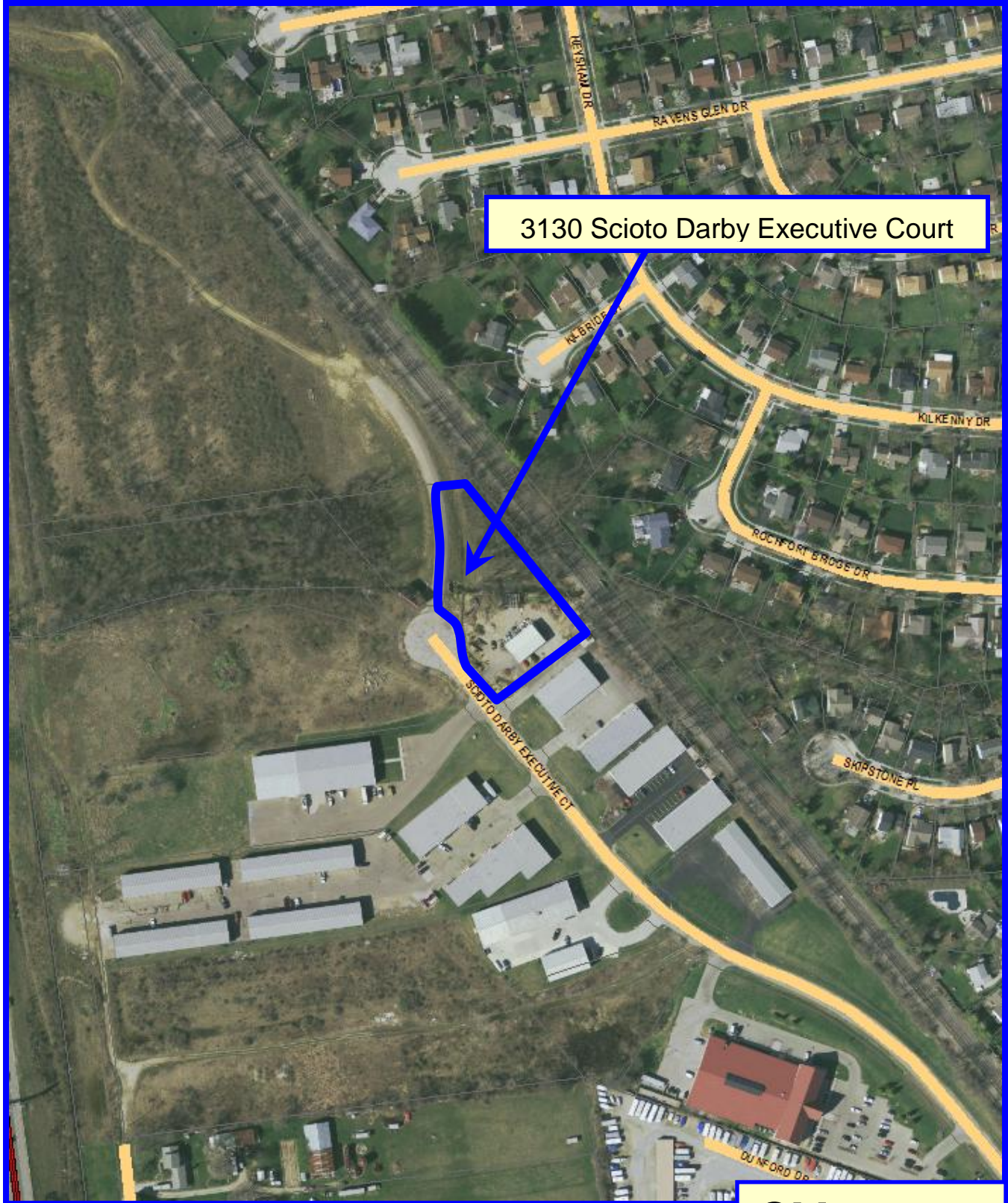
Signature of Applicant:  Date: 5-31-10





3130 Scioto Darby Executive Court

CV10-018



3130 Scioto Darby Executive Court

CV10-018

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



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 # CV10-018

Being first duly cautioned and sworn (NAME) C. Bernard Brush
of (COMPLETE ADDRESS) 5530 Columbia Rd. Tatasakala, Ohio 43062

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 formats

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

Sigma Racing Technologies, Corp.
4941 Silver Bow Drive
Hilliard, Ohio 43026
Zbigniew Lorenc, 614-876-1007

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT C. Bernard Brush
Subscribed to me in my presence and before me this 31st day
of May, in the year 2010
SIGNATURE OF NOTARY PUBLIC Jennifer L. Edwards
My Commission Expires: None

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



JENNIFER L. EDWARDS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.