

EXHIBIT F
STATEMENT OF HARDSHIP

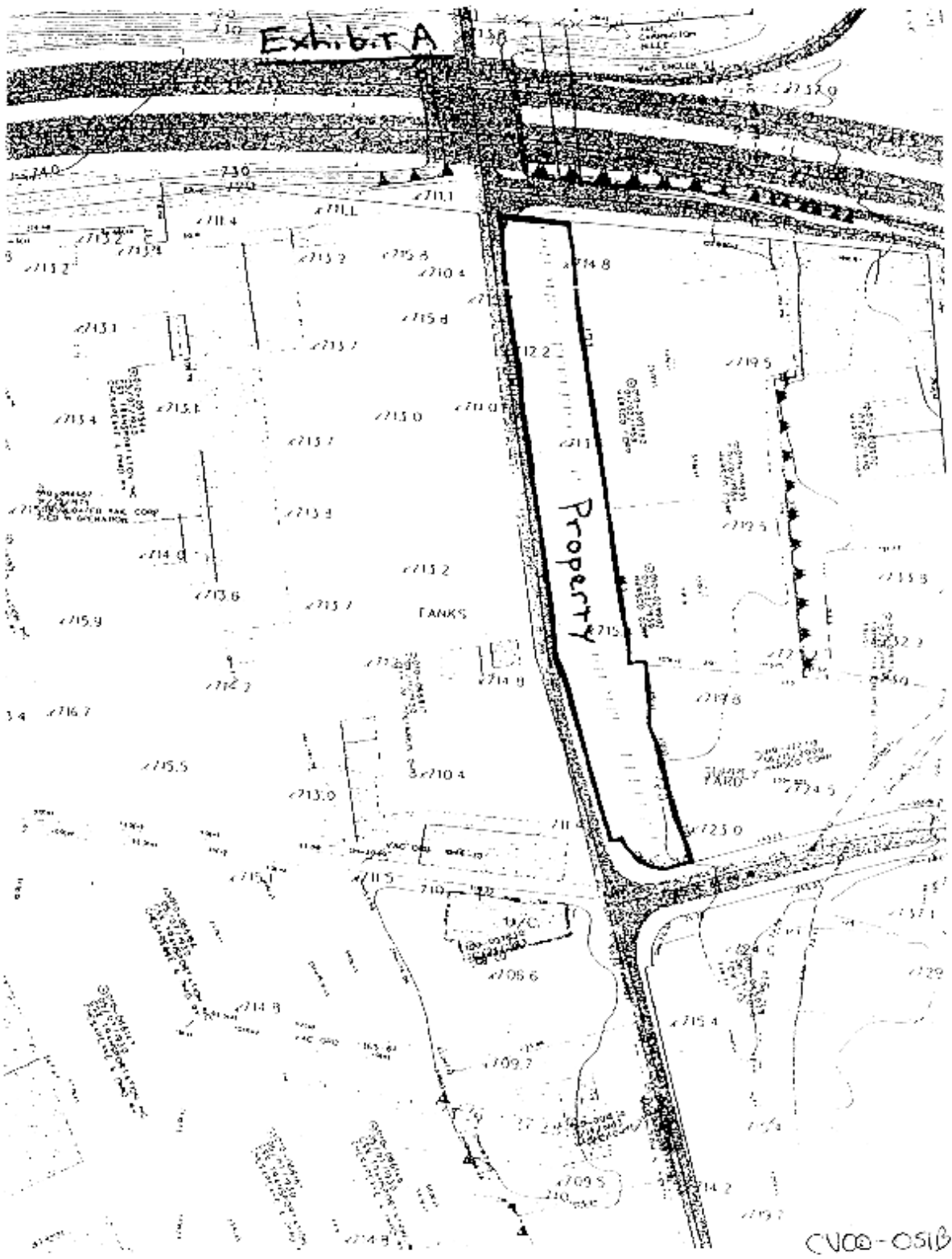
Council Variance CV-00 (Ordinance Number 1193-0) was passed on July 29, 2002 and granted a Council Variance to allow construction of the Liberty Place project, 100 Liberty Street, with 314 dwellings, including a large garage in the north end of the project.

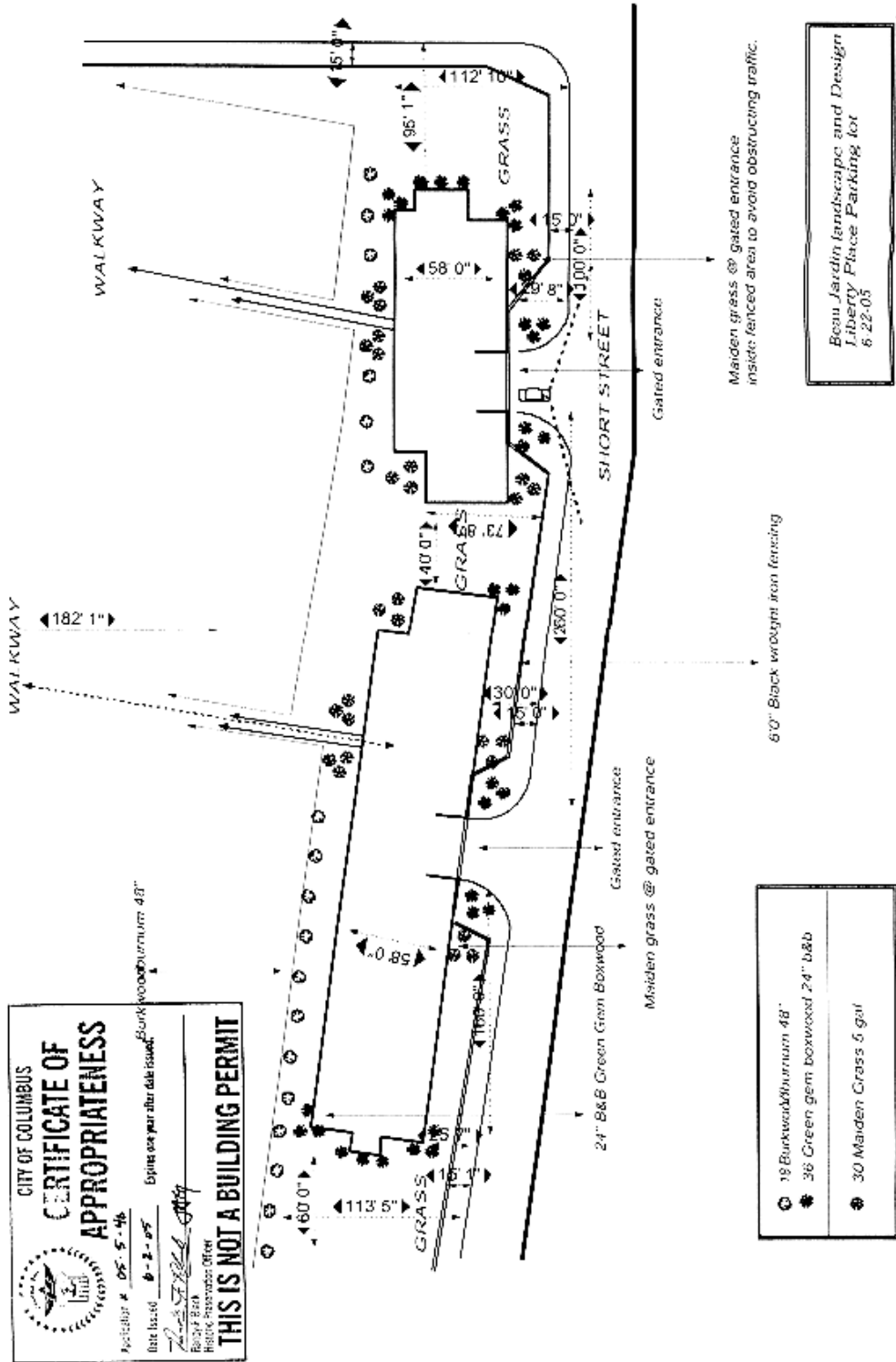
Since the passage of Ordinance 1193-02, the full construction start has been delayed due to ODOT uncertainty with the final redesign of Interstate 70/71 through downtown. Liberty Place, LLC ("Developer") has started construction at the south end of the property despite the ODOT delay, but the large garage serving the north portion of the project and a part of the south part currently under construction can not be built until the ODOT delay is resolved. Construction of a Brewery District Commission approved parking lot (see Exhibits C and D) along Short Street will provide parking pending the completion of the full project and additional parking into the future once the total project is complete. Further, because of the ODOT delayed construction start, certain brick colors originally Brewery District Commission approved for inclusion are no longer available, a common event with development in the Brewery District. Brewery District Commission has approved substitute bricks to match the unavailable bricks to the greatest extent possible. (See Exhibit E) Any further materials palette changes, or other development standards changes, should require approval only from the Brewery District Commission in order to maintain the necessary construction schedule.

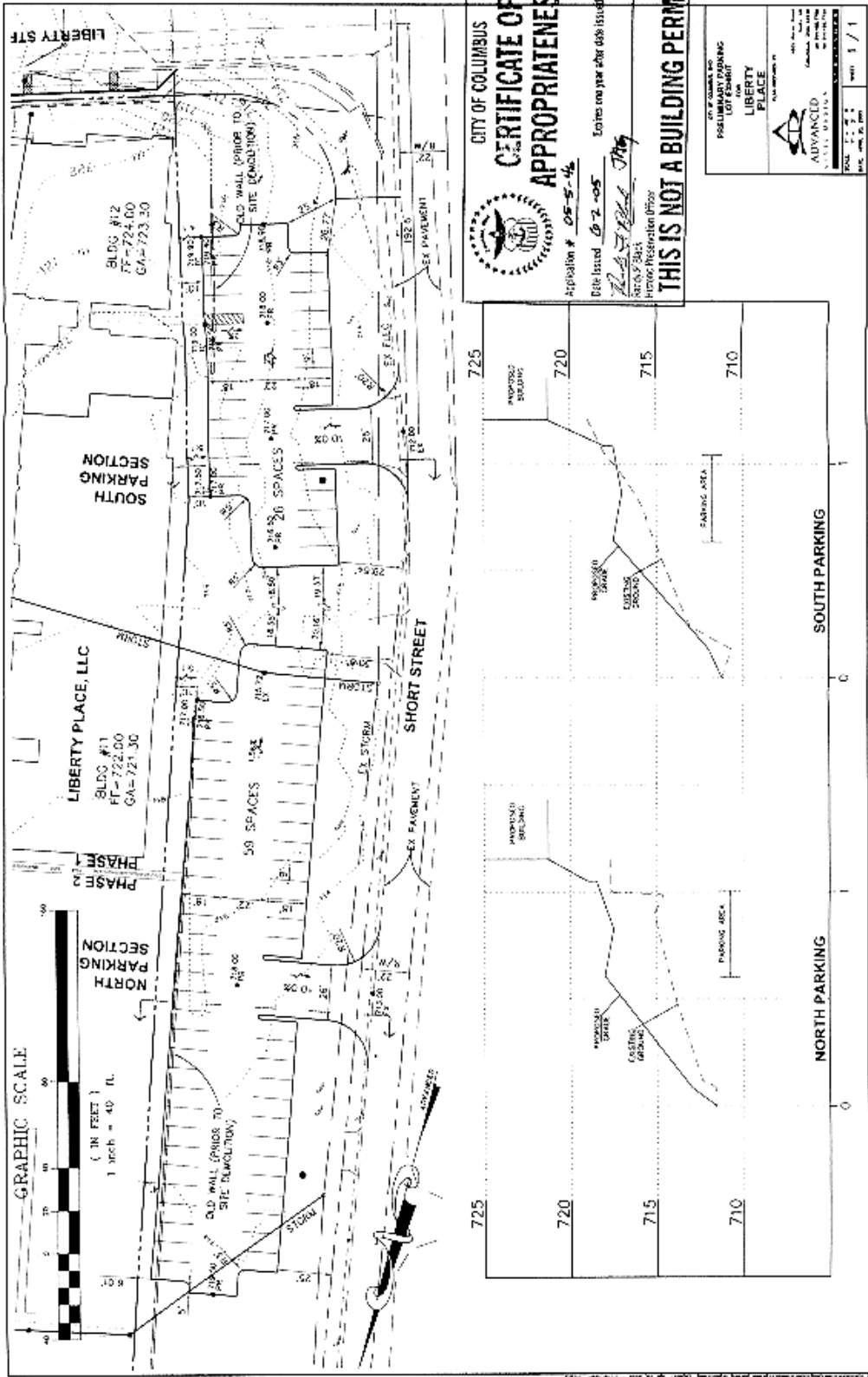
The additional parking lot on Short Street and the ability to change brick colors pending availability and Brewery District Commission approval are consistent with the pre-existing variance. Immediate approval is necessary to enable bricks to be ordered consistent with construction scheduling and to allow the parking lot to be approved by the Department of Development staff and constructed by fall when the first residential units will be available for occupancy.



CV00 051B







CITY OF COLUMBUS
CERTIFICATE OF APPROPRIATENESS

Application # **05-5-46**
Date Issued **07-05-05**
Expires one year after date issued.

Handwritten Signature
City Engineer

THIS IS NOT A BUILDING PERMIT

OFFICE ADDRESS FOR
POSITIONS LISTED
FOR LOT EXHIBIT
LIBERTY
PLACE
PLACE

ADVANCED
SOUTH EASTERN
SOUTH EASTERN

DATE: 07/05/05
PAGE: 1/1

CV00-051B EXHIBIT D



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

BREWERY DISTRICT COMMISSION

This Certificate of Appropriateness is not a zoning clearance, nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 100 Liberty Street (Canal Property)
APPLICANT'S NAME: Liberty Place, LLC (Applicant)/ State of Ohio (Owner); AEP (Lessee); Liberty Place, LLC (Sub-lessee)
APPLICATION NO.: 05-5-4b
HEARING DATE: June 2, 2005
EXPIRATION DATE: June 2, 2006

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3321 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

- Approve application #05-5-4b, 100 Liberty Street (Canal Property), as submitted with the following clarifications:
- The fence is to be pulled back approximately 10-15' off the curb-line of the parking area.
 - The trees should be grouped in threes at the entrances and corners at no more than 5' on center.
 - The northern end of the parking area is to be completed at the same time as Building 1 (November 2005).
 - The balance of the parking area plan is to be completed by November 2007.
 - The redesigned landscape plan is to be reviewed by City Staff and the Commission's landscape architect prior to the issuance of a Certificate of Appropriateness
 - All changes are to be as indicated on the submitted drawings stamped and dated (June 2, 2005) by the city Historic Preservation Office staff.


MOTION: Hugus/ Schmidt (7-0) Approved.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits


Randy Black
Historic Preservation Office

LIBERTY PLACE MATERIALS LIST
April 16, 2001
Updated May 5, 2005 # 04-10-4

CITY OF COLUMBUS

CERTIFICATE OF APPROPRIATENESS
 Date Issued 10-10-04 Expires one year after date issued.
 THIS IS NOT A BUILDING PERMIT

The following materials will be used on the exterior street façades of the Liberty Place residential development. The interior courtyard façades will differ to promote better natural light reflection, as will the parking garage façades which will be painted abode gray. The specific combination of materials set forth in the approved plans as Schemes A, B and C.

A. Masonry

Brick. All street façade exteriors shall be at least 90% faced in brick of one of the following types, varied from one "apparent" building to the next (see building schemes on plans)(mortar color)

1. Continental #580 (new 5/5/05) in lieu of Borel Brick - Patriot Red (beige)
2. Continental #594 (new 5/5/05) in lieu of Palmetto - Kings Mill (light gray)
3. Continental #550 (new 5/5/05) in lieu of General Shale - Kings Mill (dark gray)
4. Pine Hall Brick - Yorktown (new 5/5/05)

Foundation Stone. Arriscraft Intl - Citadel antique white, or equivalent manufactured stone

Facing Stone. Arriscraft Intl - Renaissance -olive, dressed face

B. Roof Shingles. Certainteed - weathered wood, and slate.

C. Exterior Trim Paint. Sherman Williams - Buff, Vermeil, Egret White, Torrey Pine

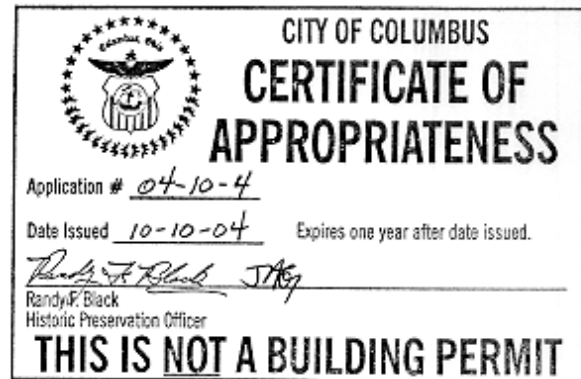
D. Exterior Non Brick Trim. Panels - Hardie Plank painted
Dimensional Lumber - 2x6 cedar or treated lumber painted

E. Standard Sized Windows. See window schedule on plans, colored adobe or torrey pine

CV00-051B

EXHIBIT E

- F. Gutters and Downspouts. 5" gutters with 4"x6" aluminum downspouts painted to match adjacent surfaces
- G. Exterior Doors. See exterior door schedule on plans
- H. Ironwork. Fencing Summit Steel # 6-00 painted black or bracken (photo 2) – 42 inches high
 Gates Summit Steel # 6-00 painted or bracken
 Balcony Rails Summit Steel # 6-11 painted black or bracken (photo 1)
- I. Sidewalks. Picture framed pattern using brick selection above
- J. Entry Paving. Poured concrete with cobblestone pattern
- K. Street Lights (exterior and interior). Cast aluminum with acorn globe - Rotonics Mfgr, "Washington style" (photo 3)
- L. Garage Façades. Natural, smooth finish painted adobe gray.



City of Columbus | Department of Development | Building Services Division | 757 Carolyn 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 # CV00-051B

Being first duly cautioned and sworn (NAME) J. Jeffrey McNealey, Esq.
of (COMPLETE ADDRESS) 41 South High Street, 30th Floor, 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 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

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

1. Liberty Place LLC 100 Liberty Place Columbus, Ohio 43215 15 Columbus-based employees Contact: J. Jeffrey McNealey, Esq. Contact Phone: 614-227-2074	2.
3.	4.

SIGNATURE OF AFFIANT

J. Jeffrey McNealey Jeffrey McNealey

Subscribed to me in my presence and before me this 12th day of July in the year 2005

SIGNATURE OF NOTARY PUBLIC

Cynthia L. Karnes

My Commission Expires: September 2, 2007

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

Notary Seal Here



CYNTHIA L. KARNES
Notary Public, State of Ohio
My Commission Expires 09-02-07