



COMMITTEE OF THE WHOLE

HAMPTON INN & SUITES
Minneapolis, Minnesota

June 14, 2013

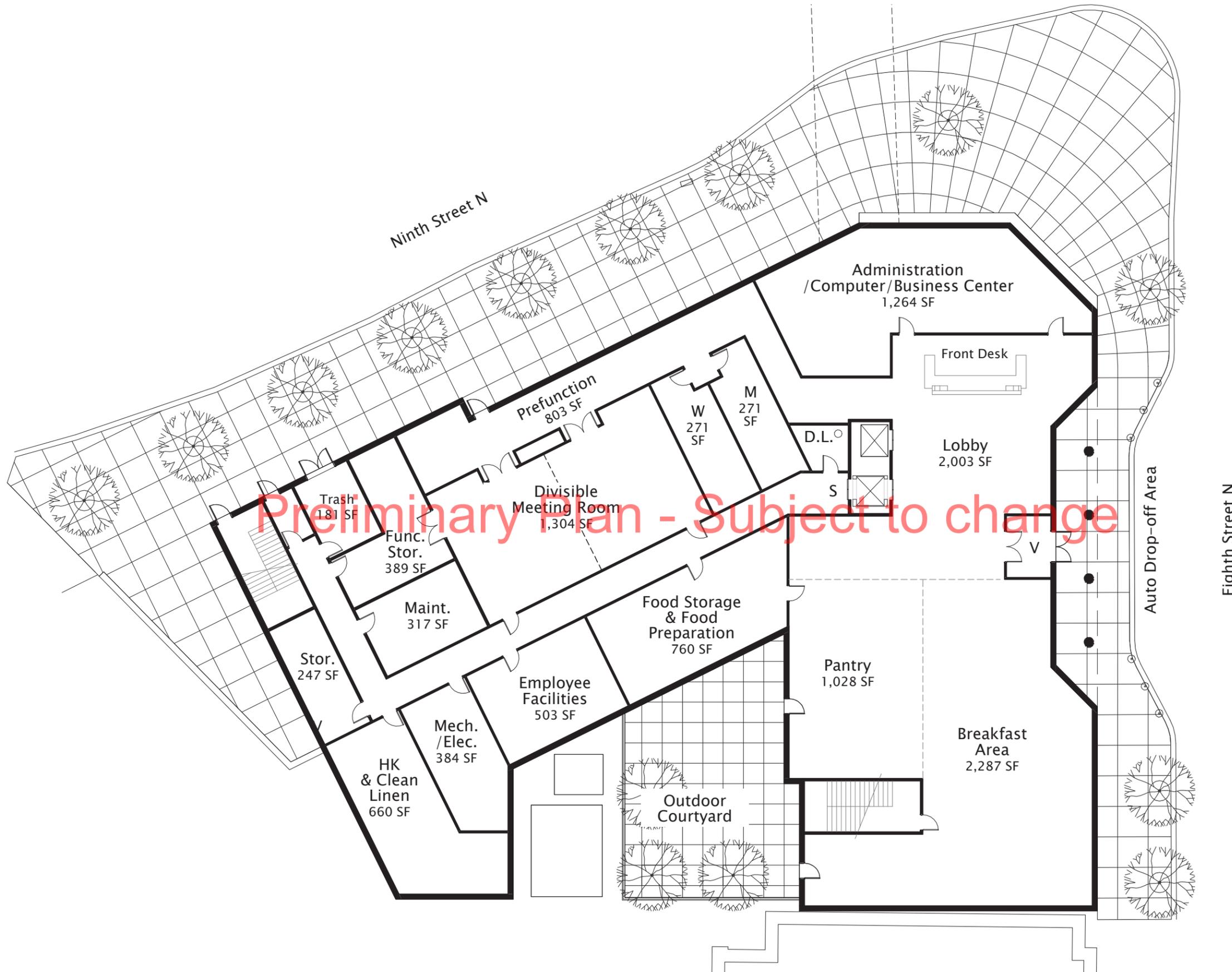
Architectural Description

The Hampton Inn and Suites is a nine story select service hotel. It includes 63 studio suites within a total of 210 guestrooms. Amenities include a 3,000 SF breakfast area opening up to a 1,600 SF exterior courtyard, a 1,250 SF divisible meeting room and a 1,088 SF exercise facility at the skyway level. The hotel has a public entrance on Eighth Street North and a secure guest entrance directly to the skyway at Level Two.

The architectural design and massing of the Hampton Inn and Suites is based on guidance from urban design and architectural design principles developed in the City's land use plans and timeless city building strategies. The design and massing create a new fabric and street definition along 1st Avenue and along 8th street which is currently an open surface parking lot. The building's height relates closely to that of its immediate neighbor to the southeast along 8th street. The design features an active street level with windows connecting with the breakfast, lobby and pre-function areas of the hotels main level. In addition to the windows, materials such as brick, and cast stone as well as graphic storefront panels and an extended metal canopy feature enhance the pedestrian experience. The overall architectural massing of the proposed design is organized around a small urban courtyard interior to the block.

Preliminary Plan - Subject to change

The architectural expression and materials of the Hampton Inn and Suites incorporates both historic (warehouse) and contemporary design. The first two floors of the building are primarily brick and cast stone while upper levels consist of a polychromatic blend of either: stucco, metal panel or painted fiber cement panel (whichever the project budget will accommodate). A unique design accent feature laces its way around the street façade and serves to separate the two distinctive street façade expressions. This sculpted metal feature also becomes a street level canopy at the hotel entry and a pronounce cornice at top of the building street façade.

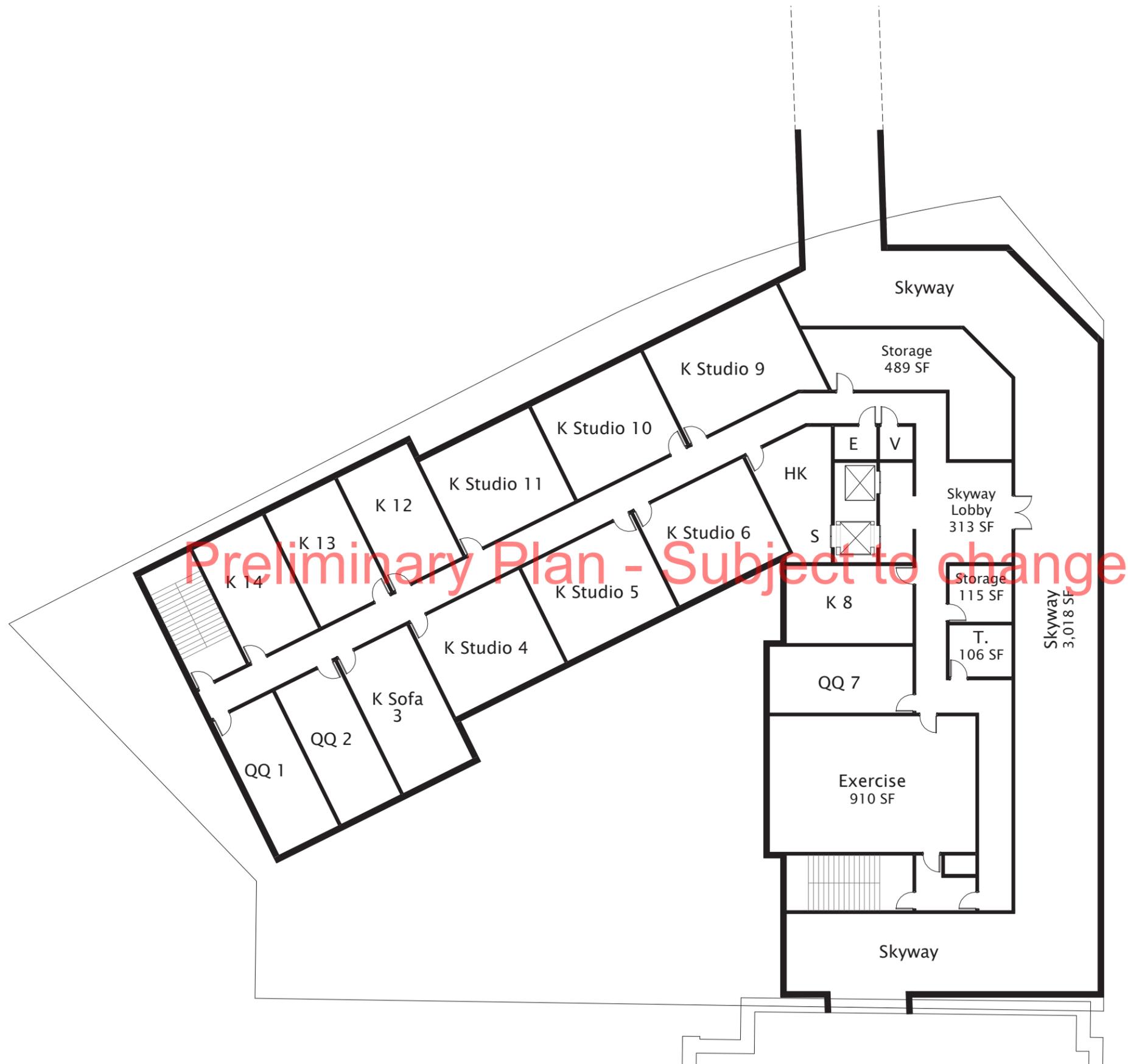


Preliminary Plan - Subject to change

June 14, 2013

Scale: 1"=20'-0"





June 14, 2013

Scale: 1"=20'-0"





June 14, 2013

Scale: 1"=20'-0"

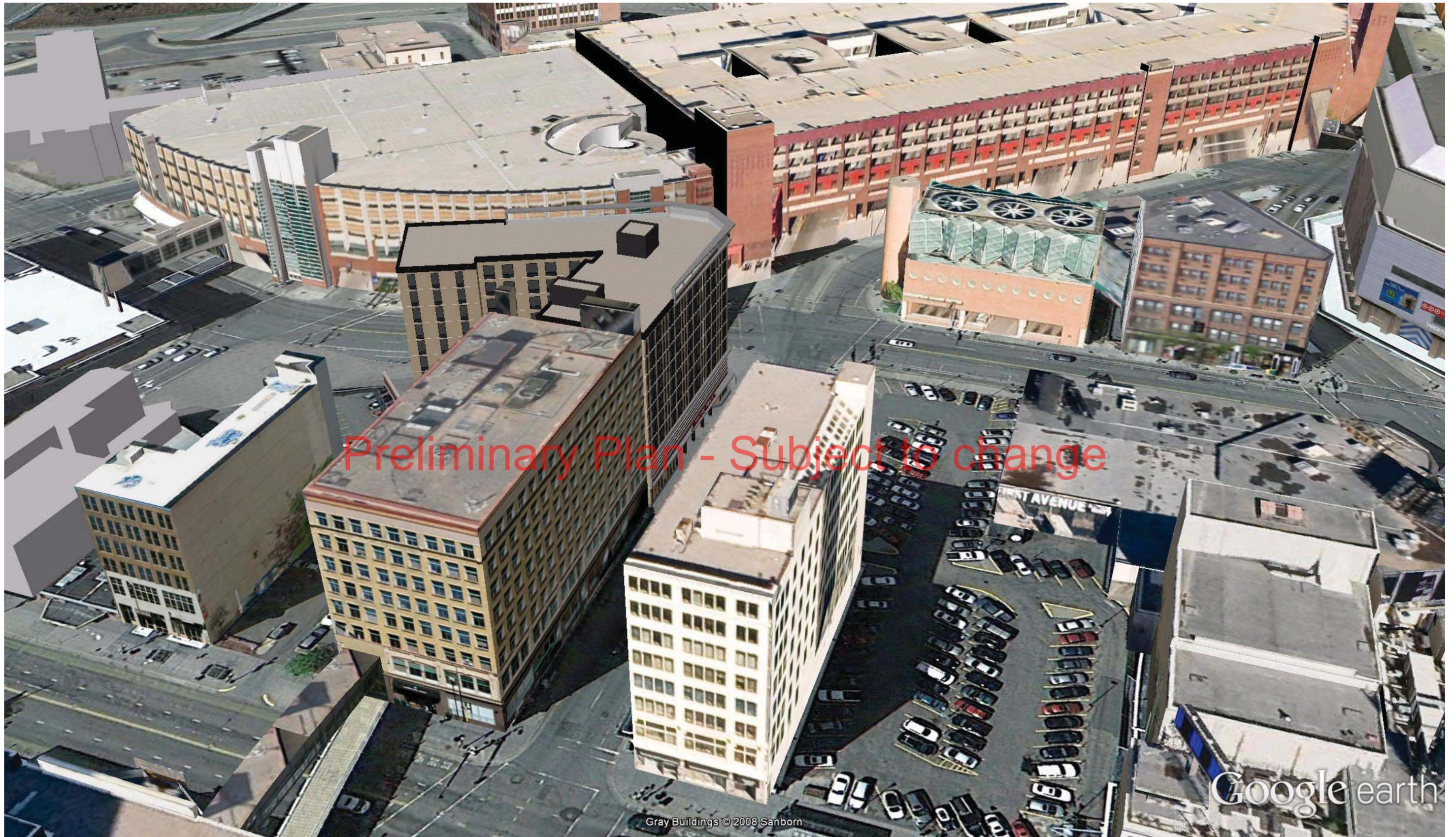




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Google earth

Gray Buildings © 2008 Sanborn

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GoogleEarth Context View
Looking West



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Street View
Looking South



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Street View on 1st Avenue
Looking SW



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Street View on 1st Avenue
Looking North



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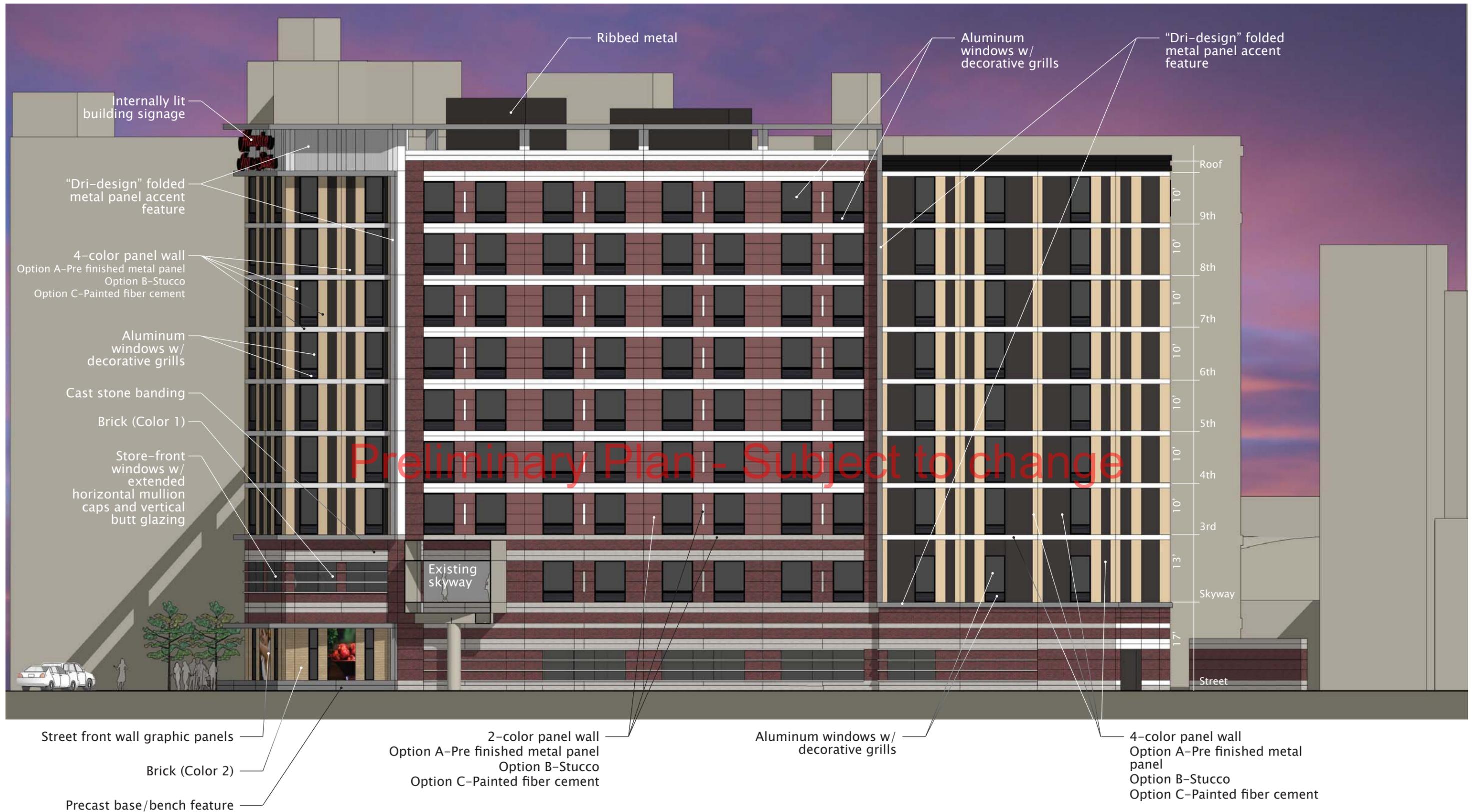
Street View on 1st Avenue



June 14, 2013



June 14, 2013



June 14, 2013

Scale: 1"=16'-0"



Internally lit building signage

"Dri-design" folded metal panel accent feature

4-color panel wall
 Option A-Pre finished metal panel
 Option B-Stucco
 Option C-Painted fiber cement

Aluminum windows w/ decorative grills

Cast stone banding

Brick (Color 1)

Store-front windows w/ extended horizontal mullion caps and vertical butt glazing

(Ramp beyond)

Preliminary Plan - Subject to change

Roof
10'
9th
10'
8th
10'
7th
10'
6th
10'
5th
10'
4th
10'
3rd
10'
Skyway
13'
Street
17'

Store front windows

Street front wall graphic panels

Brick (Color 2)

Precast base/bench feature

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Scale: 1"=16'-0"



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1-color panel wall
 Option A-Pre finished metal panel
 Option B-Stucco
 Option C-Painted fiber cement

Cast stone banding

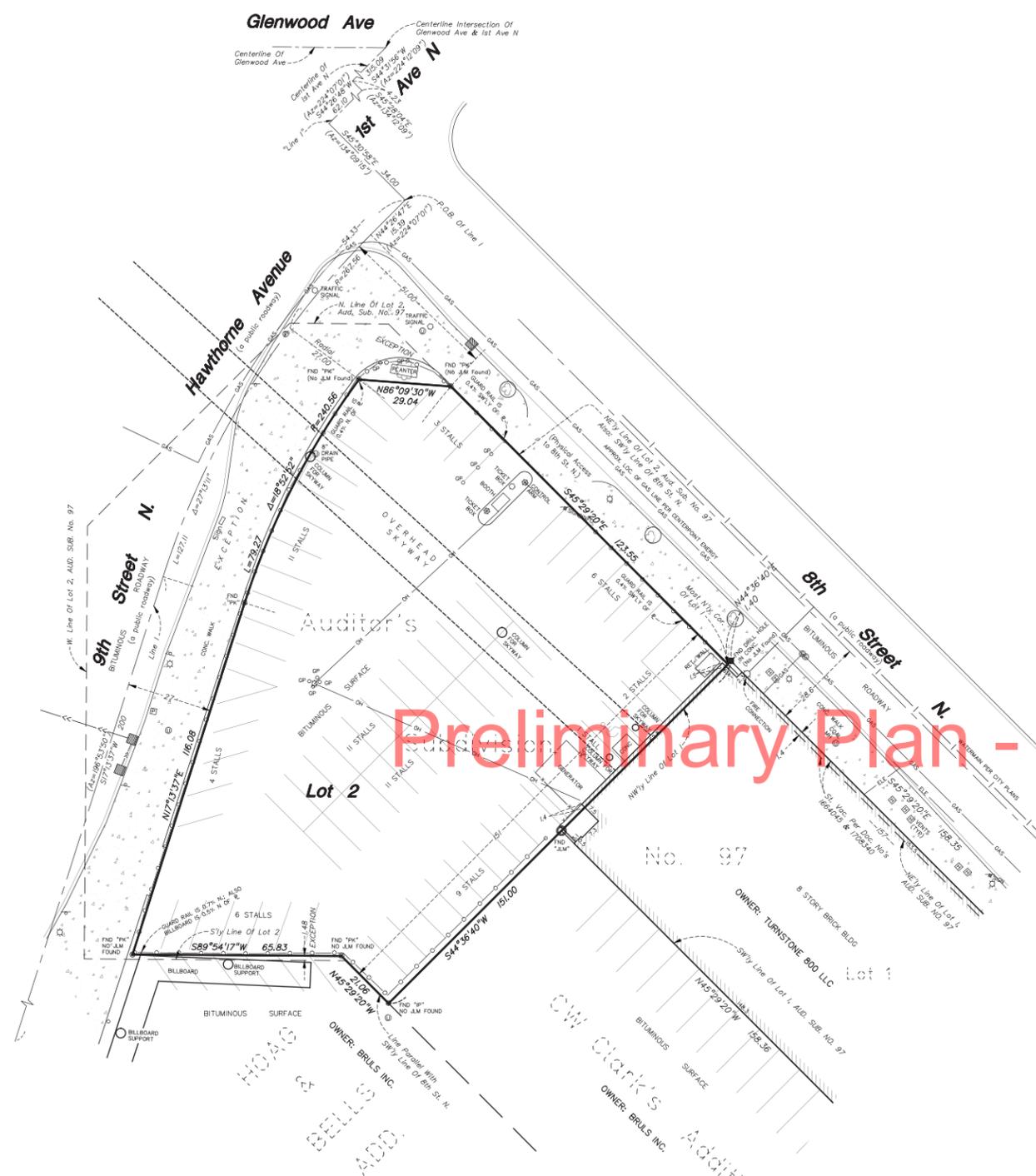
Connection skyway

Brick (Color 1)

Brick (Color 2)

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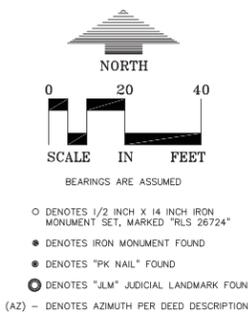
Scale: 1"=16'-0"



Preliminary Plan - Subject to change

SURVEY LEGEND - EXISTING CONDITIONS

● CATCH BASIN	— S— STORM SEWER
○ STORM MANHOLE	— S— SANITARY SEWER
○ SANITARY MANHOLE	— W— WATERMAIN
○ UTILITY MANHOLE	— TEL— UNDERGROUND TELEPHONE
□ TELEPHONE PEDESTAL	— GAS— UNDERGROUND GAS
□ LIGHT POLE	— ELE— UNDERGROUND ELECTRIC
□ POWER POLE	— TRFC— UNDERGROUND TRAFFIC SIGNAL
× GATE VALVE	— OH— OVERHEAD ELECTRIC
◇ HYDRANT	— CH— CHAIN LINK FENCE
— SIGN	— W— WOOD GUARD RAIL
— GUARD POST	— C— CONCRETE CURB
□ PAYBOX	



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lot 2, Auditor's Subdivision No. 97, Hennepin County, Minn.;

Except the South 1.48 feet of that part of Lot 2, Auditor's Subdivision No. 97, Hennepin County, Minn., lying immediately to the North of the South line of said Lot, the North line of which strip of land extends from 9th Street North, Eastward to an intersection with a line of said Lot 2 which is parallel to and 151 feet Southwesterly at right angles from the Southwesterly line of 8th Street North, which line is marked by 2 Judicial Landmarks, one set at said point of intersection last referred to and the other placed in an extension of said line Westward at a point 4 inches West of the West line of Lot 2 and 1.48 feet North from the South line extended of said Lot.

Except that part of said Lot 2 which lies Westerly of a line run parallel with and distant 27 feet Southeastly of Line 1 described below:

Line 1: Commencing at the point of intersection of the center line of Glenwood Avenue with the center line of 1st Avenue North; thence run Southwesterly on the azimuth of 224 degrees 12 minutes 09 seconds (azimuth oriented to Minnesota State Plane Coordinate System) along the center line of 1st Avenue North for 315.09 feet; thence on an azimuth of 134 degrees 12 minutes 09 seconds for 4.23 feet; thence on an azimuth of 224 degrees 07 minutes 01 seconds for 62.1 feet; thence on an azimuth of 134 degrees 09 minutes 15 seconds for 34 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 224 degrees 07 minutes 01 seconds for 15.39 feet; thence deflect to the left on a tangential curve having a radius of 267.56 feet and a delta angle of 27 degrees 13 minutes 11 seconds for the 127.11 feet; thence on an azimuth of 196 degrees 53 minutes 50 seconds for 200 feet and there terminating; And also

Except that part of Lot 2 herein before described, adjoining and Easterly of the above described strip, which lies Northerly of the following described line: Beginning at the point of intersection of the Northeasterly line of Lot 2 with a line run parallel with and distant 51 feet Southeastly of Line 1 described above; thence run Westerly to a point distant 27 feet Southeastly (measured at right angles) of a point on said Line 1, distant 54.33 feet Southwesterly of its point of beginning and there terminating.

(Torrens Certificate No. 1201663)

ALTA/ACSM OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0357E, effective date of September 2, 2004.
- The Gross land area is 20,440 +/- square feet or 0.47 +/- acres.
- The current primary Zoning for the subject property is BAS-2 (Downtown Service District) with DP Downtown Parking Overlay per the City of Minneapolis.
- Exterior dimensions of the buildings are shown at ground level.
- The number of parking stalls on this site are as follows: 64 Regular + 1 Handicap = 65 Total Parking Stalls.
- We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
 - Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
 - Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider these segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjointer, it may not be located since most operators will not mark such "private" services.
 - Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
 - EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
 - Per Gopher State One-Call Ticket No. 131140160, the following utilities and municipalities were notified:

ARVIG COMMUNICATION SYSTEMS	763-682-3514
A & T TRANSMISSION	903-753-3145
ROGERS COMMUNICATIONS	877-459-2690
CITY OF MINNEAPOLIS	612-673-5600
COMCAST	612-522-8141
ID STAGE, LLC	612-465-0873
MCI	800-289-3427
MCLEOD USA	800-289-1901
METRO TRANSIT	612-349-7547
MINNEAPOLIS ENERGY CTR	612-349-6087
CENTER POINT ENERGY	912-348-5200
WEST	800-285-4237
TDS METROCOM	888-798-1216
TIME WARNER TELECOM	800-778-9140
SPRINT/LONG DISTANCE	800-521-0579
XCEL ENERGY	612-630-4366
XO COMMUNICATIONS INC	612-309-9422
ZAYO BANDWIDTH	888-267-1063
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County GIS website on April 26, 2013.
- I am not aware of any recent observable evidence of earth moving work.
- I am not aware of any proposed right-of-way changes or recent street or sidewalk construction.
- I am not aware of any observable evidence of this site having been used as a solid waste dump, sump or sanitary landfill.
- We have not been provided any information regarding wetland areas as delineated by appropriate authorities for this site.
- Location of improvements within any offsite easements or servitudes benefiting the surveyed property, that are disclosed in the Record Documents provided to the surveyor are shown hereon.
- Locks Associates' Professional Liability Insurance certificate of insurance will be provided upon request.

SURVEY REPORT

The property depicted on this survey and the easements of record shown hereon are the same as those described in the Commitment for Title Insurance issued by Chicago Title Insurance Company, Commitment No. 23853 dated November 20, 2012 and 1st Amended January 2, 2013.

- The following remarks reference items in Schedule B - Section 2 of the herein referenced Title Commitment:
 - Item no. 1 - 11 and 15 - 17 are not survey related items.
 - Item no. 12 - Document no. 213703 is a memorial plat showing the locations of Judicial Landmarks that were set around the perimeter of the boundaries in 1945. We have found one of these monuments and that is shown hereon at the most westerly corner of Lot 1.
 - Item no. 13 - Document no. 2571151 is an Agreement for Skyway Construction, Financing, Management/Maintenance and Easements. The skyway and the building that are referenced in this document are shown hereon.
 - Item no. 14 - Document no. 6685748 is a blanket type easement for cable/telecommunication purposes that encumbers both Lots 1 and 2.
- At the most westerly corner of the site, there is a portion of the billboard on the adjacent property that crosses the southerly line of the subject property as shown hereon.
- Along the southeasterly line, the neighboring building lies partially on the subject property as shown hereon.

CERTIFICATION

To Turnstone Holding LLC, a Delaware limited liability company; Turnstone 800 LLC, a Delaware limited liability company; Principal Real Estate Investors, LLC; Mortenson Development and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 1 - 4, 6a, 9, 11b, 13, 14 and 16 - 21 of Table A thereof. The field work was completed on April 30, 2013.

Date of Plat or Map: April 30, 2013
 Richard L. Licht, PLS Minnesota License No. 26724
 richt@locksassociates.com



Project Name: 19-8th Street North

Minneapolis, Minnesota

Owner/Developer Name: Turnstone Group, LLC
 3424 Peachtree Road NE
 Suite 1775
 Atlanta Georgia, 30326

Professional Services: **LOCKES ASSOCIATES**
 Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental
 7200 Hennock Lane - Suite 300
 Minneapolis, Minnesota 55369
 Telephone: (763)424-5505
 Fax: (763)424-5822
 www.lockeslagan.com

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Submittal:

04/11/13	DRAWING ISSUED
02/05/07	ADDED LENDER TO CERTIFICATION
09/26/08	UPDATED TITLE COMMITMENT
10/02/08	Updated Certification
1/02/13	Updated to new Title Commitment
1/04/13	1st Amended Title Commitment
1/10/13	Attorney Comments
4/30/13	Update ALTA

Professional Signature: Richard L. Licht, PLS
 License No. 26724 Date: 3/28/06

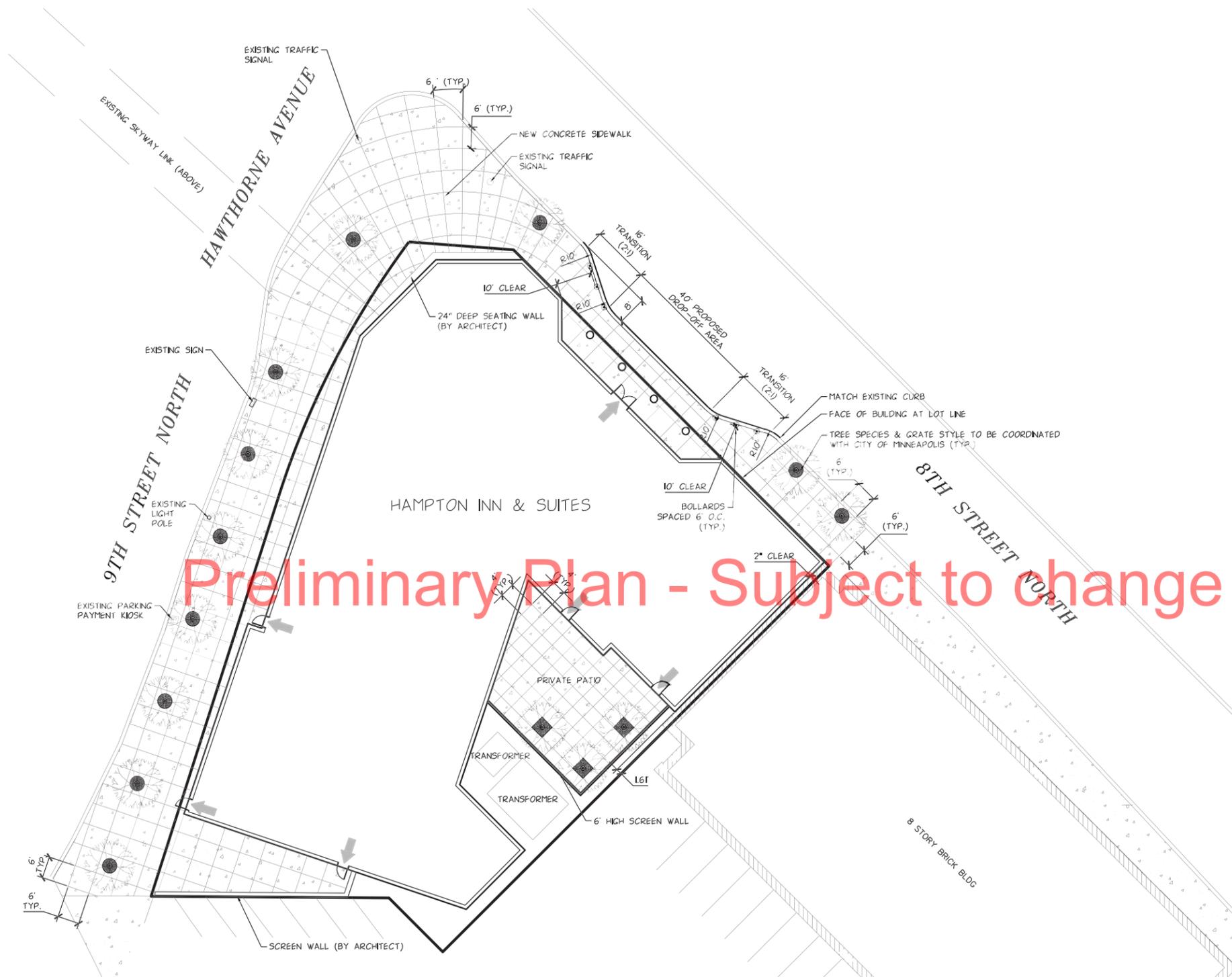
Quality Control: RLL (Drawn By) SLF/JT (Checked By) CEW (Review Date)

Vicinity Map: Shows site location relative to Glenwood Ave, Hawthorne Ave, 9th St, 8th St, and 7th St.

Sheet Title: ALTA/ACSM Land Title Survey

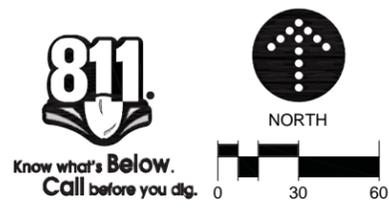
Project No.: 06-024A

Sheet No.: Sheet 1 of 1



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net



June 14, 2013



COMMITTEE OF THE WHOLE — HAMPTON INN & SUITES
Minneapolis, Minnesota

HOTEL SPACE SUMMARY

PUBLIC SPACE

[1] Lobby/Front Desk	2,003
[1] Lobby/Vestibule	105
[1] Breakfast Area	2,287
[1] Pantry	1,028
[1,2] Public Restrooms	648
[1] Meeting Room	1,304
[1] Prefunction	803
[2] Exercise	910
[2] Skyway Lobby	313
[2] Skyway	3,018

SUBTOTAL PUBLIC SPACE 12,419

BACK OF HOUSE AREAS

[1] Front Desk (In Lobby).....	—
[1] Administration/Computer/Suite Shop/Business Center	1,264
[2] Storage	851
[1] Function Storage.....	389
[1] Employee Breakroom	503
[1] Maintenance	317
[1] Mechanical/Electrical	384
[1] Food Preparation/Food Storage.....	760
[1] HK/Clean Linen.....	660
[1] Dirty Linen	84
[1] Receiving Vestibule.....	60
[1] Trash/Recycling	81
[1] Loading	578

SUBTOTAL BACK OF HOUSE AREAS 6,031

CIRCULATION AND NET TO GROSS 1,924

A. TOTAL GSF – PUBLIC/BACK OF HOUSE..... 20,374

GROSS SQUARE FOOT SUMMARY

Level 1	15,423
Level 2 (8,766 Guestrooms, 1,933 Public, 3,018 Skyway)	13,717
Level 3 (Typical).....	13,717
Levels 4-9 (13,717 x 6 =).....	82,302
TOTAL	125,159

GUESTROOMS

1. King Room (24'x14'-6" = 348 GSF)	@ 46 Rooms	16,008
2. King Sofa Room (28'-1"x14'-6" = 407 GSF)	@ 8 Rooms	3,256
3. Q/Q (28'-1"x12'-6" = 351 GSF)	@ 94 Keys	32,994
4. King Studio Room (22'-6"x20' = 450 GSF)	@ 62 Keys	27,900

GUESTROOM GSF 80,158 (76.5%)

Keys = 210 381.7 NSF/Key

CORRIDORS, STAIRS, ELEVATORS, SHAFTS, HK, STORAGE 24,627 (23.5%)

B. TOTAL GSF – GUESTROOM AREAS 104,785 (100%)

	GSF	GSF/KEY @210 KEYS
A. Hotel Public/Back of House/Skyway	20,374	97
B. Hotel Guestrooms	104,785	499
C. TOTAL HOTEL GSF	125,159	596
D. TOTAL w/out SKYWAY GSF	122,141	581.6

Preliminary Plan - Subject to change

HOTEL ROOM SUMMARY

Level	K	K Sofa Room	Q/Q	King or QQ Studio	Total
2	4	1	3	6	14
3 (Typical)	6	1	13	8	28
4-9	36	6	78	48	168
TOTAL	46	8	94	63	210
%	21.8%	3.8%	44.5%	29.9%	100%