



**DRURY SOUTHWEST INC.**  
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Drury Southwest (DSW) is working with Frauenshuh, Inc. on the purchase and development of the 3.8 acre site located at the southwest corner of Minnesota & France Avenue.

DSW plans to build a 213 room Drury Inn & Suites Hotel on the site along with a Restaurant (yet to be determined) and a 330 +/- car parking facility.

We would have one level below the elevated parking deck and 9 levels above the elevated parking deck. We would plan on leasing a pad on top of the deck to a sit down casual dining restaurant which would service our hotel the adjoining office building and the surrounding community.

The Hotel structure will consist of poured in place concrete for safety, security and a quieter room for our guest. The exterior material composition will include glass, brick, stone and Dryvit. Normally our prototypical Drury is 70% Dryvit and 30% stone and brick (with standards and specs adapted to local requirements).

The parking on site works very efficiently and effectively as we would have parking for our hotel guest mainly from 5:00 pm - 8:00 am. The adjoining office would use some spaces between the hours of 9:00 am - 4:00 pm and the restaurant use would be mainly between 11:00 am – 2:00 pm and again between 5:00 pm and 8:00 pm. The garage will be built partially below grade but will daylight on 3 sides for sun light and ventilation purposes. Access will be from 78<sup>th</sup> Street as well as Minnesota Drive, pending approval of our proposed access additions on 78<sup>th</sup> Street.

Our current schedule shows us working thru due diligence items over the next several months with a planned closing in February of 2018. We would like to proceed through land use and building permitting requirements with a tentative start date of March 2018. We would then plan to be open for business in the summer of 2019.

Sincerely,

Larry Westrich  
Senior Vice-President