

EXHIBIT A
BUSINESS ASSISTANCE APPLICATION

A. APPLICANT INFORMATION

Name of Corporation/Partnership Ramsey Properties, LLC (and/or assigns)
 Address 8445 Bunker Lake Boulevard Northwest, Ramsey, MN 55303
 Primary Contact Emily Allegra
 Address 8445 Bunker Lake Boulevard Northwest, Ramsey, MN 55303
 Phone 763-516-1078 Fax _____ E-mail emily@schieboutfa.com

Type of business assistance requested (select one):

Tax Abatement Tax Increment Financing Revolving Loan Fund Other

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

Yes No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc. **Attach as Part 1.**
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Attach as Part 2.**
- Brief description of the proposed project. **Attach as Part 3.**
- *A but for* analysis and narrative. **Attach as Part 4.**
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name Brett Larson
 Address 1400 Fifth Street Towers 100 South Fifth Street Minneapolis, MN 55402
 Phone 612-672-3777 Fax 612-672-3777 E-mail blarson@messerlikramer.com

Contractor Name TBD
 Address _____
 Phone _____ Fax _____ E-mail _____

Engineer Name TBA
 Address _____
 Phone _____ Fax _____ E-mail _____

Architect Name David Wallace
 Address 542 Douglas Avenue Dunedin, FL 34698
 Phone 727-736-6000 Fax _____ E-mail dlw2@DLWARCHITECTS.COM

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

1. To encourage redevelopment.
2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
3. To enhance and/or diversify the City's economic base.
4. To encourage additional unsubsidized private (re)development.
5. To remove blight and/or encourage (re)development of commercial and industrial areas.
6. To create housing opportunities.
7. To provide a diversity of housing.
8. To provide a variety of family housing ownership alternatives and housing choices.
9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
- Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

| <u>SOURCES</u> | <u>AMOUNT</u> |
|------------------------------|---|
| Bank Loan | \$ 12,145,250 |
| Other Loans | \$ _____ |
| Owner Equity | \$ 5,555,239 |
| Fed Grant/Loan | \$ _____ |
| State Grant/Loan | \$ _____ |
| Industrial Development Bonds | \$ _____ |
| Tax Increment Financing | \$ 984,511 (\$434,511 L + \$550,000 SD) |
| Tax Abatement | \$ _____ |
| Revolving Loan Fund | \$ _____ |
| Other | \$ _____ |
| TOTAL | \$ 18,685,000 |

| <u>USES</u> | <u>AMOUNT rounded estimates)</u> |
|--------------------------------|----------------------------------|
| Land Acquisition | \$ 434,511 |
| Site Development | \$ 839,500 |
| Construction | \$ 12,453,500 |
| Machinery & Equipment | \$ 2,187,300 |
| Architectural/Engineering Fees | \$ 460,000 |
| Debt Service Reserve | \$ 300,000 |
| Contingencies | \$ 730,000 |
| Other | \$ 1,280,189 |
| TOTAL | \$ 18,685,000 |

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$434,511 in TIF Land Cost Write Down + an additional \$550,000 (of the total bid of \$839,500) in Pay-Go TIF for Site Improvements/Development

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation. All personal financial information will be kept private and confidential.

- 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- 3. Two year financial projections.
- 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- 6. Administrative fee of up to \$5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- 7. Attach the following documentation:
 - _____ Part 1 – Corporation/Partnership Description
 - _____ Part 2 – List of Shareholders/Partners
 - _____ Part 3 – Description of Project
 - _____ Part 4 – *But For* Analysis
 - _____ Part 5 – List of Prospective Lessees (If requested)
 - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - _____ Part 7 – Public Purpose Narrative
 - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name Emily Allegra Date 01/03/2023

By _____

Its _____

EXHIBIT B
BUSINESS ASSISTANCE REVIEW WORKSHEET
FOR COMMERCIAL/INDUSTRIAL PROJECTS
TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

| | | | |
|---------------|---|----------------|----------|
| | | Points: | |
| \$ 17,700,489 | Private Investment | 5:1 | <u>5</u> |
| \$ 984,511 | Public Investment | 4:1 | <u>4</u> |
| 18:1 | Ratio Private : Public Financing | 3:1 | <u>3</u> |
| | | 2:1 | <u>2</u> |
| | | Less than 2:1 | <u>1</u> |

| | | | |
|-----------|---|----------------|----------|
| | | Points: | |
| <u>22</u> | Net <i>new</i> jobs (minimum 40 hours per week) or fulltime equivalents | 50+ | <u>5</u> |
| | | 20+ | <u>4</u> |
| | | 10+ | <u>3</u> |
| | | 5+ | <u>2</u> |
| | | Less than 2 | <u>1</u> |

D. Wage Level of jobs created:

| | | | |
|---------------------|----------------|-----------------|----------|
| | | Points: | |
| Average hourly wage | | Over \$21/hour | <u>5</u> |
| Of <i>new</i> jobs | <u>\$18.22</u> | \$18-21/hour | <u>4</u> |
| | | \$14-17/hour | <u>3</u> |
| | | \$10-13/hour | <u>2</u> |
| | | Under \$10/hour | <u>1</u> |

| | | |
|---|------------------|----------|
| E. Ratio Of Business Assistance To New Jobs Created: | Points: | <u>2</u> |
| \$984,511 Business assistance requested | \$5,000 or less | <u>5</u> |
| <u>22</u> Number of net <i>new</i> jobs created | \$15,000 or less | <u>4</u> |
| \$ <u>44,750</u> of business assist. per net <i>new</i> job created | \$25,000 or less | <u>3</u> |
| | \$50,000 or less | <u>2</u> |
| | Over \$75,000 | <u>1</u> |

| | | |
|---|----------------|----------|
| F. Project size: | Points: | <u>4</u> |
| This project will result in a building size of 65,162 square feet | 75,000+ | <u>5</u> |
| 98 units | 50,000+ | <u>4</u> |
| | 25,000+ | <u>3</u> |
| | 10,000+ | <u>2</u> |
| | 5,000 or less | <u>1</u> |

| | | |
|---|----------------|----------|
| G. Type of Project: | Points: | <u>5</u> |
| <u>x</u> 100% Owner Occupied | | <u>5</u> |
| <u> </u> Mix Owner Occupied & Investment | | <u>3</u> |
| <u> </u> Investment Property | | <u>1</u> |

| | | |
|--|----------------|----------|
| H. Likelihood that the project will result in unsubsidized, spin-off development: | Points: | <u>4</u> |
| <u>x</u> High | | <u>5</u> |
| <u> </u> Moderate | | <u>3</u> |
| <u> </u> Low | | <u>1</u> |

| | |
|-----------|----------|
| I. | <u>5</u> |
| | <u>4</u> |
| | <u>4</u> |
| | <u>2</u> |
| | <u>4</u> |
| | <u>5</u> |
| | <u>4</u> |

Sub-Total Points 28 of a possible 35 points.

| | | |
|--|----------------------|-------------|
| Bonus Points | Bonus Points: | <u>1.65</u> |
| The project will be 100% <i>pay-as-you-go</i> financing. | | <u>1.65</u> |
| The project is a redevelopment project. | | <u>0</u> |

Total Points: 29.65

| | | |
|---------------------------|--------------|-----------|
| Overall project analysis: | High | 35 points |
| | Moderate | 25 points |
| | Low | 15 points |
| | Not Eligible | 5 points |

| | | |
|--|------------------------|---------------------|
| Home2 Suites - Ramsey, MN | | |
| 4 Story, Wood Frame, Indoor Pool | | Number of Suites |
| | | 98 |
| Land | \$434,511.00 | \$4,433.79 |
| Site Improvements (Curb cuts, utilities, earthwork, Construction | \$839,500.00 | \$8,566.33 |
| | \$12,453,548.00 | \$127,077.02 |
| Furniture, Fixtures, & Equipment/IT/Telecom/O | \$2,187,360.00 | \$22,320.00 |
| Intangibles | \$2,769,962.89 | \$28,264.93 |
| Total | \$18,684,881.89 | \$190,662.06 |
| Break even RevPAR, Stabilized FY3 | 1.035 | \$87.70 |
| Debt service and Operating Expenses, Stabilized FY3 | | \$3,040,130.23 |
| A/E | \$ 417,971.02 | \$ 4,265.01 |
| Civil | \$ 50,370.00 | \$ 513.98 |
| Developer Fee | \$ 373,697.64 | \$ 3,813.24 |
| Impact Fees & Gov't Fees | \$ 88,200.00 | \$ 900.00 |
| Affiliation Fee | \$ 37,500.00 | \$ 382.65 |
| Loan Fees and Interest | \$ 536,209.40 | \$ 5,471.52 |
| Pre-Opening, Start-up Overhead, Debt Service Re: | \$ 340,000.00 | \$ 3,469.39 |
| Miscellaneous OS&E (Pre-opening) | \$ 196,000.00 | \$ 2,000.00 |
| Contingency | \$ 730,014.84 | \$ 7,449.13 |
| | \$ 2,769,962.89 | \$ 28,264.93 |

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|-------------------------|-------------------------|------------------------|------------------------|------------------------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Initial Purchase Price or Appreciated Value | \$18,684,881.89 | \$15,350,704.44 | \$17,069,318.81 | \$18,078,998.84 | \$19,097,759.67 |
| Percent Increase in Value | -17.8% | -8.6% | -3.2% | -0.4% | 2.2% |
| Number of Rooms | 98 | 33770 | 33770 | 33668 | 33770 |
| Rate | \$138.05 | \$130.15 | \$134.03 | \$138.05 | \$146.46 |
| Occupancy | 73.0% | 61.0% | 60.0% | 60.0% | 60.0% |
| RevPAR | \$101.54 | \$79.38 | \$88.40 | \$93.87 | \$89.91 |
| Potential Gross Rental Income | 4.00% | \$2,839,072.59 | \$3,044,207.05 | \$3,337,872.98 | \$3,498,572.48 |
| Gross Meeting/Floor Revenue | 3.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Potential Gross Miscellaneous Income | | \$98,488.65 | \$100,334.90 | \$109,786.08 | \$109,436.20 |
| Leases on 0 of (NIN) | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Potential Gross Income (PGI) | | \$2,937,586.21 | \$3,270,443.95 | \$3,467,629.06 | \$3,568,028.88 |
| Effective Gross Income (EGI) | | \$2,937,586.21 | \$3,270,443.95 | \$3,467,629.06 | \$3,568,028.88 |
| Operating Expenses - Fixed | 24.0% | \$1,333,279.68 | \$1,708,671.89 | \$1,832,251.61 | \$1,807,629.23 |
| Capital Reserve | 2.0% | \$36,751.72 | \$45,408.88 | \$49,332.58 | \$71,360.38 |
| Management Fees | 4.0% | \$117,503.45 | \$130,817.76 | \$138,705.16 | \$143,721.16 |
| Net Operating Income (NOI) (GOP) | | \$1,228,056.36 | \$1,365,545.50 | \$1,446,319.91 | \$1,486,317.90 |
| NOI/CapEx | | 8.372% | 7.308% | 7.541% | 7.955% |
| Capital Expenditures | | | | | |
| Leak Price | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sales Expenses | 1.0% | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Payoff of Mortgage | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net Sales Price | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net Income | -\$18,684,881.89 | \$1,228,056.36 | \$1,365,545.50 | \$1,446,319.91 | \$1,486,317.90 |
| Debt Service | \$12,145,173.23 | \$1,018,821.07 | \$1,018,821.07 | \$1,018,821.07 | \$1,018,821.07 |
| Before Tax Cash Flows (BTCF) | -\$6,539,708.66 | \$209,235.28 | \$346,724.43 | \$427,498.83 | \$467,496.83 |
| Rate of Return for NPV | 3.00% | | | | |
| Cash on Cash (ROE) | | 3.30% | 6.30% | 6.54% | 7.15% |
| Net Present Value | \$5,949,250.94 | | | | |
| Before Tax Equity Reversion (BTERR) | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Mortgage Information: | | | | | |
| Purchase Price | | -\$18,684,881.89 | | | |
| Loan to Value (PV) | 65% | \$12,145,173.23 | | | |
| Financing Costs | 0.50% | -\$60,725.87 | | | |
| Required Equity | 35% | \$6,339,708.66 | \$9,000,000.00 | | \$11,429,054.65 |
| Term in Years (n) | 35 | | | | |
| Future Value (FV) | \$0.00 | | | | |
| Interest Rate of Loan (rate) | 6.75% | | | | |
| Loan Type Schedule (beginning or end) | 0 | | | | |
| Annual Principal | | \$199,021.98 | \$212,455.86 | \$228,796.63 | \$242,103.46 |
| Annual Interest | | \$819,799.19 | \$866,367.89 | \$773,024.45 | \$776,715.07 |
| Annual Payment | | -\$1,018,821.07 | -\$1,018,821.07 | -\$1,018,821.07 | -\$1,018,821.07 |
| Monthly Payment | | -\$83,912.40 | -\$83,912.40 | -\$83,912.40 | -\$83,912.40 |
| Loan Balance | | \$11,946,151.35 | \$11,733,695.49 | \$11,506,898.86 | \$11,264,793.46 |
| Capitalization Rate | | 8.00% | 8.00% | 8.00% | 8.00% |
| Return on Equity (ROE) | | 3.20% | 5.30% | 6.54% | 7.15% |
| Gross Income Multiplier (GIM) | | 5.23 | 5.22 | 5.21 | 5.20 |
| Debt Coverage Ratio (DCR) | | 120.54% | 134.03% | 141.96% | 145.89% |
| Year Sold | 6 | | | | |
| Internal Rate of Return (IRR) (after Debt Service) | | N/A | N/A | N/A | N/A |

Part 1

Ramsey Properties, LLC is a family business that began its roots when its founder, David Schiebout, had the vision to begin a custom manufacturing company in 1979 named, Delta ModTech® (DMT). DMT and its subsidiaries have placed manufacturing equipment around the globe in nearly 30 countries. This equipment manufactures medical, pharmaceutical, electronic, RFID, fuel cell/battery, and automotive products which are in turn delivered worldwide.

DMT had recently relocated their headquarters to Ramsey, MN. The Schiebout Family has been involved in serving their manufacturing business but also expanding into industrial and commercial real estate with many tenants that have partnered with the family for 20+ years. The Schiebout Family, now in their second generation, has the mission and vision to serve their customers, employees, tenants, and community. Part of the family's vision is to expand and diversify beyond their parent company of DMT and real estate arm, being steadfast with the same mission of servant leadership, as they provide opportunities for more positive economic growth in the communities they serve and as a catalyst for creating strong culture.

Although the Schiebout Family has been successfully developing and leasing industrial and commercial real estate since 1977, they have not ventured into the hospitality space. However, with due diligence and strong community support, they believed there was an unmet need in Ramsey for a new lodging offering. Because of this, the family pursued the potential of pioneering the prospect of this service-oriented business to our community. However, with the risk of the post-Covid environment, economic impact of the economy, and elevated construction costs, the family is requesting assistance from the city to pursue this unmet need.

The Schiebout Family desires to continue their focus on their mission and values of servant leadership in their working relationships with their tenants and community as a real-estate company and now venturing into Ramsey as a hospitality provider. The Schiebout Family is committed to continuing these values into the new opportunity of hospitality by providing a high-service, high quality result, based on servant leadership, the Golden Rule, and importance of serving our community.

Part 2

The Shareholders who will be owners in this proposed project are as follows:

- David & Ronda Schiebout (Founders of DMT, G1 family owners), board member of DMT, Members of Schiebout Family Owner's Council
- Wendy Schiebout (G2 in family business) works at DMT in leadership and operations, board member of DMT, Members of Schiebout Family Owner's Council
- Evan Schiebout (G2 in family business) works at DMT on leadership and engineering, board member of DMT, Members of Schiebout Family Owner's Council
- Emily Allegra (G2 in family business) works at DMT as family leader and asset management, board member of DMT, Members of Schiebout Family Owner's Council

All 5 people are family members and owners of DMT and the business will be female-majority owned.

Part 3

The proposed project is a 124,146 -square foot (2.85-acre) parcel to be improved with a limited-service, extended-stay lodging facility; the hotel will be associated with a nationally affiliated hotel brand such as Home2 Suites by Hilton. The proposed subject property, which is expected to open on July 1, 2024, will feature 98 rooms. The hotel will also contain the appropriate parking capacity and all necessary back-of-the-house space. The proposed project would offer a pool, free breakfast, laundry facilities, and a fitness center.

The owners recently invested in a revision of the plan after hearing from the City of Ramsey of the desire for a “main street” feel along Sunwood Drive. In the family’s desire to build community with Ramsey and help develop the next economic opportunities, the owners committed to redesigning their prototype to offer a dual entrance on the North and South of the building, add additional design and windows to the North entrance, and to incorporate more gathering options along the main street for the appeal of the COR’s long-term vision of the area.

This change created a loss in revenue of 1 room shifting the keys from 99 to 98 and increased the construction and design cost.

The family was also advised after meeting with Hilton to relocate to an alternative parcel in order to accommodate and develop a larger hotel to better meet the needs of the growing community and align with Hilton's preferred key count. This change required the family to evaluate a different parcel due to the issue with expansion and parking with the original lot. The family worked with the city to determine an alternative location best suited for the change and aligning with the COR district. Due to the decrease in construction-ready land, this new parcel will required substantial earth work and underground work to accommodate the build.

Part 4

Based on the City’s request and recommendation to offer a dual entrance to promote the community and guest pedestrian experience and to provide access for future city development and surrounding amenities, we instructed our design team to make multiple changes. We had to increase the lobby square footage by approximately 50%, and we added significantly more glass than the brand requires to give the Sunwood façade a primary entrance. This change created a loss in revenue of 1 room shifting the keys from 99 to 98 and increased the construction and design cost.

Additionally, the market study is supportive of a higher percentage of queen/queen rooms which also added additional square footage and cost which we believe will better serve the needs of our community, while simultaneously increasing the potential tax revenue to the city.

Conservatively, we increased our cost for the redesign to be approximately \$500,000-\$600,000.

Along with the redesign costs, we have analyzed the shift to the alternative parcel in order to accommodate a larger hotel and we are projected to incur substantially more costs associated with the ground work and earth work in order to move the development forward.

Based on these additional unanticipated and additional costs, we are requesting additional support from the City for the land cost as we as site improvements in order to better meet the needs of our community. Our initial bid for the site improvement work is estimated at of \$839,500. After discussions with the city, we determined to request an amount of \$550,000 of this cost to support the site improvement for the project to commence.

Our current rate of return calculation and proforma show the risk and slow ramp up of this project due to the slow market penetration and substantial increase in operations costs and projected inflation. Our forecasts, independently analyzed, show a below average ADR and occupancy rates in comparison to the industry and specifically lower than the brand average.

Part 6 – See attached Site plan and building renderings

- Tax ID number: Part of 28-32-25-22-0058
- Legal Description: Part of Outlot A, COR TWO
- Approximately 2.85 acres

Part 7 – See section C

Part of the mission of our family and business is to serve our community. When we evaluated the needs of our company, employees and their families, as well as our greater community in Ramsey, we realized there was a need in our local area for a high-quality lodging that would provide an extended stay option. Currently there are no offerings of this type within Ramsey.

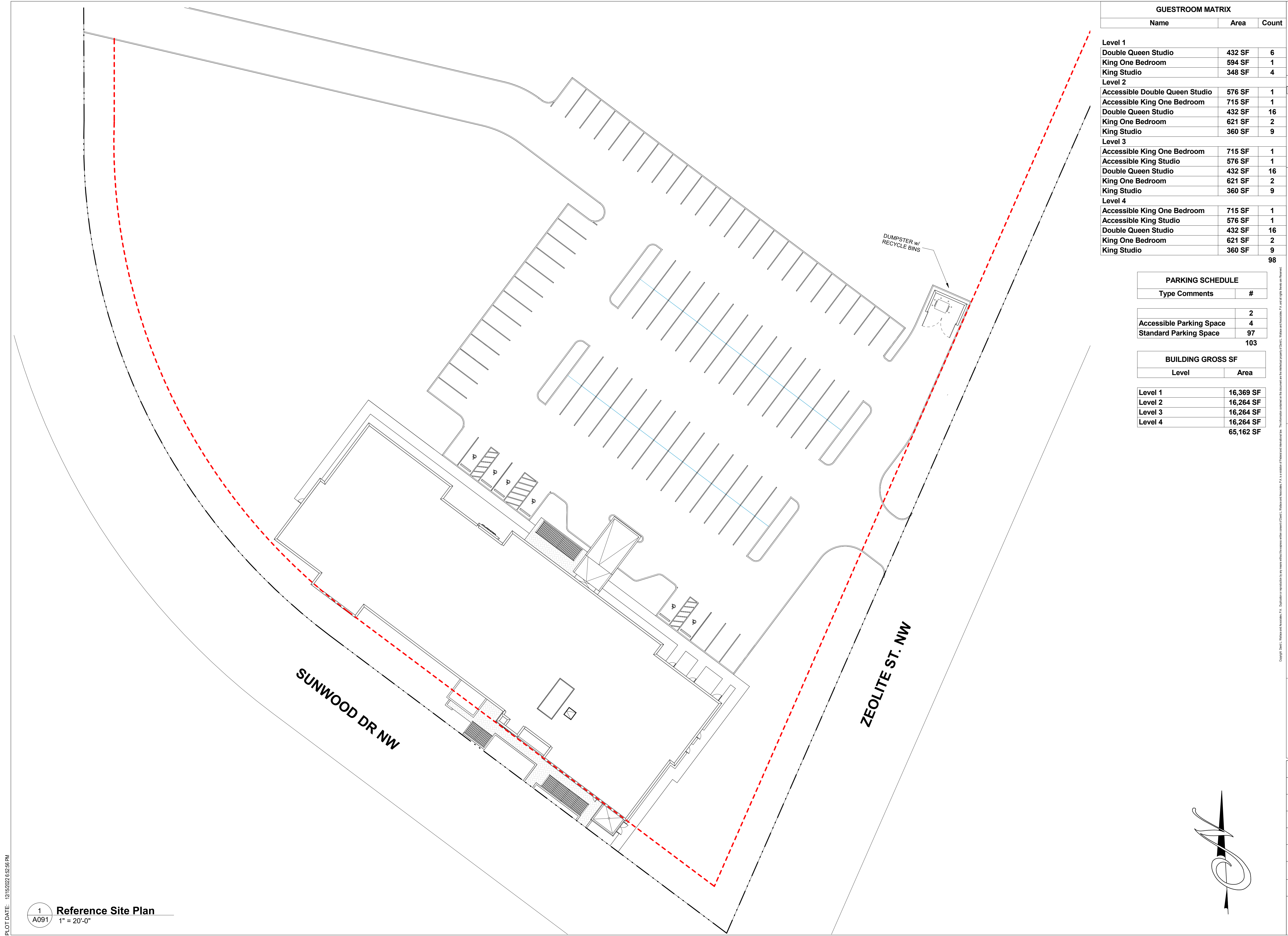
This potential development will create many new employment opportunities with a strong national brand that offers top of the industry training, benefits, and support. Beyond the direct employment impact, it will also drive economic demand and higher revenues in the community, as well as indirect jobs through suppliers, gig-workers, and vendors. The versatility of the hotel will provide short-term and long-term lodging options for many of the companies and families requiring temporary longer stay lodging while between homes or even for construction crews that are working on other projects in the City.

We are also committed to partnering with a top national brand and flag to bring into Ramsey which will create a stimulus for bringing in more national brands for future restaurants and retail locations for the city of Ramsey. We see this as a win-win for the community we serve, the city we support, and future economic growth for all stakeholders and the city at large.

This unmet need was validated through the demand study and feasibility analysis that showed Ramsey's unmet need for an extended stay hotel with the closest similar product over 10 miles away outside of Ramsey. Even though there are other lodging options in Ramsey, our project will meet a different market offering the extended stay which will increase the overall economic impact and draw new customers and additional tax revenue into our community.

Based on these unmet needs determined through the demand study and the partnership with the City, we decided to pursue the project despite the uncertainty of the post-Covid lodging market, as well as the significant upfront cost that the project will incur. With the support of the City of Ramsey, we believe that the best opportunity to drive more economic growth is to take the risk and pioneer this project.

Part 8 – See Section 8



| GUESTROOM MATRIX | | |
|--------------------------------|--------|-------|
| Name | Area | Count |
| Level 1 | | |
| Double Queen Studio | 432 SF | 6 |
| King One Bedroom | 594 SF | 1 |
| King Studio | 348 SF | 4 |
| Level 2 | | |
| Accessible Double Queen Studio | 576 SF | 1 |
| Accessible King One Bedroom | 715 SF | 1 |
| Double Queen Studio | 432 SF | 16 |
| King One Bedroom | 621 SF | 2 |
| King Studio | 360 SF | 9 |
| Level 3 | | |
| Accessible King One Bedroom | 715 SF | 1 |
| Accessible King Studio | 576 SF | 1 |
| Double Queen Studio | 432 SF | 16 |
| King One Bedroom | 621 SF | 2 |
| King Studio | 360 SF | 9 |
| Level 4 | | |
| Accessible King One Bedroom | 715 SF | 1 |
| Accessible King Studio | 576 SF | 1 |
| Double Queen Studio | 432 SF | 16 |
| King One Bedroom | 621 SF | 2 |
| King Studio | 360 SF | 9 |

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

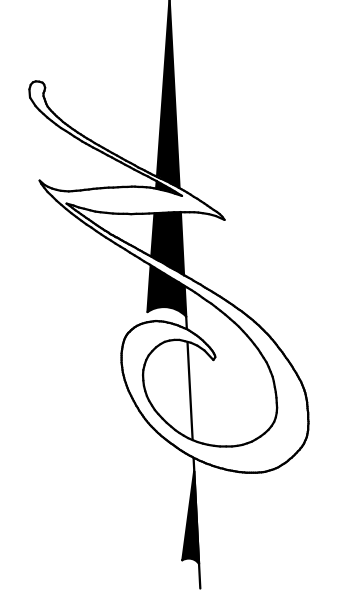
| PARKING SCHEDULE | |
|--------------------------|----------|
| Type | Comments |
| | |
| | |
| Accessible Parking Space | 4 |
| Standard Parking Space | 97 |
| | 103 |

| BUILDING GROSS SF | |
|-------------------|-----------|
| Level | Area |
| Level 1 | 16,369 SF |
| Level 2 | 16,264 SF |
| Level 3 | 16,264 SF |
| Level 4 | 16,264 SF |
| | 65,162 SF |

Home2 Suites by Hilton
 Sunwood Drive NW,
 Ramsey, Minnesota
 Emily Allegra



| | |
|---------------------|--------------------------------|
| DRAWN | PC / AS |
| PROTOTYPE VERSION | |
| ISSUE DATE | 11/22/2022 |
| SCALE | 1" = 20'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | SITE - Reference & Egress Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A091 |

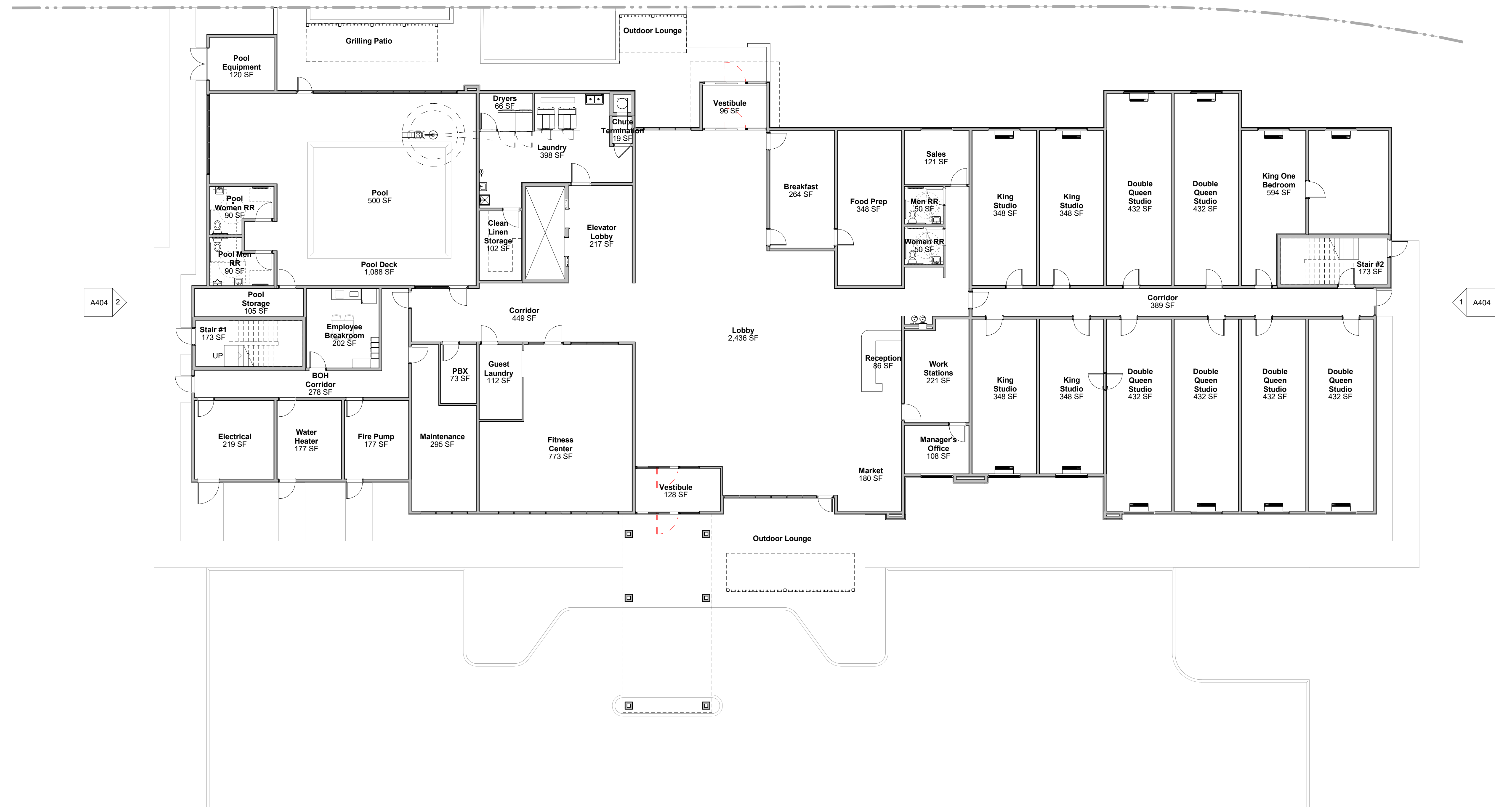


PLOT DATE: 12/15/2022 6:52:35 PM
 1
 A091 Reference Site Plan
 1" = 20'-0"

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| 1ST FLOOR GUESTROOM SCHEDULE | | |
|------------------------------|-----------|--------|
| Name | # | Area |
| Double Queen Studio | 6 | 432 SF |
| King One Bedroom | 1 | 594 SF |
| King Studio | 4 | 348 SF |
| Total | 11 | |

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |



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| DRAWN | PC/AS |
| PROTOTYPE VERSION | |
| ISSUE DATE | 11/22/2022 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | LEVEL 1 - Floor Plan |
| LOCATION / INN CODE | |

1 Level 1 Floor Plan
 A101 3/32" = 1'-0"

SHEET NUMBER
A101

PLOT DATE: 12/15/2022 6:52:38 PM

| 2ND FLOOR ROOM SCHEDULE | | |
|--------------------------------|-----------|--------|
| Name | # | Area |
| Accessible Double Queen Studio | 1 | 576 SF |
| Accessible King One Bedroom | 1 | 715 SF |
| Double Queen Studio | 16 | 432 SF |
| King One Bedroom | 2 | 594 SF |
| King Studio | 9 | 348 SF |
| Total | 29 | |

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
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| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | LEVEL 2 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A104 |

1 **Level 2 Floor Plan**
A104 3/32" = 1'-0"

PLOT DATE: 12/15/2022 6:52:59 PM

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A404 2

A403 2

1
A403

| 3RD FLOOR ROOM SCHEDULE | | |
|-----------------------------|-----------|--------|
| Name | # | Area |
| Accessible King One Bedroom | 1 | 715 SF |
| Accessible King Studio | 1 | 576 SF |
| Double Queen Studio | 16 | 432 SF |
| King One Bedroom | 2 | 594 SF |
| King Studio | 9 | 348 SF |
| Total | 29 | |

| No. | DESCRIPTION | DATE |
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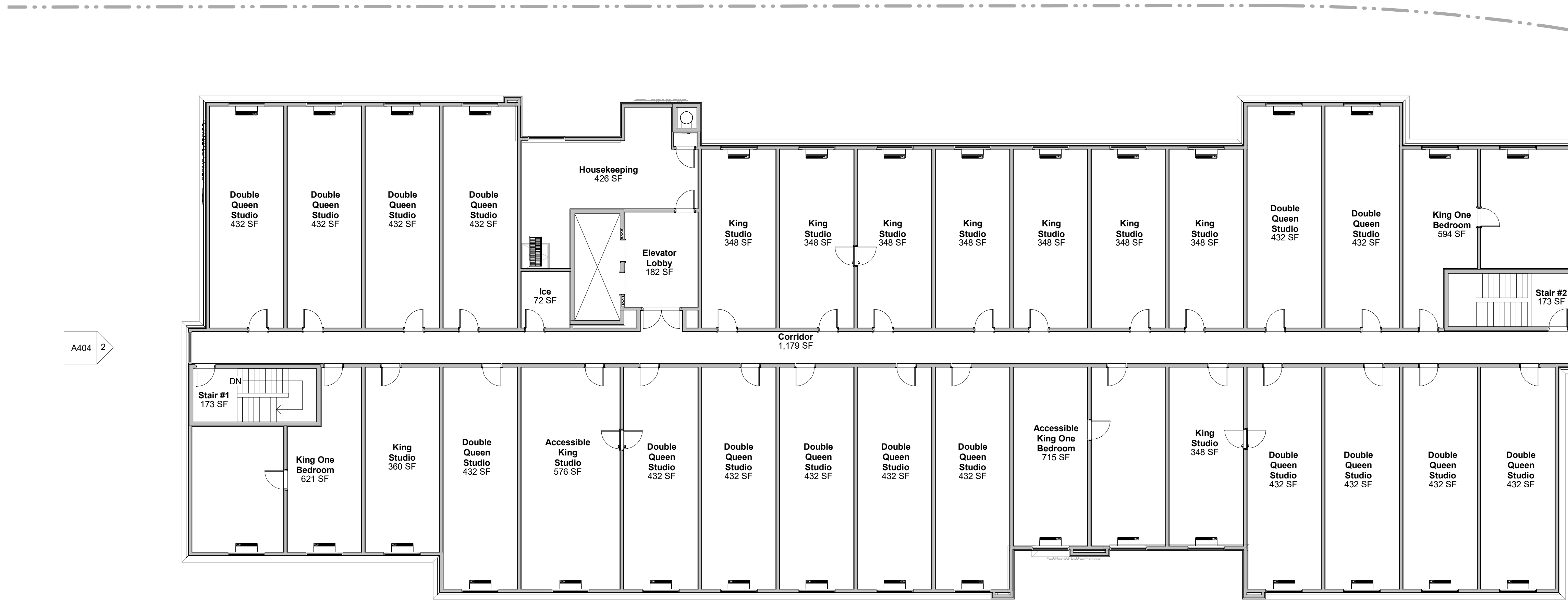
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| PROTOTYPE VERSION | |
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| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | LEVEL 3 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A107 |

1
A107 **Level 3 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 12/15/2022 6:03:03 PM



| 4TH FLOOR ROOM SCHEDULE | | |
|-----------------------------|-----------|--------|
| Name | # | Area |
| Accessible King One Bedroom | 1 | 715 SF |
| Accessible King Studio | 1 | 576 SF |
| Double Queen Studio | 16 | 432 SF |
| King One Bedroom | 2 | 594 SF |
| King Studio | 9 | 348 SF |
| Total | 29 | |

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | LEVEL 4 - Floor Plan |
| LOCATION / INN CODE | |

SHEET NUMBER
A110

1 Level 4 Floor Plan
 A110 3/32" = 1'-0"

A403
2

A404 2

1
A403



1 Building Elevation
A403 3/32" = 1'-0"



2 Building Elevation
A403 3/32" = 1'-0"

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

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| ISSUE DATE 10/04/2022 |
| SCALE 3/32" = 1'-0" |
| JOB NUMBER 22-014 |
| PROJECT STATUS YS |
| SHEET NAME Color Building Elevations |
| LOCATION / INN CODE |
| SHEET NUMBER A403 |



1 Building Elevation
A404 3/32" = 1'-0"



2 Building Elevation
A404 3/32" = 1'-0"

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| DRAWN | PC |
| PROTOTYPE VERSION | |
| ISSUE DATE | 10/04/2022 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | YS |
| SHEET NAME | Color Building Elevations |
| LOCATION / INN CODE | |

SHEET NUMBER
A404