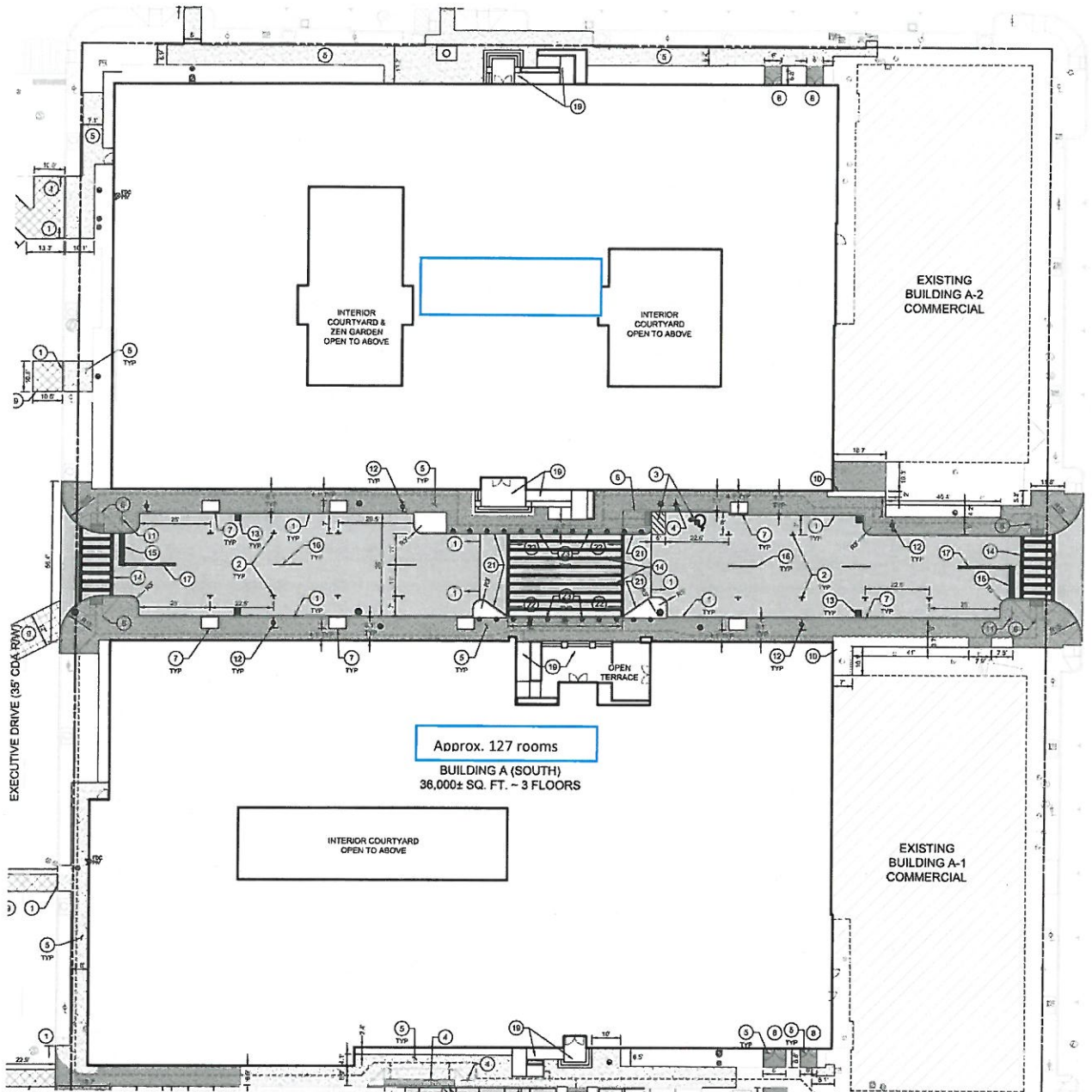


Narrative Statement

- Square Footage – Approximately 95,000 built with three stories
- Number of Rooms – 125 to 130 units (this is subject to change based on approvals from the Franchise and the City)
- Number of Employees – will vary depending on the season, but will be approx. 27 – detailed breakdown of the estimate is below:

Managers(Salaried)	# of Associates	Full-time or Part-time
General Manager	1	Full-time
Director of Sales	1	Full-time
Front Office Manager	1	Full-time
Executive Housekeeper	1	Full-time
Maintenance Manager	1	Full-time
Associates		
Front desk associates	4	Full-time
Room Cleaners	10	Full-time
Night Auditors	2	Full-time
House person	2	Full-time
Breakfast Host/Attendant	2	Full-time
Sales Manager	1	Full-time
Maintenance Tech.	1	Full-time
Total	27	

- Operational Details – 24/7 365 as required by the Franchise.
- Parking – Peninsula Town Center is served by common area parking lots with over 4,500 spaces. The Extended Stay Hotel will use these parking spaces. We will be extending merchant lane and will be adding approximately 20 spaces of on-street parking. The picture below gives a better idea of how the street will split the two buildings (see the gray area), parking will be on the street level. The traffic illustration gives the parking counts in the immediate area of the Extended Stay Hotel.



- Circulation of traffic – In order to get to the Extended Stay Hotel, people will use the following entrances: Kilgore from Mercury, Von Schilling & Merchant Lane from Coliseum, and Executive from Cunningham. Please note that Merchant Lane will be extended so it connects with Executive.
- Details of Business – The Macy’s building will be split down the middle with Merchant Lane going through the building (please see below). For a detailed layout of the Extended Stay Hotel, please see attached. Peninsula Main VA, LLC or an affiliate will own and operate the Extended Stay Hotel. The pool will be located inside the building along with the standard amenities like a fitness center, lounge, business center, meeting rooms, and café space. There will be a section on the roof for gatherings, and there will be two interior courtyards. There will be one courtyard on the ground floor, one courtyard/garden on the second floor and there will be a

roof top terrace on the third floor. Please see the attached plan. All exterior landscaping will be consistent with the existing landscape at PTC.

- The Extended Stay Hotel will have the following amenities:
 - Fitness Center
 - Business Area/Lounge
 - Café
 - Meeting Room
 - Pool
 - Roof Deck Lounge
 - Interior Courtyards
- Impact
 - This Extended Stay Hotel will have a great Impact on the City of Hampton, and coincides with the Cities desire to bring more rooms to the area. There is Currently a need for over 300 units and with the news of the Hyatt development there is still a need of approx. 150 units. This will help fulfill that void. Another beneficial impact is the expansion of Merchant Lane. This will help bring more visibility and traffic flow into the shopping center. This overall development was designed for this use, this is just a new location so there will be no issues with water, sewer, or utility services.

Traffic Flow

Parking Spaces Available

