

**CITY OF COLORADO SPRINGS  
 LIQUOR OR 3.2% FERMENTED MALT BEVERAGE APPLICATION**

NEW LICENSE                       TRANSFER OF OWNERSHIP

Type of License applying for (Check One)

- Hotel/Restaurant     Hotel/Restaurant w/Optional Premises     Tavern     Beer & Wine     Brew Pub  
 Retail Liquor Store     3.2% Beer On Premises     3.2% Beer Off Premises     3.2% Beer On and Off Premises  
 Drugstore     Racetrack     Optional Premises     Club     Vinters

**APPLICANT INFORMATION**

Name of Applicant: IHP I OPS, LLC & Island Hospitality Management V Inc.	Property Tax Schedule No. : 6232101001
Trade Name (DBA): Hilton Garden Inn Colorado Springs	Business Telephone: (719) 598-6866
Address of Premises: 1810 Briargate Pkwy., Colo Springs, CO 80920	Alternate Telephone: (561) 655-9001

**IF THIS IS A TRANSFER OF AN EXISTING LICENSE – THE FOLLOWING MUST BE ANSWERED:**

Present trade name of establishment (dba)	Present State License No.	Present Class of License	Present Expiration Date
Hilton Garden Inn	07-8613-0000	H&R (City)	3/19/2015

If the applicant is: a Corporation, Limited Liability Company, Partnership or Association, list all officers, directors, general partners and managing members, position held and percentage owned.

NAME	POSITION HELD	% OWNED
See Attached		

**FINANCIAL INFORMATION**

TOTAL INVESTMENT IN BUSINESS (include purchase, start up, inventory)	\$ ~10,000	
Source(s) of funds invested (provide names, banks, and indicate checking, savings, loan, promissory note, gift or other).		
THE FOLLOWING INFORMATION MUST REFLECT THE SOLE SOURCE OF FUNDS INVESTED. NO OTHER PERSON OR PARTIES MAY HAVE A FINANCIAL INTEREST IN THE BUSINESS FOR WHICH THIS AFFIDAVIT IS SUBMITTED.		
NAME/ADDRESS OF FUNDING SOURCE (bank(s), individual(s), et al.)	FUNDING SOURCE (checking/savings/ loan/ note/ gift)	AMOUNT
Suntrust Bank (nat'l bank) Atlanta, GA	Business Checking	~ \$10,000

List applicant(s) prior experience in the sale of alcoholic beverages. Include dates and locations.

Business Name & Address	Applicant's Name	Experience/Position	Dates
See attached Exhibit A			

DO NOT ALTER THESE FORMS IN ANY MANNER

**B**

Has the applicant previously been issued a liquor or beer license (include any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)?  yes  no

If yes, identify the business and any current or former financial interest in said business including any loans to or from a licensee.

Name of Business	Address	Type/amt. of Interest
Please See Attached Exhibit A		

**PREMISES/ESTABLISHMENT**

Terms of legal possession of the premises for which the application is made?  own  lease

If leased provide terms: Start date  End date

Dimensions of premises 396x209 ft. Square footage  Seating Capacity 44

Is there a patio area?  yes  no -- If yes, provide dimensions

Anticipated number of employees? ~35

Will training be offered or required?  yes  no -- If yes, through what agency?

Has the applicant or manager in Colorado, or any other State (include any of the partners, if a partnership members or manager if a limited liability company; or officers, stockholders or directors if a corporation), ever:	YES	NO
Been denied an alcohol beverage license? Please See Attached Exhibit B		
Had an alcohol beverage license suspended or revoked?		
Had interest in another entity where an alcohol beverage license was suspended or revoked?		
Ever been charged or convicted of a crime, received a suspended sentence, a deferred sentence, or have charges pending? If yes, provide explanation, date(s) and location(s).		

Has the applicant ever received a violation notice, suspension, or revocation for any liquor law violation, have charges pending; or has the applicant applied for and been denied a liquor or beer license anywhere in the United States?

Yes  No

If yes, provide explanation, date(s) and location(s): Please See Attached Exhibit B

I declare under the penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I understand that any falsehood or omission will jeopardize the application as such falsehood or omission constitutes evidence regarding the character of the applicant.

*Paulina Beal*  
 Signature  
 Title: VP + Treasurer

State of Florida  
 County of Palm Beach

Subscribed and sworn to before me this 27<sup>th</sup> day of October, 2014.

My Commission Expires: 2-10-2017

*Celeste White*  
 Notary Public

DO NOT ALTER THESE FORMS IN ANY MANNER



CELESTE WHITE  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# EE873121  
 Expires 2/10/21

~~COLORADO DEPARTMENT OF REVENUE~~  
Liquor Enforcement Division  
1375 Sherman St, Denver CO 80261  
September, 2005

### AFFIDAVIT OF TRANSFER AND STATEMENT OF COMPLIANCE

Pursuant to the requirements of 12-47-303(3)(b), Colorado Revised Statutes, Licensee hereby states that all accounts for alcohol beverages sold to the Applicant are:

- Paid in full. There are no outstanding accounts with any Colorado Wholesalers.
- Licensee hereby certifies that the following is a complete list of accounts for alcohol beverages that are unpaid:

Licensee and Applicant agree that all accounts will be paid for from the proceeds at closing by the:     Licensee     Applicant

- Licensee unavailable to certify disposition of accounts for alcohol beverages - inventory list attached. Transfer by operation of law - Regulation 47-304.
- Applicant will assume full responsibility for payment of the outstanding accounts as listed above.
- No alcohol beverage inventory transferred or sold.

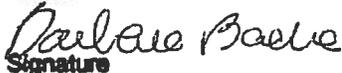
Licensee hereby authorizes the transfer of its Colorado Retail Liquor License to the Applicant, its agent, or a company, corporation, partnership or other business entity to be formed by the Applicant.

Dated this 27<sup>th</sup> day of October, 20 14.

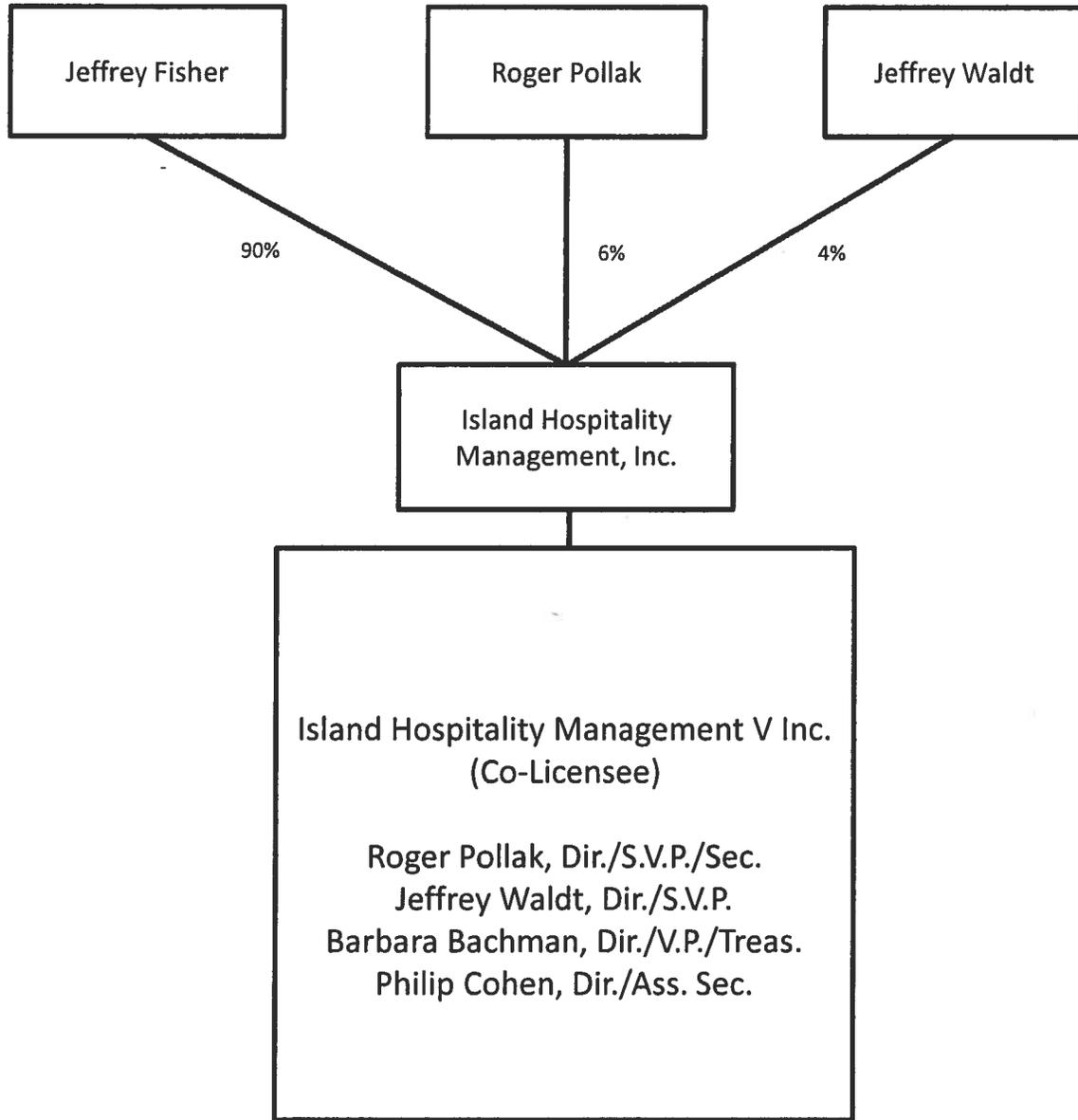
**Seller:**  
IA Urban Hotels, Colo Springs TRS, LLC  
#07861830000  
Licensee & License Number

Hilton Garden Inn  
Trade name  
  
Signature  
President  
Position  
Marcel Verbaas  
Print Name

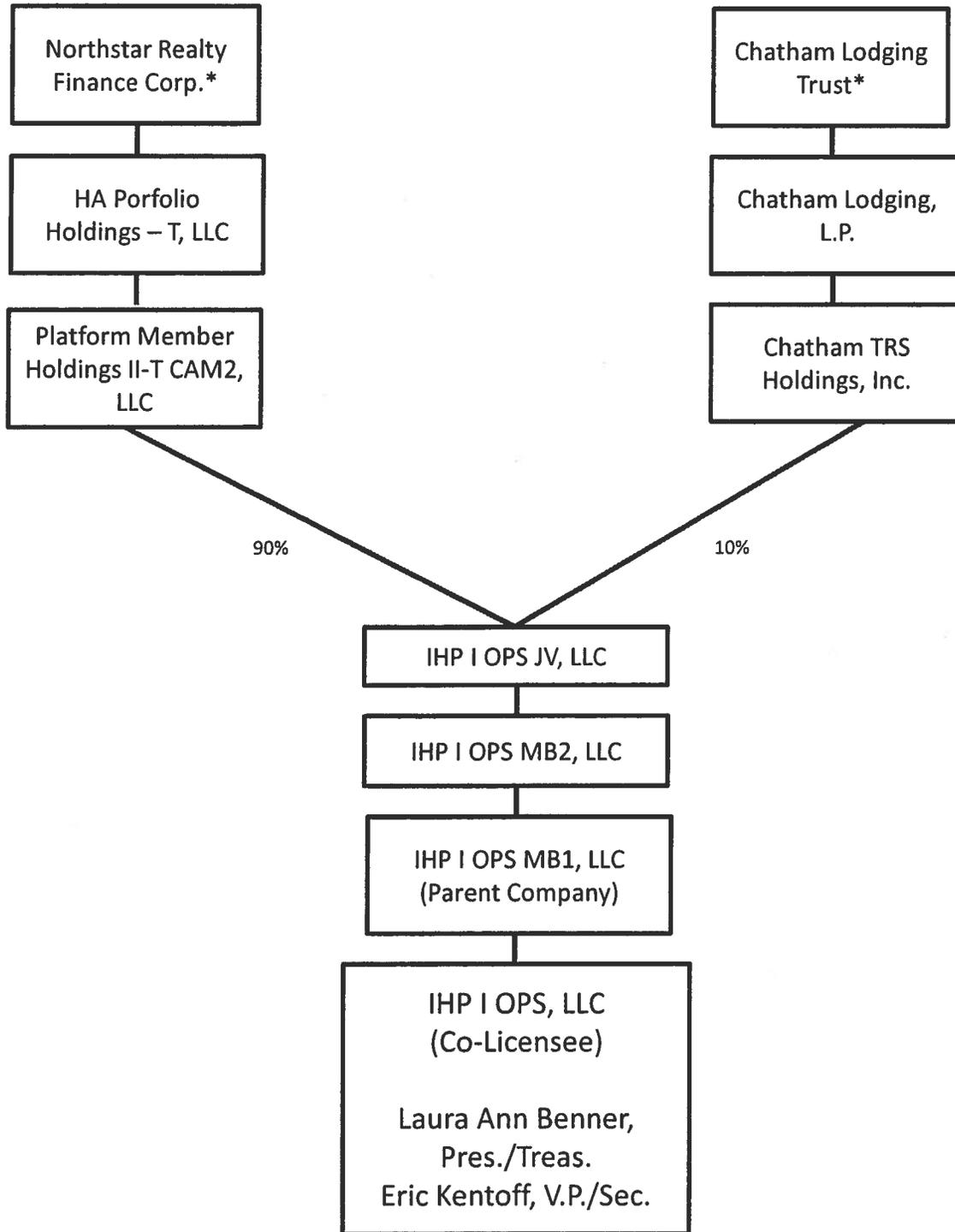
**Buyer:**  
IHP I OPS, LLC & Island Hospitality  
Management, V. Inc.  
Applicant

Hilton Garden Inn  
Trade name  
  
Signature  
VP + Treasurer  
Position  
Barbara Bachmer  
Print Name

Structure Chart of Island Hospitality Management V Inc.



Structure Chart of IHP I OPS, LLC



\* Both Northstar Realty Finance Corp. and Chatham Lodging Trust are public companies.

**Exhibit A:**

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Co-Applicants IHP I OPS, LLC and Island Hospitality Management V Inc. are filing simultaneous Colorado applications to transfer the liquor licenses of:

Hilton Garden Inn Colorado Springs  
1810 Briargate Pkwy.  
Colorado Springs, CO 80920  
(present license #07-86183-0000)

and

Homewood Suites Colo Springs North  
9130 Explorer Dr.  
Colorado Springs, CO 80920  
(present license #4701831).

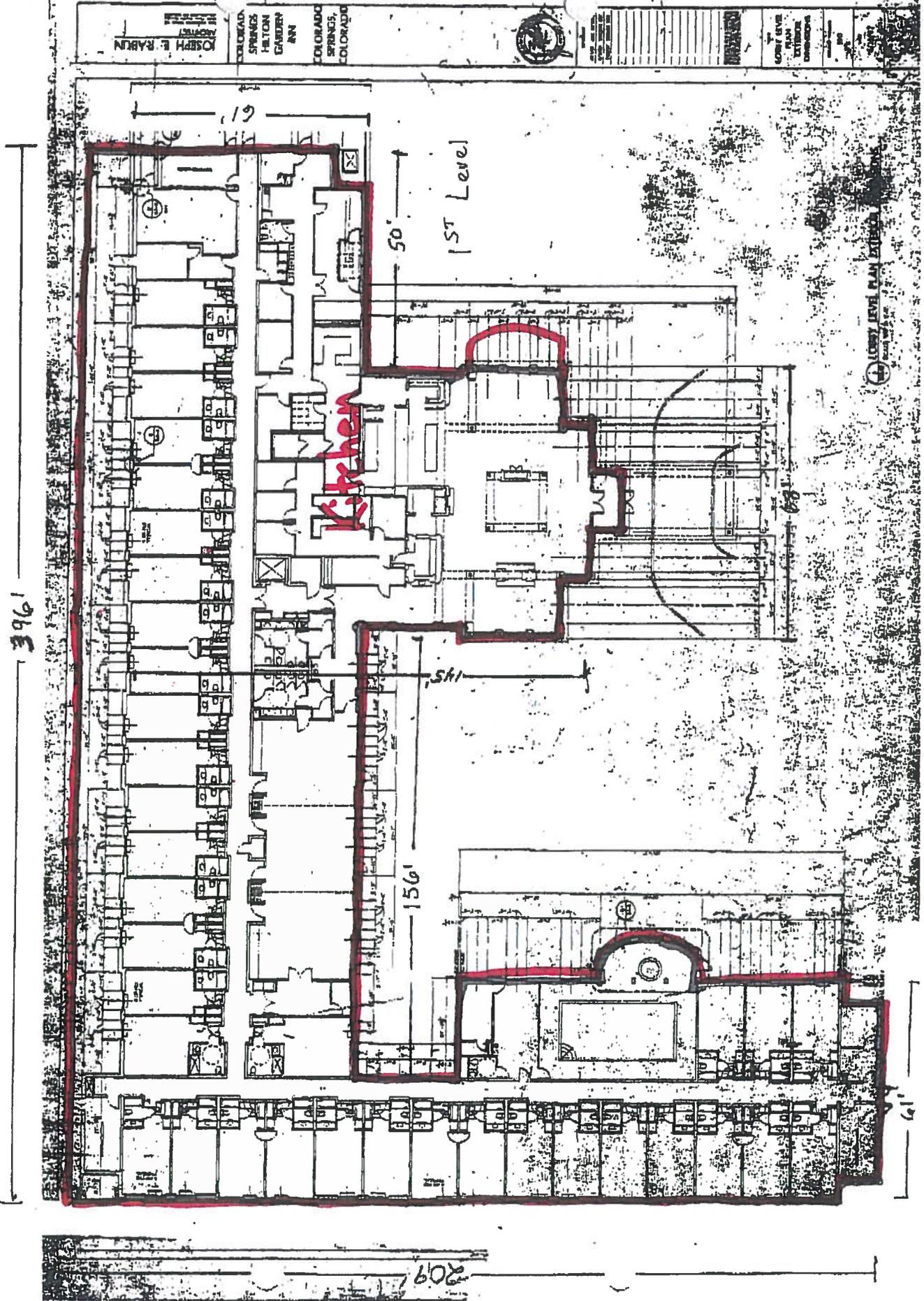
Entities which the owners and/or officers of IHP I OPS, LLC and Island Hospitality Management V Inc. are affiliated with hold numerous liquor licenses at hotels throughout the United States.

**Exhibit B:**

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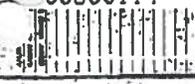
Co-Applicants IHP I OPS, LLC and Island Hospitality Management V Inc. have never had a liquor license denied, suspended, or revoked.

Entities which the owners and/or officers of IHP I OPS, LLC and Island Hospitality Management V Inc. are affiliated with throughout the United States have, from time to time, been cited for minor infractions of alcoholic beverage laws. Rather than contest such allegations, small fines or other penalties are paid or agreed to in lieu of contest.

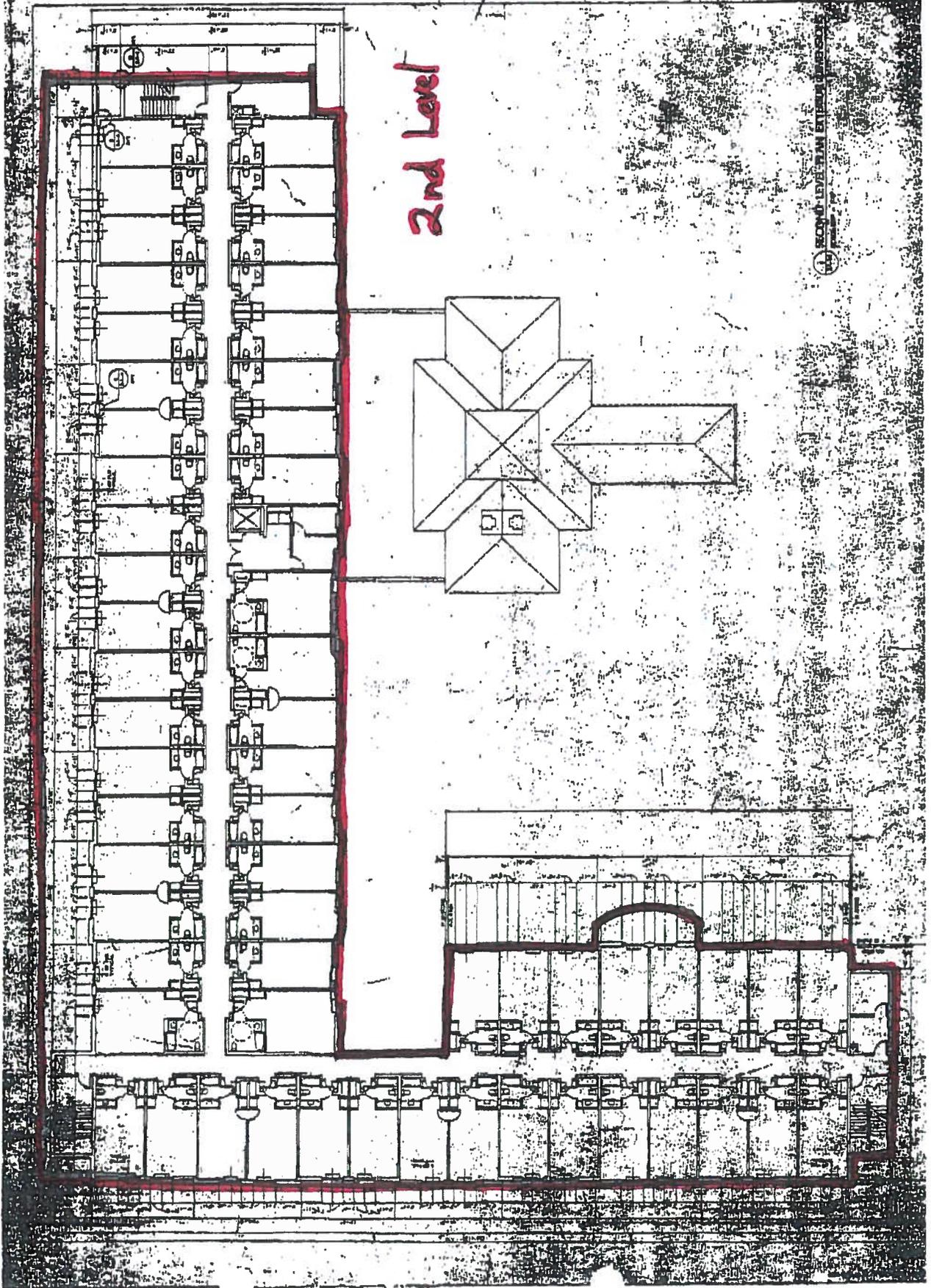


JOSEPH E. RABIN  
ARCHITECT  
1000  
1000

COLO  
SPRING  
HAYTON  
GARDEN  
INN  
COLORADO  
SPRING  
COLORADO



LEVEL 2  
PLAN



2nd Level

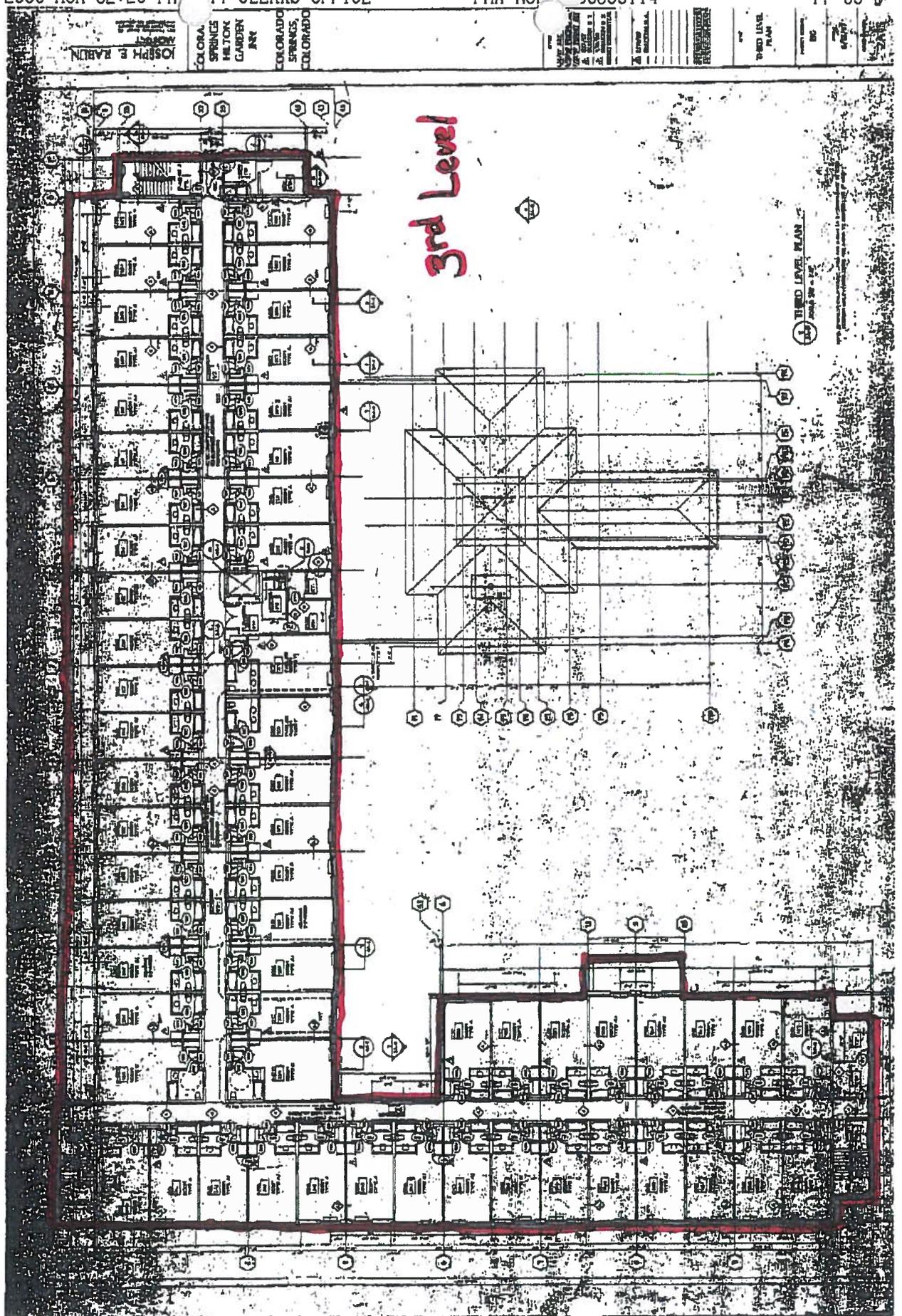
SECOND LEVEL PLAN ENTIRE

JOSEPH E. RADON

COLORADO SPRINGS HILTON GARDEN INN COLORADO SPRINGS, COLORADO

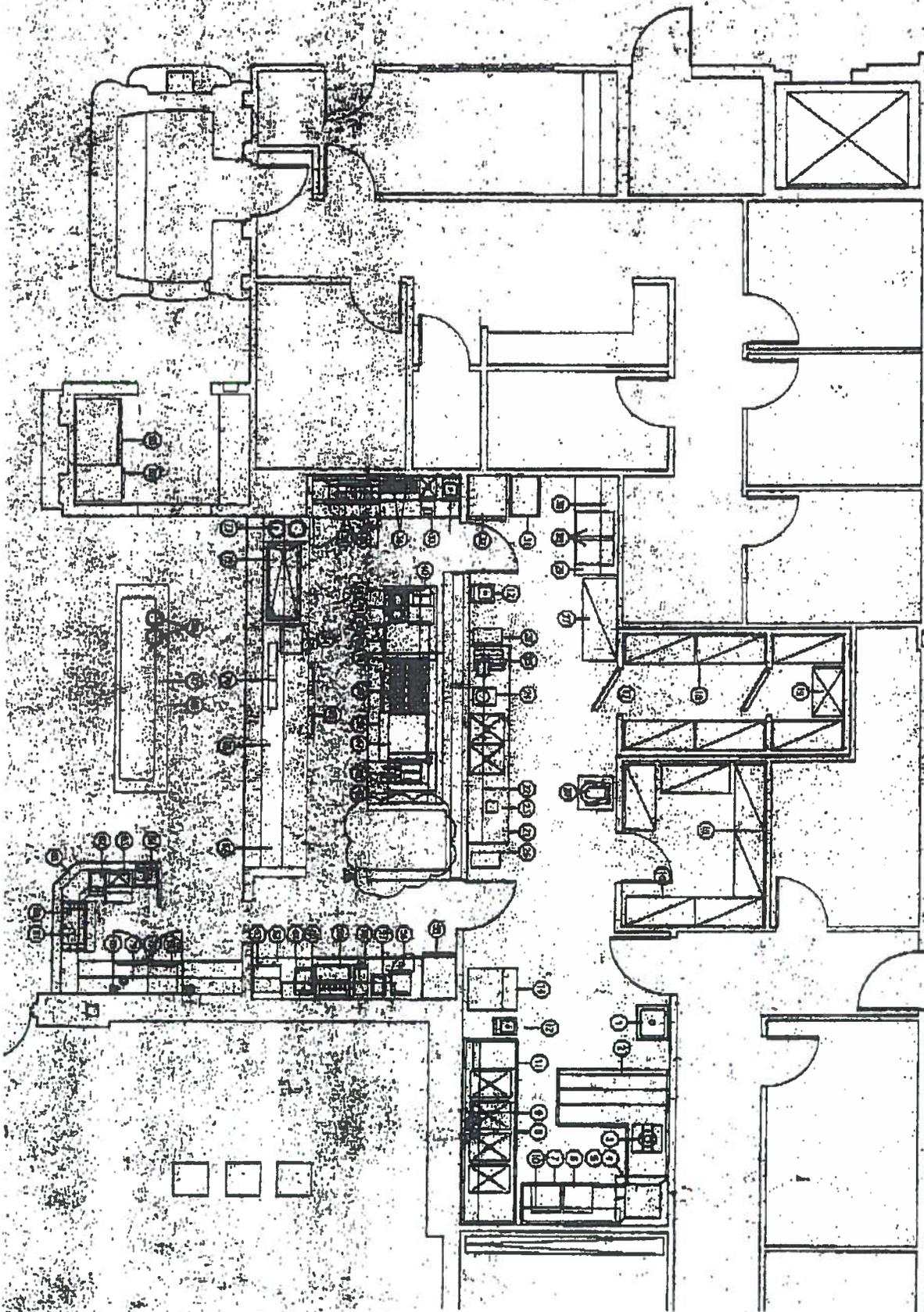
REGISTRATION REGULATIONS

THIRD LEVEL PLAN



3rd Level

THIRD LEVEL PLAN



*Kitchen Detail*





January 20, 2015

**Certified Mail # 7014 0150 0000 9222 2348**

IHP I OPS, LLC & Island Hospitality Mgmt V Inc.  
dba Hilton Garden Inn Colorado Springs  
50 Coconut Row, #200  
Palm Beach, FL 33480

Dear Applicant:

Pursuant to 12-47-312 of the Colorado Revised Statutes and Rule No. 7 of the Local Rules of Procedure, I have the following report to make concerning the results of my investigation of the application you have filed for a transfer of the Hotel and Restaurant Liquor License, at IHP I OPS, LLC & Island Hospitality Management V Inc., dba Hilton Garden Inn Colorado Springs, 1810 Briargate Parkway, Colorado Springs, Colorado. Your application was filed on October 31, 2014.

It appears that you will be entitled to possession of the premises for which the application is made.

At this time, the premises you desire to license does not appear to be in violation of any Zoning Ordinances of the City of Colorado Springs, Colorado.

There are no schools within the limits as prohibited by law.

To date, the Police Department has not reported any objections to this application.

The public hearing will be held on your application at the meeting of the Liquor and Beer Licensing Board, commencing at 9:00 a.m., February 6, 2015 in the Council Chambers, City Hall, 107 North Nevada Avenue, and you must be present at that meeting. At this meeting the Board will consider the factors outlined in Rule No 9.08 of the Local Rules of Procedure and it is your burden to provide the necessary evidence to satisfy the Board.

A public notice poster has been prepared for you to pick up from the City Clerk's Office. This notice poster must be posted by you at the proposed premises in a manner that is visible and conspicuous to the public no later than Tuesday, January 27, 2015.

If you have any questions please contact Lee McRae at (719) 385-5106.

Sincerely,

Sarah B. Johnson  
City Clerk