

Property Improvement Plan

Proposed Change of Ownership of the
Candlewood Suites Dallas Market Cntr-Love Field
Dallas, Texas

Date of Issue: January 25, 2022



CANDLEWOOD SUITES

IHG[®] HOTELS & RESORTS



REGENT



KIMPTON
HOTELS & RESTAURANTS

HOTEL
INDIGO

VOCO



CROWNE PLAZA



ATWELL
SUITES



CANDLEWOOD
SUITES

IHG[®] REWARDS

I. HOTEL INFORMATION

Property Name: Candlewood Suites Dallas Market Cntr-Love Field		PIP Visit Date: 01/11/2022
Address: 7930 North Stemmons Freeway		Location #: 9945
City,ST: Dallas, Texas 75247		Project #: 47954
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		Proposed Action: Change of Ownership

BUILDING	GUEST ROOM AREA	Type	Qty.
Year Built: 1998	# of Rooms: 150	<i>Studio Suite</i>	38
Addition:	# of Rooms:	<i>1 Bedroom Suite</i>	95
Highest Story: 3	# of Guest Floor: 3	<i>2 Bedroom Suite</i>	9
Exterior Materials: Brick/EIFS		<i>ADA</i>	2
Guest Corridor Type: Interior		<i>ADA Suites</i>	6
# of Parking Spaces: 174	Type: Surface	Total Rooms:	150
# of Guest Elevators: 2	# of Service Elevators: 0		
Internet: Wireless	Public Areas		
Wireless	Guest Areas		
HVAC: Split System	Public Areas		
PTAC	Guest Areas		
Employee Restroom: <input checked="" type="checkbox"/>			
Employee Breakroom: <input checked="" type="checkbox"/>			

LIFE SAFETY	MEETING SPACE	Name	SF
Emergency Generator: <input type="checkbox"/>			
Hardwire Smoke Detectors:		Total Meeting Space (SF):	0
<input checked="" type="checkbox"/> Commercial Areas			
<input checked="" type="checkbox"/> Guest Corridor			
<input checked="" type="checkbox"/> Guest Rooms			
Sprinkler System:			
<input checked="" type="checkbox"/> Commercial Areas			
<input checked="" type="checkbox"/> Guest Corridor			
<input checked="" type="checkbox"/> Guest Rooms			

GUEST AMENITIES		GUEST AMENITIES	
Fitness Room: <input checked="" type="checkbox"/>	Square Ft: 450	Indoor Pool: <input type="checkbox"/>	Max Depth (ft.):
Business Center: <input checked="" type="checkbox"/>		Outdoor Pool: <input checked="" type="checkbox"/>	Max Depth (ft.): 3
Sets of Public Restrooms: 2	Unisex:	Whirlpool: <input type="checkbox"/>	Max Depth (ft.):
Guest Laundry: <input checked="" type="checkbox"/>			
# of Vending Areas:			
Other Amenities: Gazebo			

IHG CONTACTS			
PIP Regional Manager:	Armon White Regional Manager, Property Improvements	Phone:	(770) 695-2139
		Email:	armon.white@ihg.com
Plan Review Regional Manager:	Vin Mendoza Regional Manager, Plan Review	Phone:	(678) 735-1341
		Email:	vin.mendoza@ihg.com

UNDERSTANDING THE PIP & RESOURCES

All architectural and design drawings, construction documents, color boards and materials specifications related to this Property Improvement Plan (PIP) must be submitted to IHG's Design & Construction Studio for review and approval prior to making any commitment to purchase materials or commencing any work. IHG reserves the right to require the owner to replace or modify any materials or work not formally submitted to and approved by IHG's Design & Construction Studio.

All work is to be performed in accordance with the Candlewood Suites Brand Standards, and all FF&E is required to meet Candlewood Suites Brand Standards.

Resources:

Please refer to IHG's Design & Construction Studio website www.ihgdesignconnect.com for various resources required for the successful implementation of your PIP.

Questions regarding this PIP and other design and construction issues can be answered by contacting the IHG PIP Regional Manager or Plan Review Regional Manager.

The findings in this PIP will not be effective six months after the date of this PIP unless a license agreement is executed within that time period, unless extended in writing by IHG.

COMPLETION OF THE PIP

The following are the due dates for completion of each component of the PIP, unless specified elsewhere in the PIP.

Design Milestones:

Submission of Plans Due By.....	5/1/2022
Submission of Furniture, Fixtures & Equipment.....	5/1/2022
Design Approval to Proceed with Renovation.....	6/1/2022

Renovation Completion Milestones:

Exterior Areas.....	12/1/2022
Public Areas.....	12/1/2022
Recreational Areas.....	12/1/2022
Heart of House Areas.....	12/1/2022
Guest Room Areas.....	9/1/2022
Final Completion.....	12/1/2022

After this PIP is completed, the owner shall continue to maintain the hotel as a first-class facility, including replacing soft goods and case goods in all areas of the hotel including, but not limited to, the guest rooms, corridors, and public areas on the timelines outlined in the license agreement or more frequently to maintain compliance with brand standards.

All requests for extensions of due dates must be submitted in writing to IHG, addressed to the appropriate PIP Regional Manager and must be specifically approved in writing by IHG. As a condition to approving an extension of a due date, IHG may require that the PIP be modified to include upgrading or renovation of additional areas or items (in addition to any charges that might be due).

IHG will conduct field-inspections at the hotel on or about the Renovation Milestone dates. Should the above Renovation Milestone dates not be met, thereby requiring additional inspections, IHG may charge the owner up to \$5,000.00 for each additional inspection (in addition to any other charges that might otherwise be due).

Basis of Design

Beacon 4.0 is the basis for all requirements noted throughout this report, including finishes, FF&E and décor as well as the reconfiguration of public and guest suites areas to accommodate the key components of the Beacon 4.0 design. Please refer to the Beacon 4.0 Design Guide for more information.

I.) EXTERIOR AREAS

A. Overall Area

1. Replace trash receptacles.

B. Site

1. Repair and paint or replace dumpster enclosure gates.
2. Repair damaged or broken curbs. Repaint curbs.
3. Repair or replace broken stone wall.
4. Repair all damaged parking surfaces, and re-stripe.
5. Repair all damaged sidewalks.
6. Replace wood perimeter fencing.

C. Landscaping

1. Provide additional perimeter landscaping at beds below HVAC grills.

D. Building

1. Replace damaged or missing window screens.
2. Guest Suites which are main road-facing were noted to be very noisy. Either replace entirely with new triple-glazed windows or install additional storm-type window at inside of each room.

E. Gazebo

1. Adjust metal doors below grills within stone surround so they close properly.

II.) PUBLIC AREAS

A. Lobby

1. Provide new accent wall (tv wall).
2. Remove Lending Locker. Brand items to be stored in heart of house.
3. Replace seating.

B. Candlewood Cupboard

1. Provide Candlewood Cupboard signage.
2. Remove table and chairs.
3. Replace window treatment.
4. Remove chest freezers.
5. Remove decorative accessories.

C. Public Restrooms

1. Provide baby changing station.

D. Guest Laundry

1. Repair or replace non-functioning laundry equipment.

III.) RECREATIONAL AREAS

A. Overall Area

1. Replace trash receptacles.

B. Gym

1. Provide cord covers.
2. Replace window treatments.
3. Provide brand specified wall graphic.
4. Provide 2 robe/towel hooks to be mounted 48" AFF.
5. Clean/repair HVAC grilles..

C. Outdoor Pool Area

1. Refinish pool deck.
2. Replace outdoor dining chairs.
3. Remove or replace outdoor dining umbrellas.
4. Replace outdoor dining tables.

IV.) HEART OF HOUSE AREAS

A. Housekeeping/Laundry

1. Repair/replace any damaged flooring.

B. Employee Restroom

1. Repair/replace any damaged flooring.
2. Replace any damaged or discolored ceiling tiles.

C. Employee Breakroom

1. Repair/replace any damaged flooring.

V.) GUEST ROOM AREAS

A. Corridors

1. Replace any damaged or discolored ceiling tiles.
2. Replace all decorative lighting (sconce & ceiling-mounted) throughout corridors. In conjunction, install additional lighting throughout the corridors wherever there are dark areas – noted near room 328 and 341.

B. Stairwells

1. Remove or replace window treatments.

C. Guest Suites Living/Sleeping Area

1. Replace window treatments.

D. Guest Suites Kitchen Area

1. Repair/refinish any damaged or discolored surfaces at kitchen cabinetry.

E. Guest Bathrooms

1. Replace ceiling lighting.
2. Remove towel shelf.
3. Provide towel bar.
4. Replace vanity mirror.
5. Clean and refinish tub/shower surround. Replace white joint sealant with color-matched sealant.

VI. LIFE SAFETY & ACCESSIBILITY

A. Life Safety

Some Life Safety deficiencies were noted during the PIP inspection. Other deficiencies may exist as only a limited property evaluation was conducted in conjunction with this PIP. Full compliance with IHG's Global Brand Safety Standards in addition to local, state and national codes is the sole responsibility of the owner. An evaluation by a licensed engineer or architect is strongly recommended

Heart of House Areas:

1. Maintenance / Engineering: Provide a wall mounted fire extinguisher, selected based on the type of anticipated fire.

B. ADA (Americans With Disabilities Act)

US Hotels:

All areas of the hotel are required to be in compliance with Local, State and Federal disability regulations, including the ADA. Owner is solely responsible for ensuring that the hotel complies with all applicable accessibility standards including the ADA. The ADA requirements and design standards can be found at www.ada.gov, or you can contact (800) 514-0301 with questions concerning ADA requirements. Consult your architect about changes to the ADA Accessibility Guidelines which went into effect on March 15th, 2012. *IHG requires that each hotel submit a complete ADA certificate to ensure that the hotel conforms to and complies with the design standards and requirements of the ADA, the ADA Architectural Guidelines ("ADAAG"), and all other related or similar state and local laws, regulations and other requirements governing public accommodations for persons with disabilities in effect.*

The commissioning of an ADA/accessibility Property Report by a professional specializing in ADA and accessibility compliance is strongly recommended to ensure full compliance with all accessibility laws.

Question? Visit the U.S. Dept. of Justice web site: <http://www.usdoj.gov/crt/ada> or call: (800) 514-0301

All ADA/accessibility deficiencies must be corrected in conjunction with the other requirements outlined in this PIP for each area of the hotel and be completed by the PIP due dates.

ACKNOWLEDGEMENT PAGE

Proposed Change of Ownership of the Candlewood Suites Dallas Market Cntr-Love Field Dallas, Texas

Location # 9945 - Project # 47954
January 25, 2022

I understand that the above captioned Property Improvement Plan ("PIP") does not obligate Holiday Hospitality Franchising, LLC ("HHFL" also referred to as "IHG") in any way to approve my franchise application or issue a license agreement and that HHFL expressly reserves the right to deny such application or deny offering a franchise. I further acknowledge that this report is a summary of the work that will be required, and that all work must be completed in conformity with all applicable Candlewood Suites Brand Standards. I understand that if the franchise application is approved and a license agreement is executed, as a licensee I will be responsible for compliance with all local, state and federal laws, regulations and codes. The work outlined in this PIP does not address all requirements that may be mandated by local, state or federal codes, laws or regulations. As a licensee, I should check and ensure that all work on the property pursuant to this PIP or in connection with any other alteration or improvements complies with the applicable local, state and federal laws, regulations and codes.

I further acknowledge and agree that the due dates in this PIP and the dates specified in the license agreement, if any, have been mutually agreed upon, and I understand that all work must be satisfactorily completed by each due date. All requests for waivers or variances of or from the Standards or the requirements of the PIP must be submitted in writing to HHFL and must be approved in writing by HHFL, and requests for extensions to any due date must be requested in writing from HHFL in advance of the due date and must be approved in writing by HHFL. I understand and agree that as a condition to approving a due date extension, HHFL may require that the PIP be modified to include upgrading or renovation of additional areas or items (in addition to any charges that might be due). I have indicated my agreement to this PIP, including, without limitation, the terms set forth on this page by affixing my signature in the space below.

I further understand that if a license agreement is executed, the hotel must be operated in conformity with Candlewood Suites Brand Standards, and that it will continue to be subject to quality evaluations and guest feedback measurements. The hotel will be required to maintain acceptable ratings or scores in product quality, services and guest expectations as measured by HHFL through the Guest Love metric or otherwise and must maintain an acceptable quality evaluation. Failure to do so may be grounds for default under the license agreement.

The findings in this report are no longer effective six months after the date of this report unless a license agreement is executed within that time, unless extended in writing by HHFL.

ACCEPTED BY:

Signature

Date

Print Name

Entity

Hotel Name