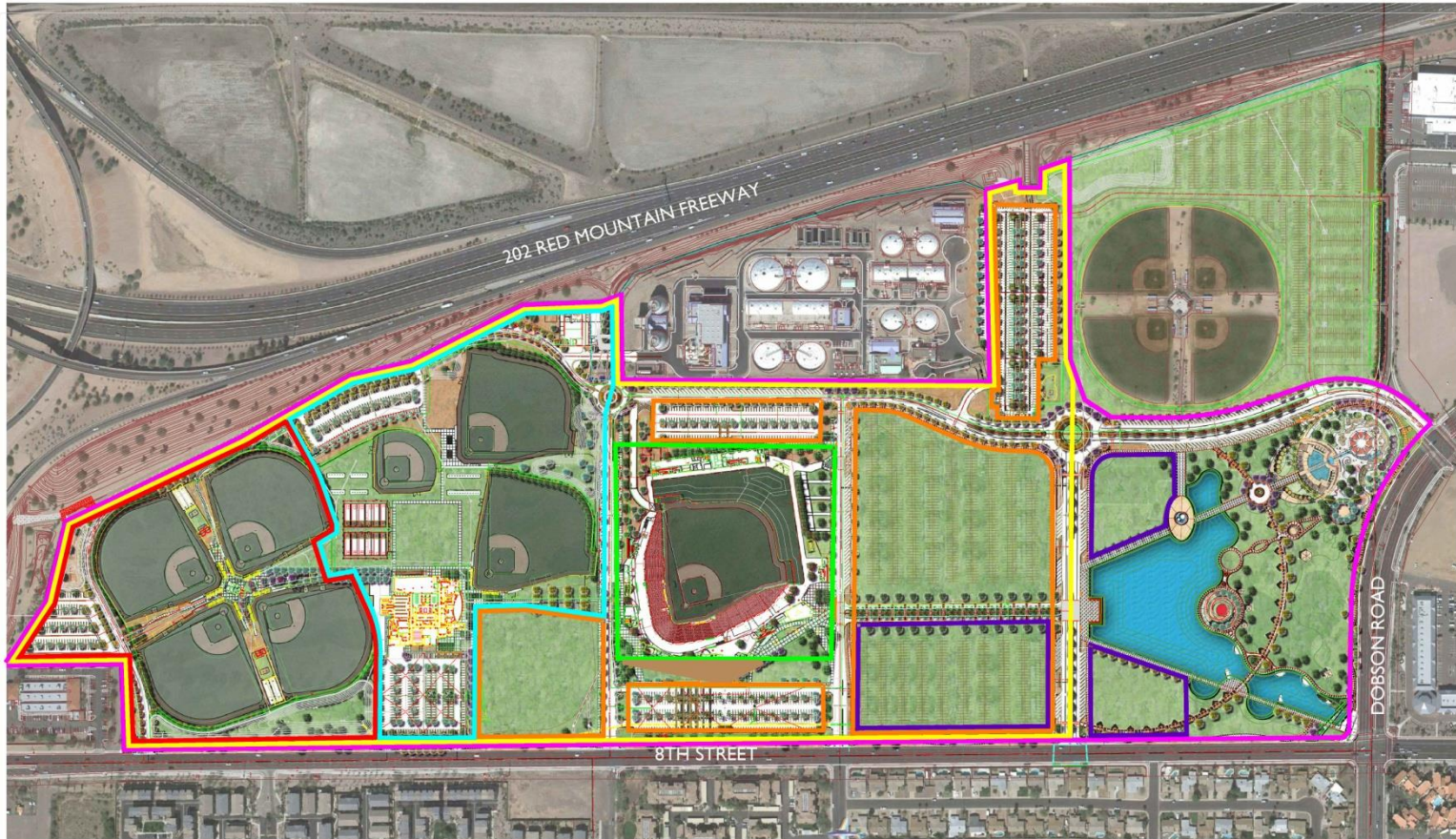


Riverview Development



LEGEND

- | | |
|--|--|
|  CITY FIELDS PARCEL |  PUBLIC PARKING |
|  TEAM FACILITY PARCEL |  STADIUM APRON |
|  STADIUM SITE PARCEL |  SPRING TRAINING FACILITIES |
|  OPTION PROPERTY |  CITY SITE |

CUBS SPRING TRAINING



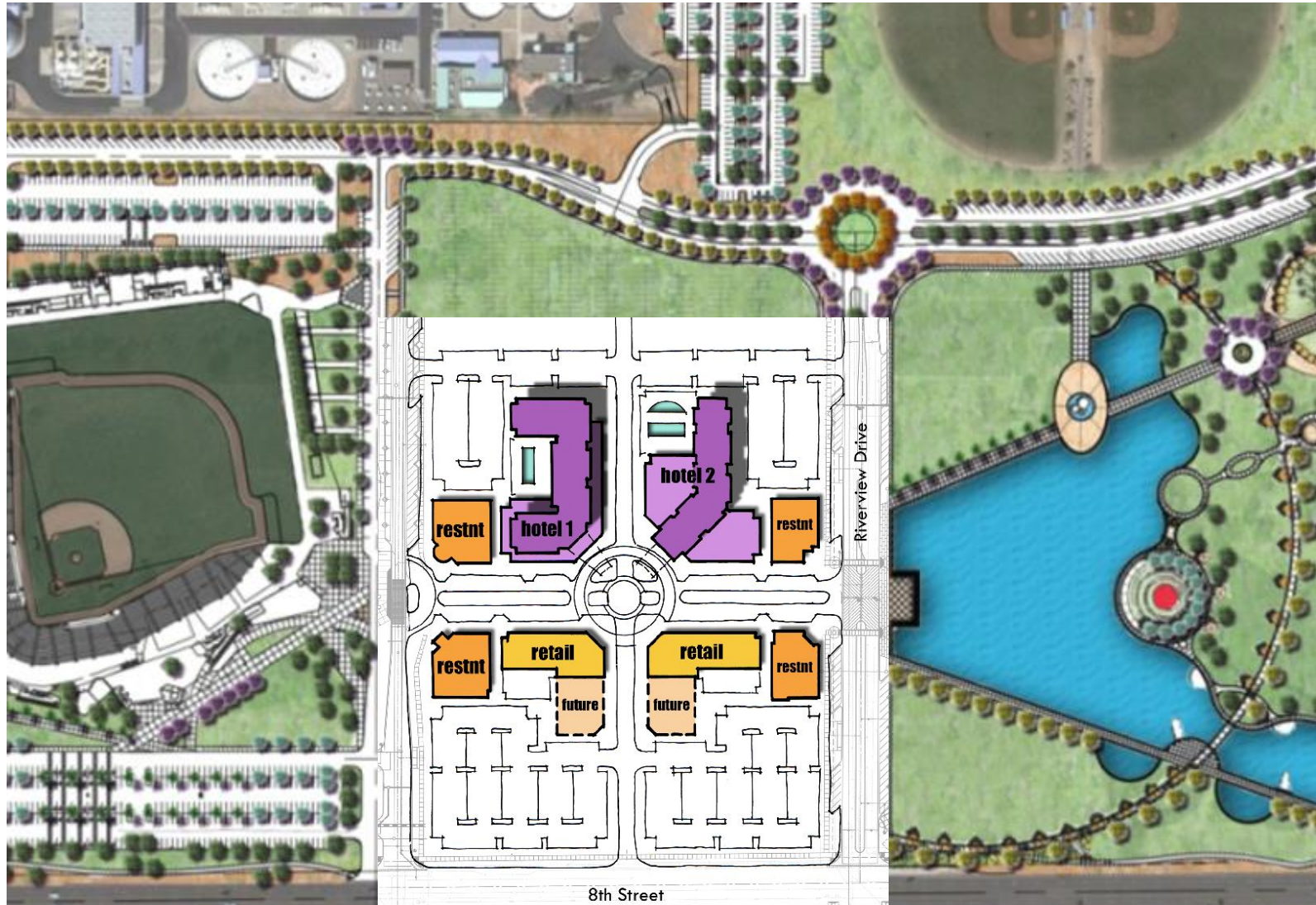
Wrigleyville Commercial Development Area



Wrigleyville Commercial Development Area



Conceptual Site Development Layout



Retail, Restaurants & Hospitality

Cubs: Focus on Retail & Restaurants-particular interest in establishments that have Chicago or Mid West ties

Mesa: Focus on Hospitality

The City has spoken with several hospitality groups regarding their interest in the development

- City and Cubs discussing efforts to enable the city to move forward with hospitality efforts

Hospitality Interest: Marriott Memorandum Of Understanding (MOU)

- Mesa based Sunridge Properties Inc. to build Marriott SpringHill Suites
- Awarded Marriott's Partnership Circle Award last 4 years
 - Marriott's most prestigious award given to top 8 owners and operators in North America
- Have built over 30 hotels across the Southwest
- Own and Operate their hotels

Memorandum Of Understanding (MOU)

- Commitment to build Marriott SpringHill Suites
- Minimum of 4 stories, 100 rooms
- Construction Start Jan 2014
- Opening March 1, 2015
- Opportunity to construct 2nd hotel (must be at least same level or quality)

Memorandum Of Understanding (MOU)

- Agreement is contingent upon
 - Marriott incorporating enhanced urban aesthetic design/amenity elements. Such elements may include,
 - Brick, stone, steel awnings and structures, balconies and pop outs
 - Urban configuration that provides unique feel, mass and presence,
 - Hotel design that blends seamlessly into urban ballpark/entertainment environment along the Paseo
 - \$250,000
 - Parking Improvements
 - Sunridge pays all applicable construction fees and taxes

Conceptual 1st Rendering

- Design uses extensive brick, stone, steel awnings and structures, balconies, and pop outs
- Enhanced urban design aesthetics projected to increase project cost by \$1M



Memorandum Of Understanding (MOU)

- Reverts to City if construction has not started within 12 months of purchase
- Sunridge will pay all applicable construction fees and taxes
- City will provide a customized review schedule

Memorandum Of Understanding (MOU)

- City agrees to restrict additional hotel(s) for 6 months from 1st hotel opening
 - Does not apply if Sunridge decides to build additional hotel of equal or higher quality
 - Enables hotel(s) an initial stabilization period
- MOU and final agreement are contingent on COM/Cubs Option Agreement Amendment

Next Steps

- Complete full agreement with plan to return to Council in May
- Complete COM/Cubs Option Amendment

