



propark.com

Bruce Collins
Director of Development
OTO Development, LLC
340 East Main Street, Suite 300
Spartanburg, SC 29302

September 21, 2011

Subject: 22nd and M Street Hotel project: Parking

Mr. Collins,

This letter is to assure you that Propark is prepared to meet whatever traffic flows occurs at 22nd and M Street. Whether it is overnight hotel valet guests or short term restaurant customers, we have plenty of options to choose from and will meet the needs of your guests who choose to drive to the property.

Here is how we will approach our service:

1. Maximize the spaces on property by utilizing valet parking techniques
2. Use our space at the Washington Marriott by taking cars to that garage when needed
3. Make arrangements with other parking vendors in the area who are looking to find ways to fill their empty spaces

Maximize spaces on property:

Propark staff will park vehicles according to size, space and length of time to retrieval. Using tandem style parking we can increase the capacity of the garage's lined spaces.

Use our extra spaces at Washington Marriott:

We have extra spaces at the Washington Marriott every day. We have placed an hourly parking sign to entice daily parkers. We have room for your employees, and when needed, we have room for overnight vehicles.

We have additional short term evening parking, up to as many as 250 spaces available, at the Washington Marriott. This flex space is ours to use after 6 pm until 6 am the following business day. We simply open the garage door under the facility and expand our spaces. We also have this space on weekends from Friday at 6 pm until Monday at 6 am.

Between the spaces on property and the additional spaces at the Washington Marriott, by using good labor synergies, Propark can handle 99.9% of all your parking needs.



propark.com

Other Vendors in the area:

There are many vendors in the area who have capacity during the day and especially in the evenings. We will buy spaces in those garages on the very rare occasions when we are full at both locations.

There is a good working relationship with all parking vendors. By having a number of parking vendors such as Atlantic Valet, Central Parking, MarcPark, and InterPark to name only a few, there will be plenty of managers looking to secure additional revenue sources. They have the space, more in the evenings, but there is space during the day and during the week. Weekends there is plenty of available parking.

I hope this additional information adds clarity about the parking at the property. The simple answer, whether you choose Propark or anyone else, is that there is overflow space and there is motivation to fill those spaces.

Best regards,

A handwritten signature in black ink, appearing to be "S. Medile", written over a horizontal line.

Samuel P. Medile
Vice-president
Propark America