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City of Milwaukee Department of **Neighborhood Services Environmental Section**

Hotel/Motel License Application/Renewal July 1, 2014 – June 30, 2015

Date

Preferred Mailing Address (if different from above) Application and fee must be received prior to March 1 or a \$76.05 late fee will be charged All fees include a 1.4% training & technology surcharge. Common temperature Properation Policy Phone Number Date of Birth	eth a and a				
Agent/Manager and for the following) Individual Partnership Corporation Other LC	6" St, 2" floor, Mi	Iwaukee, WI 53221 (414)	286-5771	INN#	4002
Attn: Tax Dept. 999 Hidden Ridge #600 Irving, TX 75038 Licensed Premises: 5442 N Lovers Lane Rd Licensed Premises: 5442 N Lovers Lane Rd Licenses Name: LaQuinta Imm Dinon No. 33 31834 No. of Rooms 124 No. of Persons Permitted 486 Preferred Mailing Address (if different from above) Application and fee must be received prior to March 1 or a \$76.05 late fee will be charged All fees include a 1.4% training & technology surcharge. LO Management, LLC Legal Licensee Agent/Manager Full Address of Licensee Phone Number Date of Birth Applicant Type: (Indicate one of the following) Individual Partnership Corporation Vother Other Worte-All applicants must provide full name, including middle initial, home address and home phone. All applicants on must provide address - a post office bax is not acceptable. However, you may indicate a preferred mailing address. It applicants is a non-resident Milwaukee Country limits must be authorized by the owner/operator to exe management and control of the premises. Please provide this information on page 2 if applicable. Individual applicant – please list full name, address, phone number and date of birth. If applicant is a Partnership, Corporation or other type of Organization – list name, address, phone and dates of birth of all Partners, Officers, Directors and Registered Agent on Page 2. If the applicant or any partners, officers or directors listed on this application have ever been convicted offense other than minor traffic violations, list details below (include other municipal code convictions building code). There is no statute of limitations. Failure to list all convictions will result in an object this application by the Police Department. Use a separate sheet finecessary. (Individual/Registered Agent,Corporate Officer, Partner), Moray Public. State of Wischields and No Notarized Public state of Impartners, pages and pages to the pages to the provide officer, Partner). Application by the Police Department. Use a separate sheet fine cessary. (Individua					
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Irving, TX 75038 Licensed Premises: 5442 N Lovers Lane Rd Zip Code 53225 Business Name: LaQuinta Inn Phone No. 535-1300 ID No. 33 31834 No. of Rooms 124 No. of Persons Permitted 486 Preferred Mailing Address (if different from above) Application and fee must be received prior to March 1 or a \$76.05 late fee will be charged All fees include a 1.4% training & technology surcharge. LO Management, LLC Liour Milliams (IM Particulations of the following) Bull Address of Licensee Agent/Manager Full Address of Licensee Applicant Type: (Indicate one of the following) Partnership Corporation Other NOTE - All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide address - a post office box is not acceptable. However, you may indicate a preferred mailing address. If Emplicant is a non-resident. Milwaaker County limits must be authorized by the owner/operator to exermanagement and control of the premises. Please provide this information on page 2 if applicable. Individual applicant – please list full name, address, phone number and date of birth. If applicant is a Partnership, Corporation or other type of Organization – list name, address, phone and dates of birth of all Partners, Officers or directors listed on this application have ever been convicted offense other than minor traffic violations, list details below (include other municipal code convictions building code). There is no statute of limitations. Failure to list all convictions will result in an object this application by the Police Department. Use a separate sheet if necessary. Charge Date Location Court Disposition of Case APPLICATION MUST BE SIGNED AND NOTARIZED BE LOW APPLICATION MUST BE SIGNED AND NOTARIZED RELOW Below is for office use only Below is for office use only	•		: QAN 55 - L	INVO	CE#2014-33-31834
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B. 20f2

Licensed Premises: 5442 N Lovers Lane Rd	Business Name: LaQuinta Inn
Print Full Name ROUNGHO LEWIS - First, Middle initial and Last Name.	General Manager
(Must live in Milwaukee County). Area code & Phone 414-510-8090	rk G. Apt. 2 Milwaukee WI 53225 (City State & Zip code) Date of Birth 4-78
Print Full Name	
Address (Must live in Milwaukee County). Area code & Phone	(City, State & Zip code) Date of Birth
Name	· · · · · · · · · · · · · · · · · · ·
Address	
Area code & Phone	Date of Birth
Name	
Address	
Area code & Phone	Date of Birth
Address	
Area code & Phone	Date of Birth

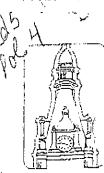
NOTE – PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

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FEB 4 2014 -Medina

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02/04/2014 II.00 PAA 000/001

City of Milwaukee

Department of

Neighborhood Services

Environmental Section

Pg 10F2

Hotel/Motel License Application/Renewal July 1, 2014 – June 30, 2015

<u> </u>	
6th St. 2nd floor, Milwaukee, WI 53221 (414) 286-5771	INN # 4002 VENDOR # 4800
LQ Management, LLC Attn: Tax Dept. 909 Hidden Ridge #600	ACCT# 894020 - Tax Dept INVOICE#2014 - 33 - 31834
909 Hidden Ridge #600 Irving, TX 75038	Fee \$542.50
Licensed Premises: 5442 N Lovers Lane Rd	Zip Code 53225
Business Name: LaQuinta Inn ID No. 33 31834 No. of Rooms 124 No. of Persons P	300 Inn \$\pm 4002
Preferred Mailing Address (if different from above)	
Application and fee must be received prior to Marc All fees include a 1.4% training & tech	ch 1 or a \$76.05 late fee will be charged
Paynetta Lewis 909 Hidden	Range #600 763-6356
LO Management, LLC Tring Williams, CM 909 Modern Legal Licensee Agent/Manager Full Address of	f Licensee Phone Number Date of Birth
Applicant Type: (Indicate one of the following) Individual Partnership Corporation	Other LLC
Individual	
NOTE – All applicants must provide full name, including middle initial, home a address – a post office box is not acceptable. However, you may indicate a prefe	address and home phone. All applicants must provide a street mailing address. If applicant is a non-resident of lift must be authorized by the owner/operator to exercise.
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Page 2

Licensed Premises: 5442 N Lovers Lane Rd	Business Name: LaQuinta Inn
Print Full Name Raynetta Lewis - C	()
Home Address 9875 W. Menomoree Farl (Must live in Milwaukee County). Area code & Phone 414-510-8090	City State & Zip code) Date of Birth U-4-78
Print Full Name	/O/ /1079 DO CIL PEDT CHANN
AddressATTACHTENT: RATNETTA LEWIS OF (Must live in Milwaukee County). Area code & Phone	(City, State & Zip code) Date of Birth

Name	
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Area code & Phone	Date of Birth
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JOTE PROVIDE FULL NAME INCLUDING MIL	

PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS. PA-33AE Rev 5/12

MILWAUKEE POLICE DEPARTMENT LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE:	02/04/201	4

HOTEL/MOTEL LICENSE TYPE:

No.

New:

Application Date: 02/04/2014

RENEWAL:

License Location: 5442 North Lovers Lane Road

Business Name: LaQuinta Inn

Licensee/Applicant:

Lewis, Raynetta (Last Name, First Name, Mi)

Date of Birth: 06/04/1978

Home Address: 9875 West Menomonee Park Ct. Apt. 2

City: Milwaukee

Zip Code: 53225 State: WI

Home Phone: 414-510-8090

This report is written by Police Officer Gilbert Gwinn, assigned to the License Investigation Unit, Days.

The Milwaukee Police Department's investigation regarding this application revealed the following:

- 1. On 03/01/2013 Milwaukee police responded to 5442 North Lovers Lane Road (LaQuinta Inn & Suites) to conduct follow-up regarding an abduction/missing person investigation. The Milwaukee police department had received a teletype from Janesville police asking that a welfare check for a missing juvenile be done at the above business. The missing juvenile, who may have been forced into prostitution, was discovered at the above business. Information was received that there was an on going problem at this address regarding prostitution. Milwaukee police incident report #130600007 and 130600008 were filed.
- 2. On 11/04/2013 Milwaukee police responded to 5442 North Lovers Lane Road (LaQuinta Inn & Suites) regarding an incident. Investigation revealed that a Sexual Assault, Armed Robbery, and False Imprisonment had occurred at this address and that during the above crimes, at least two gunshots were fired. Approximately 35 Milwaukee police squads responded regarding the above incident with most remaining on the scene for approximately 4 hours. Milwaukee police incident report #133080190 filed.

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February 10, 2014

Via Hand Delivery

Milwaukee Police Department; District Four Attn: Captain Beecher 6929 W. Silver Spring Drive Milwaukee, Wisconsin 53218

Re: LaQuinta Inn & Suites Milwaukee Northwest, 5442 N. Lovers Lane Road

Dear Captain Beecher:

This letter is in response to your letter dated January 28, 2014 ("Letter") requesting a written course of action to abate activities occurring at the LaQuinta Inn & Suites located at 5442 Lovers Lane Road (the "Premises" or the "Hotel"). The Hotel does not conduct business activities upon the Premises that chronically fail to control the use of the property in a manner that substantially interferes with the comfortable enjoyment of life, health and the safety of the community. Consequently, we do not believe that the ordinance referenced in the Letter applies. This correspondence is submitted without waiving the foregoing.

As recommended in your letter, prior to preparing the below responsive course of action, the Hotel sought to obtain records relating to police responses to the Hotel through the Computer Aided Dispatch System. We have been told that the documents will be available for the Hotel to pick up sometime next week. Due to the deadline required by your correspondence, we must respond without the opportunity to review those records. Consequently, if those records reveal any issues not otherwise addressed by this letter, we will supplement same.

In addition, we would like to schedule a conference call with you and several senior representatives of La Quinta to generally discuss La Quinta's concerns regarding these issues raised by the Letter and La Quinta's approach in addressing same. Please let me know if your schedule would permit a call on Friday, February 14, 2014.

I reside outside the state and, with sufficient advance notice, can be available to meet with you and/or your team to discuss the contents of this letter and answer any questions or address any comments that may arise.

The Hotel appreciates the suggested action items offered in your letter. As a way to demonstrate that safety and security are important to the Hotel, the Hotel proposes the following, which have been and will be implemented as set forth below.

Security & CCTV System

• The Hotel has a licensed, third-party security provider who provides a security officer at the Hotel in the evening and early morning hours each day (currently 8:00 p.m. to 5:00 a.m.). We are currently working with senior officers with the security company

to identify any issues and processes within their security detail that could be enhanced and adjusted to improve their effectiveness at the Hotel.

- The Hotel has 14 digital security cameras on the Premises. We have confirmed that all systems are functional. The Hotel employs a third-party company who, by remote access, views ("tours") the Premises three times per day. The Hotel is working with this outside vendor to evaluate options which may include possibly increasing the number of "tours" for a period of time, and enhancing awareness within the Hotel staff as to the services available through this provider.
- The Hotel ordered a lighting site plan for the Premises. Once completed, the Hotel will expedite an updated exterior lighting project. This project is expected to include upgrading the parking lot lights, and possibly exterior eves and building mounted wall lighting packs, with LED (Light Emitting Diode), all of which will have a brighter appearance.
- The Hotel General Manager will continue to review, with senior officials with La Quinta, the La Quinta policies and procedures and to reinforce with the Hotel staff and emphasize the role and use of outside security, the third-party video surveillance, and personal awareness and diligence to assist with the effort to detect illegal activity on the Premises. In this regard, the Hotel would welcome the participation of law enforcement in the staff training process. Interaction and training with your department would improve the Hotel staff's ability to identify potential illegal activity on the Premises and establish a relationship with your officers. Further, we understand that you provide security assessments, and the Hotel would like to request such an assessment when your schedule permits.
- The Hotel also offers to make any space available at the Premises for a substation for representatives of your Department to have a place for completing reports, making calls, and other similar administrative functions.

Signage/Trespassing

- The Hotel ordered and will add "No Trespassing" and "No Loitering" signs to the Premises. These signs will be in addition to the existing signage that states that there exists video surveillance at the Hotel. Upon receipt of the Letter, we placed a call to the City Attorney and CLO to determine if any special language is required on such signage and the CLO confirmed that no specific language was required.
- The Hotel has also prepared a written "No Trespassing Order" that Hotel staff can serve on individuals who are not welcome on the Premises.
- The Hotel will institute a standing complaint with District 4 police. The form we were provided is under review by our legal team. They will work with the CLO and the City Attorney to structure same so that it is applicable to a hotel.

- The Hotel will post signage at the front desk asking the registered guests to have all visitors to the Premises after 8:00 p.m. sign a visitor log. If the Hotel becomes aware of instances where visitors fail to sign the log, the Hotel may, at its sole discretion, remove such visitors, and the guests they were visiting, if circumstances warrant. The Hotel will, from time to time, review this policy.
- The Hotel currently requires registered guests to provide vehicle information and it will continue that process.

Credit Card/Reservation Policies

- The Hotel has, at this time, implemented a policy, which it will review from time to time, requiring that (a) a copy of the guest's photo identification be made at the time of check-in (and kept for three days), and (b) a credit card be presented at the time of reservation or check-in. Cash will only be accepted at the time of checkout as an alternative to the guest charging the room on his/her credit card.
- The Hotel has, at this time, implemented a policy, which it will review from time to time, not to accept prepaid credit cards or gift cards that have a name other than the guest checking in to the Hotel.
- It is La Quinta policy that the Hotel not permit short term or hourly rentals.
- The Hotel does not currently rent rooms to guests under 18. That policy will be changed for a period of time such that rooms will not be rented to persons under 21.
- The Hotel has blocked access from the internet provided within the Hotel to the following websites:

www.eros.com www.humaniplex.com www.backpage.com www.cityvibe.com www.myredbook.com www.freepostsite.com www.craigslist.com

Community Involvement

- The Hotel has registered to receive email updates through the E-Notify System.
- The Hotel has identified the adjoining businesses: McDonalds, Arby's, Wendy's, Cousin's Subs, Parkview Apartments and Mayfair Apartments. The Hotel is in the process of exchanging contact information with the on-site managers of those businesses.
- The Hotel has historically hosted, and will continue to host, the monthly Block Watch meetings (contact for those meetings is Ryan Rice).

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- The Hotel will have a representative attend the monthly crime prevention meetings hosted by the District 4 police officers.
- The Hotel contacted the applicable Alderman's office to identify the applicable neighborhood association and business association. Calls and emails have been made to the Park Knoll area association for membership information. If you have any information regarding this group, we would appreciate same.

Guests/Guest Registration

- The Hotel will create a "do not rent" list. The Hotel will include, without limitation, on that list anyone who the Hotel knows has been arrested on the Premises for prostitution or possession of illegal drugs. To that end, the Hotel seeks the Police Department's assistance in identifying such persons, or others who have been convicted of such crimes, who are identified by law enforcement in some type of formal manner. We would like to discuss with you the best way to accomplish that goal.
- If your officers request same, the guest registration logs will be available for viewing while the officers are at the Hotel.

In addition to the above, we are currently reviewing the management structure at the Hotel, which may include adding an Assistant General Manager. We believe that the above strategies and efforts, coupled with a renewed focus on using existing resources to detect illegal activity, will help to determine issues that will occur at the Premises.

If you would like to discuss any of these strategies further, please contact me. We look forward to working with you to solve these issues.

Sincerely,

Kevin Dailey.

Executive Vice President Operations - Eastern U.S.

ce: Alderman Bohl (via hand delivery and email)

Rufaro Davis

:



Department of Neighborhood Services 4001 S. 6th St. 2nd Floor Milwaukee, WI 53221

Issued to:

LQ Management, LLC 909 Hidden Ridge #600 Irving, TX 75038

Owner/ Operator LQ Management, LLC 909 Hidden Range #600 Irving, TX 75038

THIS IS NOT A BILL



Department copy

License No:

246013

Date Issued: Date Expires: June 21, 2013 June 30, 2014

Re:

LaQuinta Inn

5442 N Lovers Lane Rd

ID No 33 31834

Maximum Rooms 124

124 Capacity 486

HOTEL/MOTEL LICENSE THIS IS NOT A BILL

\$542.50

This fee includes a 1.4% training & technology surcharge. NONTRANSFERABLE: This license entitles the applicant to operate the above Hotel/Motel at the designated location in accordance with the Milwaukee Code of Ordinances and subject to any limitations under which the license may be issued.

POST THIS LICENSE
IN A CONSPICUOUS PLACE
ON THE LICENSED PREMISES

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City of Milwaukee Department of Neighborhood Services 4001 S. 6 th St., Milwaukee, WI 53221 (414) 286-5771	Hotel-Motel License Inspection Report License OK Date 6-13-13
Establishment Name <u>LaQuinta Inn</u> Address <u>5442 N Lovers Lane Rd</u>	ID # <u>31834</u>
Licensee LQ Management, LLC Address, City, State 909 Hidden Ran	ge #600 Irving, TX 75038
	ity <u>486</u>
MCO 275 License Displayed MCO 200-42-4 Occupancy Posted Name Change Very MCO 252-1 Capacity Sign Posted IFC 404.2 Emergency Plan & Preparedness FC 907.20 Annual Report on Alarm System Due by 5-2-13 HFS 195.11 Guest Registration (1 year)	Admin 254.73(1) Hotel Safety (Alarm System) Admin 254.73(2) Emergency Notice Posted Admin 254.76 Smoking Negligence Posted Admin 254.83 Room Rates Posted Admin 254.83 Phone Rates Posted HFS 195.09(1) Emergency Route Orientation for missing
HFS 195.05 Water Supply & Waste Disposal,	IEC 006 Fine Extinguishors
(4) Back Flow Prevention X Connect Sink divering 219 (6)(c) Hot and Cold Water X seal propertite from Survive sink (6)(d) Soap & Towels (6)(e) Designated Bathrooms	Recharge Mount Service Inadequate Electrical Recharge Wrong Type Blocked
(7) Drinking Water	Comm 10, IFC 315 Flammable & Combustible
(8)(a) Approved Garbage Disposal	Improper Storage
HFS 195.06 Furnishings, Equipment & Utensils (3) Utensils Sanitized (5) Clean Linens 4(a) Glass Storage (5) Linen Storage 4(b) Glass Protection (5) Sheets, Size & Fold-back (6) Cleanliness of Equipment & Furniture	Not Permitted Storage Too Close To Ceiling 2N Steven Rm, 3W storage Too Close To Ceiling 2N Steven Rm, 3W storage Chain Pressurized Cylinders Gas Prohibited IFC 3809 Propane/LP Tank Prohibited Storage Areas Basement/Attics
HFS 195.07 Food MCO 257-9.3 Cooking	MCO 214-27 Smoke Detectors
(2) Ice Storage, Handling & Machine Prohibited equipment Clean Fle machine 2nd Flo Missing cover leebycked # 324 HFS 195.09 Building Structure & Safety	Defective Missing Top of Stairwells
(1) Isol. Fire Hazard Emergency Lights	Sleeping Area
(1) Ventilation(1) Fire Escapes (2)(a) Space Heaters(2)(b) Room Size	HFS 195.09 Fire Doors
(2)(d) Door Locks (2)(e) Screens	X Wedged Open Launchy room X Does Not Latch 2nd W. Dw. 3nd Fl N, by 314 32. 200/ Fl by 6405 launder 3nd Fl
IFS 195.10 Maintenance 1 (1) General (interior) Lyntout - Executive Board Range (1) General	Inoperative Missing Door Obstructed 3B) 3rd Fl by grest laundry, 3rd Fl 2 nd Fl middle, 2N, 1BC, W
V (2) Clean Rooms indicationally all a cream with poly.	
(3) Pest Control restrom by neeting rooms, behind dresses \$208, 201, 3 X (4) Premise (exterior) behind dresses quest levery, (Advisory)	MCO 275.20-7-L, IFC 1003 Exits **Defective Door 2N -> gaps
HFS 195 09 Exhaust Pines	Illegal Hardware
Disconnected/Defective Guest Laurely	Obstructed Passageway
Not Sealed in Chimney	Exit Light Burned Out/Missing Hallway/Stairway Illumination
Too Close To Combustibles	Exit Door Marked with Floor Number

MCO 222 Electricity

X Extension Cords Board Rm 2

X Missing Cover Plate/Panel Cover - other in Electrical Cover Panels

Access Blocked to Panels

X Defective ortlet (Great Lourdry) Correct X and circle items within 24 hours and all remaining X items must be corrected by

Sanitarian/Inspector

MCO 223 Furnace Room

MCO 214-3 Sprinkler Heads

Paint

Blocked

Holes in Enclosure Missing - Launday Room Self Closure Missing, Missing - Launday Room Depethive - Milwau Lee Room, 18C, 1EB

Phone

Signature of Licensee or Employee

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	Address	5442 N.	lovers Lane	/ 11333	W. Silver Spring Du
Rooms Inspected	307,	316, 324,	206, 208,	219,135	, 127

Date	Insp Initials	Inspection Results	Action Taken
			Written Orders Lesued.
4/10/13	TR	Conducted License/ Fire Inspection. Reinspected - All Violations Correct	id Ordin Abated/ok to Isave Lice
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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

642/3 M

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES

Environmental Section 4001 S. 6th St. Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 010146921 Inspection Date: April 10, 2013 District #: 168 CT: 4

hotl-per

Recipients: BRE/LQ PROPERTIES LLC, CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE SUITE 400, MADISON WI 53711
BRE/LQ PROPERTIES LLC, ATTENTION TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038
L Q MANAGEMENT, LLC, CORPORATION SERVICE COMPANY, ATTENTION: TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038
RAYNETTA LEWIS, 5442 N LOVERS LANE RD, MILWAUKEE, WI 53225
LQ MANAGEMENT L.L.C., CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE, SUITE 400, MADISON, WI 53711,

Re: 11333 W SILVER SPRING DR AKA:5442 N LOVERS LANE RD

Taxkey #: 183-0283-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 30 days of service of this order.

We are also obligated to inform you that failure to comply with the terms of this order, as indicated above, may result in either the suspension, revocation, or nonrenewal of your license to operate this business.

Fire Prevention

214.3

IFC 906.2 NFPA 10-3-1.1 (1998) Provide the minimum number of approved fire extinguisher(s) for the protection of both the building structure and occupancy hazards contained therein. (ELECTRICAL ROOM)

214-3

IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard. (BOARD ROOM 2)

214-3

IFC 703.2 Repair or replace defective self closing device for fire door. (MILWAUKEE ROOM, 1BC, AND 1EB)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

0K 12-13

214-3

IFC 703.2 Provide self-closing device for fire door. (LAUNDRY ROOM)

214-3

IFC 703.2 Fire doors must be closed at all times. Remove obstruction immediately. (LAUNDRY ROOM)

214-3

Maintain a 24 inch minimum clearance between combustible stock and ceiling or 18 inches under sprinklers. (2N & 3W STORAGE ROOMS)

200-42-5

The certificate of occupancy shall be posted in a conspicuous place in the building, structure or on the premises. Please have your certificate of occupancy conspicuously posted in the building or structure or have it readily available for the inspector to view. (LA QUINTA INN)

275-62-2

Replace defective electrical outlet. (GUEST LAUNDRY)

275-62-2

Replace missing cover plate on electric outlet. (ELECTRICAL ROOM)

214-3

IFC 907.20.2, NFPA 72-10.4.3 Table 10.4 All monitored fire alarm systems are required to be tested on an annual basis. Provide a written report of all inspections, testing and maintenance to the code official. Testing shall be performed by qualified service personnel.

275-81

UNSANITARY CONDITION. Restore commercial unit to a clean and sanitary condition. Properly clean ice machine on 2nd floor. Clean under couch in room #316, wall in room #324, under dressers in #208, #206, #219, #127, under bed in room #135, behind machines in guest laundry, behind dryers in laundry room, and public restroom by meeting rooms.

254.83(2)

12.

113-

14

15-

Post telephone fees in type not smaller than 12-point conspicuously on the telephone or within 3 feet of the telephone's normal location. (Room #135)

214-3

Update emergency route in room #206 to show where room is located on map.

275-53

Properly connect sink drain pipe in room #219. Properly seal kitchen sanitizing sink drain pipe.

200-02

COMM 61.05(3) Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches in diameter. The entire exhaust system shall be supported and secured in place. The male end of the duct at overlapped duct joints shall extend in the direction of airflow. Provide approved exhaust ducts in guest laundry.

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16. 79-12 L Clean

Clean up and properly dispose of all litter on the above premises.

DHS195.15 (1)

Replace missing cover to ice bucket in room #324. Replace burned out lights in executive board room.

For any additional information, please phone Inspector Tanya Roeglin at [414]-286-3976 between the hours of 7:00am-9:00am or 3:00pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

Tanya Roeglin Inspector

Jon Koell

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$50 to \$10,000 in the manner provided in Section 61.

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

State Corporation Search



LQ MANAGEMENT L.L.C.

Corporation ID:

L 040733

Type:

Foreign LLC

Incorporation

2006-01-17

Date:

Status

Registered

Registered Agent

Name:

CSC-LAWYERS INCORPORATING SERVICE

CO

Address:

8040 EXCELSIOR DRIVE

SUITE 400

MADISON, WI 53711

View Printable

Start New Search

CityTime **Time Entry**

City Home Page

NSS Web Search

City Address Inquiry

Assessor's **Owner History**

Comments? Suggestions? E-Mail dns_it_staff@ci.mil.wi.us

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State Corporation Search



BRE/LQ PROPERTIES L.L.C.

Corporation ID:

B 055901

Type:

Foreign LLC

Incorporation

2005-12-27

Date:

Status

Registered

Registered Agent

Name:

CSC-LAWYERS INCORPORATING SERVICE

CO

Address:

8040 EXCELSIOR DRIVE

SUITE 400

MADISON, WI 53711

View Printable

Start New Search

CityTime Time Entry City Home Page

NSS Web Search City Address Inquiry

Assessor's Owner History

Comments? Suggestions? E-Mail dns_it_staff@ci.mil.wi.us

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Property Names Summary

Printed 04/17/13 08:14 Page 1 W SILVER SPRING DR Address:11333-11333 MPROP File Information Owner Taxkey:183-0283-000 BRE/LO PROPERTIES LLC Land use:7011 Units: 1 ATTN: PROPERTY TAX DEPT Lot size: 95467 (0x 0)Year Built: 909 HIDDEN RIDGE STE 600 75038-0000 Conveyance Date:01/25/2006 Type:WD IRVING TX Name Change: 02/09/2009 Zoning:LB1 Recording information Application #: 180859 Type:Change in ownership
Date Received:05/29/2012 Ownership Xfer Date:01/25/2006 Recording Owners/Operators, etc T Titleholder O Owner BRE/LO PROPERTIES LLC Home: [] - () Work: [214] 492-6823 () ----- Street Address ----- Mailing Address -----CORPORATION SERVICE COMPANY ATTENTION TAX DEPARTMENT 909 HIDDEN RIDGE, SUITE 600 8040 EXCELSIOR DRIVE MADISON WI 53711 IRVING ______ R Operator L Q MANAGEMENT, LLC Home: [] - () Work: [214] 492-6823 () ------ Street Address ------- Mailing Address -------CORPORATION SERVICE COMPANY
ATTENTION: TAX DEPARTMENT
909 HIDDEN RIDGE, SUITE 600
IRVING

ACCRESS ---MAILING ACCRESS ---CORPORATION SERVICE COMPANY
ATTENTION: TAX DEPARTMENT
909 HIDDEN RIDGE, SUITE 600
TRVING
TX 75038

TRVING
TY 75030 IRVING TX 75038 P Preferred Contact RAYNETTA LEWIS Home:[] - () Work:[414] 535-1300 () ----- Street Address ----- Mailing Address -----5442 N LOVERS LANE RD 5442 N LOVERS LANE RD MILWAUKEE WI 53225-0000 WI 53225-0000 MILWAUKEE

Page 1 City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 16/46921

JATE	S 11333 W. Silver Spring Dr. 15442 N. Loven		Info
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,	OR		
	I called Phone #		rent withholding app. tenant? Yes/Date
	I Spoke to:		
	If contact is not owner, explain:		₽
			holding Yes/Da
	I Verified the following information:		ng ng
	A) Owners name Yes No		
	B) Phone number Yes No		1 1
	C) Mailing Address Yes No		
	If no, correct address is Copy mailed to new address. Yes No.		<u> </u>
	000) 11101100 1011111		 \$
	D) Receipt of orders Yes No		
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ADVISORY NOTICE

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES

Environmental Section 4001 S. 6th St. Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 010147911 Inspection Date: April 10, 2013 District #: 168 CT: 4

hotl-per

Recipients: BRE/LQ PROPERTIES LLC, CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE SUITE 400, MADISON WI 53711 BRE/LQ PROPERTIES LLC, ATTENTION TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038 L Q MANAGEMENT, LLC, CORPORATION SERVICE COMPANY, ATTENTION: TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038 RAYNETTA LEWIS, 5442 N LOVERS LANE RD, MILWAUKEE, WI 53225 LQ MANAGEMENT L.L.C., CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE, SUITE 400, MADISON, WI 53711,

Re: 11333 W SILVER SPRING DR AKA:5442 N LOVERS LANE RD

Taxkey #: 183-0283-000

An inspection of the above premises revealed conditions that requires your attention. As the owner/operator of the property you are responsible for maintaining the property in a code compliant condition. If a future inspection reveals that the conditions have not been corrected, an official order to correct the conditions may be issued.

Fire Prevention

1. 214-3 IFC 703.2.3 Swinging fire doors shall close from the full-open position and latch automatically. Repair or replace fire doors in the following locations: 2nd floor W, 2W, 3rd floor N, by room #314, 3E, 3rd floor by guest laundry, 3rd fl W, 2nd floor middle, 2N, 1BC, 1N.

For any additional information, please phone Inspector Tanya Roeglin at [414]-286-3976 between the hours of 7:00am-9:00am or 3:00pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

Tanya Roeglin Inspector

Jan Rocal

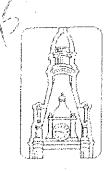
TRADUCCION EN ESPAÑOL Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

OFFICIAL NOTICE

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11333 W SILVER SPRING DR

LUS HMOOB Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.



City of Milwaukee **Department of Neighborhood Services Environmental Section**

Inn # 4002

Hotel/Motel License Application/Renewal July 1, 2012 - June 30, 2013

> RECEIVED TAX DEPT

5442_N_LQVERS_LANE_RD 每量一次70,20112/9:44am 01-330979/A/\$250.00 LONGMILLO

Fee \$250.00

4001 S 6th St, 2nd floor, Milwaukee, WI 53221 (414) 286-5771

LQ Management, LLC Attn: Tax Dept. 909 Hidden Ridge #600 Irving, TX 75038

Licensed Premises: 5442 N Lovers Lane Rd Zip Code **53225** 1. Business Name: LaQuinta Inn Phone No. 535-1300 No. of Rooms 124 No. of Persons Permitted 486 ID No. 33 31834 Preferred Mailing Address (if different from above) **Application and fee must be received prior to April 1 or a \$75 late fee will be charged 763-8356 909 Hidden Range #600 LO Management, LLC Trina Williams, GM Phone Number Address of Licensee Agent/Manager Legal Licensee Applicant Type: (Indicate one of the following) 2. Partnership Corporation Individual NOTE – All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide a street address – a post office box is not acceptable. However, you may indicate a preferred mailing address. If applicant is a non-resident of Milwaukee County, a local representative inside the Milwaukee County limits must be authorized by the owner/operator to exercise all management and control of the premises. Please provide this information on page 2 if applicable. Individual applicant - please list full name, address, phone number and date of birth. If applicant is a Partnership, Corporation or other type of Organization – list name, address, phone number and dates of birth of all Partners, Officers and Directors on Page 2. If the applicant or any partners, officers or directors listed on this application have ever been convicted of any 3. offense other than minor traffic violations, list details below (include other municipal code convictions (ie) building code). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary. **Disposition of Case** Location Court Date Charge APPLICATION MUST BE SIGNED AND NOTARIZED\BELQW SUBSCRIBED AND SWORN TO BEFORE ME THIS 2151- Day of Tehrung (Individual/Registered Agent, Corporate Officer, Partner), Date JUSTINE D. ATKINS Below is for office use only Notary Public, State of Wisconsin MY COMMISSION EXPIRED ICENSE No. Date My Commission expires: 15-2015

January 15, 2015

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Local Contact	Page 2
Licensed Premises: 5442 N Lovers Lane	Rd Business Name: LaQuinta Inn
Name Raynetta Lewis	
	t Milwaukee WI 53209
Phone 414-510-8090	Date of Birth <u>U-4-78</u>
Corporate Officers Nay	ne B. Goldberg - President à CEO Southlake Tx. 76092
	_
Phone 817-851-9980	Date of Birth 5-10-40
Name Mark M. Chloupek. Address 3124 Hanover Ave Phone 214-987-2998	- General Counsel & Secretary Dallas Tx. 75225 Date of Birth 10/20/71
Name	
Address	
Phone	Date of Birth
Name	
Address	
Phone	Date of Birth
NOTE – PROVIDE FULL NAME, INCLUI PHONE. YOU MUST INDICATE	DING MIDDLE INITIAL, HOME ADDRESS AND HOME A STREET ADDRESS. A POST OFFICE BOX IS NOT

ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

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03/28/2012 15:41

#228 P.002/006



City of Milwankee Bandartanien of Velginorhood Services Environmental Section

Inn # 4002

Hotel/Motel License Application/Renewal July 1, 2012 – June 30, 2013

> RECEIVED TAX DEPT

4001 S 6 St. 2 flora, Milwanitez, WI 53221 (414) 286-5771

No Police Desertment Attachment, based on information provided.

LC Management, LLC Ashir Tax Persh DOD MARKE MARK COL

REPORT IN THE



Fee \$250.00

LQ MGMT LLC

FEB 2 0 2012

Theorems Pranches: A442 N Lower Lane Rd

Zip Code 53225

ALEMAN E DE PARTE A DESCRIPTION DE	Active Carlotte and American Carlotte	Ch wateham + +++			
Businese Name: A. Ru No. 33 315 24	ACrair te Inn Isa of Rooms 134	Phone No. 535-130 No. of Persons Per			
Proposition Walnut of C	ulders (If dikin ent fro	m above)	A LUNDON TO THE REAL PROPERTY OF THE PERTY O	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·
	a singeomica de re	ceived prior to Apri	l 1 or a \$75 la	te Tee will be charged	
Latinger two particular lands.	Tives Williams GM	909 <u>Hidden R</u> Manager Addr	ess of Licensee	763-8356 Phone Number	
Applicant Types (indicate one of the fol	lowing)	/		
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Individual appetons: - please list full name, address, phone number and date of birth.

If applicant to a framescalisp, Corporation or other type of Organization - list name, address, phone number and dues of citth of an Resimers, Officers and Directors on Page 2.

If the madical at the partners, officers or directors listed on this application have ever been convicted of any offerm or the a characteristic violations, list details below (include other municipal code convictions (ie) building on ic). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary.

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Disposition of Case

APPERCATION AND THE SIGNED AND NOTARIZED RELOW SUBSCENCED AND SWINDS TO BEFORE MEJEHO 6 19 19 19 19 19 19 19 19 Jane Jones July Miles (Individual/Registered Agent, Corporate Officer, Partner), Date the state of the s market and all the same of the

My Commission explains: 1772-2015

is for office use only ARTHE CLATICINS Below

MY COMMISSION EXPIRED ICEOSE No. January 15, 2015

Date



Local Contract Page 2 Licensed Pareduce GARON Lovers Lane Rd Business Name: LaQuinta Inn LEVIS FORMER BURRIS podres 4981 N. 19th Stort Milwaukec Prione 414 510-8010 Mouroe B. Goldberg - President & CEO Date of Birth _ 5-10-100 Phone 217-2257-CERSS DEK - General Counsel Ave. Dallas T. A GAIRES Date of Birth Name The second secon Date of Birth NOTE - PROVE E POLL GARRE, INCLUDING MODILE INITIAL, HOME ADDRESS AND HOME PERCENT. VOID MUST INDECATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE, MOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

Doc/App-Perm/HotelMotelApp/Envirodat

BLEASE ATTA CE AMETRIKAL PAGE(S) DE RECESSARY

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City of Milwaukee Department of Neighborhood Services 4001 S. 6th St., Milwaukee, WI 53221 (414) 286-5771

Hotel-Motel License Inspection Report License OK Date ゆ/2フ/パンドフ

Establishment Name LaQuinta Inn Address 5442 N Lovers Lane Rd ID # 31834

Licensee <u>LQ Management,</u> Establishment Phone <u>535-1</u>	LLC Address, City, State 909 E 300 Sleeping Rooms 124	<u>Lidden Ran</u> Capac	
MCO 275 License Displaye MCO 200-42-4 Occupancy MCO 252-1 Capacity Sign I IFC 404.2 Emergency Plan IFC 907.20 Annual Report of HFS 195.11 Guest Registrat	Posted Posted & Preparedness Fire Drill, 50 n Alarm System Dua 5/12	(pinner arts)	Admin 254.73(1) Hotel Safety (Alarm System) Admin 254.73(2) Emergency Notice Posted Admin 254.76 Smoking Negligence Posted Admin 254.83 Room Rates Posted Admin 254.83 Phone Rates Posted HFS 195.09(1) Emergency Route Orientation
HFS 195.05 Water Supply & W (4) Back Flow Prevention (6)(c) Hot and Cold Water (6)(d) Soap & Towels (6)(e) Designated Bathrooms (7) Drinking Water (8)(a) Approved Garbage Distriction HFS 195.06 Furnishings, Equip (3) Utensils Sanitized 4(a) Glass Storage 4(b) Glass Protection (5) Sheets, Size & Fold-back	sposal ment & Utensils (5) Clean Linens(5) Linen Storage	44	IFC 906 Fire Extinguishers Recharge Mount Service Inadequate Wrong Type Blocked Comm 10, IFC 315 Flammable & Combustible Improper Storage Not Permitted Storage Too Close To Ceiling Chain Pressurized Cylinders Gas Prohibited IFC 3809 Propane/LP Tank Prohibited Storage Areas
(6) Cleanliness of Equipment HFS 195.07 Food (2) Ice Storage, Handling & I HFS 195.09 Building Structure (1) Isol. Fire Hazard (1) Ventilation (2)(a) Space Heaters (2)(d) Door Locks HFS 195.10 Maintenance	& Furniture MCO 257-9.3 Cooking Machine Prohibited equipment	ent	Basement/Attics MCO 214-27 Smoke Detectors Defective 2-2, 245 Missing Top of Stairwells Sleeping Area HFS 195.09 Fire Doors Wedged Open Does Not Latch Inoperative
X (1) General (interior) X (2) Clean Rooms (3) Pest Control X (4) Premise (exterior) HFS 195.09 Exhaust Pipes Disconnected/Defective Not Sealed in Chimney Too Close To Combustibles		- - - - - - - -	Missing Door Obstructed MCO 275.20-7-L, IFC 1003 Exits Defective Door Illegal Hardware Obstructed Passageway Exit Light Burned Out/Missing Hallway/Stairway Illumination Exit Door Marked with Floor Number
MCO 223 Furnace Room Holes in Enclosure Self Closure Missing MCO 214-3 Sprinkler Heads Blocked Paint	Rust	- -	MCO 222 Electricity X Extension Cords X Missing Cover Plate/Panel Cover Access Blocked to Panels
Correct X and circle items win	thin 24 hours and all remainin	ng X items	must be corrected by 30 days
Sanitarian/Inspector	<u>2/13/12</u> 28	6-5027 Phone	Signature of Licensee or Employee

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	Address	5442	<u> </u>	Lovers	Lane	Ld.		_
Rooms Inspected	134, 135	, 202,	204,	228-,	230	244,	245,	301,
302, 32	4, 325,	352, 35	3					

Date	Insp Initials	Inspection Results	Action Taken
2/13/12	KT	Violations observed.	W issued
4/2/12	KA	RZ - Violetions remain.	School next Re.
5/17/12	101	R2 - One set of only abstrd.	Await painty completion.
6/20/12	107	B2- Sign pointed.	Elw. in FE to be sensed
1		/ '	this wide.
6/27/12	KI	Elevator on PE security.	Ole to 15jus /14182.
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Doc/HotelMotelInsp/jh

2/13 /7

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