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**INN OF CHICAGO--AN ASCEND COLLECTION HOTEL--VERIFIES BUSINESS RELATIONSHIP
WITH LAVAZZA COFFEE CAFÉ AS PART OF ARBITRATION AGREEMENT**

CHICAGO, Ill. -- July 8, 2010 – As part of an arbitration agreement request and settlement with the Unite Here Local #1 union, management executives for the historic **Inn of Chicago Hotel Chicago** confirm today that the Inn of Chicago and Lavazza Coffee Café/Lavazza Italian Coffees have no partnership agreement. The two businesses operate as completely separate entities.

To clarify its position with the Unite Here Local #1 union operating in the Inn of Chicago, the executives verify that there is no legal partnership between Lavazza Coffee Cafe located in the retail space adjacent to the hotel's lobby.

"Lavazza Café rents the retail space located adjacent to the Inn of Chicago's lobby and is strictly a tenant running as a separate business," said Craig Strickler, general manager for the Inn of Chicago. "There is no partnership or financial tie between the Inn of Chicago and Lavazza other than that of lessee and lessor," he concluded.

ABOUT KOKUA HOSPITALITY, LLC

Kokua Hospitality is a property management firm affiliated with The Chartres Lodging Group, LLC, of San Francisco. Purposely created by lodging management and operational experts as a management company with an investors' sensibility, Kokua Hospitality blends the attention to detail of a customer service entity with the rigors of a real estate investment concern. The name (pronounced "koh-koohah") is Hawaiian for "to serve." Based in San Francisco, Kokua Hospitality manages a growing portfolio of hotels and resorts nationwide. For more information on Kokua Hospitality, please visit www.kokuahospitality.com. For the Inn of Chicago, visit www.innofchicago.com.

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