



Investment Management, Inc.

B500 Union Plaza
333 North Washington Avenue
Minneapolis, Minnesota 55401
(612) 373-9808 FAX (612) 349-2782

February 19, 2007

Hennepin County Commissioner Chair Randy Johnson
A2400 Government Center
Minneapolis, MN 55487

RE: Acquisition of the ballpark site by the County

Dear Commissioner Johnson:

As you know, the County's appraiser took a \$10,000,000 reduction in overall before value of Land Partners II, LLLP property (approximately \$8,000,000 as to the land to be condemned by the County) in reliance on very limited soils information provided to him by the County as set forth in the appendix to the appraisal. You are aware that the landowners of the proposed ballpark site and Hines have a very different understanding as to the soils on the site. Our soils experts (STS Consultants, Ltd.) believe there should be little or no deduction for soils.

We hereby reiterate that the landowners and Hines will commit to binding arbitration with the County on the soils issues provided that the results of that arbitration will be binding for all valuations related to acquisition of the land for the ballpark for both parties.

The County has declined our prior offer to so arbitrate the soils issue. We hope you will reconsider the County's position.

You should know our soils experts have performed significant explorations and testing that the County experts do not have. If the County is willing to agree to binding arbitration, we are willing to have our soils engineers, at our cost, brief the Hennepin County or Ballpark Authority staff as to their findings. This briefing will be valuable to the County as our soils experts believe their recommendations could save several million dollars in the construction of the foundation system of the ballpark.

If the County/Ballpark Authority staff thinks our engineers' ideas have merit, and the County desires to seek a second opinion on this issue, we will pay our experts to attend a meeting to inform and brief those experts who would render a second opinion.

We believe our soils experts are among the finest in Minnesota and are internationally renowned: they were the County's experts for the HERC; they have been the soils

engineers on six of the eight tallest building in Minneapolis (including the four tallest); they are the soil engineers on what are currently the three tallest building in the world which are the Taipei 101 Tower, the Petronas Tower and the Sears Tower); they are also the soils engineers on the proposed Burj Tower, the building that will become the tallest building in the world when it is completed.

In addition, they were also the soils engineers on Lambeau Field (home of the Green Bay Packers), Soldier Field (home of the Chicago Bears), Miller Park (home of the Milwaukee Brewers) and Spartan Stadium (home to the Michigan State Spartans) (see enclosed letter from STS).

We are ready for arbitration on this issue today. Since you already have your reports, we assume you are also ready to proceed to arbitration.

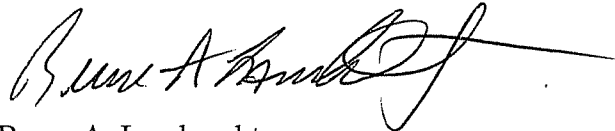
In addition, County representatives have made public statements as to the cost of environmental remediation. We also offer that the environmental remediation issues be submitted to similar binding arbitration. If the County agrees to arbitrate the environmental remediation issues, we will provide our additional testing and environmental reports which the County does not have.

As your staff has said, time is of the essence on this issue, and we ask that you respond promptly.

Sincerely,



Richard K. Pogin



Bruce A. Lambrecht

cc: Hennepin County Commissioners Peter McLaughlin, Penny Steele, Linda Koblick, Mark Stenglein, Gail Dorfman and Mike Opat
Members of the Ballpark Authority
Jerry Bell, Minnesota Twins
Hines
Mayor R.T. Rybak
Ballpark Implementation Committee
Jim Ufer and Marcia Wilda, Hennepin County
Chuck Ballentine, Ballpark Authority



STS Consultants, Ltd.
10900 73rd Avenue North, Suite 150
Maple Grove, Minnesota 55369

voice 763-315-6300
fax 763-315-1836
web www.stsconsultants.com

February 19, 2007

Hines-Investment Management Inc.
B500 Union Plaza
333 N. Washington Ave.
Minneapolis, MN 55401

Attn: Mr. Richard Pogin

Re: Geotechnical Considerations for Twins Stadium; STS Project 200606031

Dear Mr. Pogin:

STS Consultants, Ltd. (STS) has acquired substantial geotechnical data and completed significant engineering analysis associated with the North Loop Village site. This site is also being considered for the new Twins Stadium. Information collected by STS and others could be directly applied to geotechnical design for the stadium. We believe that STS could save millions of dollars on the stadium construction as a result of geotechnical information and knowledge we have gained in reference to the site.

STS has substantial stadium design experience. Examples include Lambeau Stadium, Soldiers Stadium, Brewers Stadium and Spartan Stadium. Our local knowledge with high capacity foundations in downtown Minneapolis includes six of the eight tallest buildings in the Twin Cities including the four tallest buildings. The combination of specific stadium experience in conjunction with our local knowledge of soil conditions documents our ability to provide value engineering services for the proposed stadium design.

STS is presently providing services to Hines-Investment Management and Duddy Limited Partnership in reference to your site development. We understand that we cannot consult on the stadium design unless and until STS receives authorization from you to provide these services to others.

We would be happy to discuss cost savings with you and/or others if requested. Please contact me if you have any questions. I can be reached at my direct line at 763-315-6303.

Sincerely,

STS CONSULTANTS, LTD.

A handwritten signature in black ink, appearing to read 'James H. Overtoom'.

James H. Overtoom, P.E.
Principal Engineer

JHO/dn