

INSIDE

Torgerson

PROPERTIES

WINTER/SPRING 1997



TPI Develops High Visibility Interchange

One of four interstate highway interchanges accessing the greater Minneapolis-St. Paul highway loop system occurs in the rapidly growing suburb of Maple Grove. At this location I-94 intercepts both I-494 and I-694. At the apex of this interchange, and towering over it, TPI (along with Forstrom & Torgerson, LLP) is developing a 120 unit, four story Hampton Inn opening May 1st.

The interchange boasts of some of the best retail and service offerings in the metropolitan area. Restaurants are also finding the address an exciting market place. In addition to the

traditional franchise operations are Champ's, Famous Dave's BBQ Shack and a yet to be announced upscale steakhouse from Dallas.

The "Hampton Inn Mpls. Northwest" will include amenities such as refrigerators, microwave ovens and coffee makers in ALL rooms. Additionally, all rooms will have computer hookups at desktop level, voice-mail and 25" TV's with nintendo and on-command pay-per-view movies. Several kitchenette suites and whirlpool suites are also offered.

The public spaces will provide guests with two elevators, pool, whirlpool, fitness center and a meeting

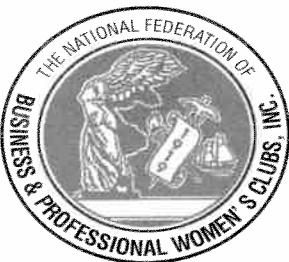
room for up to 30. The lobby has been enlarged and complimented with rich millwork, raised coffered ceilings, chandeliers, a unique fireplace all surrounded by floor to ceiling windows.

Dennis Wallenta, previously GM at Holiday Inn Express Mpls., has been promoted to General Manager of this exciting new property. Dennis is looking forward to the spring thaw when he can really see what the exterior of the hotel will look like. The snowy cold winter of '97 has presented many challenges for Tech Builders, General Contractor, in light of an all brick exterior and winter construction.

Business and Professional Women Name TPI Employer of the Year

TPI, Company Wide, was recognized by the Willmar BPW (TPI's Central Office is located in Willmar) as employer of the Year for 1996. At their Annual Banquet TPI was honored at which time a number of employees along with Tom Torgerson were present to accept the award.

TPI was nominated for the honor by Carol Halvorson, DOS Willmar Hotels. The nomination noted such points as 55 of the 102 TPI Managers are women (4 are general managers) and two women serve as TPI's Board of Directors. The plaque is proudly displayed at TPI's Central Office!



Haas Elected To TPI Advisory Board



At TPI's annual planning retreat this January in Cabo San Lucas, Mexico, Don Haas was elected to service on Torgerson Properties, Inc. Advisory Board. Haas will work with TPI Sr. Managers Tom, Dave and Sue Torgerson, Dave Baker, Mitch Peterson, Sheryl Walton and Kirk Schultz, assisting in our strategic planning process. On a quarterly basis, the Board reviews and revises TPI's course projected over a 20 year period. As the world is under siege from high velocity change, the process of guiding the ship is a dynamic one. TPI encourages all ideas for improving the Company to be forwarded on to any of the above mentioned Advisory Board Members for consideration.

Don obtained an undergraduate degree in accounting at La Crosse, Wis. and a Masters Degree in business at the University of Minnesota. Following his formal education, Don went to work as a CPA for Price Waterhouse & Co., achieving Partner status early in his career. However, Don is not one to shoot below the mark. With that in mind, he accepted a Chief Financial Officer position with an equity stake at NJK Holding Co. of Minneapolis. Until recently, Don was in charge of NJK's transactions of acquisition and mergers involving public and private firms, as well as working with the day-to-day operations of the Company. Don's NJK tenure enjoyed exponential growth and value to the Company. While Don remains a consultant to NJK, he struck out on his own this January and has been performing as an investment banker while contemplating a fund manager commitment.

Needless to say, Don brings with him a vast array of experiences dedicated towards growing solid performing companies. Don lives in Plymouth, MN with his family including wife Wendy, son Drew (10 yrs.) and daughters Jennifer (12 yrs.) and Mallory (5 years.).

We welcome Don to TPI and look forward to our work with him over the next 12 months.

TPI Strikes Marriott Alliance

TPI partners up with Marc Carpenter of Rochester, MN to build an all-suites hotel next to Mayo's St. Mary's Hospital. Carpenter And Torgerson, LLP is 50% owned by TPI. TPI additionally entered a Management Agreement to manage the development and operations of the hotel on behalf of the Partnership.

What does Marriott have to do with this? Well, Marriott recently introduced "Fairfield Suites by Marriott" as a mid-market all-suites hotel. Just what the doctor (or Mayo) ordered. TPI has been close to working with Marriott over the past four years but just hadn't connected until now.

The site is next to St. Mary's in a redevelopment area. TPI's partner had a vision eight years ago for the hotel development and has spent that time piecing together approximately 10 congruent parcels in multiple transactions. The development certainly achieves TPI's goal of selecting developments which have very difficult barriers to entry.

More to come on this exciting development in the next edition of "Inside Torgerson Properties".



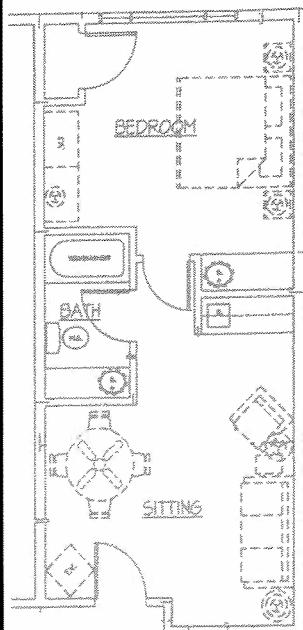
"How Suite It Is"

Just one year old and the Holiday Inn Express Minneapolis is planning an all-suite addition and franchise conversion to Holiday Inn Express Hotel & Suites. Yes, Christianson & Torgerson, LLP have committed to adding 26 two room kitchenette suites to this already successful hotel. Construction will begin this spring with a targeted opening by year end. Upon completion, the hotel will total 109 rooms and suites.

Todd Roy, previously the Director of Sales at Hampton Inn North, has been promoted to General Manager. Todd is looking forward to marketing the expanded and diversified property to extended stay business travelers and weekend leisure customers.

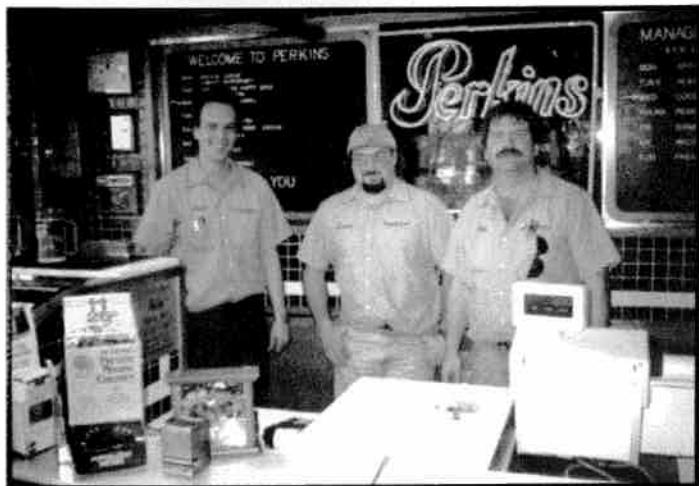
All suites will have kitchenettes, two phones, two TV's, a work and leisure area in a separate room from the bedroom. Todd wants you all to know these are large, legitimate two-room suites, not to be confused with the "pseudo suites" several hotel companies are promoting.

JSS Architects have designed the addition so that it further enhances the existing tasteful architecture our customers regularly comment upon.



Typical Unit 15'x 35'

Hotels, Hotels...What About Restaurants?



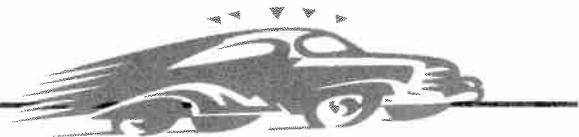
(L to R) Jerry Edwards, Darril Johnson and Tony Francis pictured behind the Fairmont bakery counter.

Two very successful long standing restaurants of TPI are about to take on a whole new look and feel. Perkins Restaurants and Bakeries of Austin and Fairmont will be taking on what Perkins Corporate has labeled the "Leiberman Design". Work will be headed up by Jerry Edwards, TPI Construction Manager, and is scheduled for April in Fairmont and May in Austin.

The Leiberman Design refloorplans the restaurants

into four separate areas with four different decor packages. The areas include "The Library", "The Parlor", "The Garden Room" and "The Kids Room". The restaurants will be sectioned off with walls, windows and valances to contain the different decors.

In search of a little variety? General Managers Jerry Bahr and Steve Jette ask you to mix up your visits to Perkins Austin and Fairmont by experiencing each of the new dining areas.



On the Move

Green Mill - Shoreview

Jennifer Thomson recently was promoted as our new Banquet Manager. Jennifer started as a hostess in the old Chequers restaurant in 1994 and was our Director of Catering in 1996 until accepting her new role as Banquet Manager.

Christy Douvier has joined the catering world as our Director of Catering. Christy has been with the Green Mill Shoreview since it opened in September of 1995.

Rick Mueller (photo unavailable) is our new Kitchen Manager. Rick has been with the Green Mill Shoreview since late this summer. Rick previously worked at Players in the Mall of America.

Joe Giandalia is our Assistant Kitchen manager. Joe started with the Green Mill in September this year. Joe worked with Rick at Players before coming on board.

Heide Parsons (photo unavailable) is our Associate Manager. Heide

trained with us before opening the Eagan Green Mill and just recently came back to work with us permanently.

Corey Mireau was recently promoted to our new Delivery Manager. Corey had been working as a dispatcher and driver before being promoted.

Green Mill held a bartender contest this winter. The contest was for all Green Mill bartenders. The overall winner was Green Mill Shoreview's **Jason Wynne**. Each store

held its' own contest and the winner from each store went to the finals held at Green Mill Eagan. The contest was based on the following items: Each bartender had to invent his or her own drink and tell a joke while making the drink. The contest was also based on presentation, accuracy of pouring and the ability to make drinks that customers ordered during the contest. Congratulations, Jason!

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Jennifer Thomson



Christy Douvier



Joe Giandalia

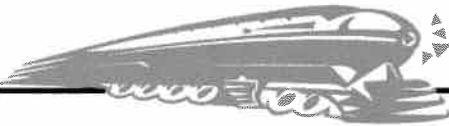


Corey Mireau



Jason Wynne

On the Move



Hampton Inn - North

Peter Clysdale recently joined the Hampton Inn North team as our new Director of Sales. Peter comes to us from the Ramada Plaza Hotel where he was Sales Manager. Peter is doing a wonderful job and has a lot of new and exciting ideas that he is bringing to the hotel.

Shirley Nuhfer was recently promoted to the job of Assistant Housekeeper at the Hampton Inn North. Shirley has only been with the Hampton Inn North for about a month and is doing an outstanding job! Keep up the good work!

Torge's Bar and Grille - Willmar

Shelly O'Leary was selected as Catering Director in October of last year. She began with Torgerson Properties in Willmar in 1992, accepted a position with the Company in Shoreview and returned in August of 1995 to continue her career here in Willmar. Shelly has proven a very valuable asset in

our Torge's operations, having worked in the restaurant and the bar. Shelly was recently married to Brian O'Leary who has worked with Torge's Willmar. We are very fortunate to have Shelly on our Management Team!

Needie Beuning has been with Torge's Willmar since November of 1987! She has been Dining Room Supervisor for many years and has taken on the challenge recently of Beverage Manager. In a few weeks, we have seen Needie put all her energy and creativity in her new position, doing a super job! Needie's husband Mike also helps out in our Conference Center. They live in Willmar with their daughter Carey.

Since February 1989, **Rob Twedt** has worked in many areas of Torge's Willmar including Bar, Dining Room, Kitchen and Green Mill. He has been promoted to Assistant Kitchen Manager, where he has been able to use his many talents helping organize and develop many new ideas to

help things run more smoothly. Rob has proven to be a very dedicated and valuable asset to our operations.

Betsy Neihaus has been promoted to Dining Room Supervisor and has been with Torge's Willmar since February 1996, having also worked with us in the past. Betsy has brought many new and creative ideas to our Dining Room. Betsy lives by Litchfield with her son. We are glad to have Betsy on our team.

Green Mill - Willmar

Larry Jorschumb is our Green Mill Delivery Manager. Larry has a long history of guest and customer service, having been with Willmar Operations since November of 1993. He worked at the front desk and also helped in other areas of operations, wherever needed. He has proven to be very committed to making our Green Mill Willmar operation the best it can be! Great job, Larry!

Holiday Inn/ Days Inn/ Comfort Inn - Willmar

Bruce Ochsendorf is the Chief Maintenance Engineer for TPI Willmar. He comes to us with 12 years of townhome and multi-dwelling maintenance experience. He resides in Willmar with his wife LeAnne and daughter Taylor.

Holiday Inn/ Days Inn - Austin

Sara Schafer has been with TPI for the last 6 years and is currently the AGM/GSM of rooms division at the Austin properties. She comes to Austin from the Fairmont Properties working at the hotel's there and then Perkins. Sara and her son Scott, now live in Austin.

Bill Hodges has recently been promoted to assistant executive housekeeper. Bill has been with TPI in Austin since July of 1995. Bill also serves on the Hotel Steering Committee.



Peter Clysdale



Shirley Nuhfer



Shelly O'Leary



Needie Beuning



Rob Twedt



Betsy Neihaus



Larry Jorschumb



Bruce Ochsendorf



Sara Schafer



Bill Hodges



On the Move

Dawn Henry joined Torgerson Properties in October 1996 as the Director of Sales for the Austin Properties. She comes to us with a 4 year degree from Iowa State University and has five years of experience in hotel sales and catering. Dawn recently relocated to Austin from Richmond, Virginia with her husband Walt and Dog Bear.

Torge's - Austin

Julie Ricketts joined Torge's as the Director of Catering in January 1997. Julie came to us from Dan Pablo's Mexican Kitchen in Indianapolis, IN. She has 5 years of food and beverage management experience. Julie and her husband Fred recently moved to Austin.

James Radloff was hired as a Dining Room Supervisor in Torge's Grille. James lives in Austin and has been with Torge's Austin since July of 1996.

Green Mill - Austin

Dan Miller is the new Delivery Manager at Green Mill Austin. Dan has been with us as a Bartender since February 1995. Dan lives in Austin.

Perkins - Austin

Jerry Bahr rejoined Perkins as General Manager in September 1996. He had

previously worked as the Associate Manager from 1992-1995. He is a graduate of Southwest State University with a degree in Business Administration and Finance. Jerry was married in October of last year. He and his wife Natale reside in Austin.

Nick Paulus is now Perkin's Austin's Assistant Kitchen Manager. He was the Kitchen Supervisor for two years at the Perkins in Worthington, MN, and worked a year at Clear Lake Iowa as their AFPM. He will be residing in the Austin area with his fiance Brenda.

Melissa Davis has lived in Austin her entire life. Upon graduating from high school she attended St. Olaf College in Northfield, MN. She received her B.A. degree in math and statistics in May of 1996. Prior to coming to Perkins, she was the manager of the Austin Municipal Swimming Pool. In addition to working at Perkins, she is pursuing an accounting degree from Winona State University.

Coleen Harris is the Dining Room Supervisor. She received her A.A. degree from Austin Community College and attended St. Cloud State for a year and is currently taking a financial break to save enough cash to return to her

studies. Although she was pursuing a major in Public Relations she is now pondering her future as she continues into her 7th month at Perkins.

Holiday Inn Express Hotel and Suites - Eagan

Scott Peterson (photo unavailable) is the new executive Housekeeper at Holiday Inn Express of Eagan, but most of his history has been in restaurant management. He has been a general manager at McDonald's, Perkins and at Au Bon Pain. He has always wanted to work in the hotel hospitality industry and is grateful for the opportunity. He enjoys his job and loves working with the staff!

Green Mill - Eagan

Jacquie Daubert (not pictured) helped open the Eagan location last September. She is currently the accountant and helps at the front desk.



Dan Miller



Jerry Bahr



Nick Paulus



Melissa Davis



Coleen Harris

Jacquie's last job was working for Byerly's Restaurants. When not working, she enjoys shopping, hanging out at cigar bars, and Kung Fu fighting.

Dave Timmer (not pictured) is Green Mill's assistant Kitchen Manager, he started here last October. Dave's previous experiences include working as a Pastry Chef in Florida, and as a Sous Chef in two German restaurants. His favorite part of his job is the uniform, as he is often found wearing it out in public. It sounds as though Dave might be a candidate for Mr. Blackwell's "Best Dressed" list.

Patrick Willcut (not pictured) joined us in January as our new Kitchen Manager. Tejas and Girogio's in uptown are where Patrick worked most recently.

Tim Reilly started as Dining Room Manager in January. Tim also attends the University of Minnesota full time and is studying Mortuary Science. (Just Kidding.) He is planning his

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Dawn Henry



Julie Ricketts



James Radloff



Barb Bus
Perkins Austin
Employee of the Year



Alan Shoen
TP Fairmont
August 1996



Troy Lindquist
Torge's Fairmont
October 1996



Allison Bradley
Torge's Fairmont
October 1996



Barry Krueger
TP Fairmont
November 1996



Alison Binde
Holiday Inn Fairmont
December 1996



Sandra Pudil
Torge's Fairmont
December 1996



Pat Verhey
Holiday Inn Austin
July 1996



Janet Oman
Torge's Austin
August 1996



Linnea Jones
Holiday Inn Austin
September 1996



Terry Stencil
Torge's Austin
October 1996



Terry Coleman
Torge's Austin
November 1996



Ni Trau
Torge's Austin
December 1996



Norene Medici
Torge's Willmar
August 1996



Donna Miller
Willmar Holiday Inn
September 1996



Melissa Sampson
Holiday Inn Willmar
October 1996



Ben Thorpe
Holiday Inn/Torge's Willmar
November 1996



Richard Fader
Willmar Holiday Inn
December 1996



Dave Miller
Hampton Inn North
November 1996

On the Move

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wedding in October. Tim assisted in opening the Green Mill as a server.

Geno Stein (not pictured) started working at the Green Mill Eagan last October. His current job is Short Line Supervisor. Geno is the reigning Movie Trivia King of the store. Geno studied culinary arts in Italy and worked in Europe for 9 months.

Tim Roberts (not

pictured) helped open the Eagan Green Mill as a pizza cook and was promoted last December to Nightside Pizza Supervisor. He likes working here because he's allowed to be creative in the outcome of his product. He's been making pizzas for the past four years for various other companies. Most of Tim's spare time is spent with his fiancee, Angela, son Zach and daughter Madeline.

INNSIDE Torgerson Properties is written to highlight the people and events of T.P.I. Your suggestions for articles and anecdotes are welcomed and encouraged. This is a biannual publication.

Torgerson Properties, Inc.
335 SW Benson Ave • P.O. Box 1020
Willmar, MN 56201

Owners and Professional Managers of:

HOLIDAY INN

Willmar
Fairmont
Austin
Hinckley
Eagan
Golden Valley

HAMPTON INN

Shoreview
Maple Grove

DAYS INN

Willmar
Austin
Red Wing

PERKINS

Fairmont
Austin
Red Wing

SUPER 8

Fairmont
Willmar

COMFORT INN

Fairmont
Willmar

FAIRFIELD SUITES

Rochester

GREEN MILL

Shoreview
Eagan
Willmar