

Hilton Anchorage and Renaissance Concourse Atlanta Airport combined loan: “Hotel-wide snow melt intrusion” —An Update on Moisture Events and Other Conditions at the Hilton Anchorage.

August 2026

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Hilton Anchorage and Renaissance Concourse Atlanta Airport combined loan: “Hotel-wide snow melt intrusion”—An Update on Moisture Events and Other Conditions at the Hilton Anchorage.

August 2026

The Hilton Anchorage and the Renaissance Concourse Atlanta Airport are cross-collateralized in a combined loan that matures in March 2027.¹ The parent company owning both properties, Columbia Sussex Corporation (CSC), may be seeking to refinance the debt.*

- The Hilton Anchorage received an “Unacceptable” Quality Assurance rating from Hilton Worldwide in December 2016,² and has experienced leaks even after \$9.9M in renovations in 2024 and 2025. Just in 2026, the property experienced a “Hotel-wide snow melt intrusion” in January³ and a broken pipe on the 11th floor of the Anchorage Tower that leaked to the basement in May.⁴ Internal reports prepared by hotel management in anticipation of litigation provide information about 11 other leaks since October 2025, and are included in Appendix A to this report.
- In the Spring of 2014, the Hilton Anchorage reported that 48 guest rooms had been found with either mold or the “possibility of water damage.”⁵ On October 10, 2014, the Hotel stated that it had completed repairs to all 48 potentially water-damaged guest rooms in mid-September of that year.⁶ But on October 23rd, the Hotel found an elevated mold score in a room listed as having been previously repaired.⁷ In December 2014, AKOSH issued citations against the Hilton Anchorage alleging a failure to comply with Alaska OSHA rules governing hazard assessment and protective equipment. AKOSH itself reported finding “the presence of mold to various levels of count” during three sampling protocols it conducted “at various times throughout the hotel.”⁸ The Hilton Anchorage settled the AKOSH citations in January 2015, paying a fine.⁹ In September 2015, the Hotel reported that mold remediation had been performed on a room in May 2015.¹⁰

* The terms “Columbia Sussex” and “CSC” as used in this report includes reference to Columbia Sussex-affiliated entities.

- More recently, management communications to Hilton Anchorage employees show that on six dates between May and June 2026, the “Overall Cleanliness” rating of the hotel was below 75%, and the “Stay Score” was below 56%.
- The Renaissance Concourse Atlanta Airport operates under a lease with the City of Atlanta.¹¹ Public records indicate that the property experienced exterior flooding in July 2025, which the City stated CSC reported had been an ongoing issue for over five years and that “water has even entered the hotel interior on occasion.” Internally, the City wrote about CSC, “Although they are responsible for repairs, they are looking for some help to resolve the issue.”¹² Quarterly financial records provided by the City of Atlanta will allow potential lenders to examine CSC’s “Repairs & Maintenance” expenses in recent years, with records linked in the citation.¹³

This is the latest in a series of reports highlighting CSC’s history with foreclosures and asset maintenance across its portfolio, the most recent of which was released on June 8, 2026.¹⁴ That report examined CSC’s post-COVID foreclosures and one property’s decline in appraised value.

Overview

At the Hilton Anchorage, \$9.9M worth of construction on the Hilton Anchorage from 2018 to 2025 has not prevented new instances of moisture intrusion, detailed in the timeline at the end of this document.

UNITE HERE has compiled written correspondence with Hilton Anchorage management, records from the Anchorage Fire Department and Health Department, OSHA records, Anchorage building permits, and on-site photos and videos taken by UNITE HERE staff and Hilton employees to compose this report. Since 2018, the records describe multiple water intrusions (including 13 in 2026), boiler problems, a fire protection system failure, a report of possible sewer gas, and an asbestos-related Alaska OSHA hazard alert letter.

Potential lenders should review the sources provided by this report, and ask Columbia Sussex for details about these incidents. In April 2026, Hilton Anchorage management wrote to UNITE HERE Local 878 that they “now send internal incident reports [sic] all leaks that cover larger areas to home office,”¹⁵ presumably referring to the Columbia Sussex corporate headquarters.

Hilton Anchorage Conditions since the 2017 Refinance

UNITE HERE Local 878 represents Hilton Anchorage employees. The union has documented leaks and floods between 2014 to 2026 and the presence of mold or apparent mold between 2014 and 2019.

Following the 2017 refinance and as detailed in the timeline below, the hotel has seen further water intrusion events even as it has renovated the property. In 2018, the hotel obtained a construction permit worth \$4.4M, listing

“EXPRESS REMEDIATION & RECONSTRUCTION LLC” as the licensed contractor.¹⁶ The hotel experienced new leaks and a boiler shut down in 2021, a boiler shut down in 2022, and a flood from the 3rd floor to the lobby on New Year’s Eve 2023 (video available in citation).¹⁷ Anchorage Fire Department records indicate that the 2023 flood destroyed the fire alarm panel and caused the hotel to hire a 3rd party fire watch company to patrol the building for fires 24 hours per day.^{18,19}

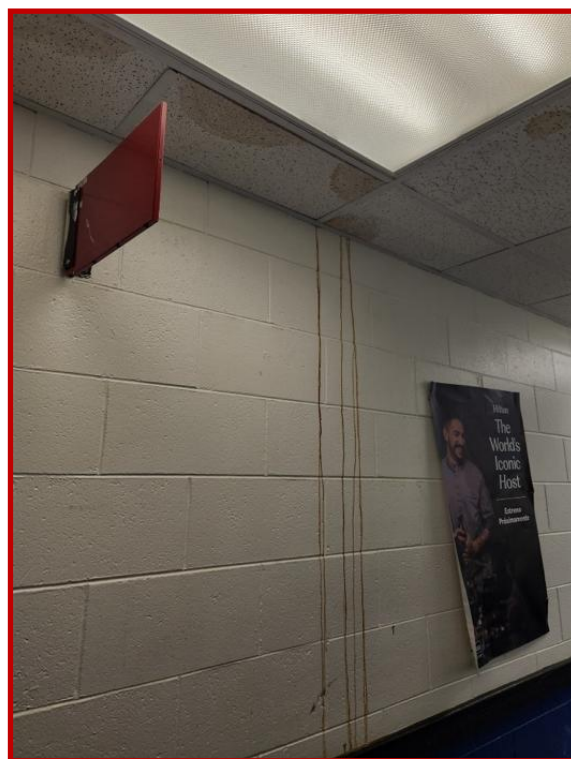
Staff was instructed to blow a whistle to alert guests in case a fire was detected until the fire protection system was restored.²⁰

In 2024 and 2025, the hotel obtained construction permits valued at \$5.5M.²¹ The permits authorized renovations to 233 guest rooms,²² renovations of the lobby bar and restaurant,²³ and the conversion of some guest room tubs to showers.²⁴

Between October 2025 and March 2026, hotel management described 13 separate moisture intrusion events, including a “Hotel-wide snow melt intrusion” in January 2026 which impacted the lobby, basement, galley, bell stairs, PBX, and gift shop.²⁵ Separate from the Hotel-wide snow melt



Hilton Anchorage Lobby Flood 12/31/23



Employee Hallway 1/14/26

intrusion, management described burst pipes, burst coils, an HVAC leak and a hot water line issue which affected a minimum of 18 guest rooms, a ballroom, the kitchen area, the galley, the Dillingham Room, the Promenade area, the housekeeping office, Hooper Bay Café, and the lobby.²⁶

Additionally, UNITE HERE Local 878 staff documented moisture and occasionally a brown fluid on the walls and ceiling of an employee hallway between December 2025 and June 2026. The origins of this brown fluid are unknown to UNITE HERE.

The hotel did not have records of mold testing, moisture testing, lead paint or asbestos testing associated with any of the 2025-2026 incidents,²⁷ despite previous tests having confirmed the presence of asbestos in some locations.²⁸

Incidents are detailed in the timeline later in this document.

Quality Assurance Scores and Moisture Management

The Hilton Anchorage received an “Unacceptable” rating of 63.39%²⁹ in a Quality Assurance inspection in December 2016 due to cleanliness.³⁰

According to a Kroll CMBS Pre-Sale report in March 2017 that reviewed the Hilton Anchorage and its financing, “the loan agreement require[d] the implementation at closing of a Microbial Matter and Mold Mitigation Operations & Maintenance plan.”³¹ In August 2017, in response to requests for information about flooding, mold, and the “Unacceptable” Quality Assurance rating,³² an attorney representing CSC wrote to UNITE HERE Local 878, “the Hotel has not implemented the Moisture Management Plan that was developed in conjunction with the Hotel’s financing efforts. The plan that was developed did not appear to be geared towards or suitable for a Hotel property (as opposed to a longer-term residence facility). The Hotel has not created a new Moisture Management Plan and has chosen to address any moisture issues promptly and proactively as the documentation that has been provided demonstrates.”³³

On February 10, 2026, a flyer was posted by the employee time clock titled “Stay Score Experience.” The flyer gave an “Overall Cleanliness” score of 80%, and included the note, “QA Score 50.5%.” The terms “QA Score” and “Stay Score” were not defined on the flyer.



Timeline of Hilton Anchorage Conditions

- **June 2018:** Hotel obtained a master permit for construction, with the licensed contact listed as “Express Remediation & Reconstruction LLC.” The work description on the permit reads, “HOTEL REMEDIATION & RENOVATION – NEW WEST TOWER – FLOOR 4 THRU 8 & OLD WEST FLOOR 8 (SHOWER CONVERSIONS) – PROJECT TO CONSIST OF INSULATION/DRYWALL REPLACEMENT”.³⁴ The permit valuation was \$4.4M.³⁵
- **June 2019:** The hotel completed work on the lobby, dining establishments, guest rooms, fitness center and conference spaces.³⁶
- **October-November 2019:** Hilton Anchorage employees documented new instances of apparent mold growth in guest rooms and the front lobby, as well as cracks in wall finishes of unknown origin. Additional pictures are available in report linked in citation.³⁷
- **February 2020:** The State of Alaska Chief Boiler Inspector wrote to hotel management that he conducted an inspection. He wrote, “It appears that the low water fuel cuts are not dismantled at a regular interval. This protective device should be tested regularly and dismantled at least once annually by a person thoroughly familiar with its operation and construction for a complete examination and cleaning, as well as the replacement of any worn or otherwise defective parts.” He also wrote, “Scale and sediment build up was noted on the two safety valve seats. Due to the condition and age of the safety valves they should be replaced.”³⁸
- **March 2020:** The hotel paid \$63,940.00 to Alaska Boiler & Burner for repairs made to the boiler.³⁹
- **June 2020:** UNITE HERE informed CGCMT 2017-P7 special servicer Rialto Capital about updated property conditions.⁴⁰



Hilton Anchorage Lobby October 2019

- **August 2021:**

8/5/21: Ceiling damage near Top of the World Restaurant **(right)**

- **November 2021:**

- **11/30/21:** Hotel hired Taylored Restoration Services for “Water Mitigation Services” which included an emergency service call, pumping of standing water, and an equipment decontamination charge.⁴¹
- **11/30/21:** Hotel hired Black Bear Construction for “Water removal from 3rd & 2nd Floor, FF&E Removal from 3rd & 2nd floor, Demo of damaged rooms on 3rd & 2nd floor,” and other services.⁴²



Ceiling damage near Top of the World Restaurant 8/5/2021

- **December 2021:**

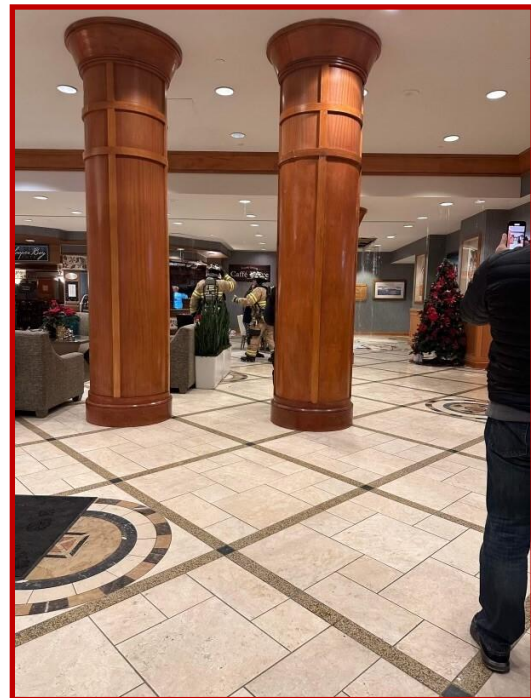
- **12/3/21:** Hotel hired Action Environmental, which wrote to the State of Alaska, “There has been a major pipe break that has caused extensive water damage to several rooms on the second and third floor of the hotel.”⁴³
- **12/7/21:** Action wrote to the State, “There are a considerable amount of pipe breaks and water damaged walls/ceilings on the 2nd and 3rd floor. Abatement will continue longer. We would like to extend our completion date to 12/31/21.”⁴⁴
- **12/8/21:** Hotel hired Black Bear Construction for 16 Man Hours for “Demo of water damaged bar ceiling” and other repairs.⁴⁵
- **12/10/21:** UNITE HERE Local 878 staff documented evidence of construction in the lobby. **(right)**



Hilton Anchorage Lobby 12/10/2021

- **12/17/21:** Hotel hired Alaska Boiler & Burner, which wrote “Prior to leaving the flextube boiler was offline. After inspection it was found that the high limit is tripped. The boiler will operate with this reset but due to obvious leaks in the heat exchanger it is recommended that this boiler not be operated until major service is completed.”⁴⁶

- **12/6-12/28/21:** Action Environmental addressed 2nd & 3rd Floor water damage in 9 guest rooms, and a stairway.⁴⁷
- **January 2022:**
 - **1/24/22:** Cummins Sales and Service wrote, “T/S BOILER ROOM GENERATOR SHUT DOWN ON LOW VOLTAGE. 2166 1/24/2022. TRAVELED TO SITE, CHECKED IN WITH POC, ACCESSED GENERATOR, TROUBLE SHOT UNIT FOR OVER VOLTAGE AND POSSIBLY PRIME FUEL SYSTEM. GENERATOR FUEL SYSTEM IS PRIMED EXCEPT FOR MAIN TANK SUPPLY LINES DUE TO NO FUEL IN MAIN TANK, STARTED GENERATOR, GENERATOR GOES INTO OVER SPEED FAULT. FOUND THAT THE FUEL PUMP GOVERNOR ARM WAS LOOSE CAUSING GENERATOR TO OVER SPEED. ADJUSTED GOVERNOR ARM AND TIGHTENED. TESTED. GENERATOR RUNS GOOD AND NO LONGER OVER SPEEDS. FUEL TRUCK ARRIVED ASSISTED WITH FUELING MAIN TANK, PRIMED FUEL LINES TO DAY TANKS. VERIFIED DAY TANK PUMPS WORK. CLEANED UP SITE. TRAVELED TO SHOP.”⁴⁸
- **March 2022:** Hotel was ordered by Anchorage Fire Department (AFD) to repair fire sprinkler system.⁴⁹
- **December 31, 2023:** A broken sprinkler pipe flooded the 2nd floor, the 3rd floor, and the lobby. Video is available in the citation.⁵⁰
- **February 2024:**
 - **2/12/24:** AFD wrote, “The Hilton Hotel is under 24/7 fire watch status following their sprinkler pipe break and subsequent demise (from water exposure) of their fire alarm panel on 01/01/2024. Sprinkler System has been restored. Fire alarm system is Status 1. Fire prevention has visited the premise several times following the beginning of fire watch to ensure ‘policy 01-22 Fire Watch Guidelines’ are being implemented adequately. The responding fire stations have been made aware of the ongoing fire watch. The emergency plan implemented by Hilton has been reviewed and accepted



Hilton Anchorage Lobby 12/31/23

as noted. An inspection was performed on 02/12/24. Several deficiencies with the fire watch and the implementation of the emergency plan were found. Hilton Management was informed of the issues and are working to correct the deficiencies... Deficiencies: 1. No ADA location list printed for first responders. 2. Some Fire watch personnel lacking radio's and guest signaling devices. As of 2/12/2024 the Hilton is still on 24/7 fire watch while awaiting repair of the fire alarm panels.”⁵¹

- **2/13/24:** AFD wrote, “A meeting was held on 2/13/2024 between Hilton Management, Hilton Engineering, 3rd party fire watch company (LaborMax) and AFD Fire Prevention to discuss fire watch and emergency plan implementation violations found on 2/12/24. Violations were documented in FIN 24-0016-TK...Hilton made efforts to improve fire watch prior to this meeting and have committed to maintaining that level of fire watch for the remainder of the time fire watch is required. Random checks will be performed by AFD fire prevention to ensure fire watch is being maintained. Items Corrected: Radios and whistles have been replenished and a sign in sign out sheet has been implemented, a fire watch responsibilities handout has been provided to fire watch personnel, disabled guest information is printed out is kept at the front desk and updated regularly and improved training has been implemented.”⁵²
- **May 2024:**
 - **5/14/24:** AFD wrote, “Due to the flooding of floors 1+2 and the destruction of the fire alarm panel after a sprinkler line broke on 12/31/2023 the re-inspection was delayed to allow the hotel to restore the fire protection systems. While systems were down a fire watch was in place. **Even with the additional 3.5 months provided to the Anchorage Hilton Hotel to correct the deficiencies almost no progress has been made on the original report.**”⁵³ (*emphasis added*)
 - **5/28/24:** AFD wrote, “Significant progress has been made on correcting violations since the first re-inspection performed on 5/14/24 FIN#24-0097-TK. This warrants a progress inspection with no FEE. The remaining items listed below are Violations and a re-inspection will be performed on or after 30 days have passed.”⁵⁴ (see report for complete list of 11 violations)

- **June 2024:**

- **6/21/24:** Ceiling damage and discoloration of unknown origin in Room 600 of the West Tower **(right)**

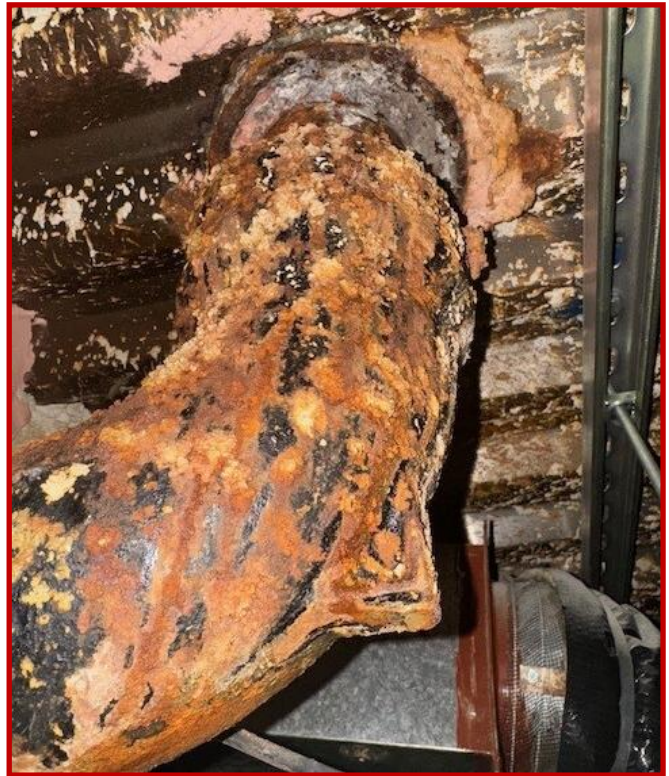


- **July 2024:**

- **7/15/24:** Ceiling leak and damaged drywall outside 2nd floor meeting rooms **(right)**

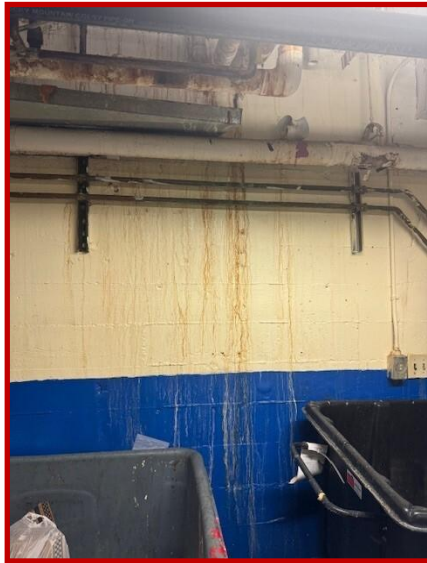


- **7/15/24:** Corroded pipe between Room 761 and Room 661 West Tower (right)



- **August 2024:**

- **8/8/24:** Leak underneath room 305 in West Tower (**right**)
- **8/19/24:** Leak in loading dock behind purchasing office (**below**)

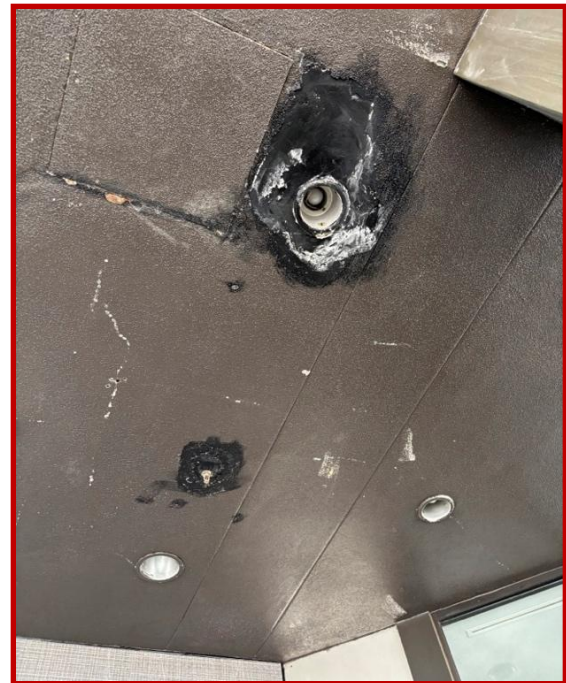


- **8/22/24:** Anchorage Fire Department wrote, “Minimal progress has been made on correcting violations since last re-inspection performed on 5/28/24.”⁵⁵
- **8/22/24:** Alaska Occupational Safety and Health (AKOSH) conducted an enforcement inspection, and subsequently stated in a Hazard Alert Notice issued in February 2025 that “employees are potentially exposed to a life safety hazard due to asbestos exposure at airborne concentrations at or above the TWA permissible exposure limit and/or excursion limit.”^{56, 57}

- **January 2025:**

- **1/15/25:** Hooper Bay Café received 14 violations and a score of 73% from Anchorage Environmental Health Services. Inspection notes stated:⁵⁸
 - “Observed condensation from moldy ceiling dripping onto covered and uncovered foods stored in walk-in coolers.”
 - “Observed roaches likely nesting under the 3 compartment sink/drains/grease trap/dishware area.”

- “Food items stored in walk-in cooler was observed to have visible mold.”
- **April 2025:**
 - **4/30/25:** AKOSH issued a Hazard Alert Notice, stating that its “inspection revealed that employees are potentially exposed to life safety hazards due to indoor air contaminants including but not limited to possibly hydrogen sulfide gas and other potential health hazards from sewer piping.”⁵⁹
- **May 2025:**
 - **5/29/25:** Anchorage Environmental Health Services found no violations at Hooper Bay.⁶⁰
- **June 2025:**
 - **6/5/25:** Anchorage Environmental Health Services found 6 violations at the pool⁶¹ and 4 violations at the spa.⁶²
- **July 2025**
 - **7/28/25:** Damage to the ceiling in the port cochere. **(right)**
- **October 2025:**
 - **10/28/25:** Room 536 – pipe burst. Other areas affected: Room 436 and Ballroom.⁶³ Management’s internal report stated, “A pipe burst and flooded into two rooms (436, 536) and leaked into two meeting spaces (Katmai and Willow). The pipe broke in room 536, releasing so much steam that an active fire alarm was triggered for the building. The alarm continued to sound intermittently for around a half hour. Engineers immediately shut down the main water in the building, however, so much water had already gushed out that it soaked down into room 436 and the Katmai and Willow Rooms underneath room 536.” (See Appendix A, page 28)
- **December 2025**



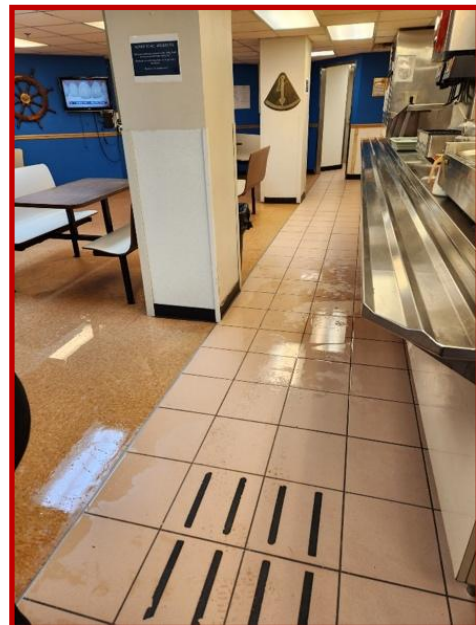
- **12/4/25:** Damage from brown fluid in ceiling of employee hallway (**right**)
- **12/10/25:** Room 1101 – pipe burst. Other areas affected: “01” room stack series and kitchen area.⁶⁴ Management’s internal report stated, “This impacted all 01-series rooms—1101, 1001, 901, 801, 701, 601, 501, 401, and 301—as well as the kitchen.

All affected guest rooms have fully saturated carpets and will require drying and repainting of the impacted walls.” (See Appendix A, page 29)

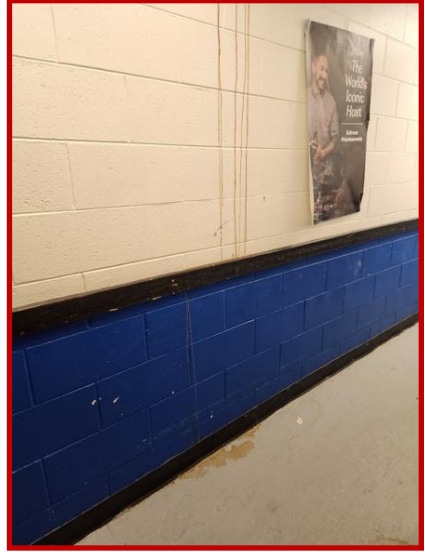
- **12/11/25:** Library area – pipe burst. Other areas affected: galley.⁶⁵ (See Appendix A, page 29)
- **12/13/25:** Multiple incidents⁶⁶
 - Room 266 – hot water line issue
 - Room 526 – coil burst. Also affected Rooms 528, 426, 428, and Dillingham Room.
 - Room 511 – HVAC leak. Also affected room 411 and Promenade area.
- **12/20/25:** Room 703 – coil burst. Other affected areas: Room 603.⁶⁷
- **12/23/25:** Room 401 – coil burst. Other areas affected: Room 301, kitchen area.⁶⁸ (See Appendix A, page 30)
- **12/27/25:** Room 301 – frozen pipe.⁶⁹ (See Appendix A, page 31)

- **January 2026:**

- **1/3/26:** Kitchen freezer – sprinkler head burst. Other areas affected: kitchen, housekeeping office.⁷⁰ (See Appendix A, page 32)
- **1/6/26:** Room 260 – coil burst.⁷¹ (See Appendix A, page 33)
- **1/9/26:** Leak on the galley floor (**bottom right**)



- **1/14/26:** Brown fluid in ceiling and on floor of employee hallway (**top right**)
- **1/16/26:** Hotel-wide snow melt intrusion. Areas affected: lobby, basement, galley, bell stairs, PBX, gift shop.⁷² Management's internal report stated, "An assessment of potential impact to guest items stored in the bell closet, equipment including the photocopier in the front desk back area, and lobby furnishings is ongoing." (See Appendix A, page 34)
- **1/29-1/30/26:** Water heard falling behind drywall in north stair roof access stairwell Floor L. Water leaking onto floor (video available linked in footnote).⁷³



- **February 2026:**

- **2/2/26:** Signs of damage in ceiling of fire escape main floor (**right**)
- **2/9/26:** A notice on the employee bulletin board titled "Stay Score Experience" included the statistics, "Overall Cleanliness 80%," and "Stay Score 65.3%". (**below**)



- **2/10/26:** A notice on the employee bulletin board titled “Stay Score Experience” included the statistics, “QA score 50.5%,” and “Overall Cleanliness 80%.” **(top right)**
- **2/12/26:** Signs of water damage in ceiling tiles in a light fixture in an employee hallway. **(2nd from top right)**
2/26/26: Room 409 – coil burst. Other areas affected: Hooper Bay, Promenade.⁷⁴ (See Appendix A, page 35)
- **2/28/26:** Rooms 760, 660, 560: coil burst. Other affected area: lobby.⁷⁵ (See Appendix A, page 36)



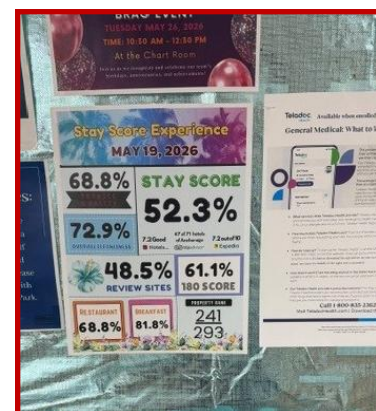
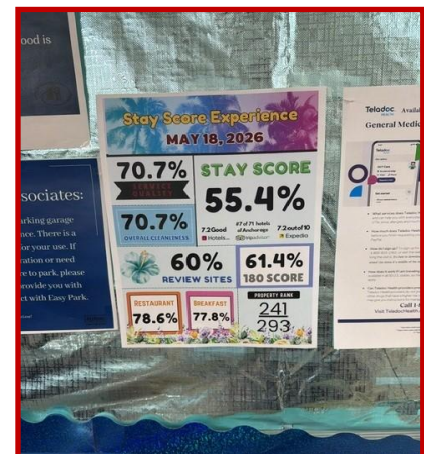
- **March 2026:**

- **3/5/26:** While repairing T-Junctions, a leak occurred from above the library, to Room 1467, and extending to the galley.⁷⁶



- **May 2026**

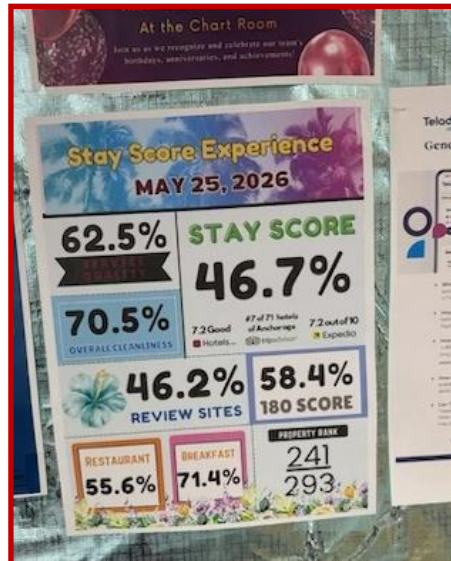
- **Week of May 18th:** A broken pipe on the 11th floor of the Anchorage Tower leaked down to the basement. Management stated that the only damage was to some ceiling tiles, which were replaced, and that water vacuums and fans were deployed, that the area was 90% dry by the afternoon, and that everything was “in place” by the following day.⁷⁷
- **5/18/26:** A notice on the employee bulletin board titled “Stay Score Experience” contained the statistics, “Overall Cleanliness 70.7%” and “Stay Score 55.4%”. **(2nd from bottom right)**
5/19/26: A notice on the employee bulletin board titled “Stay Score Experience” contained the statistics, “Overall Cleanliness 72.9%” and “Stay Score 52.3%”. **(bottom right)**



- **5/21/26:** New water damage in the employee hallway area previously documented with brown fluid. **(top right)**
- **5/25/26:** A notice on the employee bulletin board titled “Stay Score Experience” included the statistics, “Overall Cleanliness 70.5%” and “Stay Score 46.7%”. **(middle right)**
- **5/29/26:** A notice on the employee bulletin board titled “Stay Score Experience” included the statistics, “Overall Cleanliness 67.3%. and “Stay Score 46.6%”. **(bottom right)**

- **June 2026:**

- **6/4/26:** Signs of moisture coming from ceiling in employee hallway previously documented with brown fluid. **(below)**



- **6/9/26:** A notice on the employee bulletin board titled “Stay Score Experience” included the statistics, “Overall Cleanliness 51.5%,” and “Stay Score 35.5%”. **(top right)**



- **6/17/26:** A notice on the employee bulletin board titled “Stay Score Experience” included the statistics, “Overall Cleanliness 60.6%,” and “Stay Score 47.6%”. **(middle right)**



- **6/26/26:** A toilet in the first floor women’s restroom was leaking onto the floor. **(bottom right)**

• **July 2026:**

- **7/2/26:** In response to questions about inadequate cooling in the employee breakroom, management stated that there were currently “18 rooms that need to have their coils changed,” and that the work was underway.⁷⁸



APPENDIX A

HOTEL INCIDENT REPORT

PROPERTY #: 130 **HOTEL NAME:** Hilton Anchorage Downtown Hotel **PHONE#:** 907-272-7411
NAME: Carolyn Kuckertz, Exec. Asst to the Gen Mgr **ADDRESS:** 500 W. 3rd Avenue, Anchorage, AK 99501
DAYTIME PHONE NUMBER: 907-272-7411 **EVENING PHONE NUMBER:** (907) 748-7714

INCIDENT REPORTED TO: General Manager Sacha Jurva, Rooms Division Manager Maria Wellington,
Chief Engineers Erhan Buyukdereli and Jeff Jobe

DATE: Tuesday, October 28, 2025 **TIME:** 12:31pm **LOCATION:** 436, 536, Katmai Willow Rooms in New West Tower

A pipe burst and flooded into two rooms (436, 536) and leaked into two meeting spaces (Katmai and Willow). The pipe broke in room 536, releasing so much steam that an active fire alarm was triggered for the building. The alarm continued to sound intermittently for around a half hour. Engineers immediately shut down the main water in the building, however, so much water had already gushed out that it soaked down into room 436 and the Katmai and Willow Rooms underneath room 536. There is now water damage to the walls, ceilings, floors, carpets, bed frames, mattresses, dressers and other furniture in the rooms. The maintenance team immediately extracted as much water as they could. Arctic Restoration and Septic was then called in to professionally dry-out the affected areas. The Anchorage Fire Department responded because it was an active fire-alarm. No one was injured during the incident, however, one guest complained about the noise from the fire alarm. At this time, what caused the pipe to burst is still being investigated and what will be needed to repair the rest of the damage is still being determined.

Several photos are attached to this report to further demonstrate the extent of the damage and show the status of the Fire Alarm during the incident.

Witnesses? Maintenance Department Employees, Engineer

Name: Carolyn Kuckertz, Executive Asst. to the General Mgr. **Phone Number:** (907) 748-7714
Address: 500 W. 3rd Avenue **City:** Anchorage **State:** AK **ZipCode:** 99501

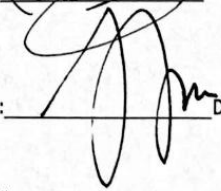
Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: Carolyn Kuckertz, Executive Asst to the General Mgr

Signature: 

Date: 10/30/25

General Manager: Sacha Jurva

Signature: 

Date: 10/11/25

FOR HOTEL USE ONLY. COLUMBIA SUSSEX CORPORATION.

THIS REPORT HAS BEEN PREPARED SPECIFICALLY IN ANTICIPATION OF LITIGATION, AND CONSTITUTES ATTORNEY/CLIENT PRODUCT, AND AS SUCH, IS PRIVILEGED INFORMATION rev. 08/02

HOTEL INCIDENT REPORT

PROPERTY #: 130 **HOTEL NAME:** Hilton Anchorage Downtown Hotel **PHONE#:** 907-272-7411

NAME: Maria Wellington, Rooms Manager **ADDRESS:** 500 W. 3rd Avenue, Anchorage, AK 99501

DAYTIME PHONE NUMBER: 907-272-7411 **EVENING PHONE NUMBER:** (907) 272-7411

INCIDENT REPORTED TO: General Manager Sacha Jurva, Chief Engineers Erhan Buyukdereli and Jeff Jobe

DATE: Wednesday and Thursday, December 10th and December 11th **TIME:** 2pm Wednesday and 5am Thursday

LOCATION: First Pipe Burst - Room 1101, affecting 1101, 1001, 901, 801, 701, 601, 501, 401, 301, kitchen
Second Pipe Burst: Pipe Burst near Library in Lobby. Library carpet and the Galley are affected.

Two pipe bursts within 24 hours in the hotel require emergency mitigation work.

On Wednesday, December 10th around 2:00 PM, a pipe burst in room 1101. This impacted all 01-series rooms—1101, 1001, 901, 801, 701, 601, 501, 401, and 301—as well as the kitchen. All affected guest rooms have fully saturated carpets and will require drying and repainting of the impacted walls.

Then early on Thursday, December 11th, around 5:00 AM, another pipe burst occurred near the library. The library carpet and the galley are affected.

We obtained quotes from multiple vendors for extraction, drying, and mitigation. The lowest estimates range from \$6,000-\$8,000, depending on how long the drying process will take. Other vendors are \$20k-\$30k.

Several photos are attached to this report to further demonstrate the extent of the damage.

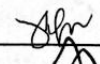
Witnesses? Maintenance Department Employees, Engineers

Name: Maria Wellington, Rooms Manager **Phone Number:** 907-272-7411

Address: 500 W. 3rd Avenue **City:** Anchorage **State:** AK **ZipCode:** 99501

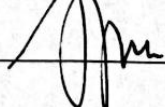
Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: Maria Wellington, Rooms Manager

Signature: 

Date: 12/11/25

General Manager: Sacha Jurva

Signature: 

Date: 11/12/25

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THIS REPORT HAS BEEN PREPARED SPECIFICALLY IN ANTICIPATION OF LITIGATION, AND CONSTITUTES ATTORNEY/CLIENT PRODUCT, AND AS SUCH, IS PRIVILEGED INFORMATION rev. 08/02

HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411

Guest/Claimant Name: MARIA WELLINGTON Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? Yes No Date of Birth Parent/Guardian Name (if applicable)

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes X No Badge Number

Was Medical Treatment Offered? Yes X No Accepted? Yes No Medical Provider

Date of Incident DECEMBER 23, 2025 Time 9:00 AM (a.m.)(p.m.) Location Room 401, Room 301, Kitchen

Describe, in detail, what occurred(i.e.,Who/What/Where/When/How) Always visit the incident location. Take photographs.

On Tuesday, December 23, at approximately 9:00a.m., a coil burst occurred in guest room 401.

The incident resulted in water intrusion affecting room 401, room 301, and the kitchen area.

The issue was identified promptly, and mitigation efforts were initiated to prevent further damage.

Assessment of the impacted areas and necessary repairs is ongoing.

Use Supplemental Addendum Page, If Necessary.

Witnesses? X Yes No

Name: MARCUS HOLMES Phone Number:

Address: City: State Zip Code

Name: Phone Number:

Address: City: State Zip Code

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON Position ROOMS MANAGER Date 12/23/25

General Manager Signature: Date:

Note to Home Office/Risk Management: Please contact the guest: Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411

Guest/Claimant Name: MARIA WELLINGTON Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? Yes No Date of Birth Parent/Guardian Name (if applicable)

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes X No Badge Number

Was Medical Treatment Offered? Yes X No Accepted? Yes No Medical Provider

Date of Incident DECEMBER 27, 2025 Time 7:00 AM (a.m.)(p.m.) Location Room 301, F&B Office, Kitchen

Describe, in detail, what occurred(i.e.,Who/What/Where/When/How) Always visit the incident location. Take photographs.

On December 27, at approximately 7:00 a.m., a water leak was identified originating from room 301.

The leak resulted in water intrusion affecting the F&B office and the kitchen area.

Preliminary assessment indicated the leak originated from a main pipe that had frozen and subsequently burst.

The incident was identified promptly, and mitigation efforts were initiated to prevent further damage.

Assessment of the affected areas and necessary repairs are ongoing.

Use Supplemental Addendum Page, If Necessary.

Witnesses? X Yes No

Name: HANNAH GATES, MAINTENANCE ON DUTY Phone Number:

Address: City: State Zip Code

Name: Phone Number:

Address: City: State Zip Code

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON Position ROOMS MANAGER Date 12/27/25

General Manager Signature: Date:

Note to Home Office/Risk Management: Please contact the guest: Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411
Guest/Claimant Name: MARIA WELLINGTON Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? Yes No Date of Birth _____ Parent/Guardian Name (if applicable) _____

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes X No Badge Number _____

Was Medical Treatment Offered? Yes X No Accepted? Yes No Medical Provider _____

Date of Incident JANUARY 3, 2026 Time 5:00 AM (a.m.)(p.m.) Location KITCHEN, HOUSEKEEPING OFFICE

Describe, in detail, what occurred(i.e.,Who/What/Where/When/How) Always visit the incident location. Take photographs.

On January 3, 2026, at approximately 5:00 a.m., the fire alarm was activated, and a water leak was reported.

Upon investigation, the source of the leak appeared to originate from the walk-in freezer located in the kitchen.

The exact cause of the leak had not been confirmed at the time of reporting.

The water intrusion affected multiple areas extending down to the Housekeeping Office.

Tissue and paper products stored in the affected areas sustained water damage.

The incident was addressed promptly, and mitigation efforts were initiated to prevent further damage.

Assessment of the impacted areas and inventory loss is ongoing.

Use Supplemental Addendum Page, If Necessary.

Witnesses? X Yes No

Name: LEO DOMOSMOG, MAINTENANCE ON DUTY Phone Number: _____

Address: _____ City: _____ State _____ Zip Code _____

Name: _____ Phone Number: _____

Address: _____ City: _____ State _____ Zip Code _____

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON Position ROOMS MANAGER Date 01/03/26

General Manager Signature: _____ Date: _____

Note to Home Office/Risk Management: Please contact the guest: Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411

Guest/Claimant Name: HILTON ANCHORAGE Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? Yes No Date of Birth Parent/Guardian Name (if applicable)

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes X No Badge Number

Was Medical Treatment Offered? Yes X No Accepted? Yes No Medical Provider

Date of Incident JANUARY 6, 2026 Time 4:00 AM (a.m.)(p.m.) Location Room 260

Describe, in detail, what occurred (i.e., Who/What/Where/When/How) Always visit the incident location. Take photographs.

On January 6, 2026, at approximately 4:00 a.m., a coil burst occurred in guest room 260.

The incident resulted in water intrusion within the affected room. Further assessment of any surrounding or adjacent area was initiated.

The issue was identified promptly, and mitigation efforts were started to prevent additional damage.

Evaluation of the impacted areas and necessary repairs is ongoing.

Use Supplemental Addendum Page, If Necessary.

Witnesses? X Yes No

Name: DUANE CHRISTEN, MAINTENANCE ON DUTY Phone Number:

Address: City: State Zip Code

Name: Phone Number:

Address: City: State Zip Code

Hotel associates, please note: Do **NOT** make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON Position: ROOMS MANAGER Date: 01/06/26

General Manager Signature: Date:

Note to Home Office/Risk Management: Please contact the guest: Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411
Guest/Claimant Name: HILTON ANCHORAGE Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? Yes No Date of Birth Parent/Guardian Name (if applicable)

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes X No Badge Number

Was Medical Treatment Offered? Yes X No Accepted? Yes No Medical Provider

Date of Incident JANUARY 16, 2026 Time 4:00 AM (a.m.)(p.m.) Location HOTEL PUBLIC & EMPLOYEE AREAS

Describe, in detail, what occurred(i.e.,Who/What/Where/When/How) Always visit the incident location. Take photographs.

On January 16, 2026, at approximately 4:00 a.m., multiple water leaks were identified throughout the property.

Water intrusion was observed in the lobby, front desk back areas, bell closet, bell exit, basement, Big 4 storage area, and the gift shop.

At the time of discovery, melting snow was present on the roof, and water was observed entering the building through roof drainage area.

The condition of the roof drainage system was under review at the time of reporting.

Mitigation efforts were initiated promptly to address the water intrusion and prevent further damage.

An assessment of potential impact to guest items stored in the bell closet, equipment including the photocopier in the front desk back area, and lobby furnishings is ongoing.

A banquet event was scheduled to begin later that morning. Preparations and affected areas were monitored, and mitigation measures were implemented to support continued operations.

Further evaluation of impacted areas and necessary repairs is ongoing.

Use Supplemental Addendum Page, If Necessary.

Witnesses? X Yes No

Name: DUANE CHRISTEN, MAINTENANCE ON DUTY Phone Number:

Address: City: State Zip Code

Name: Phone Number:

Address: City: State Zip Code

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON Position ROOMS MANAGER Date 01/16/26

General Manager Signature: Date:

Note to Home Office/Risk Management: Please contact the guest: Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 Hotel Name HILTON ANCHORAGE Hotel Phone# 907-272-7411
Guest/Claimant Name: HILTON ANCHORAGE Address: 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? ____ Yes ____ No Date of Birth _____ Parent/Guardian Name (if applicable) _____

Daytime Phone Number 907-272-7411 Evening Phone Number 907-272-7411

Who Was Incident Reported To? ERHAN BUYUKDERELI Police Notified? Yes ☒ No Badge Number

Was Medical Treatment Offered? Yes ☒ No ☐ Accepted? Yes ☐ No ☐ Medical Provider _____

Date of Incident FEBRUARY 26, 2026 Time 4:00 PM (a.m.)(p.m.) Location Room 409, Promenade, Hooper Bay Cafe

Describe, in detail, what occurred (i.e., Who/What/Where/When/How) Always visit the incident location. Take photographs.

On February 26, 2026, at approximately 4:00 PM, an HVAC coil burst in Room 409, resulting in active water discharge within the room

The water migrated vertically, impacting the Promenade on the 2nd floor and the Hooper Bay restaurant area below.

Engineering responded immediately, shut down the affected HVAC unit to stop further discharge, and initiated water extraction and structural drying protocols to mitigate additional damage.

Saturated ceiling materials in the impacted areas were removed proactively to prevent further damage and to facilitate proper drying.

Room 409 is still out of order, and adjacent rooms and surrounding areas were inspected for secondary moisture migration.

Preliminary assessment indicates damage to carpeting, drywall, ceiling materials, and potentially the HVAC unit itself.

A comprehensive damage evaluation and cost estimate are currently in progress.

Use Supplemental Addendum Page, If Necessary.

Witnesses? x Yes No

Name: CALVIN QUI, MAINTENANCE ON DUTY Phone Number:

Address: _____ City: _____ State _____ Zip Code _____

Name: _____ Phone Number: _____

Address: _____ City: _____ State _____ Zip Code _____

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON	Position ROOMS MANAGER	Date 02/26/26
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General Manager Signature: _____ Date: _____

Note to Home Office/Risk Management: Please contact the guest: ____ Yes X No

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HOTEL INCIDENT REPORT

PROPERTY #: 130 **Hotel Name** HILTON ANCHORAGE **Hotel Phone#** 907-272-7411
Guest/Claimant Name: HILTON ANCHORAGE **Address:** 500 W 3RD AVE, ANCHORAGE AK 99501

Is Claimant a Minor? ☐ Yes ☐ No **Date of Birth** _____ **Parent/Guardian Name (if applicable)** _____
Daytime Phone Number 907-272-7411 **Evening Phone Number** 907-272-7411
Who Was Incident Reported To? ERHAN BUYUKDERELI **Police Notified?** ☐ Yes ☒ No **Badge Number** _____
Was Medical Treatment Offered? ☐ Yes ☒ No **Accepted?** ☐ Yes ☐ No **Medical Provider** _____
Date of Incident FEBRUARY 28, 2026 **Time** 1:00 AM (a.m.)(p.m.) **Location** Room 760, 660, 560, Lobby

Describe, in detail, what occurred(i.e.,Who/What/Where/When/How) Always visit the incident location. Take photographs.

On February 28, 2026, at approximately 1:00 AM, the Front Desk reported active water intrusion in the main lobby, described as water discharging from the ceiling similar to a rain shower. Engineering responded immediately and traced the source to a burst coil in Room 760.

The water migrated vertically, impacting Rooms 660 and 560 before discharging into the lobby area below.

Affected areas include carpeting, drywall, ceiling materials, floor tiles, and lobby furnishings.

The lobby couches sustained significant saturation. Engineering immediately shut down the affected unit to stop further leak, and initiated emergency mitigation procedures, including water extraction, deployment of air movers and dehumidifiers, and protection of unaffected areas. Impacted guestrooms were taken out of order pending full inspection and remediation.

A comprehensive damage assessment is ongoing to determine the full scope of structural and FF&E impact, and mitigation efforts remain ongoing to minimize further loss exposure.

Use Supplemental Addendum Page, If Necessary.

Witnesses? ☒ Yes ☐ No

Name: HANNAH GATES, MAINTENANCE ON DUTY **Phone Number:** _____
Address: _____ **City:** _____ **State** _____ **Zip Code** _____
Name: _____ **Phone Number:** _____
Address: _____ **City:** _____ **State** _____ **Zip Code** _____

Hotel associates, please note: Do NOT make any promises for settlement of alleged theft of personal property, or damage to parked guest vehicles. Advise the guest that further investigation of their claim will be required. Please refer guest's additional questions to the General Manager.

Prepared By: MARIA WELLINGTON **Position** ROOMS MANAGER **Date** 02/28/26
General Manager Signature: _____ **Date:** _____

Note to Home Office/Risk Management: Please contact the guest: ☐ Yes ☒ No

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NOTES

- ¹ CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-P7 424(b)(2) Prospectus, Page 170. Filed 3/31/2017. https://www.sec.gov/Archives/edgar/data/1258361/000153949717000579/n897_x14-424b2.htm.
- ² Moody's Investor Services, "CFCRE 2017-C8 Mortgage Trust: Pre-Sale – Commercial Mortgage Pass-Through Certificates Series 2017-C8." 5/10/2017. Page 42. <https://unitehere.box.com/s/d3k7o92xtjm16oe3iskaftyinsqpkzh9>.
- ³ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management, 5/22/26. Page 2. <https://unitehere.box.com/s/mh3xrf40awc4xd7j4p1v01gfv30pvvob>.
- ⁴ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management, 7/2/26. Page 2. <https://unitehere.box.com/s/vdbtxwd66jgrjn8ueq8782l9tguluyqh>.
- ⁵ Letter from Hilton Anchorage to UNITE HERE Local 878, May 6, 2014, see also Letter from Hilton Anchorage to UNITE HERE Local 878, April 25, 2014. Exhibit C of "REPLY DECLARATION OF MARVIN JONES IN SUPPORT OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT," PDF page 24. <https://unitehere.box.com/s/wr9hnphxmnwkvujfq46ff1q82e85yg3>.
- ⁶ Letter from Hilton Anchorage to UNITE HERE Local 878, Oct. 10, 2014. <https://unitehere.box.com/s/ca3axdu5kqr0ek7850j900c9n9mkf62j>.
- ⁷ Letter from Hilton Anchorage to UNITE HERE Local 878, Dec. 3, 2014. Exhibit F of "REPLY DECLARATION OF MARVIN JONES IN SUPPORT OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT," PDF page 39. <https://unitehere.box.com/s/wr9hnphxmnwkvujfq46ff1q82e85yg3>.
- ⁸ Letter from AKOSH to UNITE HERE Local 878, Dec. 12, 2014. Exhibit H of "REPLY DECLARATION OF MARVIN JONES IN SUPPORT OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT," PDF page 50. <https://unitehere.box.com/s/wr9hnphxmnwkvujfq46ff1q82e85yg3>.
- ⁹ AKOSH, "Informal Settlement Agreement & Disposition of Citation(s)," January 5, 2014. Exhibit I of "REPLY DECLARATION OF MARVIN JONES IN SUPPORT OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT," Exhibit I, PDF page 72. <https://unitehere.box.com/s/wr9hnphxmnwkvujfq46ff1q82e85yg3>.
- ¹⁰ Correspondence from Hilton Anchorage to UNITE HERE Local 878, Sept. 28, 2015. Exhibit M of "REPLY DECLARATION OF MARVIN JONES IN SUPPORT OF DEFENDANTS' MOTION FOR SUMMARY JUDGMENT," page 87. <https://unitehere.box.com/s/wr9hnphxmnwkvujfq46ff1q82e85yg3>.
- ¹¹ Obtained 6/24/26 via public records request by UNITE HERE. <https://unitehere.box.com/s/mtg4b2o6m3au4l0t488lx6yomdgqpt2g>.
- ¹² Email from Hartsfield-Jackson Atlanta International Airport (ATL) Airport Manager for Commercial Property Management Alicia Lemon to ATL Airport Director for Capital Projects Engagement Bichthuy Tran, 7/8/25. PDF pages 10-11. Obtained via public records request. <https://unitehere.box.com/s/bcprk8fbv0818cn9jamibwdhpiildugv>.
- ¹³ Records provided by City of Atlanta July 7/23/2026. <https://unitehere.box.com/s/okl79cuq3ryne5hrd9u9qnyhsmy3w0ba>.
- ¹⁴ "2026 Update to Potential Lenders to Columbia Sussex Corporation Considering Refinancing Debt Secured by Hilton Anchorage Hotel," 6/8/26. <https://unitehere.org/wp-content/uploads/Update-to-CSC-Lenders-6.5.26.pdf>.
- ¹⁵ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management, 4/27/26. Page 8. <https://unitehere.box.com/s/mh3xrf40awc4xd7j4p1v01gfv30pvvob>.
- ¹⁶ Municipality of Anchorage Permit C18-1256. <https://bsd.muni.org/Inspandreview/PermitInfo.aspx?apbldgkey=511070>.
- ¹⁷ Photographs and video taken by UNITE HERE Local 878 staff. <https://unitehere.box.com/s/82fny363r4w95e07836xo09pc2qg5sc2>.
- ¹⁸ Anchorage Fire Department Fire Inspection Notice. Date of Inspection: 2/13/24. FIN 24-0017-TK. <https://unitehere.box.com/s/ys5xycz7vl19ft4c655ohg4zcn1g6gvl>.

-
- ¹⁹ Anchorage Fire Department Fire Inspection Notice. Date of Inspection: 5/14/24. Re-inspection date 5/28/24. FIN 24-0097-TK. <https://unitehere.box.com/s/ji8psqydvvnjau84ozpmyrzz7wht9rrv>.
- ²⁰ Hilton Fire Watch Meeting Notes. Obtained via public records request from Anchorage Fire Department. 2/13/24. Pages 1 and 3. On page 3, “All fire watch team members should have a whistle carried on the [sic] at all times, after the front desk is radioed, blow your whistle so guests of the hotel know that there is an emergency situation.”
<https://unitehere.box.com/s/ae3rqhv7hcg4epxuw7umylehw3nl0f4s>.
- ²¹ Municipality of Anchorage Property Tax Records, PARID 00210625000. Accessed 6/22/26.
<https://unitehere.box.com/s/rp7ixbsffn99uxzq66wljulgmh2bzhqo>. Downloaded from
<https://property.muni.org/search/commonsearch.aspx?mode=realprop>.
- ²² Anchorage permit C24-2034, work description.
<https://bsd.muni.org/Inspandreview/PermitInfo.aspx?apbldgkey=604104>.
- ²³ Anchorage permit C24-1418, work description.
<https://bsd.muni.org/Inspandreview/PermitInfo.aspx?apbldgkey=597595>.
- ²⁴ Anchorage permit C25-2027, work description.
<https://bsd.muni.org/Inspandreview/PermitInfo.aspx?apbldgkey=619919>.
- ²⁵ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management, 5/22/26. Pages 1-3, 7. <https://unitehere.box.com/s/mh3xrf40awc4xd7j4p1v01gfv30pvvob>.
- ²⁶ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management 5/22/26. Pages 1-3. <https://unitehere.box.com/s/mh3xrf40awc4xd7j4p1v01gfv30pvvob>.
- ²⁷ Correspondence between UNITE HERE Local 878 and Hilton Anchorage management, 5/22/26. Page 3. <https://unitehere.box.com/s/mh3xrf40awc4xd7j4p1v01gfv30pvvob>.
- ²⁸ Operations & Maintenance Plan for Asbestos-Containing Materials, Hilton Anchorage. September 2015. Section 5.0, Summary of Asbestos-Containing Materials. Part 1 of 3:
<https://unitehere.box.com/s/nmc900idqmog5mxjr1uwdzminxv47ld1>. Part 2 of 3:
<https://unitehere.box.com/s/234e2y0o3qqvq7vu3qlcb82si9kyor7g>. Part 3 of 3:
<https://unitehere.box.com/s/ub3w3z6lhbmp049n31x2lcdcuzlhnnk>.
- ²⁹ Moody’s Investor Services, “CFRE 2017-C8 Mortgage Trust: Pre-Sale – Commercial Mortgage Pass-Through Certificates Series 2017-C8.” 5/10/2017. Page 42.
<https://unitehere.box.com/s/d3k7o92xtjm16oe3iskaftyinsqpkzh9>.
- ³⁰ Kroll Bond Rating Agency. “U.S. Structured Finance, CMBS Pre-Sale Report: CGCMT 2017-P7.” March 23, 2017. Page 135. <https://unitehere.box.com/s/pnmaoqlxqny9y5p8smz829zwcou9sq0u>.
- ³¹ Kroll Bond Rating Agency. “U.S. Structured Finance, CMBS Pre-Sale Report: CGCMT 2017-P7.” March 23, 2017. Page 134. <https://unitehere.box.com/s/pnmaoqlxqny9y5p8smz829zwcou9sq0u>.
- ³² Letter from Eric Myers to William Evans, 5/22/2017.
<https://unitehere.box.com/s/zp4ep6nhthuhq3xhc2nxdbbhie77ukmqk>.
- ³³ Letter from William Evans to Eric Myers, 8/23/2017.
<https://unitehere.box.com/s/1ldgfaff8ngpqkxz93jr4v2l6tcyitzm>.
- ³⁴ Anchorage Permit C18-1256. <https://bsd.muni.org/Inspandreview/PermitInfo.aspx?apbldgkey=511070>.
- ³⁵ Anchorage Property Tax Information, parcel 00210625000. Permits Tab. Permit C18-1256, 6/1/18. Page 2. <https://unitehere.box.com/s/rp7ixbsffn99uxzq66wljulgmh2bzhqo>.
- ³⁶ Columbia Sussex Press release, “Columbia Sussex Completes Hilton Anchorage Multi-Million Dollar Renovation,” 6/11/19. <https://markets.financialcontent.com/stocks/news/read?GUID=38401160>.
- ³⁷ Letter to Rialto Capital, 6/3/2020. Exhibits.
<https://unitehere.box.com/s/icosix4cmzawsxm50ikuuiawigqin6ly>.
- ³⁸ Letter from Alaska Chief Boiler Inspector Scott Lane to Anchorage Westward Hilton GM Steven Davis. 2/13/20. <https://unitehere.box.com/s/wpwkdf0cv7noif0hjjs9ms6op1v7ezru>.
- ³⁹ Alaska Boiler & Burner Invoice, 3/31/2020.
<https://unitehere.box.com/s/r51tuisco923ji5z3bylteqqkqkqxb3q>.
- ⁴⁰ Letter to Rialto Capital, 6/3/2020. Exhibits.
<https://unitehere.box.com/s/icosix4cmzawsxm50ikuuiawigqin6ly>.

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- ⁴¹ Taylored Restoration Services invoice. Date Assigned: 11/30/21. Date Job Completed 12/3/21. 12/6/21. PDF pages 3-5. <https://unitehere.box.com/s/tf2ur7vjbrbcm887ljk026g91nnt3yzv>.
- ⁴² Black Bear Construction LLC invoice. 11/30/2021. PDF page 8. <https://unitehere.box.com/s/tf2ur7vjbrbcm887ljk026g91nnt3yzv>.
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