

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

New Castle Hotels & The Widewaters Group Joint Venture

New Castle Hotels Overview

New Castle Hotels is a leading independent operator of full service hotels, resorts and conference centers in the United States and Canada. The firm, which is privately owned, was founded in 1980

New Castle Hotels owns, operates and develops hotels and resorts under Marriott, Westin, Hilton, Sheraton, Promus and independent flags. Including projects under development, New Castle Hotels currently owns and/or operates 20 hotels in 9 states and 3 Canadian provinces. The Company has controlling equity positions in eight hotels and has minority participation in seven others. Hotel properties in the firm's portfolio have 4,380 rooms, employ over 3,000 persons and generate an annual revenue of over \$150 million.

Widewaters Group Overview

The Widewaters Group is a multi-faceted real estate development company headquartered in Syracuse, New York. The Company owns and manages over 3.3 million square feet of office, residential, industrial, and retail properties located throughout New York State and New England. The Company was formed in 1982. The Widewaters Group developed the "Total Approach" to property ownership which provides the critical organizational elements necessary to ensure proper tenant and client services. The Widewaters Group utilizes this "Total Approach" with every facet of project planning, construction, leasing and management to provide for long-term success in real estate ownership. Employing over 70 people at its Syracuse headquarters and 180 people at its various field locations, the Widewaters Group provides the full range of services necessary to meet the challenges of today's economic environment. The in-house capabilities of The Widewaters Group allow it to attain a level of service that is unmatched by its competitors in the marketplace.

*New Castle Hotels/
Widewaters Joint
Venture*

In order to compete effectively and efficiently in the hotel development arena, New Castle Hotels and the Widewaters Group formed a joint venture. Each team brings a complementary set of skills to the partnership, creating a team uniquely qualified to develop hotels in the Northeastern United States.

The Widewaters Group brings to the joint venture:

- Extensive experience with zoning and site plan approvals enabling us to assemble and obtain development rights for difficult to develop sites, which are often the best or only locations available in the "High Barrier to Entry" prone Northeastern markets.
- The construction experience and technical support that is essential to accurate site planning, project budgeting and cost effective construction.
- Brokerage experience and contacts that have enabled us to identify and control prime hotel sites in the Northeastern United States.

New Castle Hotels provides to the venture the comprehensive hotel development, investment and operational expertise required to achieve a successful project. New Castle Hotels' in-depth knowledge of the Northeastern United States markets and its sophisticated demand analysis techniques allow the site identification team to focus on only markets with excellent development potential. The New Castle Hotels team also provides the essential technical support required insuring that the assets take a leadership position in each respective market. New Castle Hotels will manage the assets once they are constructed.

*Development
Program*

New Castle Hotels has determined that there is an opportunity to develop high quality “compact” hotel in the area immediately surrounding the Portland International Jetport in Portland, Maine.

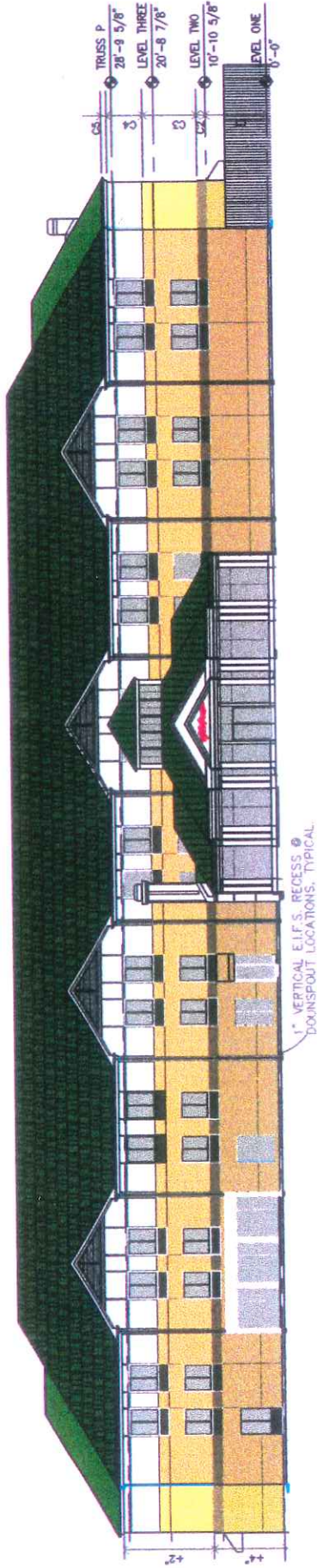
A “compact” hotel is one that addresses the needs of the upscale corporate traveler (including the extended stay customer), but does not contain extensive Food and Beverage outlets, banquet and meeting space. Brands included in this definition are:

- Hilton Garden Inn
- Courtyard by Marriott
- Residence Inn by Marriott
- SpringHill Suites By Marriott
- Homewood Suites
- Embassy Suites
- Summerfield Suites
- Hampton Inn & Suites

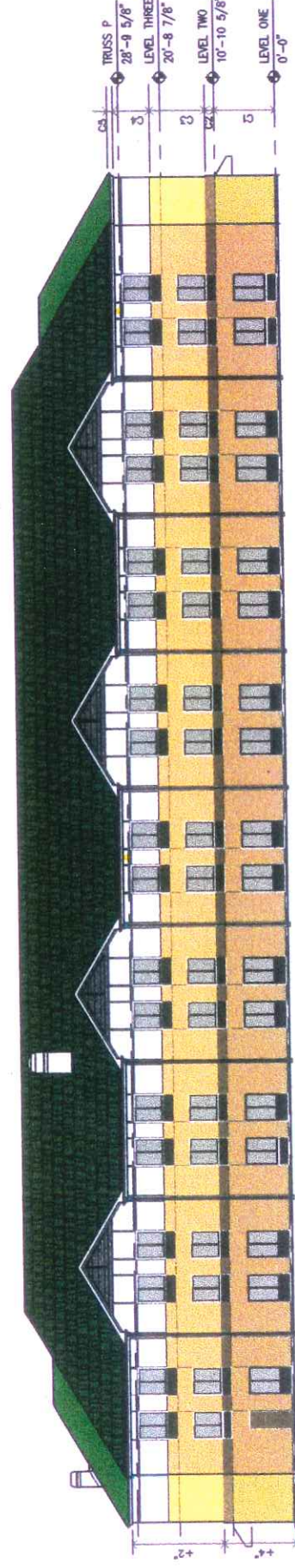
The Widewaters NewCastle Portland Company, LLC would like to proceed with the development of an 88 room, three story Hilton Garden Inn this year.

The project, when completed should result in 35 full time equivalent positions in a total number of 50 new employees.

The project budget for the construction of the hotel is approximately \$3,700,000.



East (front) Elevation



West (rear) Elevation

NOTE: +2", +3", ETC. INDICATES THICKNESS OF E.I.F.S. FROM FACE OF EXTERIOR SHEATHING.

NOTE: C1, C2, ETC. DENOTES COLOR BAND CHANGES OF E.I.F.S.

LOW-RISE



(88 Rooms - 3 Stories)

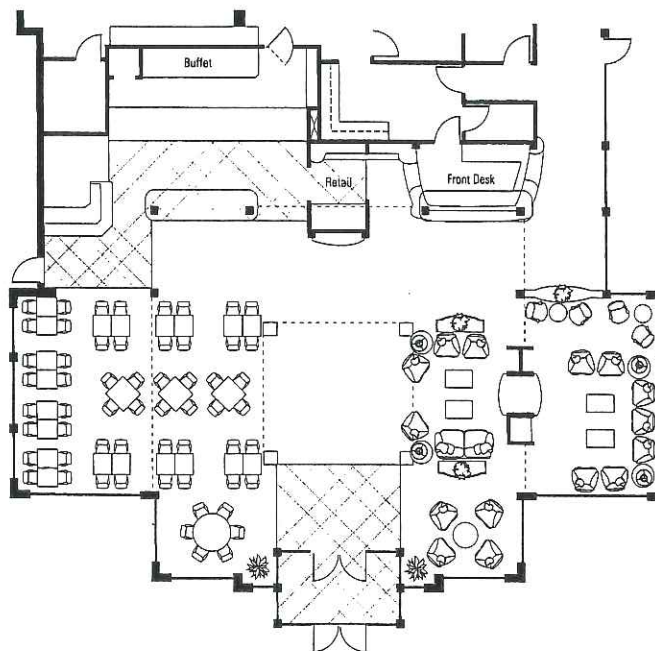




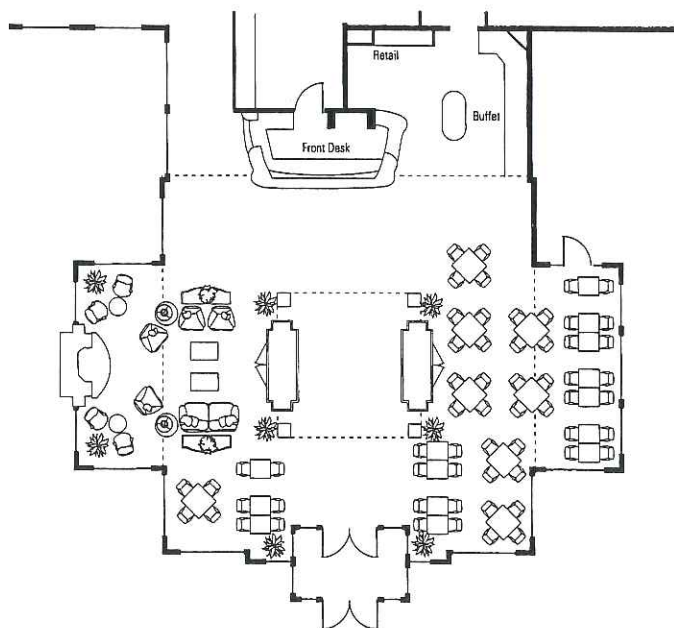
LOW-RISE



THE PAVILLION WITH FULL FOOD SERVICE



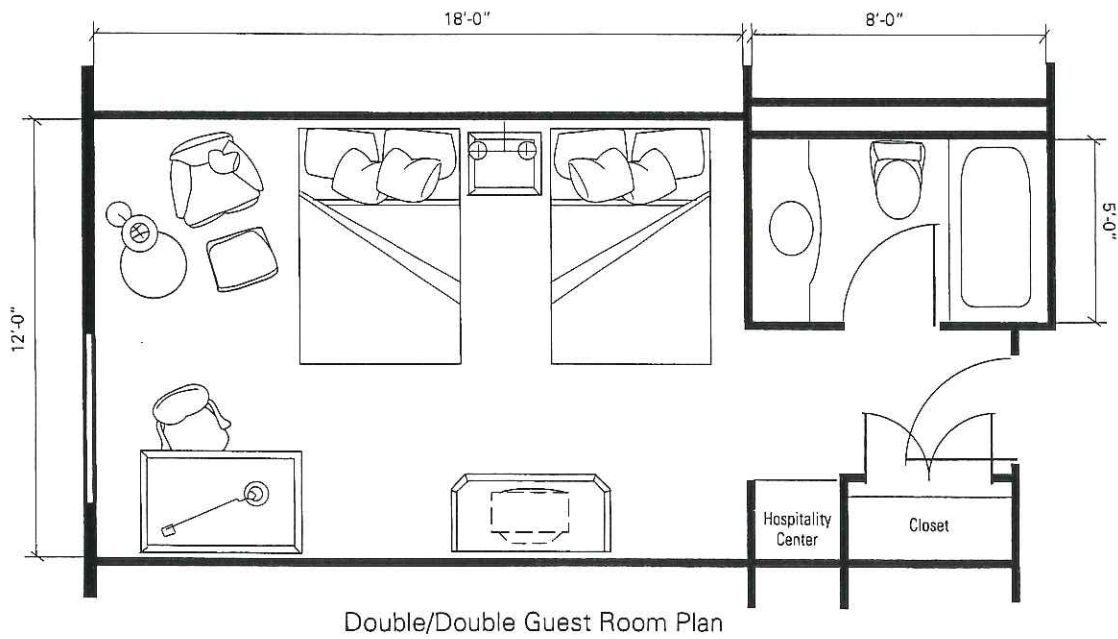
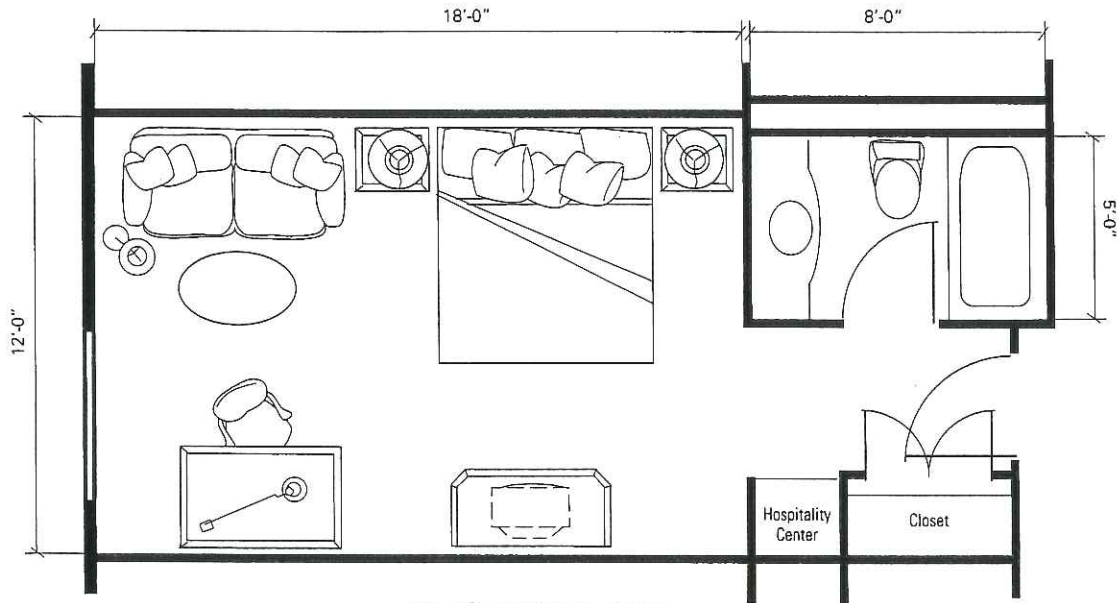
THE PAVILLION WITH BREAKFAST SERVICE ONLY



LOW-RISE



GUEST ROOMS



LOW-RISE



FIRST FLOOR

