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FACT SHEET

OVERVIEW:

Hotel Sierra is an upscale suite hotel experience, the latest innovation from LodgeWorks, L.P., which brings touches of comfortable luxury to the suite category. Formerly called Sierra Suites, Hotel Sierra borrows inspiration from new luxury consumer brands to blend unexpected details and pampering with an authentically comfortable lifestyle to satisfy the aspirational mindset of its clientele.

Hotels feature a sophisticated, contemporary design palette, and spacious, smartly-designed suites and guest rooms with modern kitchens and stainless steel appliances. Breakfast, still complimentary, now includes made-to-order omelettes and Starbucks® coffee. Evening Bistro, the customary evening social hour, is transformed to a relaxed wine and beer lounge with specialty appetizers. In-room luxuries include flat panel televisions, MP3 players and waffle terry bath robes. Other touches include stylish, flexible event spaces; urban-designed outdoor social spaces and patios with barbeque grill; to emulate the indulgences Hotel Sierra guests are seeking in their own lives.

OWNERS/MANAGEMENT:

LodgeWorks, L.P., is a privately held hotel development and management company in the midst of an exciting portfolio expansion. Based in the American heartland, the LodgeWorks team has a rich history as hospitality brand innovators with industry-leading guest satisfaction, sophisticated development acumen, and an experienced team that has successfully collaborated for more than 20 years. Among recent developments, the company has announced AVIAsm, a new boutique hotel collection with sophisticated, locally-inspired designs and an imaginative service culture crafted to bring authentic moments of discovery to discerning travelers. LodgeWorks is also expanding its portfolio of owned and managed branded hotels including Hyatt Summerfield Suites®, Hyatt Place®, Aloft®, Hawthorn Suites®, and Hilton Garden Inn®.

LOCATIONS:

Hotel Sierra locations include:

Alpharetta, GA	Fishkill, NY	Parsippany, NJ	San Ramon, CA
Branchburg, NJ	Green Bay, WI	Rancho Cordova, CA	Santa Clara, CA
Washington Dulles, D.C.	Bellevue, WA	Richmond, VA	Redmond, WA
Raleigh Durham Airport, NC			

Upcoming Hotel Sierra locations include:

Shelton, CT, *May 2010*

San Jose, CA, *Early 2011*

Charlotte Center City, NC, *Spring 2011*

King of Prussia, PA, *Winter 2011*

ACCOMODATIONS AND AMENITIES:

Hotel Sierra was created to serve its guests with a contemporary twist to the traditional suite experience and offer savvy travelers touches of luxury and an authentically comfortable lifestyle. A well-chosen, trained staff with industry leading guest satisfaction scores (as measured by Market Metrix) stands by to provide convenient necessities as well as lovely indulgences.

Hotel Sierra suites and guest rooms offer the following amenities:

Lifestyle Amenities

- Spacious, smartly designed suites and guest rooms
- Full kitchens with stainless steel appliances (suites)
- Outdoor alfresco patio with barbecue grill
- Fitness center with expanded cardio and weights
- Pool and whirlpool (indoor at select locations)
- Stylish and flexible event space
- Guest laundry and dry cleaning service
- 100 percent smoke-free and pet-free environment

Luxurious Details

- Fresh, sumptuous beds and linens
- Waffle terry bathrobes, lighted make-up mirror, and hair dryer
- Flat panel televisions with expanded cable and movie channels
- Clock radio with iPod® docking station and sound machine
- Evening Bistro with premium wine and beer and specialty appetizers

Complimentary Services

- Breakfast with a variety of cereals, fresh fruit, breakfast bakeries, breakfast meats, potatoes and made-to-order omelettes
- Starbucks® brewed coffee
- Wired and wireless internet throughout hotel
- Multi-station business center with printers
- *USA Today*®
- On-site parking
- Shuttle service (many locations)

MEETING SPACE:

Taking a fresh approach to the way hotels treat groups, special events and productive meetings is a specialty of Hotel Sierra. Every Hotel Sierra location has the business amenities, modern décor and inspiring spaces event planners need to accommodate corporate groups, host a successful meeting, training or any other corporate event. Meeting planners can be assured that the hotel offers full audio and visual services, a range of catering options, wireless internet access in all meeting spaces and attentive, personalized conference services provided by a trained, professional staff.

COMPANY HISTORY:

LodgeWorks traces its history back to the 1970's with the pioneering launch of Residence Inn, the first national extended-stay brand. Key members of the current LodgeWorks management team, including Chairman & CEO, Rolf E. Ruhfus; President, B. Anthony Isaac; Executive Vice President Construction & Development, Don Marvin; Senior Vice President and CFO, Roy Barker; and General Counsel John Morse were part of that corporate team along with other current LodgeWorks partners who launched careers in the Residence Inn organization. In 1987, the team sold the brand to Marriot Corporation.

In 1988, the team went on to launch Summerfield Suites Hotels, an upscale, extended-stay brand with the first upscale two-bedroom suite product. In 1996 they followed with the launch of the original mid-priced Sierra Suites Hotel brand. Both brands were subsequently sold to Wyndham International.

The team reorganized and formed LodgeWorks in April 2000, with a buy-back from Wyndham of the Sierra Suites Hotel brand as well as management contracts for nine Summerfield Suites properties. LodgeWorks launched a new generation of Sierra Suites in San Ramon, Calif., which repositioned the brand from mid-scale to a stylish upscale, and followed with the development of six additional properties over the next four years. In 2005, LodgeWorks sold the 16 first generation Sierra Suites Hotels to the Blackstone Group, which re-flagged the hotels Extended Stay Deluxe. Later that year, the Summerfield Suites brand was sold by Wyndham to Global Hyatt Corporation, which is creating its own extended-stay product, Hyatt Summerfield Suites.

Over the years, the LodgeWorks team has developed more than 100 hotels. With the launch of AVIA and Hotel Sierra, LodgeWorks continues to demonstrate its skill as a niche brand innovator and a premier hotel development company.

HOTEL SIERRAsm:

Blending unexpected touches of luxury and pampering with an authentically comfortable and contemporary lifestyle, the newly-refreshed Hotel Sierra brand aims to satisfy the aspirational mindset of its clientele. Hotel Sierra, the latest innovation from hotel development and management company LodgeWorks, L.P., launched with the grand opening of Hotel Sierra Washington Dulles in October 2007, followed by the Hotel Sierra Seattle Bellevue in March 2008. Six other Sierra Suites® Hotels – located in Alpharetta, Ga.; Fishkill, N.Y.; Branchburg and Parsippany, N.J.; and San Ramon and Santa Clara, Calif. – were re-flagged in 2008 to complete the brand refresh to Hotel Sierra.

LODGEWORKS:

LodgeWorks, L.P., is a privately held hotel development and management company in the midst of an exciting portfolio expansion. Based in the American heartland, the LodgeWorks® team has a rich history as hospitality brand innovators with industry-leading guest satisfaction, sophisticated development acumen and an experienced team that has successfully collaborated for more than 20 years. Among recent developments, the company has announced AVIAsm, a new boutique hotel collection with sophisticated, locally-inspired designs and an imaginative service culture crafted to bring authentic moments of discovery to discerning travelers. LodgeWorks is also introducing comfortable luxury to the upscale suite category with the innovative refresh of Hotel Sierrasm (previously branded Sierra Suites® Hotel). The new brand celebrates contemporary design and unexpected touches of luxury. LodgeWorks is also expanding its portfolio of owned and managed branded hotels including Hyatt Summerfield Suites®, Hyatt Place®, Aloft®, Hawthorn Suites®, and Hilton Garden Inn®. For more information, please visit www.aviahotels.com, www.hotel-sierra.com or www.lodgeworks.com.

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