



Fact Sheet

- OPENING DATE:** September 2009
- ADDRESS:** 2525 Allison Lane
Newberg, Oregon 97132
- PHONE:** (503) 554-2525 or toll free (877) 294-2525
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- WEBSITE:** www.TheAllison.com
- AFFILIATION:** The Allison Inn & Spa is a proud member of *Preferred Boutique* and is the only hotel in the *Preferred* collection in Oregon
- LOCATION:** The Allison, Oregon Wine Country's Premier Inn & Spa rises from a gentle hillside in the northeast corner of Newberg, Yamhill County. The pre-eminent property in the Willamette Valley region, the inn is surrounded by vineyards, orchards and rich, agricultural farmland. Over 200 wineries are nearby. Visitors are drawn by the region's internationally acclaimed Pinot Noir and other fine varietals. The Allison reflects the bounty of Oregon as well as the character and heritage of the neighboring rural communities.

Location	Distance from resort
Downtown Portland	45 minutes/25 miles
Interstate 5	30 minutes/15 miles
Portland International Airport	60 minutes/35 miles
Seattle	3 hours/180 miles <i>(50 minute flight)</i>
San Francisco	10 hours/630 miles <i>(105 minute flight)</i>
Vancouver, BC	5.5 hours/330 miles <i>(80 minute flight)</i>

SITE DESCRIPTION: On 35 hillside acres, the four-level structure totals approximately 155,000 square feet. The property features abundant flower and herb gardens, groves of deciduous and conifer trees, and five acres of Pinot Noir vineyards. All areas are connected by winding footpaths. Views to the east, west and south include Parrett Mountain, Chehalem Mountains and Dundee Hills.

ENVIRONMENTAL

RESPONSIBILITY:

The Allison Inn & Spa is seeking LEED Gold certification, one of a handful of hotel properties in the world committed to achieving this 'green seal' with regards to building practices and sustainable ongoing operations. Key 'green' features include solar hot water, photo voltaic cells (generating seven percent of electricity), no plastic bottles used on property and roof on the function space wing planted with sedum green eco-roofing.

The property is sited within the urban limits of the town of Newberg so development does not encroach upon environmentally sensitive Willamette Valley agricultural lands. The importing of mature trees and gardens to the site result in a net agricultural gain - significantly more trees and vegetation brought on to the property than displaced by construction.

ACCOMMODATIONS:

A total of 85 Deluxe Guestrooms inclusive of 20 Suites on four levels (Terrace, Spa, Main and Penthouse Levels) all located in the separate east guest wing. Featuring generous floor plans, categories include 53 Deluxe King Guestrooms (485 square feet), 12 Deluxe Queen Guestrooms / 2 beds (510 - 590 square feet), 12 Grand Deluxe and 7 One-Bedroom Suites (650 - 890 square feet) and 1 Two-Bedroom Suite (1,575 square feet).

TARIFF:

Comparable to other luxury hotels and resorts in the West, 2010 rates are: Deluxe Guestrooms \$295-325, Grand Deluxe \$325-375, One-Bedroom Suites \$450-550, Two-Bedroom Suite \$900-1100. Seasonal rates and packages are also offered. Third person \$50. Children 12 & under, complimentary. Pet friendly, \$50 per stay.

ROOM FEATURES

AND AMENITIES:

All accommodations feature either a private terrace or balcony, fully-upholstered window seat, gas fireplace, original artwork and luxurious, custom crafted furnishings. Custom built-in closets and cabinets feature an integrated ironing board. Five-fixture baths include double sinks and soaking tubs with customized sliding panel to incorporate the room's outdoor views, built-in satellite television and state-of-the-art technology including automated window shades and automatic climate controls. Luxury furnishings in the rooms and public spaces reflect the colors of nature's bounty in the Willamette Valley - ochre, pumpkin, eggplant and leaf green. Each room features a hand made table fashioned with Oregon walnut.

DESIGN AND STYLE: A contemporary wine country luxury resort, The Allison's architectural design is timeless and modern, with generous uses of polished wood, copper accents, glass, steel and stone on the exterior and warm, modern furnishings, handcrafted Oregon wood and local contemporary art throughout.

Significant architectural features include a dramatic glass-enclosed circular staircase connecting all four levels of the Inn's guest wing, soaring Living Room lobby with stone fireplace, outdoor balconies, striking indoor 'vanishing-edge' pool with folding floor-to-ceiling glass doors that open onto the south gardens and abundant water features including cascading waterfalls and pond in the spa area.

**THE SPA INDOOR POOL
AND FITNESS STUDIO:**

The Allison Spa, nearly 15,000 square feet, features 12 treatment rooms including a private suite for small gatherings. Men's, women's and co-ed lounges are complemented with outdoor, landscaped garden terraces and fire pits. Organic spa products are complemented by produce grown in the estate gardens. The Spa features 'Pinotherapy' among its signature treatments. Two saunas and steam rooms, an indoor swimming pool and fitness studio with the state-of-the-art Technogym™ Kinesis Omega system along with an image center for beauty treatments complete the spa area. The reception and corridor walls feature striking copper colored wire mesh drapery.

**RESTAURANT
AND BAR:**

JORY, The Allison's 100-seat signature restaurant, totals 6,000 square feet and showcases Oregon's agricultural bounty and acclaimed wines, microbrews and hand-crafted distilled spirits. Featuring the largest selection of Oregon Pinot Noir in the state, along with wines from around the world, the Oregon Wine Country menu is shaped with an affinity for wine pairing and is strongly influenced by seasonality and bountiful local produce grown from the estate gardens and sourced throughout the state.

The décor and ambiance of "casual elegance" is expressed in the restaurant and bar interior design, furnishings and floor plan. In addition to traditional seating, a Chef's Table in the Open Kitchen accommodates 8 (lunch minimum \$375, dinner minimum \$600, excluding gratuities), a private dining room seats 10-12 and informal counter seating accommodates 12. Additional outdoor, south terrace seating for 36 completes the setting. The Open Kitchen invites diners to enjoy the culinary activity within.

The adjacent Bar connects to the Living Room where beverages and small plates are served. There are 50 wines by-the-glass available. Catering for social and business gatherings reflect the restaurant and bar menu offerings. In-Room Dining service also is provided from the restaurant featuring the same extensive, fresh cuisine prepared around the clock (24-hour basis). A one-acre Chef's garden adjacent to the restaurant is dedicated to JORY's menu.

**MEETING AND
CATERING VENUES:**

The Ballroom & Reception Foyer, Meeting Rooms and Board Room, all located in the west wing, total 12,000 square feet. The elegant function rooms with state-of-the-art equipment accommodate gatherings from 10 to 200. Ample, terraced parking is located adjacent to the dedicated ballroom entrance. Each room features sweeping views, spacious outside terraces, foyer skylights and sculptural light fixtures.

Venue	Capacity
The Coppergold Ballroom (4,500 sq. ft.)	200 (<i>400 reception</i>)
Reception Foyer (4,200 sq. ft.)	400 (<i>reception</i>)
Sunnycrest Meeting Room (1,600 sq. ft.)	100
Fernwood Meeting Room (1,625 sq. ft.)	100
Board Room (720 sq. ft.)	18 (<i>private dining</i>)
JORY Private Dining (380 sq. ft.)	12

OUTDOOR VENUES:

Pool Terrace, Estate Garden, Meadow Garden, Allison Vineyards and Woodland Overlook are designed for private parties, weddings, picnics, special and group events.

AREA INTERESTS:

Willamette Valley features over 200 wineries, farm and garden tours, golf at the new 18 hole Chehalem Glenn course in Newberg, hot air ballooning, helicopter winery tours, cycling, equestrian winery tours, shopping/galleries, rolling countryside backroads and charming small towns, college campuses, heritage sites and museums, including Evergreen Aviation & Space Museum (home of 'Spruce Goose') in nearby McMinnville. Newberg Cultural Center is slated for opening in 2010 and Oregon's coast is 63 miles west.

OWNER/DEVELOPER:

Springbrook Properties, Inc.
President: Joan Austin
Project Manager: Sonja Haugen
Assistant Project Manager: Joe Kavale

EXECUTIVE TEAM:

Managing Director: Pierre Zreik, pierre@theallison.com
Director of Sales: Laura Crugnale, laura@theallison.com
Spa Director: Tara Calton, tara@theallison.com
Director of Food & Wine: Ercolino Crungale, ercolino@theallison.com

MARKETING CONSULTANT:

Linda Bruno, Consultare International, Ltd.

ARCHITECTURE INTERIOR

GGLO, LLC

AND LANDSCAPE DESIGN:

GENERAL CONTRACTOR:

Lease Crutcher Lewis

SPA CONSULTANT:

Health Fitness Dynamics, Inc.

MEDIA CONTACT:

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