



OREGON LIQUOR CONTROL COMMISSION
LIQUOR LICENSE APPLICATION

Pending

<p><u>Application is being made for:</u></p> <p>LICENSE TYPES</p> <input checked="" type="checkbox"/> Full On-Premises Sales (\$402.60/yr) <input checked="" type="checkbox"/> Commercial Establishment <input type="checkbox"/> Caterer <input type="checkbox"/> Passenger Carrier <input type="checkbox"/> Other Public Location <input type="checkbox"/> Private Club <input type="checkbox"/> Limited On-Premises Sales (\$202.60/yr) <input checked="" type="checkbox"/> Off-Premises Sales (\$100/yr) <input type="checkbox"/> with Fuel Pumps <input type="checkbox"/> Brewery Public House (\$252.60) <input type="checkbox"/> Winery (\$250/yr) <input type="checkbox"/> Other: _____ <p>90-DAY AUTHORITY</p> <input type="checkbox"/> Check here if you are applying for a change of ownership at a business that has a current liquor license, or if you are applying for an Off-Premises Sales license and are requesting a 90-Day Temporary Authority <p>APPLYING AS:</p> <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Individuals		<p>ACTIONS</p> <input type="checkbox"/> Change Ownership <input checked="" type="checkbox"/> New Outlet <input type="checkbox"/> Greater Privilege <input type="checkbox"/> Additional Privilege <input type="checkbox"/> Other _____ <p>Rec'd by Portland Liquor Licenses</p> <p>SEP 11 2017 PD #331833 AS # 10002</p>	<p>CITY AND COUNTY USE ONLY</p> <p>Date application received: _____</p> <p>The City Council or County Commission: _____</p> <p>(name of city or county)</p> <p>recommends that this license be:</p> <input type="checkbox"/> Granted <input type="checkbox"/> Denied <p>By: _____ (signature) _____ (date)</p> <p>Name: _____</p> <p>Title: _____</p>
		<p>OLCC USE ONLY</p> <p>Application Rec'd by: <i>[Signature]</i></p> <p>Date: <u>9-11-17</u></p> <p>90-day authority: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

- Entity or Individuals applying for the license: [See SECTION 1 of the Guide]
 - Portland Hotel Ownership, LLC ③ _____
 - Widewaters Portland Hotel Management Company, LLC ④ _____
- Trade Name (dba): The Porter Portland Curio Collection by Hilton
- Business Location: 1355 S.W. 2nd Avenue, Portland, OR 97201
(number, street, rural route) (city) (county) (state) (ZIP code)
- Business Mailing Address: c/o The Widewaters Group, Inc., PO Box 3, 5786 Widewaters Parkway, DeWitt, NY 13214
(PO box, number, street, rural route) (city) (state) (ZIP code)
- Business Numbers: 503-306-4800 503-306-4801
(phone) (fax)
- Is the business at this location currently licensed by OLCC? Yes No
- If yes to whom: N/A Type of License: N/A
- Former Business Name: N/A
- Will you have a manager? Yes No Name: Andrea Murray
(manager must fill out an Individual History form)
- What is the local governing body where your business is located? City of Portland ✓
(name of city or county)
- Contact person for this application: Alyssa McTimpeny 503-778-5469
(name) (phone number(s))
1300 SW 5th Ave., Suite 2400, Portland, OR 97201 alyssamctimpeny@dwt.com
(address) (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① *[Signature]* Date 8/11/17 ③ _____

② *[Signature]* Date 8/11/17 ④ _____

Joseph R Scuderi, Manager

RECEIVED
 Date _____
 SEP 06 2017
 Date _____



**OREGON LIQUOR CONTROL COMMISSION
BUSINESS INFORMATION**

The Porter - Chiosco (Pizza Counter)

Please Print or Type

Portland Hotel Ownership, LLC
Applicant Name: Widewaters Portland Hotel Management Company, LLC Phone: 503-306-4800

Trade Name (dba): The Porter Portland Curio Collection by Hilton

Business Location Address: 1355 S.W. 2nd Avenue

City: Portland ZIP Code: 97201

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday 11:00 am to 6:00 pm
Monday 11:00 am to 6:00 pm
Tuesday 11:00 am to 6:00 pm
Wednesday 11:00 am to 6:00 pm
Thursday 11:00 am to 6:00 pm
Friday 12:00 pm to 10:00 pm
Saturday 12:00 pm to 10:00 pm

Outdoor Area Hours:

Sunday None to _____
Monday None to _____
Tuesday None to _____
Wednesday None to _____
Thursday None to _____
Friday None to _____
Saturday None to _____

The outdoor area is used for:

- Food service Hours: None to _____
- Alcohol service Hours: None to _____
- Enclosed, how None

The exterior area is adequately viewed and/or supervised by Service Permittees.

(Investigator's Initials)

Seasonal Variations: Yes No If yes, explain: _____

ENTERTAINMENT

Check all that apply:

- Live Music
- Recorded Music
- DJ Music
- Dancing
- Nude Entertainers
- Karaoke
- Coin-operated Games
- Video Lottery Machines
- Social Gaming
- Pool Tables
- Other: _____

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday None to _____
Monday None to _____
Tuesday None to _____
Wednesday None to _____
Thursday None to _____
Friday None to _____
Saturday None to _____

SEATING COUNT

Restaurant: None Outdoor: None
Lounge: None Other (explain): None
Banquet: None Total Seating: None

OLCC USE ONLY
Investigator Verified Seating: ____ (Y) ____ (N)
Investigator Initials: _____
Date: _____

I understand if my answers are not true and complete, the OLCC may deny my license application.

Portland Hotel Ownership, LLC and Widewaters Portland Hotel Management Company, LLC

Applicant Signature: By: Joseph R. Scuderi By: Joseph R. Scuderi, Manager Date: 8/11/17

Joseph R. Scuderi, President
Joseph R. Scuderi, Manager

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)

OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE



977696-90

Please Print or Type

LLC Name: Portland Hotel Ownership, LLC Year Filed: 2013 ✓

Trade Name (dba): The Porter Portland Curio Collection by Hilton

Business Location Address: 1355 S.W. 2nd Avenue

City: Portland ZIP Code: 97201

List Members of LLC:

Percentage of Membership Interest:

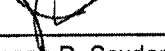
- | | |
|---|-------------|
| 1. <u>Portland Hotel Mezz, LLC</u>
(managing member) | <u>100%</u> |
| 2. _____
(members) | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: Andrea M. Murray DOB: 04/30/1974

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Portland Hotel Mezz, LLC
By: Portland Hotel Equity, LLC

Signature: By:  Date: 8/11/17
(name) Joseph R. Scuderi, Manager (title)

OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE



1153968-97

Please Print or Type

LLC Name: Portland Hotel Mezz, LLC Year Filed: 2015 ✓

Trade Name (dba): N/A

Business Location Address: c/o The Widewaters Group, PO Box 3, 5786 Widewaters Parkway

City: DeWitt, NY ZIP Code: 13214

List Members of LLC:

Percentage of Membership Interest:

1. Portland Hotel Equity, LLC
(managing member)
2. _____
(members)
3. _____
4. _____
5. _____
6. _____

100%

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: N/A DOB: _____

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature: By: Joseph R. Scuderi Date: 8/11/17
(name) Joseph R. Scuderi, Manager (title)

OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE



Please Print or Type

LLC Name: Portland Hotel Equity, LLC Year Filed: 2015

Trade Name (dba): N/A

Business Location Address: c/o The Widewaters Group, Inc., PO Box 3, 5786 Widewaters Parkway

City: DeWitt, NY ZIP Code: 13214

List Members of LLC:

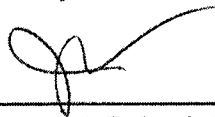
Percentage of Membership Interest:

1. <u>Joseph R. Scuderi</u> (managing member)	<u>15%</u>
2. <u>William S. Holstein</u> (members)	<u>15%</u>
3. <u>Stephen A. Ranieri</u>	<u>5%</u>
4. <u>Edward G. Shagen, III</u>	<u>5%</u>
5. <u>Robert Spoto</u>	<u>5%</u>
6. <u>Hardscrabble Ventures IT, LLC</u>	<u>10%</u>
7. <u>Jolaine Associates, LLC</u>	<u>45%</u>

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: N/A DOB: _____

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Signature:  Date: 8/11/17
(name) Joseph R. Scuderi, Manager (title)

OREGON LIQUOR CONTROL COMMISSION
LIMITED LIABILITY COMPANY QUESTIONNAIRE



Please Print or Type

LLC Name: Widewaters Portland Hotel Management Company, LLC Year Filed: 2015

Trade Name (dba): The Porter Portland Curio Collection by Hilton

Business Location Address: 1355 S.W. 2nd Avenue

City: Portland ZIP Code: 97201

List Members of LLC:

Percentage of Membership Interest:

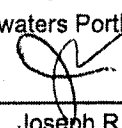
- | | |
|---|-------------|
| 1. <u>Joseph R. Scuderi</u>
(managing member) (Manager) | <u>0%</u> |
| 2. <u>Widewaters Hotels, LLC</u>
(members) | <u>100%</u> |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |

(Note: If any LLC member is another legal entity, that entity must also complete an LLC, Limited Partnership or Corporation Questionnaire. If the LLC has officers, please list them on a separate sheet of paper with their titles.)

Server Education Designee: Andrea M. Murray DOB: 04/30/1974

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Widewaters Portland Hotel Management Company, LLC

Signature: By:  Date: 8/11/17
(name) Joseph R. Scuderi, Manager (title)

CITY OF PORTLAND LIQUOR OUTLET INFORMATION FORM

PLEASE SUBMIT TO: Liquor Licensing Notification Program, 1221 SW 4th Avenue, Suite #110, Portland OR 97204

On New Outlet applications, property owners within 300 feet of the location, the Portland Police Bureau and all interested parties are notified by mail (with a copy of this form) and given an opportunity to comment on your application. The OLCC allows the City at least 45 days to complete the recommendation process. Submission of a complete operating plan can expedite the time required to process. A City liquor endorsement is not a confirmation that the property is properly zoned. Call (503) - 823-7526 to confirm that the property is properly zoned.

On submission of this form, you must also include the following:

- OLCC Liquor Application Form, Initialed by your OLCC License Investigator
- OLCC Individual History Forms (all persons anticipated to have a financial interest, or key personnel are required)
- City Endorsement Fees

City Endorsement Fees are payable at the beginning of the application process (please make checks payable to City of Portland): New outlets are \$100.00, all others are \$75.00. All blank sections must be filled in. If the question does not apply, write "N/A" in the space.

LEGAL NAME OF BUSINESS: Portland Hotel Ownership, LLC and Widewaters Portland Hotel Management Company, LLC
The Porter Portland Curio
DBA OR TRADE NAME: Collection by Hilton PHONE: 503-306-4800 FAX: 503-306-4801

BUSINESS ADDRESS (Including ZIP Code): 1355 SW 2nd Ave., Portland, OR 97201

WHAT TYPE OF LIQUOR ARE YOU APPLYING FOR? (Change of owner, new outlet, beer & wine, etc.): New Outlet; Full On-Premises Sales; and Off-Premises Sales

CONTACT PERSON: Alyssa McTimpeny PHONE: 503-778-5469 EMAIL: alyssamctimpeny@dwt.com

DESCRIPTION OF OUTLET

TYPE OF OPERATION (CHECK ALL THAT APPLY)

- Food Cart Night Club
 Restaurant Sports Bar
 Convenience Store Other: Hotel

SIZE OF SERVICE AREA: 202,344 SF

EXISTING BUILDING: Yes No

ZONING: CXd, Central Commercial with a Design Overlay

STRUCTURAL CHANGES (DESCRIBE): N/A (new construction)

RESTAURANT SEATING CAPACITY: 319 LOUNGE SEATING CAPACITY: 0 OUTSIDE SEATING CAPACITY: 100

DESCRIBE SECURITY: Private security company hired for property. Xport restaurant - age verification for all guests at the door after 10:00 pm.

HAS AN APPLICATION FOR A LIQUOR LICENSE AT THIS LOCATION BEEN RECEIVED BY THE CITY OF PORTLAND IN THE LAST TWO (2) YEARS?
 Yes No I Don't Know

HOURS OF OPERATION

SUNDAY - THURSDAY OPEN: 6:30 am CLOSE: 11:00 pm FRIDAY & SATURDAY OPEN: 7:00 am CLOSE: 12:00 am

HOW LATE WILL THERE BE OUTSIDE SEATING? Sun-Thurs: 11:00 pm HOW LATE WILL THERE BE ENTERTAINMENT? 8:00 pm
Fri-Sat: 12:00 am

HISTORY OF LOCATION

PREVIOUS BUSINESS NAME OF THIS LOCATION: N/A. New construction

NAME & ADDRESS OF PROPERTY OWNER: Applicant: Portland Hotel Ownership, LLC, c/o The Widewaters Group, Inc., PO Box 3, 5786 Widewaters Parkway, DeWitt, NY 13214

ENTERTAINMENT

TYPE OF ENTERTAINMENT (CHECK ALL THAT APPLY)

- Dancing Video Poker Live Music Nude Dancers
 Karaoke Video Games/Pinball Recorded Music DJ Entertainment
 Pool Tables (How Many): _____ Events (Describe): _____ Other: _____

The City requires an **Amusement Location Permit** for all locations with amusement devices or pool tables. **Contact the Revenue Bureau for rules and an Amusement Location Permit application form now.** Permits are non-transferable from one owner to another and must be paid before games are placed on the premises. Contact Anne Holm at 503-865-2488. The City of Portland will notify affected nearby neighbors and a copy of this form will be included in our mailing.

Use this area to provide any additional information that you wish to be considered on this liquor application

A false answer or omission of any requested information may result in an unfavorable City recommendation.

Portland Hotel Ownership, LLC Widewaters Portland Hotel Management Company, LLC
SIGNATURE: By: Joseph R. Scuderi, President By: Joseph R. Scuderi, Manager DATE: 8/11/17

City of Portland
Bureau of Development Services
Land Use Service Division
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

Retail sales and service is an allowed use in the CX zone. Laura Lehman, City Planner, 503-823-7391

Lehman 7.11.12

MapInfo - Navigator (BOS) MapInfo (Map) Core (VZO) Properties (Jus) [Scale: 1" = 175']

Property Search: **Portland Hotel Owner**
 Owner: Har Portland Hotel Owner
 Street Address: 1335 SW 2nd Ave
 State ID: 151E038C-1400
 Account #: R246207

Search: Geocode Address When Taxlot Not
 Search is Based on Active Field Only
 Hide Personal Property Accounts
 Display Taxlot Detail Window

Owner: S/E Address State

Taxlot Details:
 Lot Size: 183440 sq ft
 Building Size: 3129 sq ft
 Zone Code(s): CXD
 Legal Description: PORTLAND BLOCK 130, LOT 1-4, E 2' OF LOT 5-8
 Main Information: PORTLAND HOTEL OWNERSHIP LLC
 Jurisdiction: Portland

Plan District: CENTRAL CITY
 SW MARKET DOWNTOWN
 SURNAME: LUR
 LUR Case HRC (15 Cases)
 EA 13-119420 PC
 EA 13-181226 APPT
 EA 14-212045 PC
 EA 14-212736 DAR

Scale: 1 inch = 175 feet