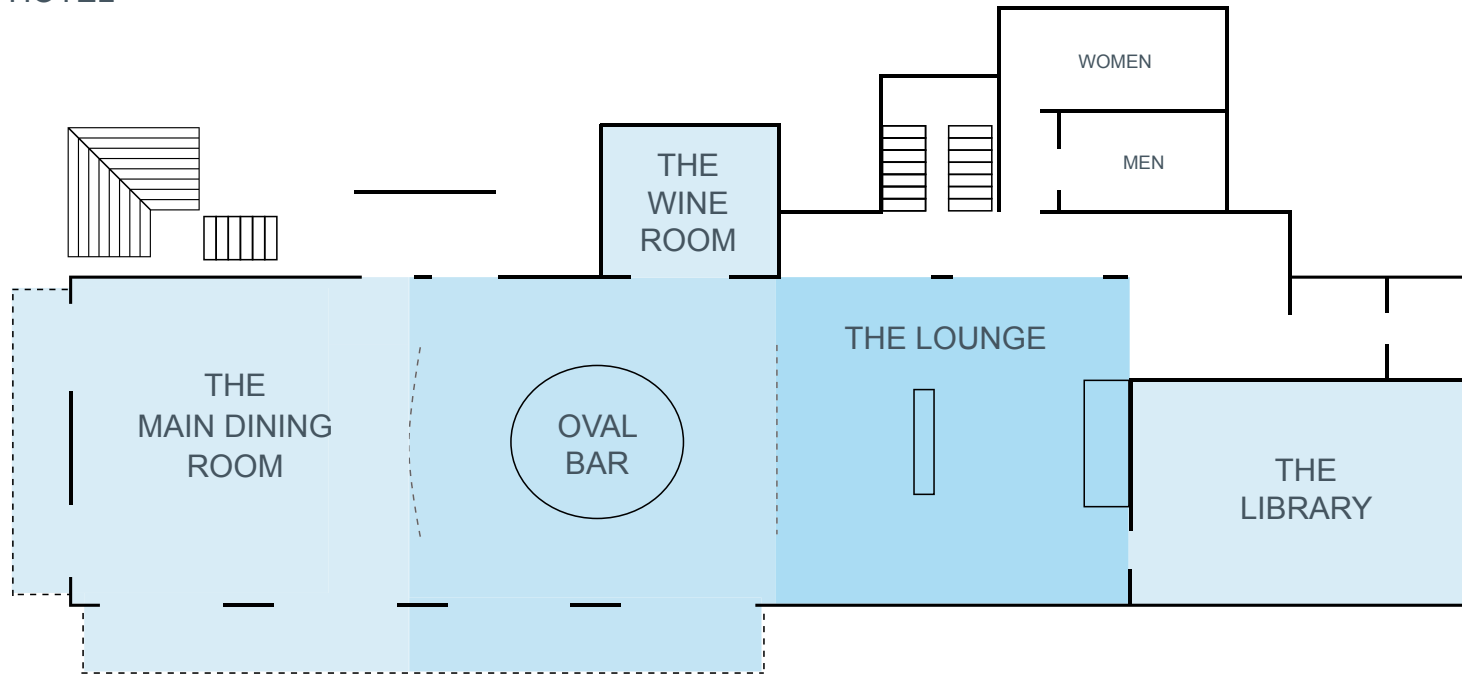


1ST FLOOR HOTEL

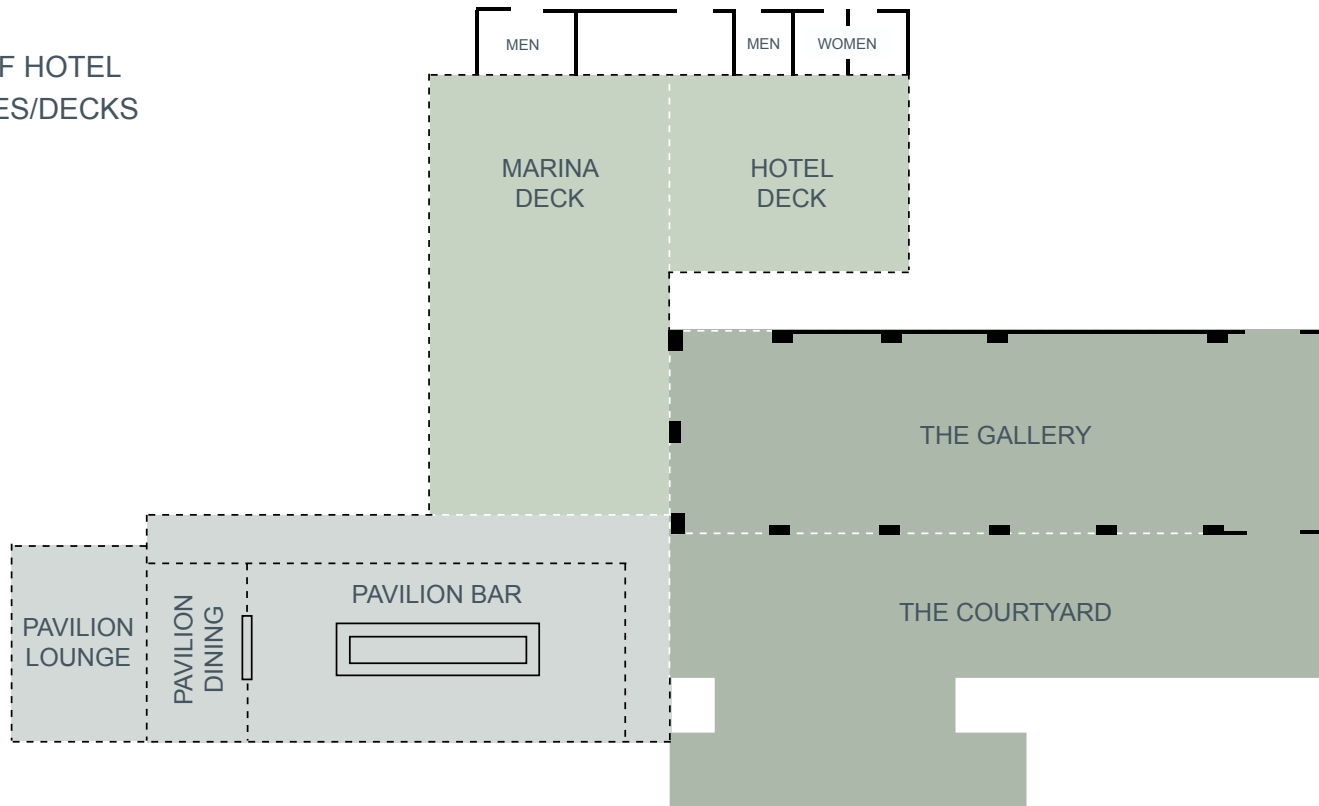


Room Dimensions & Capacities

Event Space Name	Approx. L x W x H	Square Feet	Reception	Banquet	Theater	Classroom	Conference	Exhibit
The First Floor		2839	276	-	-	-	-	-
The Main Dining Room	29' x 27' x 9'	783	62	62	-	-	-	-
The Wine Room	14' x 13' x 8'	197	-	10	-	-	10	-
The Oval Bar	30' x 24' x 9'	720	86	-	-	-	-	-
The Lounge	28' x 24' x 9'	672	86	-	-	-	-	-
The Library	22' x 16' x 9'	467	32	-	-	-	-	-

All meeting space occupancy and set-ups are subject to review by Newport, Rhode Island Fire Marshall. Should the Fire Marshall require a fire watch, charges are the responsibility of the client.

GROUND FLOOR OF HOTEL & OUTDOOR SPACES/DECKS

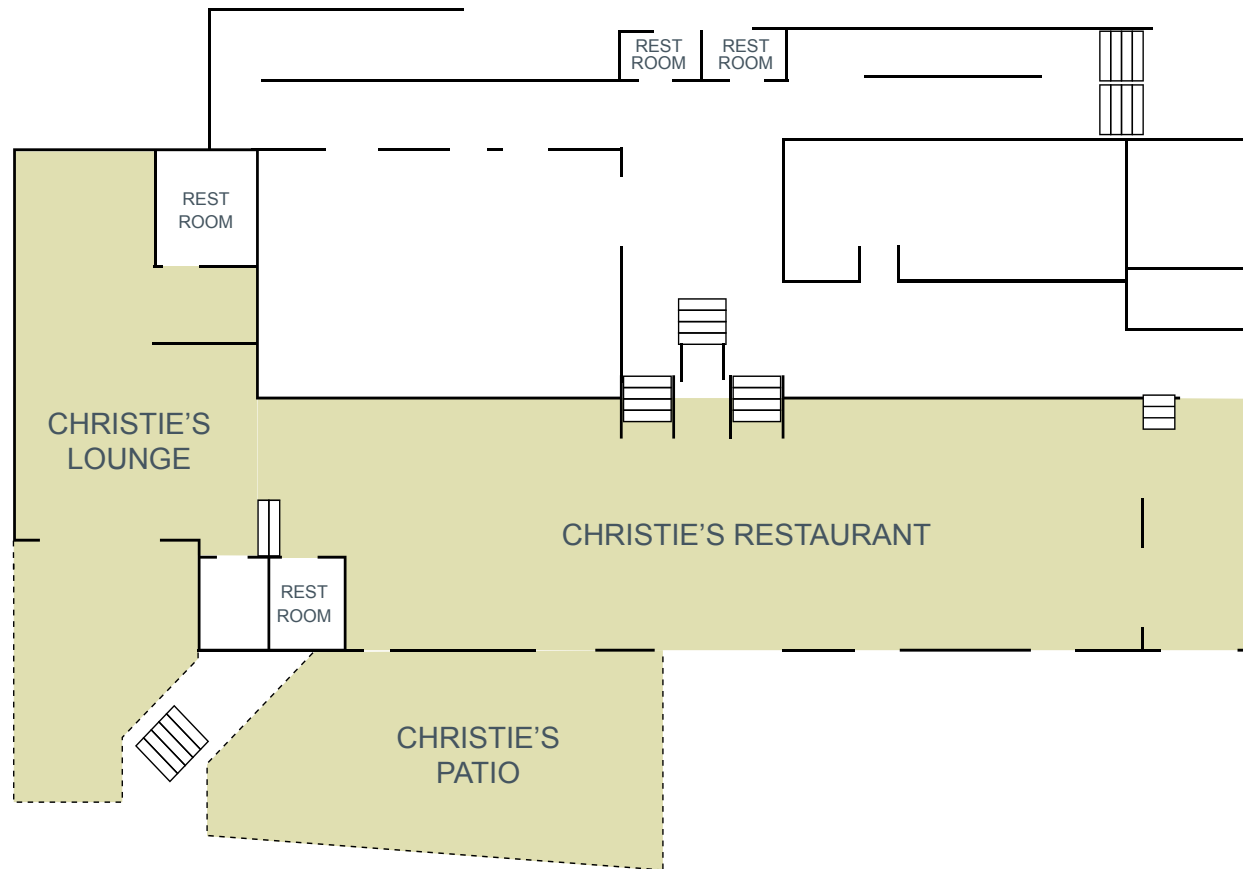


Room Dimensions & Capacities

Event Space Name	Approx. L x W x H	Square Feet	Reception	Banquet	Theater	Classroom	Conference	Exhibit
Gallery & Courtyard		4622	523	281	-	-	-	390
The Gallery	89' x 27' x 8'	2422	323	161	80	50	22	250
The Courtyard	92' x 20'	2200	200	120	-	-	-	140
Marina and Hotel Decks		2214	221	180	-	-	-	195
Marina Deck	52' x 32'	1635	135	108	-	-	-	115
Hotel Deck	25' x 21'	579	86	72	-	-	-	80
The Pavilion		2900	283	-	-	-	-	-
Pavilion Bar	50' x 40' x 10'	2116	172	-	-	-	-	-
The Pavilion Lounge	30' x 16'	513	73	-	-	-	-	-
Pavilion Dining	30' x 9' x 10'	271	38	20	-	-	-	-

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CHRISTIE'S 1ST FLOOR

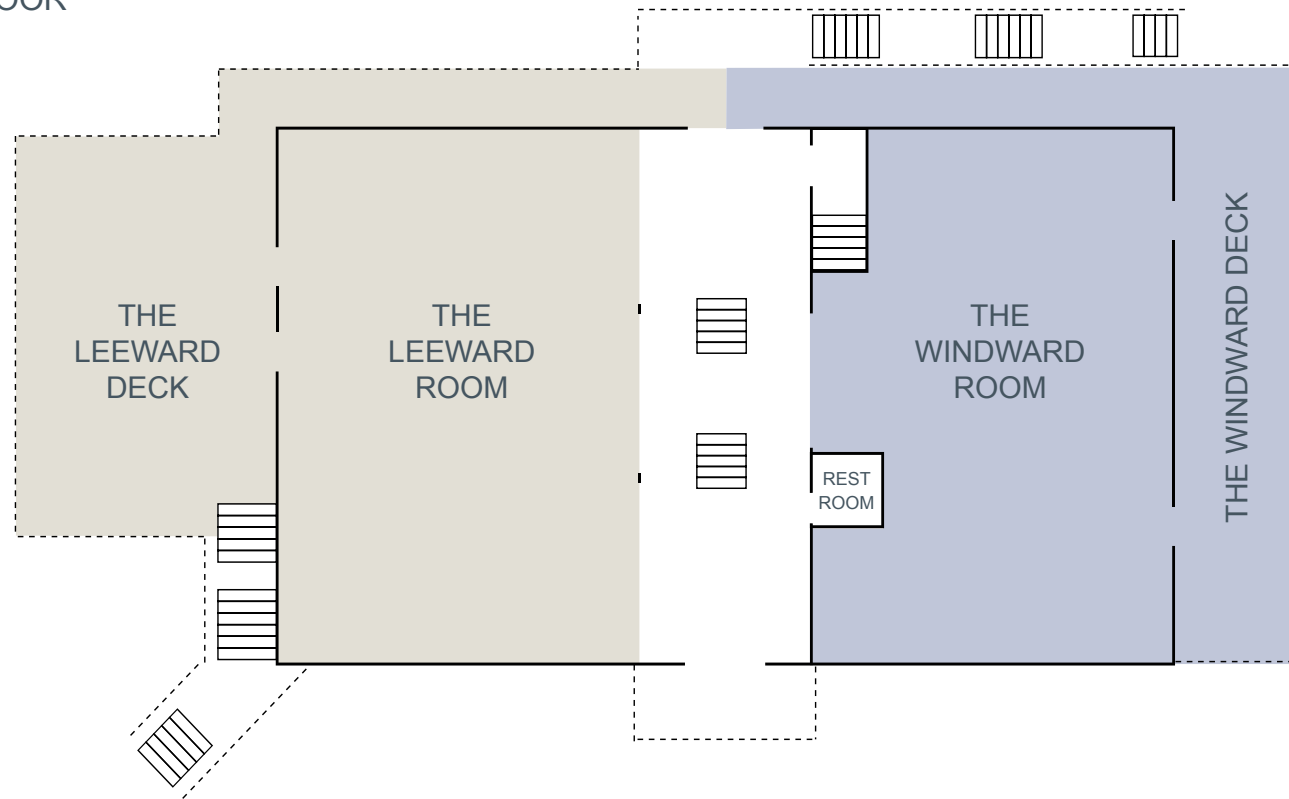


Room Dimensions & Capacities

Event Space Name	Approx. L x W x H	Square Feet	Reception	Banquet	Theater	Classroom	Conference	Exhibit
Christie's		2149	203	132	-	-	-	-
Christie's Restaurant	78' x 18' x 10'	1156	104	104	-	-	-	-
Christie's Lounge	29' x 19' x 8'	467	30	-	-	-	-	-
Christie's Patio	35' x 15'	526	69	28	-	-	-	-

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CHRISTIE'S 2ND FLOOR



Room Dimensions & Capacities

Event Space Name	Approx. L x W x H	Square Feet	Reception	Banquet	Theater	Classroom	Conference	Exhibit
Windward Room & Deck		1338	113	-	-	-	-	-
Windward Room	39' x 27' x 8'	978	65	60	60	45	25	60
Windward Deck	44' x 9'	360	48	-	-	-	-	-
Leeward Room & Deck		1682	152	-	-	-	-	-
Leeward Room	39' x 27' x 8'	1078	72	70	70	50	30	68
Leeward Deck	29 x 20'	604	80	-	-	-	-	-

All meeting space occupancy and set-ups are subject to review by Newport, Rhode Island Fire Marshall. Should the Fire Marshall require a fire watch, charges are the responsibility of the client.