
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Hempstead Industrial Development Agency (the "Agency") on the 22nd day of August, 2007, at 9:00 a.m., local time, at 350 Front Street, 2nd Floor, Hempstead, New York in connection with the following matters:

The Agency has previously assisted in the construction and equipping of an approximately 76,500 square foot, five-story building owned and operated by Jaral Properties Inc. (the "Company") as a hotel designed primarily to serve the overnight lodging needs of business travelers with approximately 129 units and known as the Wingate Inn, located on an approximately 2.167 acre parcel of land constituting 821 Stewart Avenue, Garden City, in the Town of Hempstead, Nassau County, New York (the "Facility"), which Facility is currently leased by the Agency to the Company pursuant to a Lease Agreement (the "Lease Agreement"), between the Agency, as lessor, and the Company, as lessee.

There was submitted to the Agency a proposal to consent to the assignment by the Company of all of its rights, title, interest and obligations under the Lease Agreement, a certain Payment in lieu of Tax Agreement (the "PILOT Agreement") and certain other agreements in connection with the Facility to La Quinta Acquisition, LLC or another entity formed or to be formed by La Quinta Acquisition, LLC or the principals thereof (collectively, the "Assignee") in connection with a sale or disposition of the Company or certain assets of the Company and the assumption by the Assignee of all of such rights, title, interest and obligations of the Company, and the release of the Company from any further liability with respect to the Facility subject to certain requirements of the Agency.

The Agency will consent to the assignment by the Company and the assumption by the Assignee of the Company's interests in the Facility and the Agency will thereafter lease the Facility to the Assignee. Further, the Agency intends to consent to the amendment, restatement, and extension of the term of the documents executed and delivered in connection with the Facility for an additional five (5) years. At the end of the lease term, the Assignee will purchase the Facility from the Agency. The Agency contemplates that it will provide financial assistance to the Assignee, consistent with the policies of the Agency, in the form of continued abatement of real property taxes, sales tax exemptions on the acquisition by the Assignee from the Company of a leasehold interest in certain fixtures, furniture and equipment located in the Facility and any new fixtures, furniture and equipment to be installed in the Facility by the Assignee, and exemptions from the mortgage recording tax if a mortgage is required now or in the future in connection with the financing or refinancing of the Facility.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to the proposed financial assistance to the Assignee.

Dated: July 23, 2007

TOWN OF HEMPSTEAD INDUSTRIAL
DEVELOPMENT AGENCY

By: Frederick E. Parola
Title: Executive Director and
Chief Executive Officer