



THE RESIDENCES®
AT THE RITZ-CARLTON, DALLAS

**The Residences
at The Ritz-Carlton, Dallas**

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FACT SHEET

Overview

Scheduled for completion in mid-year 2009, The Tower Residences and Regency Row homes are the newest additions to The Ritz-Carlton, Dallas neighborhood, affording an unprecedented, elegant lifestyle in Dallas that is fulfilling, personalized and refined. Phase I of The Residences have already been sold, driving the demand for a second phase.

Residences

Opening mid-year in 2007, Phase I is located above The Ritz-Carlton, Dallas, a 218-room hotel occupying the first eight floors of the shared tower and set to open in Summer 2007. Phase 1 of The Residences will consist of 70 private condominiums located on floors nine through 21 of the tower.

Phase II of The Residences is scheduled for completion in mid-year 2009 and will include The Tower Residences and Regency Row. The 23-story Tower Residences will offer 96 residences with a variety of floor plans including one- to three- bedroom residences to penthouses. Four separate handsome Regency Row Homes will be located across the pool and gardens on a meticulously landscaped block. Designed by renowned Robert A.M. Stern Architects, The Residences will provide an unprecedented residential lifestyle in Dallas, with access to numerous services and facilities of The Ritz-Carlton, Dallas.

The Tower Residences will be adjacent to The Ritz-Carlton, Dallas and connected by way of a glass and cast stone, air-conditioned walkway on the second floor, making many of the hotel's personalized services and amenities an extension of each resident's home.

Prices range from \$700,000 to \$8 million.

**The Residences
Neighborhood**

The Tower Residences are located in the heart of Dallas' thriving Uptown entertainment district on the block bound by McKinney, Pearl, Olive and Cedar Springs, just across the street from the Crescent and its array of fine restaurants, clubs, galleries and shops. With convenient access and exhilarating views of downtown, homeowners are a stone's throw from Dallas' most desirable venues,

including the Central Business District, American Airlines Center, Dallas Convention Center, historic West End, Dallas Market Center and the Apparel District.

The Tower Residences are adjacent to the largest urban cultural arts district in the country featuring the renowned Dallas Museum of Art and Nasher Sculpture Center. The Arts District is expanding to include the Dallas Center of Performing Arts, Winspear Opera House, and the Booker T. Washington High School for the Performing and Visual Arts (Arts Magnet). It is also home to the forthcoming Woodall Rodgers Park – a five-acre urban park that will connect Uptown, Downtown and the Arts District – as well as concerts, outdoor festivals, lectures and youth education programs.

Services/Amenities:

The finest personal service and the legendary amenities that are hallmarks of The Ritz-Carlton will be available to The Tower Residences, including:

- 24-hour concierge service through a priority phone in each residence
- In-room dining direct access to the hotel
- Housekeeping service
- Full access to the exclusive resident fitness center situated on the ground level of the Tower
- Access to the hotel's 12,000 square-foot signature spa
- In-home spa treatments provided by The Ritz-Carlton Spa
- Access to the hotel's restaurant and bar, Fearing's, featuring internationally-acclaimed Chef Dean Fearing
- 24-hour security and valet services
- Private entrance separate from the hotel in a country club environment
- Beautiful landscaping, giving residents a sense of privacy and security
- Private auto court
- Underground parking with individual storage units
- Private pool with lush landscaping separate from both the hotel and the first tower
- Private meeting/dining room
- Pet park

Dining:

Renowned Chef Dean Fearing brings to residents and guests of The Ritz-Carlton, Dallas a distinctive culinary experience at Fearing's Restaurant. Savor Chef Fearing's signature Southwest cuisine in a lively, relaxed and convivial ambiance, along with spectacular indoor and alfresco dining and an ideal lounge for gathering. Experience an extensive selection of rare wines, outstanding cocktails including Dean's margaritas, and plenty of local favorites.

Chef Dean Fearing's innovations have earned him awards, feature stories, regular invitations to network morning talk shows, and command performances cooking for celebrities and members of royalty.

Architecture

Robert A.M. Stern Architects, one of the most prominent and respected residential high-rise architectural firms in the U.S., has conceptualized the architecture for The Residences at the Ritz Carlton, Dallas as well as the 5.5-acre Residences neighborhood. The company has developed a distinctive architectural style committed to the synthesis of tradition and innovation and to the creation and enhancement of a meaningful sense of place.

Interior Design

The award-winning interior designer Sherry Hayslip, A.S.I.D., IIDA, is responsible for the Residences interior design. With a career spanning over 25 years, Hayslip has established a reputation as one of the premier interior designers in Dallas-Fort Worth.

As owner and principal designer for Hayslip Design Associates, Hayslip is personally involved in every project of the firm. Her success is attributed to her continued commitment in the decorative arts and architecture. She also co-founded the Dallas Symposium of Decorative Arts & Interiors, which was held for seven years in conjunction with the Dallas Museum of Art and convened scholars from the U.S. and Europe.

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