

**FACT SHEET – THE HIGHLANDS**  
**A Tahoe Mountain Resorts Community**  
[www.highlandsatnorthstar.com](http://www.highlandsatnorthstar.com)

**What:**           **The Highlands:** a new on-mountain collection of ski-in/ski-out residences – Lake Tahoe’s first – in addition to the area’s first five-star resort.

The residential component will feature 1,450, one-to five-bedroom ski-in/ski-out condominiums and townhomes, including *The Ritz-Carlton Highlands, Lake Tahoe*, the area’s first five-star resort including 172 rooms, 75 Ritz-Carlton (full-ownership) Residences, The Ritz-Carlton Club, offering 78 residences for deeded fractional ownership.

Residents and vacationers will be able to step outside their homes and immediately ski to a lift transporting them via a short ride to and from the slopes at Northstar-at-Tahoe™ and the Village at Northstar™. In addition, guests of The Ritz-Carlton Highlands, Lake Tahoe will have immediate access to a dedicated gondola connected to the *Village at Northstar*.

**Where:**           Located just off Highway 267 in Truckee, California

Nestled mid-mountain at Northstar-at-Tahoe ski resort with gondola access to The Village at Northstar.

Minutes from historic downtown Truckee; one and a half hours from Sacramento; three hours from the Bay area; three and a half hours from San Jose; 30 minutes from Reno.

**When:**           Preliminary construction began in late 2005 on the new Highlands View Road to serve The Highlands community. Construction on the 1,450-unit community, including The Ritz-Carlton Highlands, Lake Tahoe, is slated to begin in summer 2006 with a projected opening in late 2009.

**Amenities:**       In addition to gondola connection to *Northstar-at-Tahoe*, guests will be able to take advantage of an extensive recreational trail network for hiking and biking in the spring, summer and fall months, and cross-country skiing and snow shoeing in the winter.

The Ritz-Carlton Highlands, Lake Tahoe will feature a world-class spa, pools, restaurants, lounges and shops and 11,000 square feet of meeting and event space – all connected by a gondola to the new Village at Northstar shops, restaurants and ice rink.

**Owner/**

**Developer:**

East West Partners, [www.eastwestpartners.com](http://www.eastwestpartners.com)

Tahoe Mountain Resorts includes four distinct communities: The Highlands, The Village at Northstar, Old Greenwood and Gray's Crossing. The company's holdings also include Coyote Moon Golf Course and Wild Goose Restaurant. As part of Tahoe Mountain Resorts and Tahoe Mountain Club, special club member privileges are available with amenities that include swimming, tennis, golf, skiing and snowsports, spa services and fine dining on the lake.

**Architects:**

**Hornberger + Worstell Architects**, San Francisco, California;  
**OZ Architecture**, Denver, Boulder and Summit County, Colorado

The Ritz-Carlton Highlands, Lake Tahoe will differ from more traditional Ritz-Carlton properties, thanks to its lodge design style with steeply pitched roof forms and shed dormers, sheltering stone porches and entryways, stone fireplaces in each guest room and bedroom sitting area, wide double windows to enhance both solar exposure, and spectacular outside mountain and valley views.

**Environment:**

Smart environmental features include underground parking instead of outdoor, above ground, asphalt parking lots, reducing the need for paved roads and maximizing natural, permeable surfaces most suitable for restoring ground water from rain and snow. Gondola connection to the Village at Northstar encourages a pedestrian-friendly environment and significantly reduces vehicular traffic. The condos and townhomes will be purposely attached to reduce footprints, auto use, and the substantial amount of tree removal and paved areas often required to create additional driveways and roads needed for single-family homes.

In order to preserve the existing landscape, including vast numbers of 50- to 100-foot high mature stands of pine and fir trees that will help to scale the buildings throughout The Highlands, no clear-cutting of trees will be permitted.

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