



Press Release

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By Humphreys and Partners Architects, L.P.

HPA & Vidorra Offers San Antonians New Condo Towers

SAN ANTONIO (February, 2006) - It should come as no surprise that San Antonio is joining the ranks of metropolitan cities such as New York, Chicago, Miami and San Francisco to provide residents with the option of a luxurious and affordable "Vertical Living" alternative. It's happening at *Vidorra*.

San Antonio continues to aspire to great heights - literally. *Vidorra*-- two luxury high-rise condominium towers and town homes --will establish downtown San Antonio as a world-class community, while staying true to the city's cultural roots. The new upscale property, scheduled for construction this year, is located just north of the St. Paul Square Historic District.

Not only does the Alamo City continue to undergo vast economic growth with corporations such as AT&T (formerly SBC), Valero - the largest independent refinery in America, Toyota Motor Manufacturing, Texas, Inc. and Clear Channel Communications all calling San Antonio home, but the city enjoys a vibrant and diverse cultural heritage all its own.

Architect Mark Humphreys of the Dallas-based Humphreys & Partners architectural and land planning firm, joined project developers recently to announce the addition of the *Vidorra* towers and town homes to downtown San Antonio, which is quickly becoming a metropolitan residential hub.

"*Vidorra* is one of the first of its kind in San Antonio, providing a fabulous view of the San Antonio skyline coupled with the opportunity to be an active participant in the city's vibrant downtown culture. We've seen from our experience in other similar cities that this will be a very hot commodity," said Humphreys.

"The two largest sources of residential market demand in the U.S. are both "empty-nester" components, with aging baby boomers as the largest group, and their children, the young professional echo boomers, comprising the second largest group. Both fit the perfect profile for *Vidorra* because they want to have a low-maintenance lifestyle. *Vidorra* could be a second home, or a first home for young professionals. Security and a fun lifestyle are important to both groups, who also appreciate San Antonio's new urban emphasis," continued Humphreys. "Empty-nesters are getting rid of the big house and want to show their friends and families that they're living in this hip new place downtown. The statement is, 'I have arrived.'"

According to Humphreys, the echo boomers also realize purchasing a high-rise condo unit is a solid investment for the future. He explains, "That's why you are hearing that high rises are booming across the U.S. And I predict that this development will do fantastically well."

Developer Drake Leddy, CEO of Presidian Companies believes *Vidorra* condominiums and town homes will attract not only local residents, but will also serve as a second home to many out-of-towners who want the excitement of what Will Rogers called, "one of America's truly unique cities." Those with primary residences in Mexico, or people living in Dallas or Houston, are expected to purchase units, making *Vidorra* their second home.

Vidorra will be comprised of one, two and three-bedroom condominium units, along with town homes that will be built adjacent to the towers. In-house features will include attached garage parking, a business and fitness center, swimming pools and sundecks. The site of *Vidorra* is located at 235 Center Street, just north of Sunset Station and the Sunset Suites Hotel at the corners of North Center and Chestnut Street.

"Vertical living at *Vidorra* downtown means you are a short walk or trolley ride from the River Walk, San Antonio's exciting lifestyle - ranging from clubs, live theatre and IMAX movies to museums and great restaurants," said Drake Leddy, chairman and CEO, Presidian Companies. "Life at *Vidorra* means that residents are surrounded by what they want and need with the convenience of 24-hour concierge service, a secure and gated premises and a long list of recreational amenities, all without the hassles of suburban home maintenance and lawn care."

Vidorra, which translates loosely into "the good life," will open its sales and marketing office in March 2006 with prices of the condos beginning at just over \$200,000. Project developers are Presidian Companies and Jeff Rochelle with DTMLS, LLC.



The public is encouraged to log on to www.VidorraLiving.com for updates on the construction and availability of San Antonio's premier high-rise and town home community.

About Presidian Companies Presidian Development, Management and Consulting is a full-service real estate development and construction management firm. Specialists in real estate projects throughout the U.S., Presidian has earned a national reputation over the past two decades with its impressive track record of developing more than \$1 billion in successful real estate projects from Florida to California. With its diversified experience, Presidian confidently stands behind its reputation as an industry leader.

About About DTMLS, LLC

DTMLS, LLC is a privately owned San Antonio-based company with extensive experience in a variety of construction and development projects, including commercial, residential, hospitality and urban development. The company has played an active role in the successful redevelopment of the St. Paul Square Historical District in the heart of downtown San Antonio, where fine restaurants and entertainment are now the hallmark.

About Humphreys & Partners Architects

Founded in 1991, Humphreys & Partners Architects a nationally recognized, full-service architectural firm headquartered in Dallas, with offices in Irvine, California, Las Vegas, Orlando, Charlotte, North Carolina, and Norfolk, Virginia. The company has a staff of 100+ architects, designers, and land planners. Humphreys & Partners offers innovative multi-family design services to developers, including design solutions for high-rise, mid-rise, mixed-use, luxury, senior, student housing, and affordable housing.

The firm has been the recipient of numerous national and local awards, including Pillars of the Industry, Best in American Living, Builder's Choice, Gold Nugget, the Aurora Award and the Platinum People's Choice Award.

Exclusive sales and marketing by Garrison Partners Consulting.

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