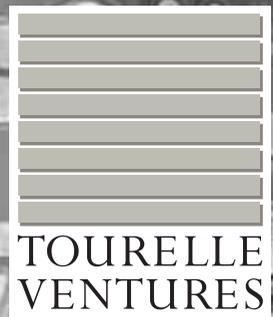
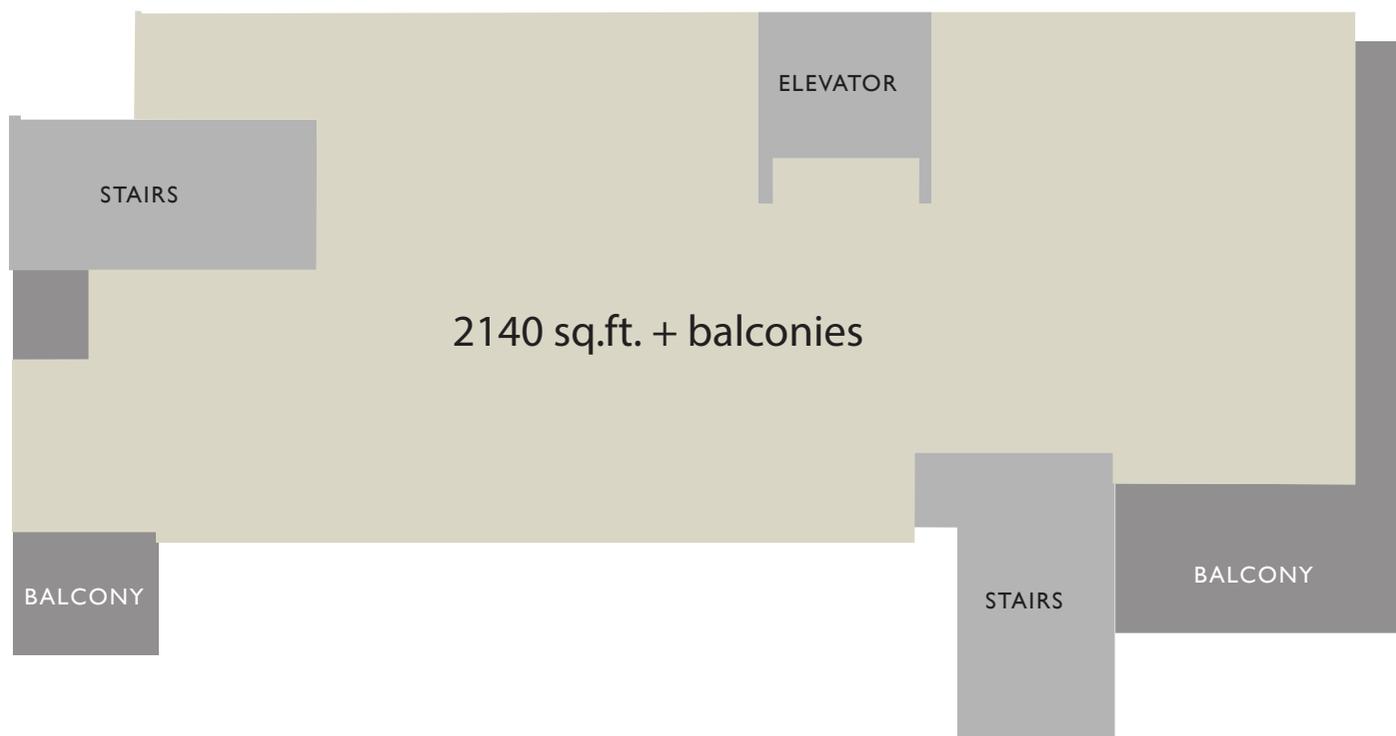


MANSION
[FLATS]
RICE VILLAGE



Our new Morningside Mansions at Rice Village is illustrated on the cover during an early stage of construction. The first of our Mansion Flat Projects to be constructed, the building utilizes a stacked-penthouse concept to feature full floor occupancy. Direct elevator keyed access into each unit from the perfectly proportioned parking facilities makes for a dignified arrival or departure. Each unit enjoys true 360 degree exposure, often with panoramic views. Deeply sheltered balconies and wide open views are ideal for relaxation and socializing, and also solitude. Not just clean lines, open plans, and floor-to-ceiling glass, the building offers an aesthetic of polish and sophistication, typified by gleaming steel and finished concrete. More than close-by shopping, dining and recreation, Tourelle's mansion flats are creating a new style of urban life, in the heart of a great city. Tourelle's Mansion Flats literally place the city at your feet.



Tourelle's stand-alone full-floor occupancies afford an almost unlimited scope for custom layouts, to be determined entirely by the owners' specifications and needs. Illustrated above is the blank slate on which to design the interiors. Kitchens and baths can be located virtually anywhere along the exterior walls of the main exposures, for the ultimate in flexible planning. Whether the living room and kitchen are at one end or the other, or centered within the plan, this flexibility assures graciously flowing spaces.

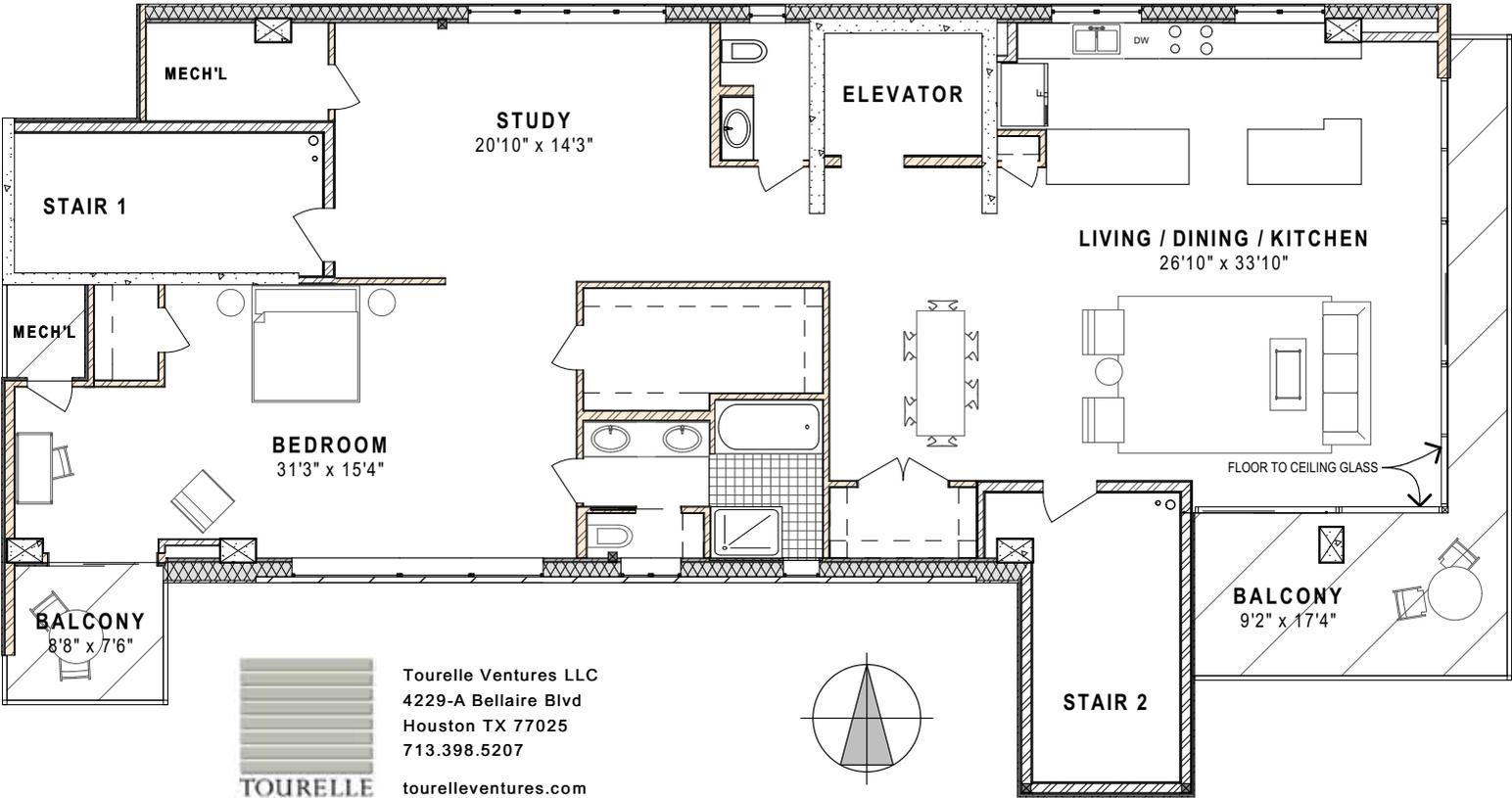
The following plans are hypothetical, made from the diagram above. Or create your own layout.

Full Floor Occupancy • Panoramic Views • Open Plans



AIG

DOWNTOWN



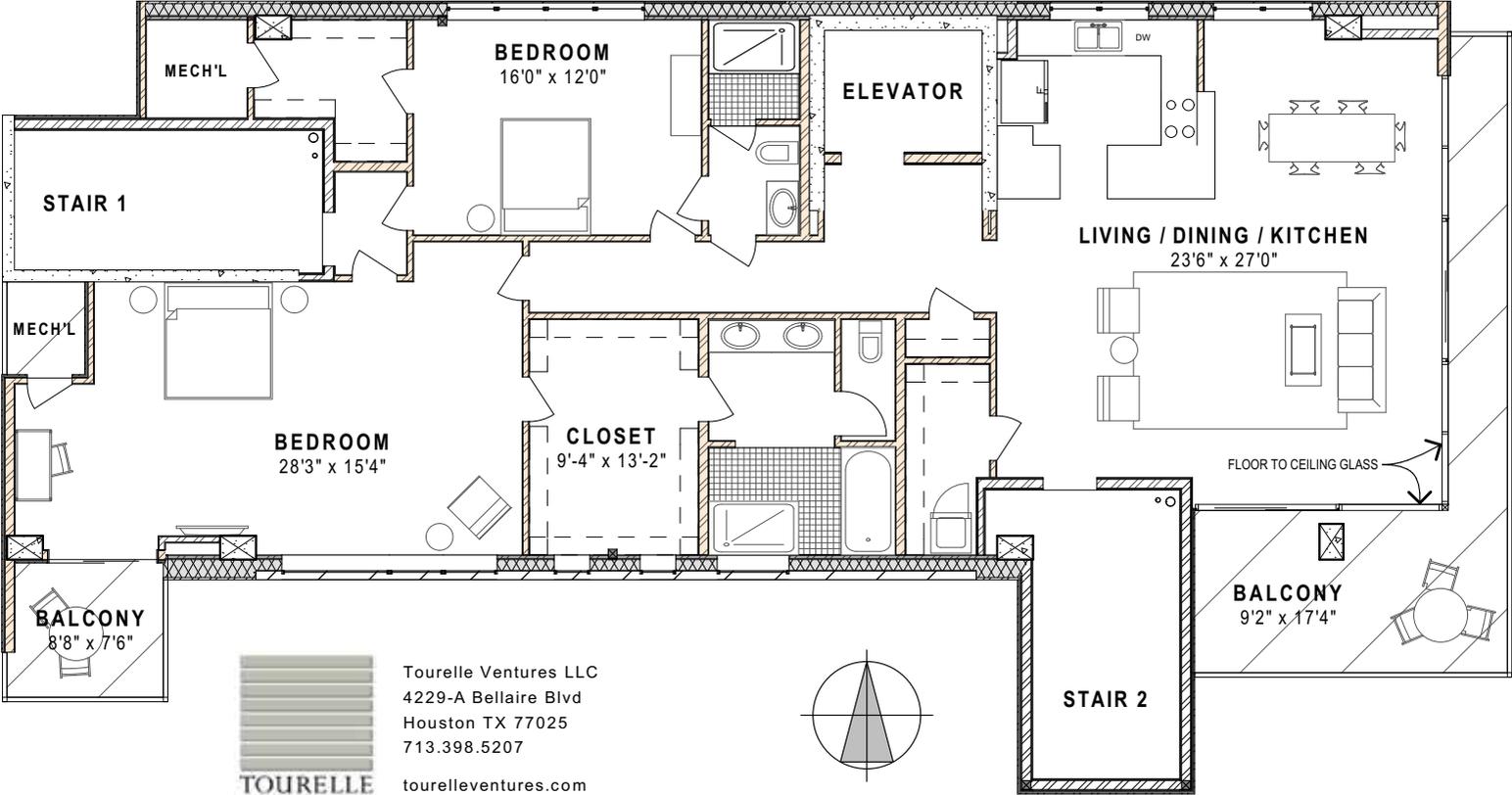
HYPOTHETICAL ONE BEDROOM

Floor-to-Ceiling Glass • 360° Exposure • Custom Layouts



MUSEUM DISTRICT

MEDICAL CENTER



Tourelle Ventures LLC
4229-A Bellaire Blvd
Houston TX 77025
713.398.5207
tourelleventures.com

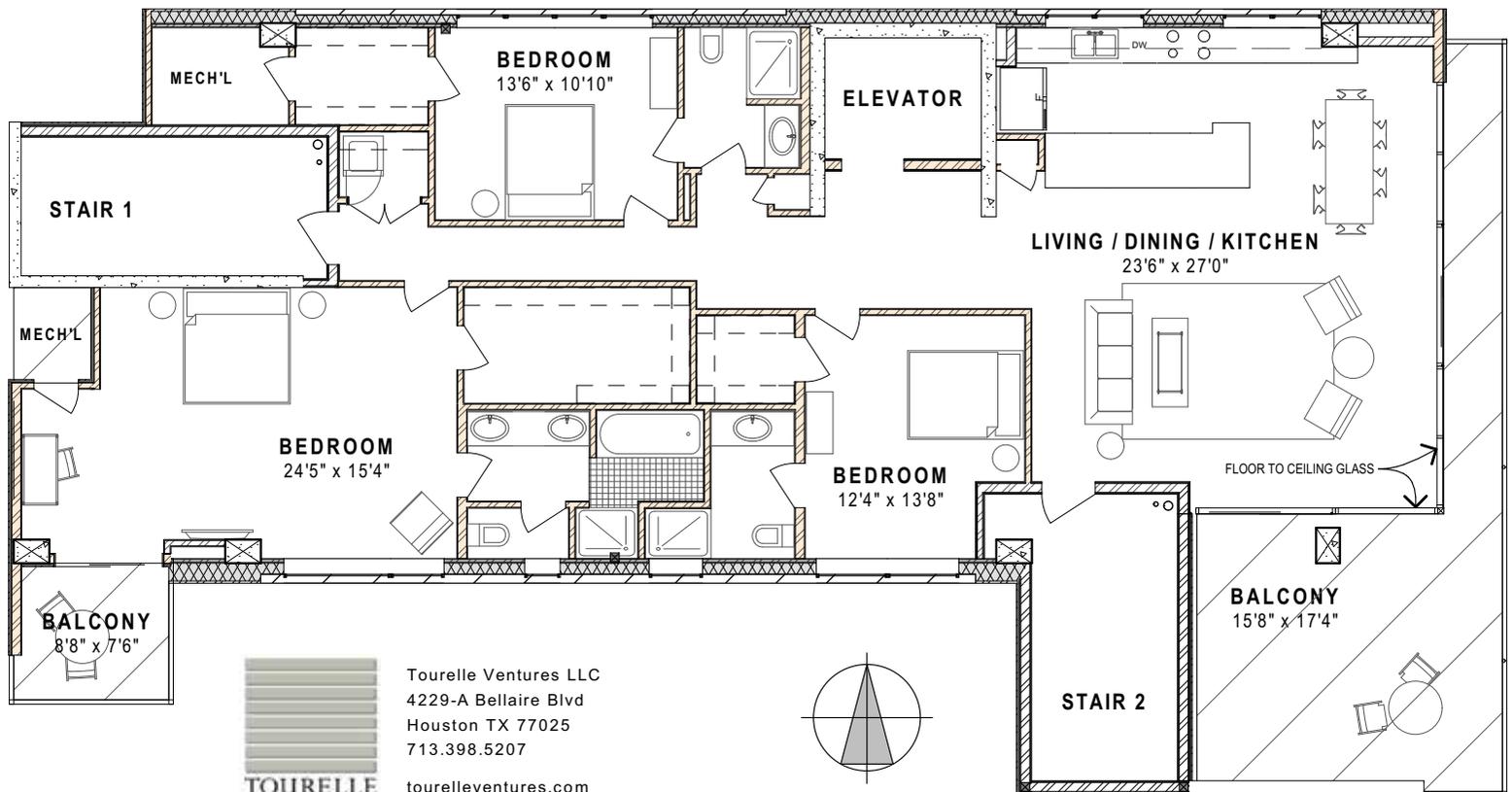
HYPOTHETICAL TWO BEDROOM

Stacked-Penthouse Concept • Direct Elevator Access



RICE STADIUM

NRG STADIUM

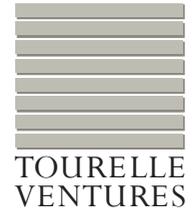


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HYPOTHETICAL THREE BEDROOM

MORNINGSIDE MANSIONS at Rice Village

2406 Tangley at Morningside, In Rice Village



Tourelle Ventures, LLC 4229-A Bellaire Blvd. Houston, Texas 77025 713.398.5207 www.tourelleventures.com

SPECIFICATIONS

NUMBER OF STORIES	Seven
NUMBER OF UNITS	Six
UNITS PER FLOOR	One
PARKING PER UNIT	Two Reserved Covered Spaces
UNIT SIZE (APPROX)	2,140 Sf
UNIT BALCONIES	424 Sf
STRUCTURE	Poured-in-Place Concrete
FLOOR PENETRATIONS	None
CEILINGS	123" Or 156" Slab-to-slab
FIRE PROTECTION	100%: Sprinklers/One-hour Rated
ELEVATOR	Schindler High Speed
UNIT BACKUP POWER	Dedicated Generator Option
UNIT HVAC	Residential Split System
INSULATION (NORTH/SOUTH)	R-40/R-56.5 Minimum
EXTERIOR	Steel and Concrete

TOURELLE VENTURES LLC

Cameron Armstrong

Cameron's background in real estate began with apprenticeship to some of New York's leading development figures, including work on high-rise land assemblages, re-use of historic landmarks, and large scale urban redevelopment. Fifteen years in Houston commercial brokerage during the 1980's and '90s involved him broadly with all kinds of property and transactions, including some of the largest deals in the region during that period.

Beginning in 1991, his involvement with design expanded to custom homes, artists' studios and corporate facilities, which have been realized as far afield as in Idaho, Colorado and Louisiana, as well as in Houston and elsewhere in Texas. Cameron's work with new technologies and building types has led to reportage by CNN, *The New York Times*, The Discovery Channel, *The Wall Street Journal*, *Houston Chronicle*, and other outlets, and his writings have been widely published, including in *Metropolis*, *Cite*, *Sculpture*, and by the Contemporary Arts Museum/Houston.

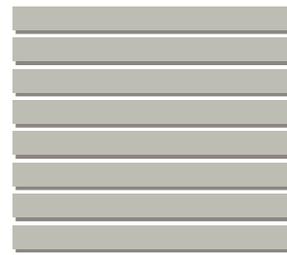
Gail Schorre AIA

Gail Schorre Architects and Morningside Architects were the venues in which, from 1988, Gail was able to bring early experience with New York's I. M. Pei and Partners, Skidmore Owings and Merrill, and Gensler into close engagement with the diverse priorities of a broad range of Houston residential and commercial clients. Ranging upward from modest renovations, projects of a wide variety of sizes and budgets gave her scope to develop a distinctive translation of conventional aesthetic considerations into a design ethic foregrounding program and function, whose central terms are broadly inclusive of emotional, psychological and cultural factors, in addition to simple utility. Informed by an early apprenticeship with the National Trust for Historic Preservation, this ethic has enabled her to balance clients'

personal concerns with the civic values of communities, the technical concerns of engineers and the practical focus of business-minded contractors in, literally, dozens of successful projects. Her teaching activities over several decades have ranged from public lectures on residential architecture for homeowners, to an adjunct position on the design faculty of the University of Houston's Department of Fine Arts.

Tim Schorre AIA, LEED AP

Tim Schorre's mastery of the technologies best suited for use along the Gulf Coast is based on over thirty years' work with individual, corporate, institutional and public clients, spanning building types as diverse as schools, churches, corporate offices and homes. Since co-founding Morningside Architects in 2004, his focus on the cultural and technical challenges of making sustainable shelter in Houston's difficult climate has yielded a thriving practice diversified between commercial, residential and institutional projects. Beginning in 2012, his involvement with Tourelle Ventures has helped the company envision new ways to integrate the preferences of Houston's residential market with mid- and high-rise development. A recognized authority on Green design, he has spoken on sustainability in universities, public forums and other outlets.



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