

FACT SHEET

LOCATION:

5200 East Camelback Road, Phoenix, Arizona 85018
Phone (602) 840-3610, Fax (602) 840-6927
Reservations (800) 672-6011, www.royalpalmsresortandspa.com

Guests are within minutes of Scottsdale and its shopping, art galleries, entertainment and world famous golf courses. The Phoenix Sky Harbor International Airport is only 20 minutes away.

DESCRIPTION:

Located at the foot of Camelback Mountain, the Royal Palms combines the graciousness and sophistication of a Mediterranean villa with the intimacy and privacy of a secluded retreat. Guests enter the resort through a driveway lined with regal palm trees and are greeted by a 250-year-old fountain in the circular porte cochere.

Originally built in 1929 as a summer retreat for Cunard Steamship executive and financier Delos Cooke, the resort underwent a multimillion dollar restoration, re-opening in the summer of 1997. With 119 custom-appointed casitas and guestrooms, over 20,000 square feet of estate-like meeting space, Spanish Colonial architecture, Tuscan style landscaping, and superb culinary service, this award-winning resort is the perfect choice for the discriminating business and leisure traveler, distinctive corporate and incentive meetings, and for romantic and special occasions.

Inside and out, the architecture and appointments of the Royal Palms recall the glamour, hope and confidence of the Post World War II era. Situated on 8.9 acres filled with magenta bougainvillea, lush flower gardens and exotic plants, the Royal Palms casitas and guestrooms are each designed and decorated with exquisite care and attention to detail.

OWNERSHIP/MANAGEMENT:

Royal Palms Resort and Spa is one of 30 independent, upscale and luxury hotels, resorts and golf clubs in the United States managed by Destination Hotels & Resorts, the fifth largest independent hospitality management company in the country. The company, headquartered in suburban Denver, Colo., features a portfolio of more than 7,000 guest rooms, 13 golf courses and 10 full-service spas. Destination Hotels & Resorts properties are located in key metropolitan and resort markets including Washington, D.C., Houston, Chicago, Denver, Dallas, San Diego, Aspen, Austin, Phoenix, Palm Springs, Jackson Hole, Maui and Lake Tahoe. For more information on the properties in the Destination Hotels & Resorts collection, please visit www.destinationhotels.com.

Greg Miller, Vice President & Managing Director, a 15-year veteran with Hyatt Resorts, has been at the helm since the beginning of the restoration in 1996.

AFFILIATIONS:

Historic Hotels of America

AWARDS:

AAA Four Diamond Award, 1999 through 2007

2005 Zagat Survey: Top U.S. Hotels and Restaurants, #10 U. S. Resort over 100 rooms

Travel + Leisure, Readers' Poll: T+L 500, 2005, #1 Resort/Hotel in Arizona

Travel + Leisure, 50 Romantic Retreats (in the world), 2003

Conde Nast Traveler, Gold List of World's Best Places To Stay, 2005

Conde Nast Traveler, Readers' Choice Awards: Top 50 U.S. Resorts, 2005, 2006

Andrew Harper's Hideaway Report, 25th Annual Reader Survey of world's best hotels and resorts, Top 20 US Resorts, 2006 (top ranked Arizona resort)

Luxury Spa Finder magazine, 2005 and 2006 Readers' Choice Crystal Awards, Ten Most Romantic Spas (Alvadora Spa)

Zagat Survey: America's Top Restaurants 2006 and 2007, Most Popular Restaurant in Phoenix Area

OPENED:

Original mansion/private estate: 1929

First opened to the public as an inn: 1948

Restoration re-opening: Summer 1997

Alvadora Spa opening: January 2003

HISTORY:

Delos Cooke was a New York industrialist and financier. He also held several key civilian responsibilities for which he was officially recognized by the governments of France, Italy and Great Britain. Cooke, the nephew of J.P. Morgan, sat on the boards of such companies as Chrysler Motors, the Baltimore and Ohio Railroad and the Foreman State Bank of Chicago.

In the mid-1920s, when his wife Florence's health required warmer climates, Cooke retired and moved to Phoenix. They chose a 65-acre parcel and built *El Vernadero*, their winter haven. The Cookes filled the 3,500-square-foot Spanish Revival villa with treasures from near and far. They were also garden lovers and used much of their annual household budget to purchase and plant rare flora, including 900 palms, many imported from Egypt. **This original mansion is at the center of the Royal Palms today.**

HISTORY – cont'd:

After Cooke's death in 1931, the home was sold to a series of private parties who added various rooms including an in-home chapel. Anticipating a tourism boom after World War II, a group of investors, headed by former big band leader Al Stovall, added 15 hotel rooms to the west of the original Cooke home and converted the main home into more guest rooms, a reception area and dining room. The Royal Palms Inn, named for the towering palms lining the entryway, opened to guests in the winter of 1948. Royal Palms Inn was a preferred address for travelers booking winter visits and earned a reputation when celebrities such as Helena Rubenstein and Groucho Marx, began staying at the hotel.

Local businessman, Fred Unger, purchased the nine-acre landmark property in 1995 and was responsible for the hotel's restoration in 1996-1997.

ARCHITECTURE/DESIGN:

Architect Don Ziebell, president, Oz Architects, Inc., conceived the overall Spanish Colonial vision and look for the resort ensuring that the design was consistent with the architectural styling by using pale terra cotta color created through a multi-coated Italian staining process to achieve the aged patina.

Joszi Meskan, Joszi Meskan Associates, designed many of the casitas, all guestrooms, T.Cook's restaurant and bar, the Cigar Lounge, meeting rooms and public areas, and was joined by 20 ASID (American Society of Interior Designers) firms, which individually designed the deluxe casitas.

Growing out of the original mansion built in 1929, the Royal Palms embodies a mixture of construction types and architectural styles. The renovated resort was modified with state-of-the-art materials while incorporating numerous architectural details to capture the feeling of the original estate. Today, the Royal Palms more resembles a huge residential manor than a commercial property. The architectural design, intimate courtyards and lush landscaping all serve to give guests a sense of serenity and privacy. The rich color scheme, antiques and plush furniture call forth images of a lavish private residence.

Highlights include:

- Italian-stained walls
- ornate antique iron gates
- mahogany and iron double doors at the entry way
- original tile work including a hand-painted tile mural of an elegant Spanish woman
- outdoor fireplaces
- stone fountains including a 250-year-old fountain that greets guests at the entrance
- French doors
- stone pavers made of laja negra or "black stone" from Queretaro, Mexico, dating back to 1692
- trestle beams found in a dried Great Salt Lake riverbed
- red brick from original walls and pre-1900 Chicago buildings.

ACCOMMODATIONS:

The Royal Palms offers 119 villas, casitas and guestrooms. All rooms and indoor public areas at The Royal Palms are non-smoking. Ashtrays are provided in the Cigar Lounge, on the patios and in other outdoor venues.

Montavista Rooms and Suites: Montavista is an enclave of Mediterranean-inspired estate rooms and suites overlooking a tiered garden terrace with tranquil reflecting pool and fountains and dramatic views of Camelback Mountain. A variety of room types are available featuring a residential environment of deep, vibrant colors and bold patterns: Valencia Rooms, Valencia Terrace Rooms, Valencia Suites, Valencia Master Suites, Montavista Rooms, Montavista Terrace Rooms and Montavista Suites.

Casitas: Located in the secluded citrus garden, the Casitas feature views of Camelback Mountain, stylish appointments, French doors leading to patios, custom-designed furniture, hand-wrought iron canopy beds and fireplaces. Bathrooms feature colorful tile and a dressing area with custom-made, hand-painted wood vanities.

Designer Casitas: Individually designed by different ASID design teams, each Designer Casita features French doors leading to a private patio, custom-designed furniture, hand-wrought iron canopy beds and a corner fireplace. Amenities in the bathrooms include a walk-in shower with a skylight, adjustable showerhead, tiled bench, marble tiles, a white pedestal sink and a tiled amenity shelf.

Alvadora Spa Suites: Custom designed to offer a private spa environment, every detail in these suites was meticulously tailored to appeal to all the senses and create a venue for tranquility, retreat and self-discovery. Each suite has a magnificent mountain view and overlooks the Montavista terrace and gardens. Dark wood floors and furnishings of beige and white are accented with sage and lavender. Features include color therapy lighting, a fireplace, a large soaking tub, steam shower, ballet bar, an exclusive menu of spa services available only in these suites.

Villas: The **Valencia Villa** is tucked away in the Valencia Garden at the foothills of Camelback Mountain and offers 800 square feet in a very private setting. The **Camelback Villa** is 900 square feet of Old World charm and comfort and features a glass-enclosed indoor-outdoor shower and an expansive private patio with a gas fireplace. The 900- square foot **Honeymoon Villa** was designed for romance with its dreamy colors, whimsical yet elegant furnishings and a large private patio with a double chaise lounge and fireplace. The **Alvadora Spa Villa** was custom designed to create the ultimate venue for a relaxing, luxurious escape with its 925 square feet of soft, calming colors and sensory details. The **Presidential Villa** provides 1,700 square feet of Old World luxury and includes a living room, dining room, butler's pantry, master bedroom, master bath with a glass-enclosed indoor-outdoor shower, three private patios and three gas fireplaces.

43	Montavista and Valencia Rooms (including one Alvadora guestroom)
21	Montavista and Valencia Suites
28	Casitas
16	Designer Casitas
6	Alvadora Spa Suites
5	Villas
119	Total Accommodations (all non-smoking)

GUEST ROOM AMENITIES:

Luxurious amenities included in all rooms and suites include:

- a private patio or balcony
- hand-crafted artifacts
- custom furnishings
- minibar
- wall safe
- 25" remote control color television
- stereo/compact disk player or clock radio
- High-speed and wireless Internet service
- both a two-line and a cordless telephone with dataports
- cotton waffle-weave robes
- magnifying make-up mirror
- hair dryer
- private label Neroli body and hair care products
- iron and full-size ironing board
- separate desk and work area
- 24-hour room service

GUEST SERVICES:

A daily \$22 service fee is added to the final check-out invoice to cover a number of services, including:

- gratuities for front desk, bellmen, valet, housekeeping and concierge staff (does not include restaurant or room service)
- in-room seasonal fruit bowl
- in-room coffee
- valet parking
- evening turn-down
- shoe shine
- business services
- daily newspaper

Check-in is 3:00 p.m.; check-out is 12 noon. Late departures are subject to availability.

DINING:

T Cook's: Under the direction of Executive Chef Lee Hillson, Royal Palms offers one of Phoenix/Scottsdale's best restaurants with T. Cook's. The restaurant offers artistic, intriguing Mediterranean style cuisine with rotisserie specialties prepared at the restaurant's centerpiece 1930's fireplace.

Desserts and pastries are exquisitely prepared by Executive Pastry Chef and Chocolate Maestro, Pierino Jermonti, famed for his fusion of architecture and artistry.

T. Cook's location in the mansion creates a residential dining experience, comfortable yet elegant. A vaulted wood-beamed ceiling, dramatic wrought iron chandeliers, and iron floor lamps enhance the intimate atmosphere with soft lighting. Floor-to-ceiling windows offer stunning views of Camelback Mountain.

DINING – cont’d:

Patio Dining: Two patios adjacent to T. Cook’s are available for enjoying the Arizona outdoors. One offers year-round al fresco dining in comfort with ceiling fans, awnings and a misting system for warm weather; a heated floor and fireplace for cooler temperatures; and a stunning daytime view of Camelback Mountain as well as a front row seat for vivid mountain sunsets.

T. Cook’s Bar: Located off the Courtyard, this cozy lounge features a 30-foot cherrywood bar with seating for 13, and 1930s style bamboo sofas and leather overstuffed chairs. Rich and inviting, it contains French terra cotta tiles on the floor and hand-painted Italian frescos in epic-like maps on the walls. A black baby grand piano provides nightly entertainment.

Cigar Lounge: Adjacent to the bar, the Cigar Lounge seats approximately 12 in plush sofas and chairs situated on a red leather floor. Old iron floorstand ashtrays, antique lamps and a large wooden corner cabinet provide a cozy respite where guests can enjoy a choice cigar. A custom-made humididor contains a selection of fine, hand-rolled cigars.

Delos Room: A private dining room seating 12 guests, the Delos Room features antique sideboards with Italian and French pottery, artifacts from around the world, and a large wicker chandelier, which serves as a perch for a whimsical wicker monkey.

Cabana Grill: Located adjacent to the swimming pool, the Cabana Grill serves a light fare of salads, sandwiches and beverages to guests who choose to dine al fresco or in the poolside cabanas.

Room Service: available 24 hours

ALVADORA SPA:

Mirroring the Old World feel of the resort, Alvadora Spa is residential, warm, intimate...and even romantic. Distinguished by the Spanish Colonial design of the hotel coupled with distinctive European influences, the spa integrates the indoors and outdoors in a unique non-clinical environment. Features include natural stone, aged timbers, rich colors and textures, residential furnishings, hand-made tiles, large wooden doors, gardens, fountains and fireplaces. The spa has ten treatment rooms plus a variety of outdoor treatment areas in garden settings with fireplaces and fountains, a fitness center and full-service salon.

CONFERENCE FACILITIES:

Unlike typical meeting facilities, guests will immediately know they are somewhere special when they attend a meeting at the Royal Palms. Wall tapestries, antique furniture, huge stone fireplaces, views of tranquil gardens and natural lighting from the numerous Mediterranean-arched windows and doors give conference attendees the feeling that they are the honored guests of a grand estate.

Food service for all meetings is overseen by Executive Chef Lee Hillson, and prepared “a la minute.

Entertainment, transportation, events, off-site activities and communications services are provided by the **Conference Services** and **Royal Destinations** departments.

CONFERENCE FACILITIES – cont'd:

Estrella Salon: This 2,450-square-foot room accommodates up to 300 for a reception, 200 for dining and 280 theater style. It opens to a patio (200 for a reception and 50 for dining) and a garden (100 for a reception and 60 for dining).

Palmera Salon: This 2,120 square-foot-room with an attached pre-function foyer accommodates 220 for a reception, 140 for dinner and 220 theater style. The adjacent lounge and patio accommodate 250 for a reception and seat an additional 120 guests for dinner. The Palmera Garden features a private patio and fireplace and accommodates 50 for a reception.

Cervantes Room: For smaller gatherings, this room accommodates approximately 50 for a reception, 40 for dinner.

Cervantes Library Lounge: A comfortable “living room” venue for a reception of up to 40, it features an antique fireplace, bar and book-lined walls.

Vernadero Boardroom: The Vernadero Boardroom seats 16 and opens to the Mansion Courtyard, which accommodates up to 200 guests for a reception and 160 for dining. The adjacent Vernadero Lawn accommodates 200 for a reception and up to 160 for dining.

The **Alegria Garden** accommodates 80 for a reception and 50 for dining; the **Alegria Lawn**, 150 for a reception and 140 for dining.

RECREATION:

The Royal Palms offers a swimming pool lined with Mother of Pearl tiles and surrounded by private cabanas, a whirlpool spa, and croquet lawn.

The Concierge staff will arrange for golf at nearby championship facilities, bicycling, hot air balloon rides, desert jeep rides and excursions to museums, attractions and abundant nearby shopping. The proximity of Camelback Mountain offers guests the opportunity to hike in one of the most beautiful areas of the city.

Resort guests have an opportunity to play golf at any one of the five legendary Troon courses including Troon North, Kierland and Talking Stick. Troon North, acclaimed as one for the country's premier golf courses, is an exclusive, members-only club...except for the guests of Royal Palms. Resort guests receive advanced preferred tee times.

CONTACT:

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