



Frequently Asked Questions

Paradise Reserve – OVERVIEW

What is Paradise Reserve?

Paradise Reserve is a luxury residential development representing a rare desert retreat in the heart of Phoenix. Paradise Reserve is one of the last private properties bordering the Phoenix Mountain Preserve located at the crossroads of Phoenix, Paradise Valley, Scottsdale and the Biltmore area. Each of its heirloom estate properties is sensitively transformed to create the smallest environmental footprint while maintaining the highest luxury lifestyle available to homeowners.

When will Paradise Reserve break ground?

Slated for grand opening toward the end of 2008, Paradise Reserve has 14 exclusive hillside estate lots available in Phase I of the development. 2010 will mark the opening of Phase II, The Village, which will include 32 luxury homesites to be designed and built by Cullum Homes.

When are homebuyers expected to take up residence at Paradise Reserve?

Construction on Phase I will commence in early 2009 and local builders will work with property owners on their individualized needs. Move-in should occur within a year after construction starts depending on the property and the complexity of the residence. Homes in Phase II will be available for sale starting in late 2010.

What are some of the project's details?

Paradise Reserve is an Arizona showcase of responsible planning and development. Nestled adjacent to the Phoenix Mountain Preserve near Lincoln Avenue and 40th Street, details include a flower garden, pet park, wildlife corridor, a storm water harvesting system and home site design envelopes ensuring the area's design integrity and views are uncompromised.

What is the price range?

Lot prices for the 14 estate properties start at \$600 thousand. For the 32 village lots, homes designed and built by Cullum Homes start at \$1.5 million.

What are the some of the features that distinguish Paradise Reserve from other properties in the Biltmore/Paradise Valley area?

Paradise Reserve is of the last luxury gated communities and multi-acre parcels bordering the Phoenix Mountain Preserve. Poised at the "crossroads" of Paradise Valley, Scottsdale, downtown Phoenix and the Biltmore area, Paradise Reserve is a rare gem and outstanding investment opportunity, offering a lifestyle of prestige, exclusivity and environmental stewardship and responsibility.

What are the key community amenities?

Amenities include private parks and guard services.

Paradiso Development Corporation Team–BACKGROUND AND BUSINESS MODEL

What is Paradiso Development Corp?

Paradiso Development Corporation is the Arizona development company associated with Scott Patrick Family of Companies, a New Mexico-based residential developer emphasizing custom land planning, environmental design and distinctive home sites.

Who is Scott Schiabor? What's his experience?

Scott Patrick Schiabor is a highly successful builder and the principal of Scott Patrick Family of Companies. Since the late 1980's, Scott's focus has been on designing and building new home communities that capture the unique beauty of the Southwest, with emphasis on building in harmony with the environment. In the early 1990's, Scott began developing residential neighborhoods in Albuquerque's Northeast Heights. Like a "house whisperer," Scott is a master at land acquisition, creative design and the development of unprecedented luxury properties. Scott Patrick Family of Companies is renowned for the quality of its custom land planning, designed to take full advantage of the views, terrain and community feel of each subdivision. Scott is also co-owner of Paradiso Development Corporation of Phoenix, Arizona, developing outstanding luxury properties in the Phoenix/Paradise Valley area.

Who is the architect?

Craig Wickersham is the architect at Paradise Reserve. Craig has been in the design profession from an early age, drafting his first residence at the age of 13. His first home was under construction at age 14 and from that point he never looked back. Over the next few years he developed his natural design talents and at age 17 he was accepted on the spot to Taliesin West by Mrs. Olgivanna Wright herself. Craig is a Licensed Architect and a member of the American Institute of Architects.

How is this project financed?

Paradise Reserve is privately financed.

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Who is the development team?

The owners of Paradise are renowned home builders and designers, Scott Patrick Schiabor and Bob Sahd. Kitchell Master Planned Communities will build the main infrastructure for the site, Kitchell Custom Homes is responsible for Reserve House/Guardhouse construction, Craig Wickersham is the architect and design consultant, LVS Urban Design Studio LLC served as designer and land planner, and Desierto Verde is responsible for landscape conservation and design.

Who is the exclusive sales agency?

Realty Executives, The Griggs Group is the exclusive broker for Paradise Reserve.

Paradise Reserve – LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)**Will Paradise Reserve be LEED certified?**

Many of the homes at Paradise Reserve will likely be built with LEED principles.

What is LEED?

LEED (Leadership in Energy and Environmental Design) is the nationally accepted benchmark for the design, construction and operation of high performance, environmentally-friendly real estate projects. LEED certification signifies a building has created and maintains a healthier living environment through better and more efficient use of key resources such as energy, water, materials and land.

What will be the most environmentally unique amenity of Paradise Reserve?

There are several. The development team at Paradise Reserve understand natural environments must be respected, enhanced and stabilized before any home construction should begin. The following basic principles of environmentally sensitive design have been employed at Paradise Reserve to ensure minimal impact:

- Limit land disturbance (i.e. apply the natural contours and systems of drainage)
- Protect important natural areas and habitats
- Limit impervious surfaces (i.e. minimize streets or roads)
- Provide innovative and effective storm water management

PARADISE RESERVE PROSPECTS AND THE REAL ESTATE MARKET**Who are the prospective buyers for Paradise Reserve?**

Buyers at Paradise Reserve will be those who are seeking a lifestyle where their home is built with environmental responsibility in mind with a desire to live in a centrally located community in the foothills of a mountain preserve.

Where will they come from?

Buyers will come from various areas of the Valley as well as throughout the United States and possibly from another part of the globe.

What research or experiences prove there will be a demand for such a unique property?

Through sustainable design and development practices, the Paradiso team subtly transformed this pristine property into a true "Desert Retreat in the Heart of the City." The partners recognized that before any highend homes could be built on the acreage, a vast and unprecedented engineering effort was required to rehabilitate, protect and preserve the integrity and natural beauty of the land. Paradiso invested over \$40 million to preserve and improve the property's infrastructure and make their dream a reality. And, if anyone can improve on Mother Nature, it is the Paradise Reserve development team.

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