



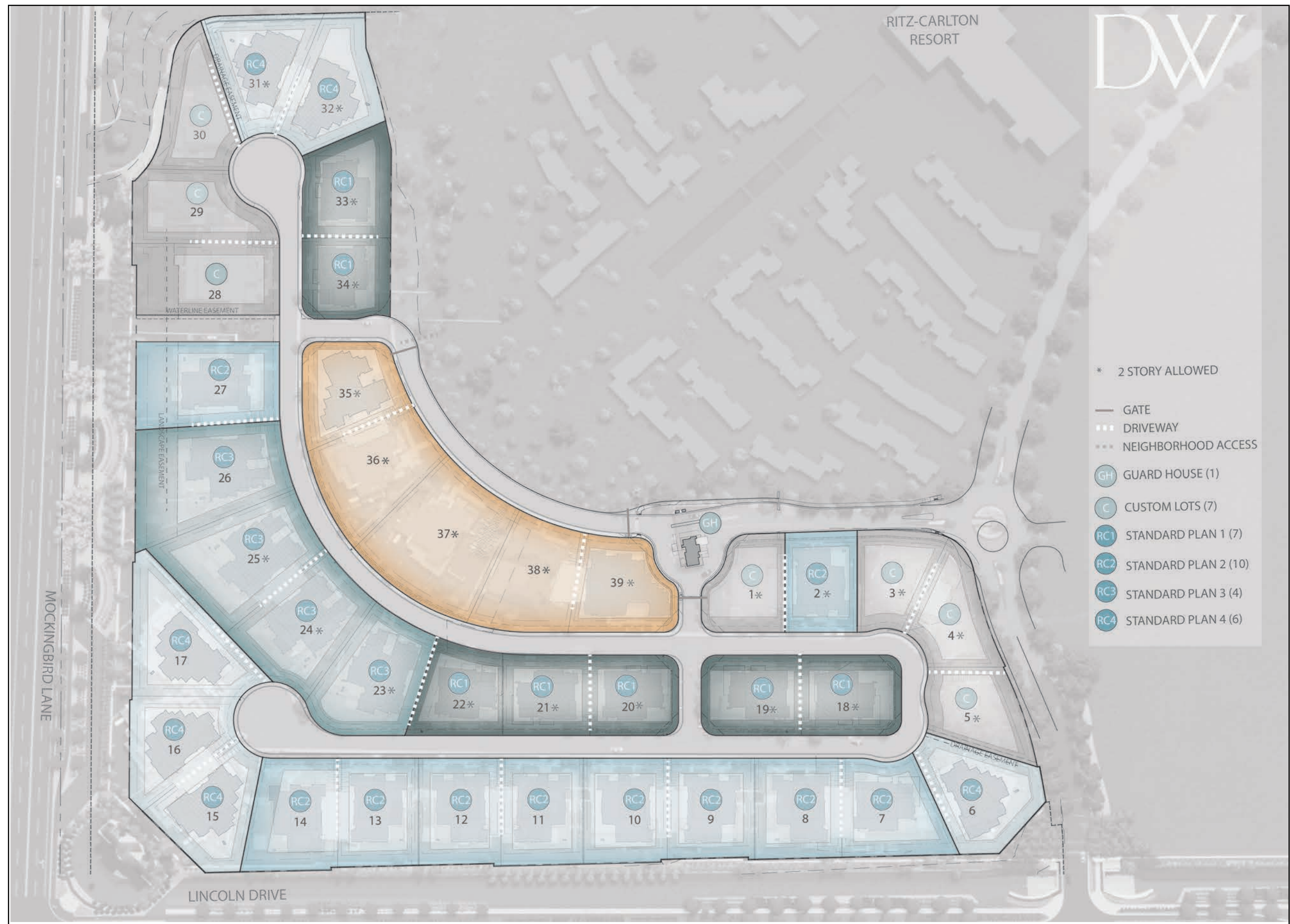
THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY



Offered by The Solvere Group, LLC (AZ DRE #LC631297000). The Ritz-Carlton Residences, Paradise Valley are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). FSPV Parcel C, LLC and it's affiliates ("Developer") use The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. Square footages are gross measurements based on architectural plans and may vary based on location of unit. All renderings contained herein are artist impressions, conceptual interpretations, merely intended as illustration and all depicted improvements are proposed only and are not in existence. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. THE IMPROVEMENTS DESCRIBED HEREIN ARE PROPOSED ONLY AND NO WARRANTY IS GIVEN OR IMPLIED THAT THE IMPROVEMENTS WILL BE COMPLETED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY ARIZONA REVISED STATUTES, 32-2181, et seq. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offer of real estate for sale or solicitation of an offer to buy, to residents of any state, province or other jurisdiction where the project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. Void where prohibited. No sales will occur until permitted by the Arizona Department of Real Estate; all sales are conditioned upon the issuance by the Arizona Department of Real Estate of a Disclosure Report for the community and buyers' receipt and acceptance of the Disclosure Report. Only lot reservations will be accepted by Developer, and only as permitted by the Arizona Department of Real Estate, until the Disclosure Report for the development has been issued; provided, further, that Developer is under no obligation to accept reservations.





SITE PLAN



**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - 2 STORY MODERN'TERRANEAN™ STYLE SHOWN



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 2 - 2 STORY MODERN STYLE SHOWN



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 3 - 1 STORY DESERT PRAIRIE STYLE SHOWN



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THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC 4 - 2 STORY MODERN STYLE SHOWN



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RITZ FLOOR PLANS - LIVABLE SF – 5.13.19

RC-1

LOWER - 2,300 SF
LOWER SHOWCASE - 722 SF
MAIN - 3,180 SF
UPPER - 2,266 SF
TOTAL - 8,468 SF

RC-2

<u>LARGE BASEMENT</u>		<u>SMALL BASEMENT</u>
LOWER - 3,270 SF		1,452 SF
LOWER SHOWCASE – 933 SF		0 SF
MAIN - 4,167 SF		4,167 SF
UPPER - 1,754 SF		1,754 SF
TOTAL - 10,124 SF	OR	7,373 SF

RC-3

LOWER - 2,830 SF
LOWER SHOWCASE - 1,389 SF
MAIN - 5,043 SF
UPPER - 3,061 SF
TOTAL - 12,323 SF

RC-4

LOWER - 3,035 SF
LOWER SHOWCASE - 942 SF
MAIN - 4,070 SF
UPPER - 2,876 SF
TOTAL - 10,923 SF

RITZ CARLTON LIVABLE SQUARE FOOTAGES



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MAIN LEVEL

RC-1

LOWER - 2,300 SF
LOWER SHOWCASE - 722 SF
MAIN - 3,180 SF
UPPER - 2,266 SF
TOTAL - 8,468 SF

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BEDROOM OPTION



BAR OPTION



THE RITZ-CARLTON
RESIDENCES

PARADISE VALLEY

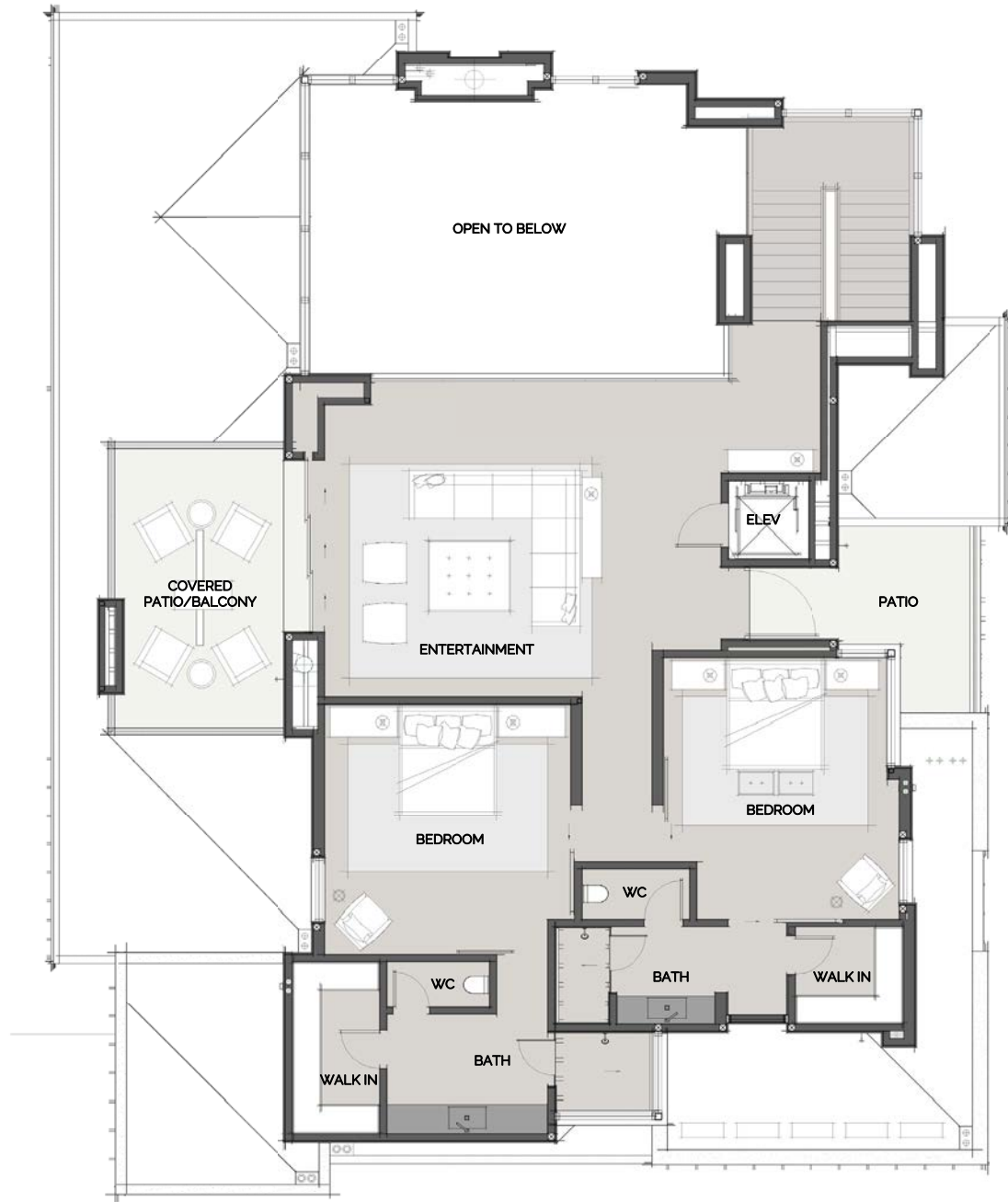
RC 1 - LOWER LEVEL

RC-1
LOWER - 2,300 SF
LOWER SHOWCASE - 722 SF
MAIN - 3,180 SF
UPPER - 2,266 SF
TOTAL - 8,468 SF
<small>* All outdoor spaces are represented for discussion purposes only. Final layouts and design to be determined by buyer.</small>



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - UPPER LEVEL

RC-1

LOWER - 2,300 SF
LOWER SHOWCASE - 722 SF
MAIN - 3,180 SF
UPPER - 2,266 SF
TOTAL - 8,468 SF

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RC 1 - MODERN 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
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RC 1 - MODERN 2 STORY REAR ELEVATION



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**THE RITZ-CARLTON
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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - DESERT PRAIRIE 2 STORY REAR ELEVATION



Offered by The Solvare Group, LLC (AZ DRE #LC631297000). The Ritz-Carlton Residences, Paradise Valley are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). FSPV Parcel C, LLC and its affiliates ("Developer") use The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein. Square footages are gross measurements based on architectural plans and may vary based on location of unit. All renderings contained herein are artist impressions, conceptual interpretations, merely intended as illustration and all depicted improvements are proposed only and are not in existence. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. THE IMPROVEMENTS DESCRIBED HEREIN ARE PROPOSED ONLY AND NO WARRANTY IS GIVEN OR IMPLIED THAT THE IMPROVEMENTS WILL BE COMPLETED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY ARIZONA REVISED STATUTES, 32-2181, et seq. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offer of real estate for sale or solicitation of an offer to buy, to residents of any state, province or other jurisdiction where the project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. Void where prohibited. No sales will occur until permitted by the Arizona Department of Real Estate; all sales are conditioned upon the issuance by the Arizona Department of Real Estate of a Disclosure Report for the community and buyers' receipt and acceptance of the Disclosure Report. Only lot reservations will be accepted by Developer, and only as permitted by the Arizona Department of Real Estate, until the Disclosure Report for the development has been issued; provided, further, that Developer is under no obligation to accept reservations.





**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - DESERT PRAIRIE 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN TERRANEAN™ 2 STORY FRONT ELEVATION



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RESIDENCES**

PARADISE VALLEY

RC 1 - MODERN TERRANEAN™ 1 STORY FRONT ELEVATION



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PARADISE VALLEY

RC 1 - MODERNTERRANEAN™ 1 STORY REAR ELEVATION



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THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

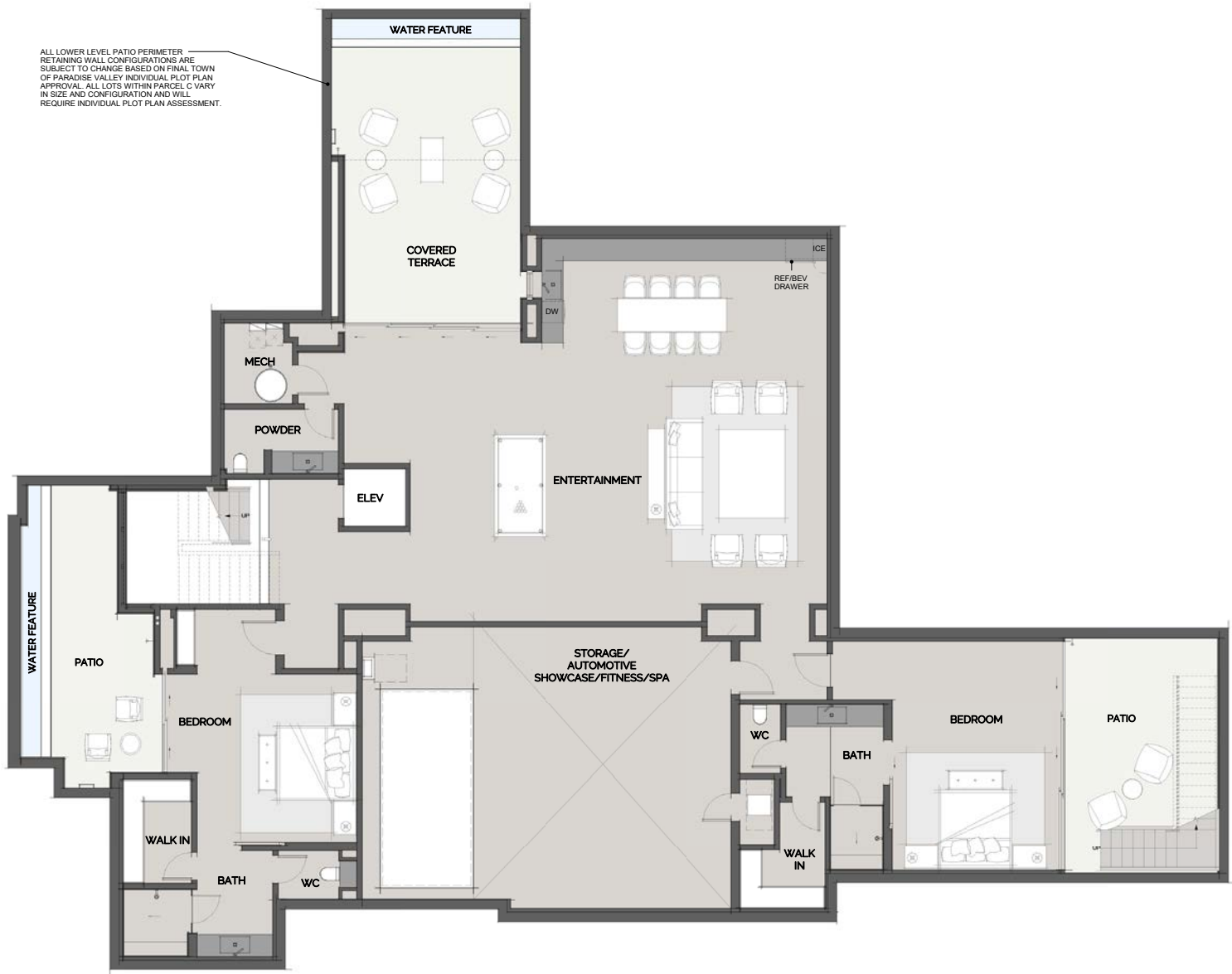
RC 2 - MAIN LEVEL

RC-2	
LARGE BASEMENT	SMALL BASEMENT
LOWER - 3,270 SF	1,452 SF
LOWER SHOWCASE - 933 SF	0 SF
MAIN - 4,167 SF	4,167 SF
UPPER - 1,754 SF	1,754 SF
TOTAL - 10,124 SF	OR 7,373 SF
* All outdoor spaces are represented for discussion purposes only. Final layouts and design to be determined by buyer.	



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THE RITZ-CARLTON
RESIDENCES

PARADISE VALLEY

RC 2 - LOWER LEVEL - LARGE OPTION

RC-2	
<u>LARGE BASEMENT*</u>	<u>SMALL BASEMENT*</u>
LOWER - 3,269 SF	1,360 SF
LOWER SHOWCASE - 848 SF	0 SF
MAIN - 4,166 SF	4,166 SF
UPPER - 1,754 SF	1,754 SF
TOTAL - 10,137 SF	OR 7,280 SF
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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

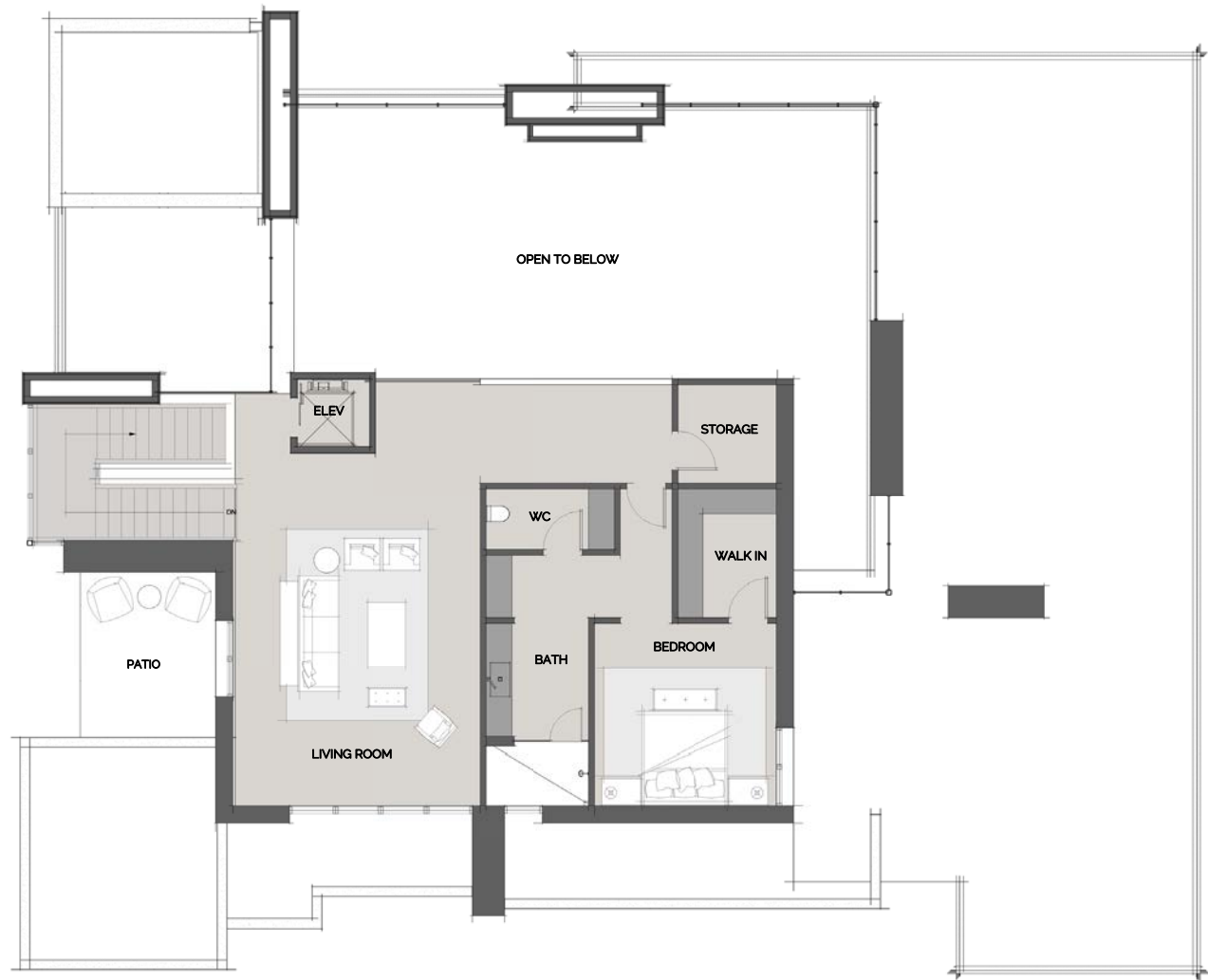
RC 2 - LOWER LEVEL - SMALL OPTION

RC-2	
LARGE BASEMENT	SMALL BASEMENT
LOWER - 3,270 SF	1,452 SF
LOWER SHOWCASE – 933 SF	0 SF
MAIN - 4,167 SF	4,167 SF
UPPER - 1,754 SF	1,754 SF
TOTAL - 10,124 SF	OR 7,373 SF
* All outdoor spaces are represented for discussion purposes only. Final layouts and design to be determined by buyer.	



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RESIDENCES**

PARADISE VALLEY

RC 2 - UPPER LEVEL

RC-2			
LARGE BASEMENT		SMALL BASEMENT	
LOWER	- 3,270 SF		1,452 SF
LOWER SHOWCASE	- 933 SF		0 SF
MAIN	- 4,167 SF		4,167 SF
UPPER	- 1,754 SF		1,754 SF
TOTAL	- 10,124 SF	OR	7,373 SF



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PARADISE VALLEY

RC 2 - MODERN 2 STORY FRONT ELEVATION



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PARADISE VALLEY

RC 2 - MODERN 1 STORY REAR ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 2 - DESERT PRAIRIE 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC 2 - MODERN TERRANEAN™ 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

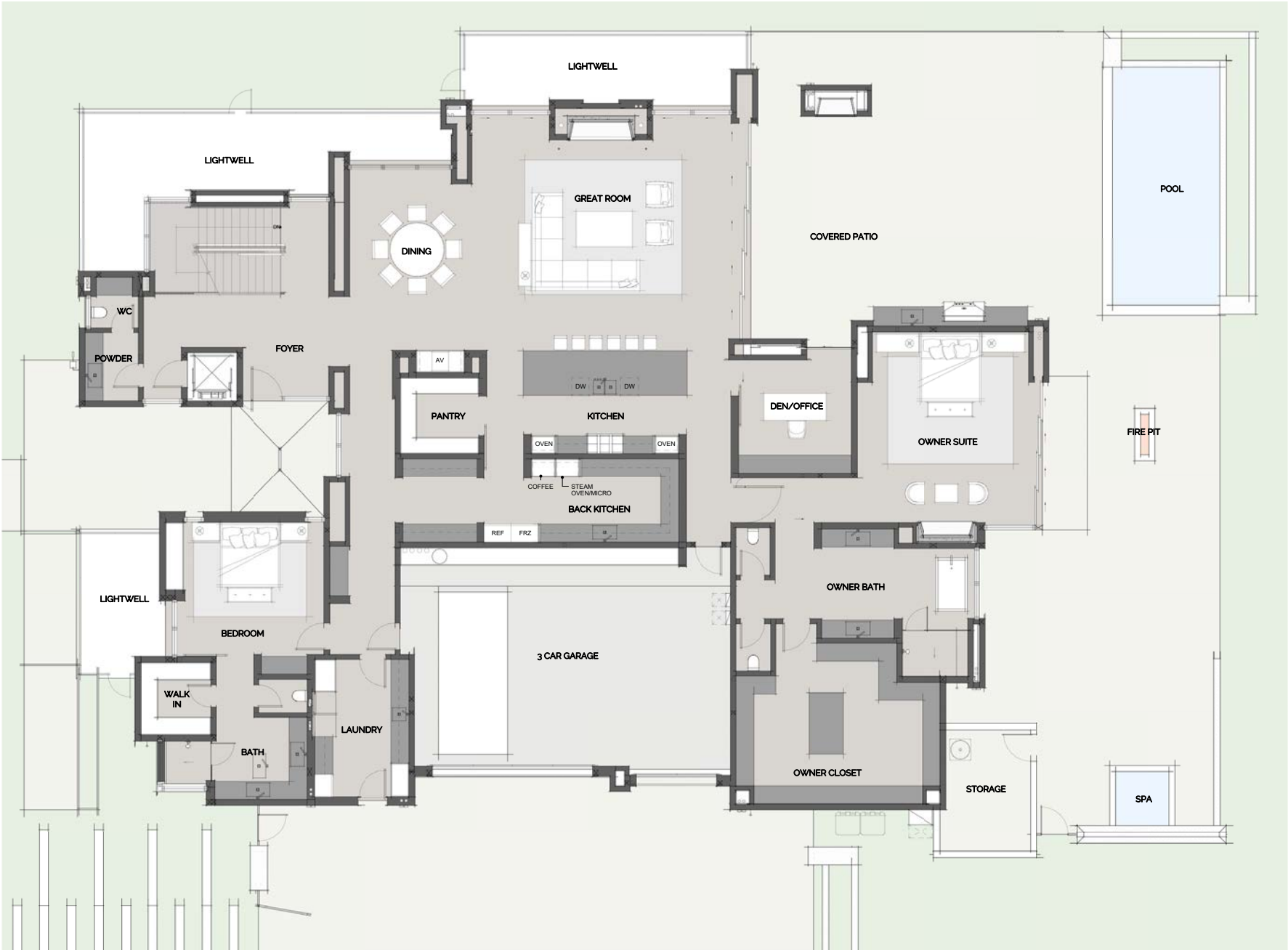
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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MAIN LEVEL

RC-3

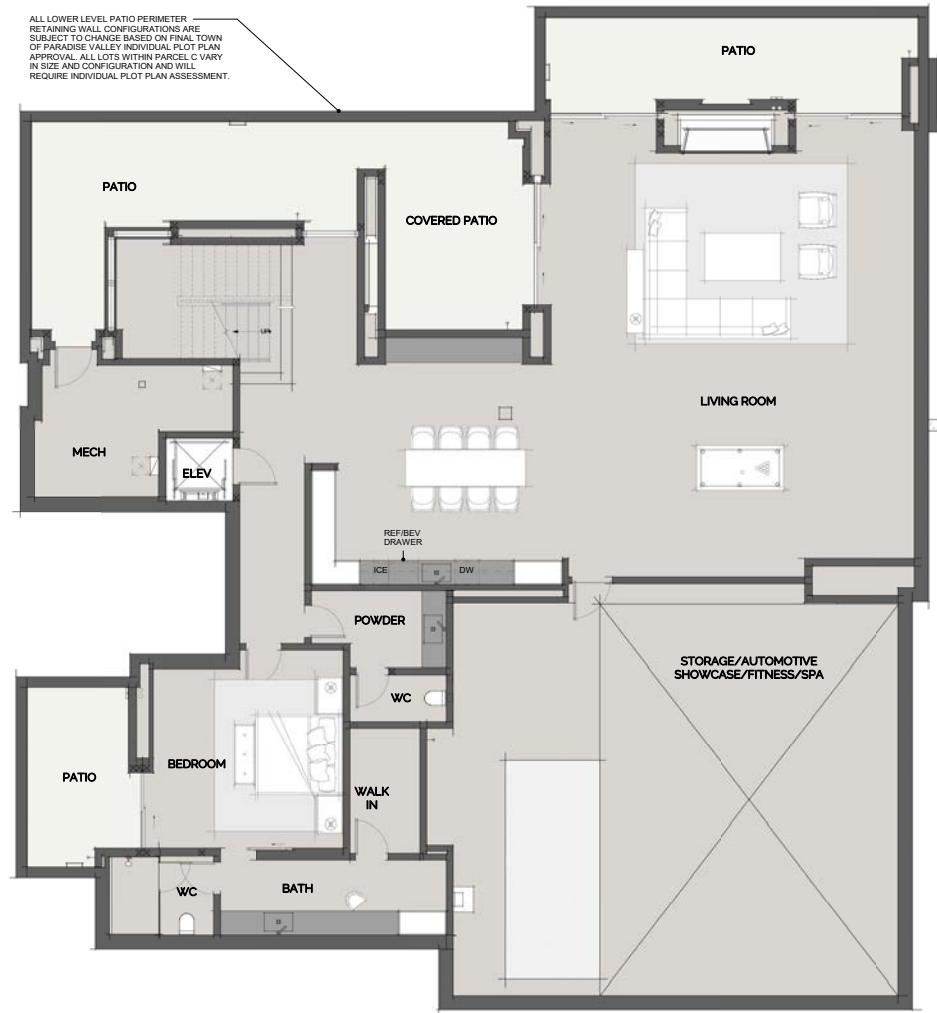
LOWER - 2,830 SF
LOWER SHOWCASE - 1,389 SF
MAIN - 5,043 SF
UPPER - 3,061 SF
TOTAL - 12,323 SF

* All outdoor spaces are represented for discussion purposes only. Final layouts and design to be determined by buyer.



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THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC3 - LOWER LEVEL

RC-3

LOWER - 2,830 SF
LOWER SHOWCASE - 1,389 SF
MAIN - 5,043 SF
UPPER - 3,061 SF
TOTAL - 12,323 SF

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THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC3 - UPPER LEVEL

RC-3

LOWER - 2,830 SF
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MAIN - 5,043 SF
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PARADISE VALLEY

RC3 - MODERN 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - DESERT PRAIRIE 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MODERN TERRANEAN™ 2 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC3 - MODERNTERRANEAN™ 1 STORY FRONT ELEVATION



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**THE RITZ-CARLTON
RESIDENCES**

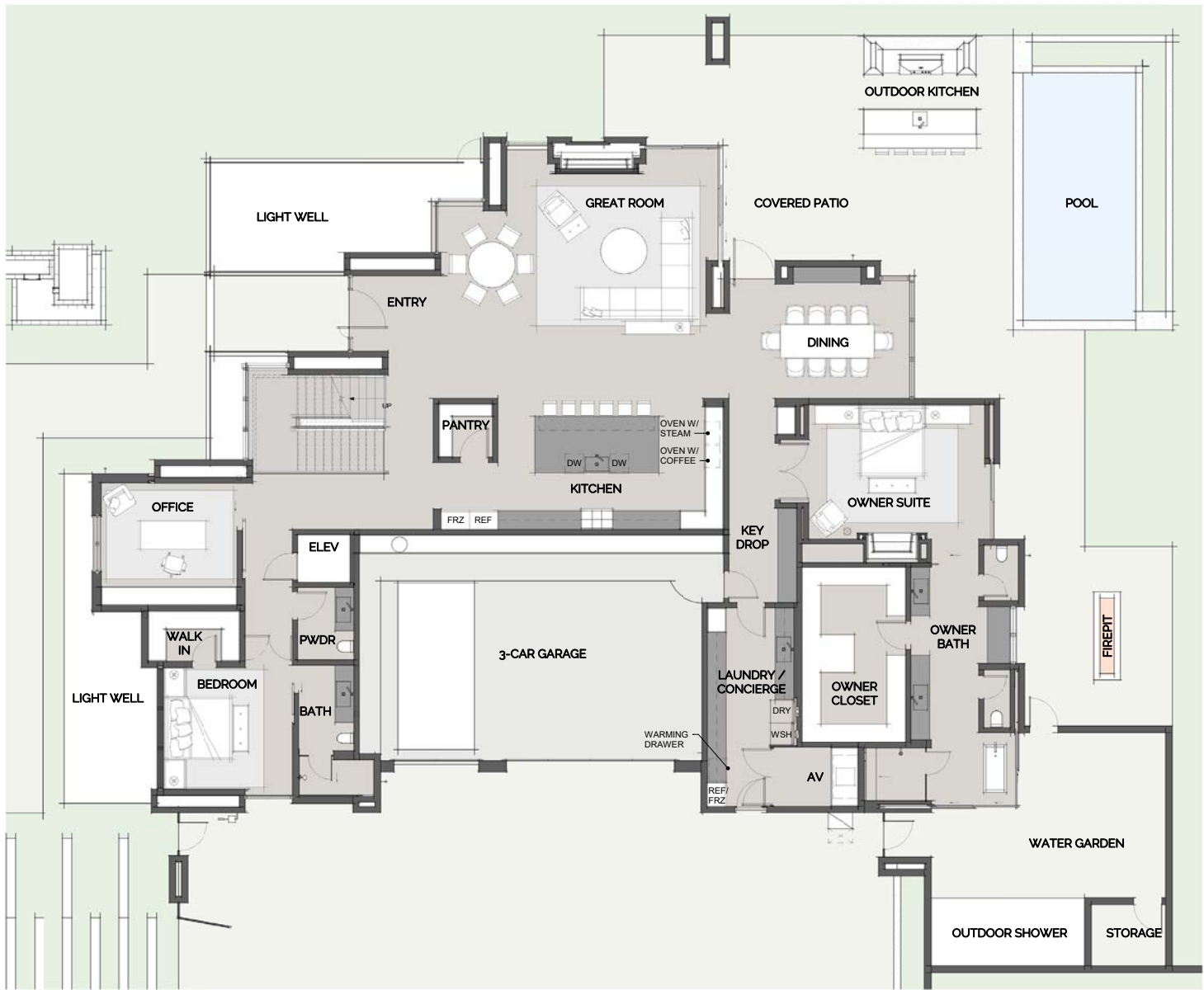
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THE RITZ-CARLTON
RESIDENCES

PARADISE VALLEY

RC4 - MAIN LEVEL

RC-4
LOWER - 3,035 SF
LOWER SHOWCASE - 942 SF
MAIN - 4,070 SF
UPPER - 2,876 SF
TOTAL - 10,923 SF

* All outdoor spaces are represented for discussion purposes only. Final layouts and design to be determined by buyer.



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ALL LOWER LEVEL PATIO PERIMETER
RETAINING WALL CONFIGURATIONS ARE
SUBJECT TO CHANGE BASED ON FINAL TOWN
OF PARADISE VALLEY INDIVIDUAL PLOT PLAN
APPROVAL. ALL LOTS WITHIN PARCEL C VARY
IN SIZE AND CONFIGURATION AND WILL
REQUIRE INDIVIDUAL PLOT PLAN ASSESSMENT.



THE RITZ-CARLTON RESIDENCES

PARADISE VALLEY

RC4 - LOWER LEVEL

RC-4

LOWER - 3,035 SF
LOWER SHOWCASE - 942 SF
MAIN - 4,070 SF
UPPER - 2,876 SF
TOTAL - 10,923 SF

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**THE RITZ-CARLTON
RESIDENCES**

PARADISE VALLEY

RC4 - UPPER LEVEL

RC-4
LOWER - 3,035 SF
LOWER SHOWCASE - 942 SF
MAIN - 4,070 SF
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PARADISE VALLEY

RC4 - MODERN 2 STORY REAR ELEVATION



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