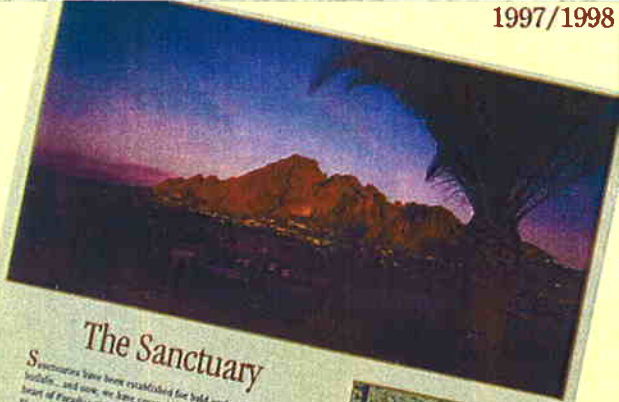


**THE SANCTUARY**  
 Homesites have been established for bold eagles, grey fox and buffalo  
 and now we have created one for people! Situated on a hillside  
 overlooking the heart of Paradise Valley with breathtaking views of  
 Camelback Mountain, Mummy Mountain, Four Peaks and city lights.  
 Homesites priced from \$122,970.

Developed by: Lou Alton Realty  
 Richard Felker (602) 941-1297

Sales by: Olivia Quist, CRS  
 Russ Lyon Realty  
 (602) 228-5570



## The Sanctuary

Structures have been established for bold eagles, grey fox and  
 buffalo... and now we have created one for people! Located in the  
 heart of Paradise Valley, one of Phoenix's most desirable suburbs,  
 The Sanctuary features 16 custom homesites with breathtaking  
 views of the city lights, Camelback and Mummy Mountains, as well  
 as Four Peaks. To date, ten of the 16 lots have been sold and ten  
 custom homes are being constructed or designed for the owners  
 future residence.

Homesites currently approved for The Sanctuary range in size from  
 3,000 to 10,000 square feet and in price from \$1.25 million to  
 \$5.5 million. For more information on lotsites or custom  
 homes at The Sanctuary Contact Richard Felker, at Lou Alton Realty  
 Realty at (602) 941-1297.

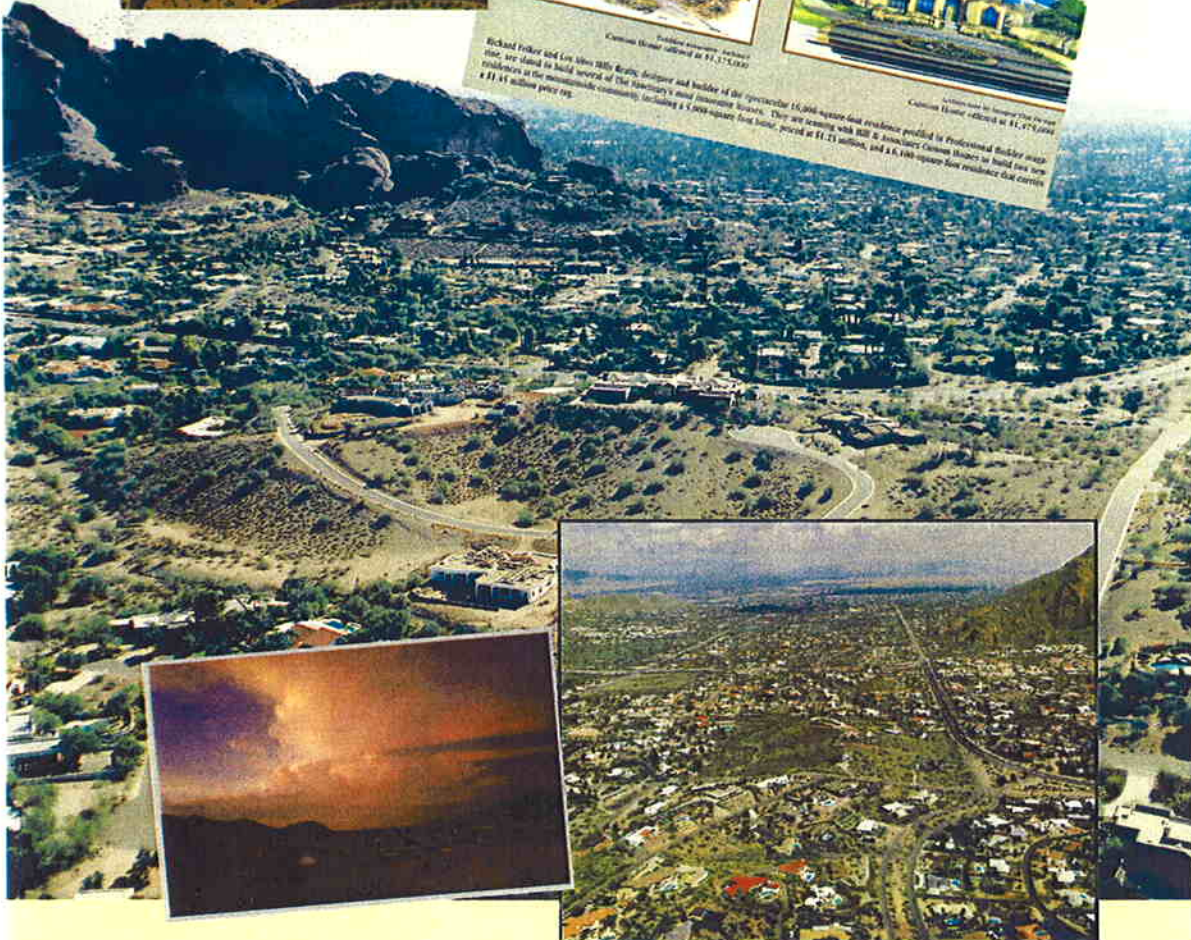


Custom Home - offered at \$1,250,000



Custom Home - offered at \$1,495,000

Richard Felker and Lou Alton Realty, developer and builder of the spectacular 16,000 square-foot residence profiled in Professional Builder magazine, are pleased to build several of The Sanctuary's most impressive homes. They are joining with RSL & Associates Custom Homes to build two new residences in the mountainside community, including a 5,000-square-foot home, priced at \$1.25 million, and a 6,100-square-foot residence that carries a \$1.45 million price tag.



At The Sanctuary, The Empire Group created a one-of-a-kind neighborhood featuring 16 custom homesites in Arizona's most exclusive address - Paradise Valley. This mountainside community overlooks Camelback and Mummy Mountains, and has outstanding views of the city lights.