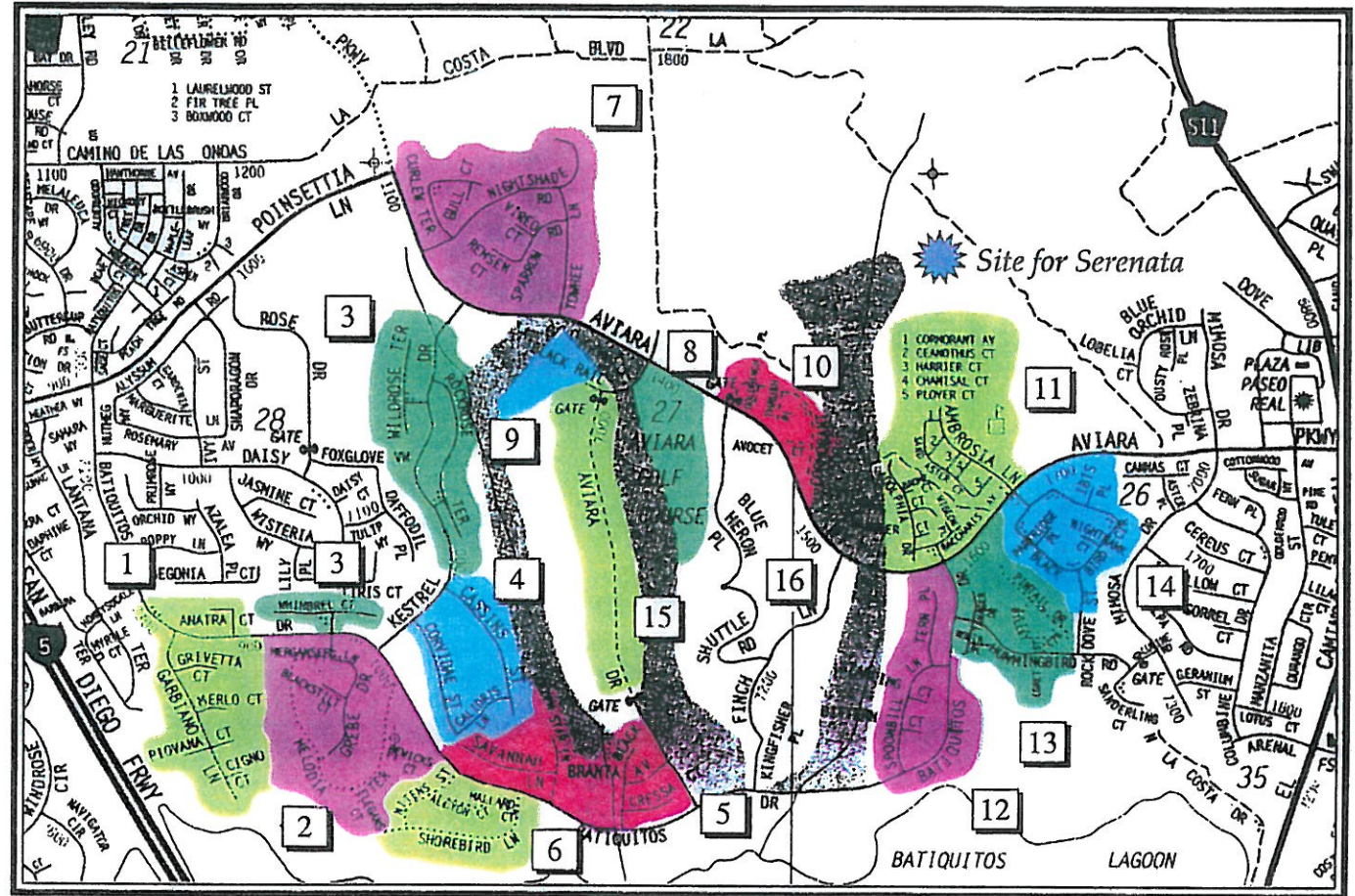


Aviara

- 1. Azure Cove
- 2. Isla Mar
- 3. Sandpiper
- 4. Mar Fiori
- 5. Cantata
- 6. Bella Lago - coming soon
- 7. Carina
- 8. Marea
- 9. Viaggio
- 10. Aldea
- 11. Sanderling
- 12. Pavona
- 13. Tramonto
- 14. Avocet
- 15. Aviara Pt.
- 16. Four Seasons Hotel

 Future Site for Serenata



Aviara Point

Custom Homes

Aviara

Development	BR	Square Feet	Mello Roos	Builder
Aldea*	2-3	1,665-2,197	Y	D.R. Horton
Avocet	3-4	2,210-2,818	Y	Republic Development Co.
Azure Cove	3-5	2,485-3,300	Y	Brookfield Homes
Beila Lago**	4-6	2,983-4,600	Y	Brookfield Homes
Cantata	3-5	2,425-3,216	Y	Coscan Davidson Homes
Carina	3-4	2,087-2,848	Y	Greystone Homes
Isla Mar	3-6	2,642-4,275	Y	Richmond American Homes
Marea	2-4	1,705-2,238	Y	Continental Homes
Mar Fior	3-5	2,850-3,942	Y	Taylor Woodrow Homes
Pavona	3-5	2,340-3,522	Y	Davidson Communities
Sanderling*	2-3	1,213-1,728	Y	Barratt American
Sandpiper	3-5	2,220-2,888	Y	Warmington Homes
Serenata**	3-6	2,220-4,000	Y	Brehm Communities
Tramonto	3-4	1,940-2,323	Y	Western Pacific Housing
Viaggio*	2-3	1,781-2,272	Y	Sea Country Homes

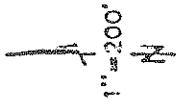
* Townhomes

** To come: Development not opened as of March '98

Mello-Roos Assessments on residential properties are shown on the annual property tax bill as CFD#1 for school construction. For further information, contact Carlsbad School District, Communities Facilities District #1 at (760) 729-9291.

Information deemed reliable but not guaranteed.

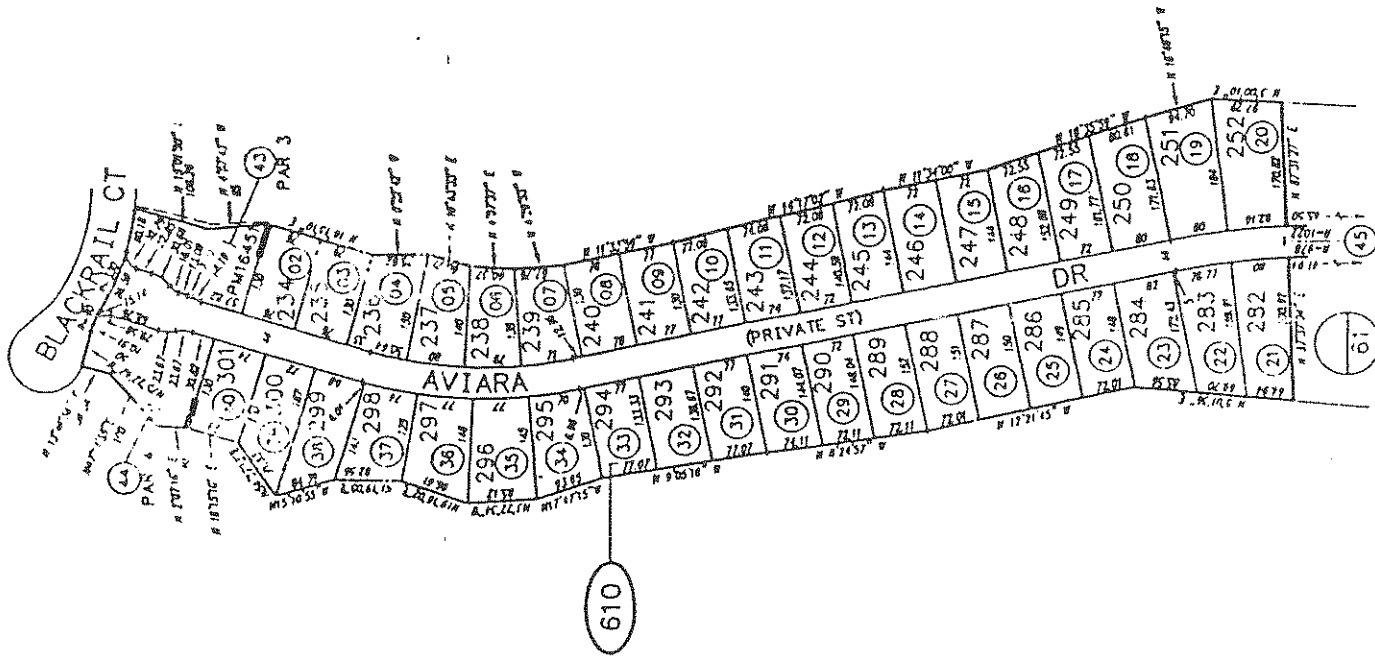
215-61
SHT. 1 OF 3



8-27-91 RAG

CHANGES	
EX-OLD INEWTRICUT	
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This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.



61
SHT. 3

61
SHT. 3

SHT. 2
3.27 AC
FOR PAR 1
REMAINDER OF PAR. 1

THIS MAP IS PREPARED FOR

11-11-1991 - CITY OF CARISBROOK TOWNSHIP 1 UNIT 1

Aldea

Custom Homes

T H E S T O R Y O F A L D E A

A quaint coastal village of townhomes, nestled in a quiet valley, alongside the world-class Aviara golf course and the beautiful Baticuitos Lagoon in Carlsbad. This is Aldea, a tranquil gate-guarded enclave that offers a lifestyle replete with amenities.

Here you'll find dramatic interior living spaces, sky-high windowscaping, woodburning fireplaces, and elegant raised panel entry doors with designer hardware. Kitchens and baths feature ceramic tile and handcrafted cabinetry and kitchens boast double-duty G.E. appliances. And the village of Aldea offers a private recreation area with pool and spa, lushly landscaped common areas and fenced private yards.

Come to think of it, perhaps these are exactly the elements you'd like to work into your own captivating life story.

Plan One

1665 Square Feet.

Two Bedrooms

Two 1/2 Baths

with Two Car

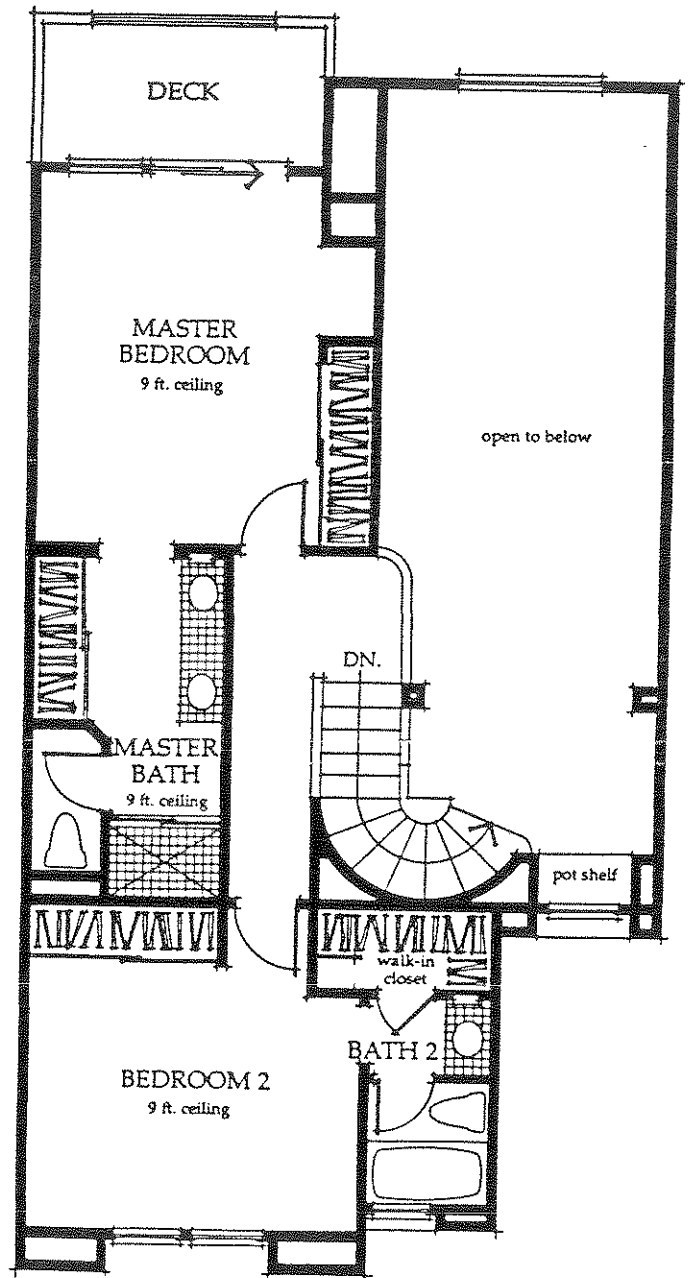
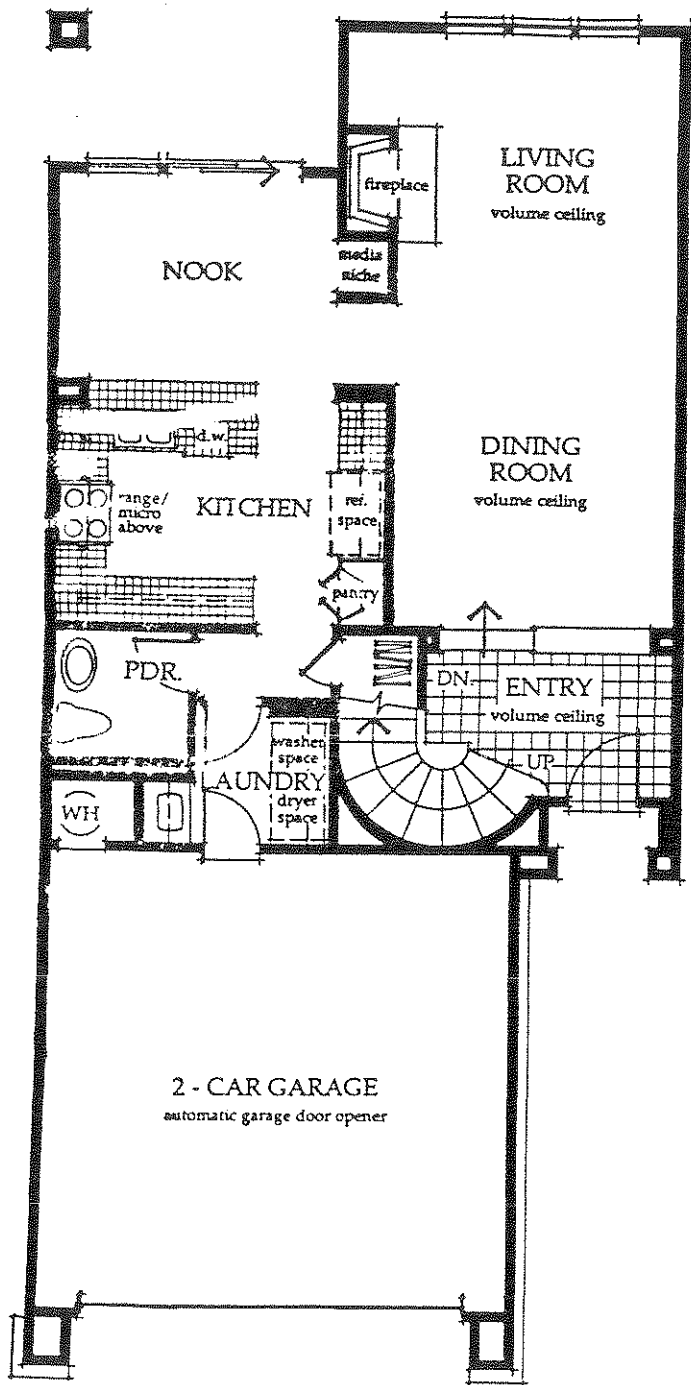
Attached Garage.

PLAN ONE

"ALDEA"

LOWER LEVEL

UPPER LEVEL

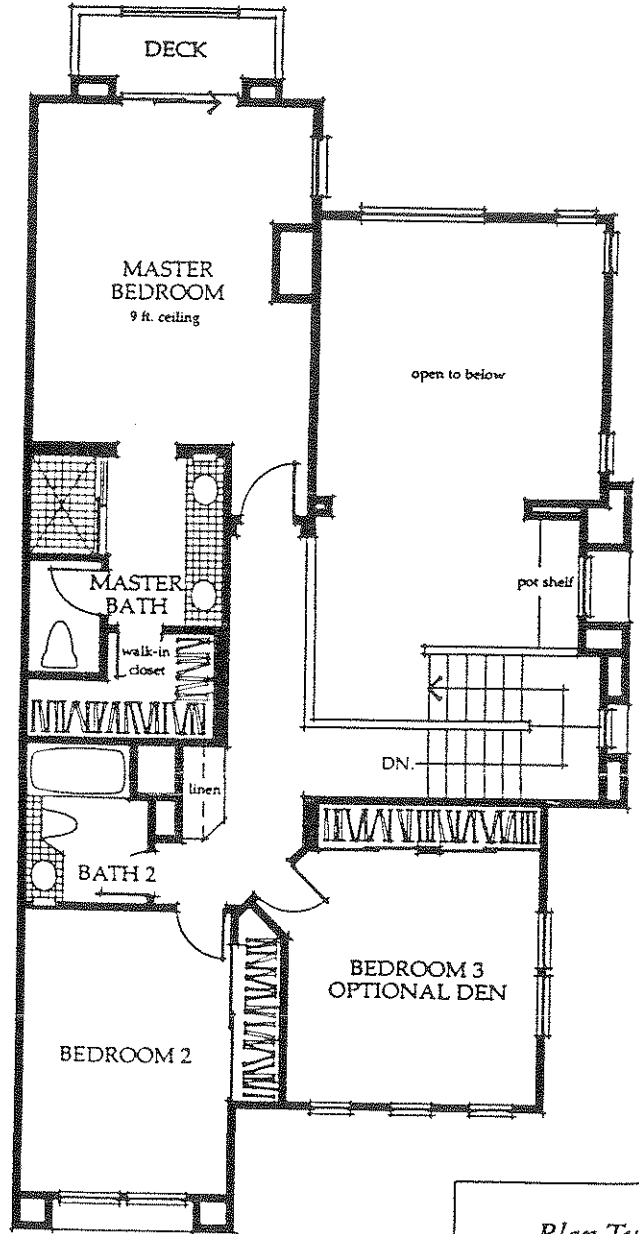
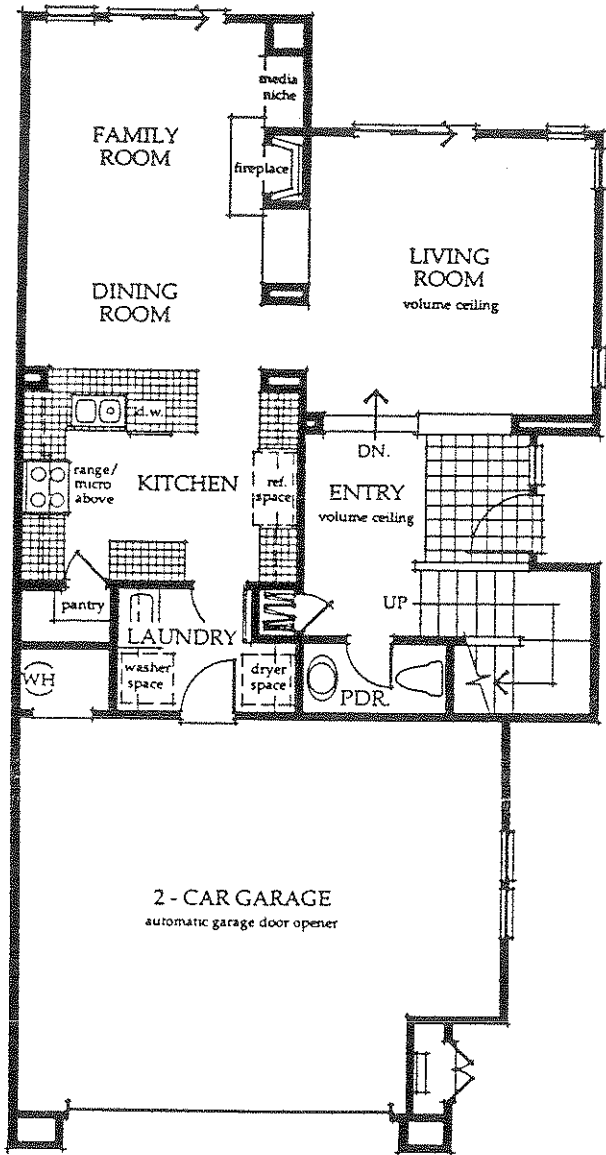


PLAN TWO

"ALDEA"

LOWER LEVEL

UPPER LEVEL



Plan Two

1925 Square Feet.

Three Bedrooms

Two 1/2 Baths

with Two

Car Garage.

Plan Three

PLAN THREE

2197 Square Feet.

Three Bedrooms

Two 1/2 Baths

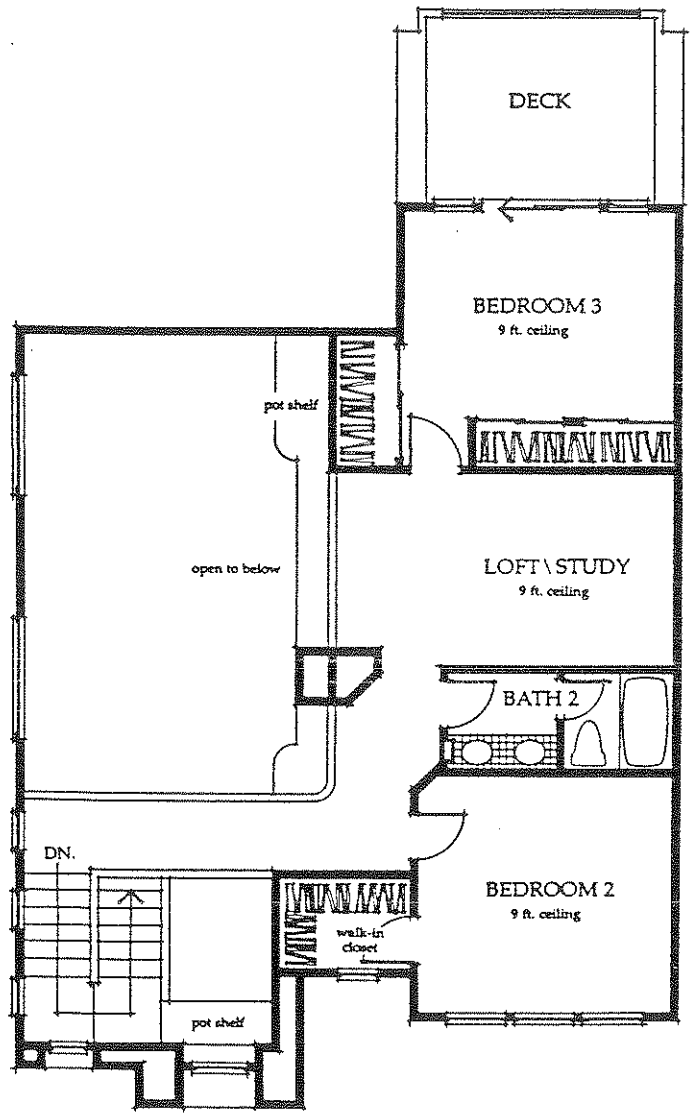
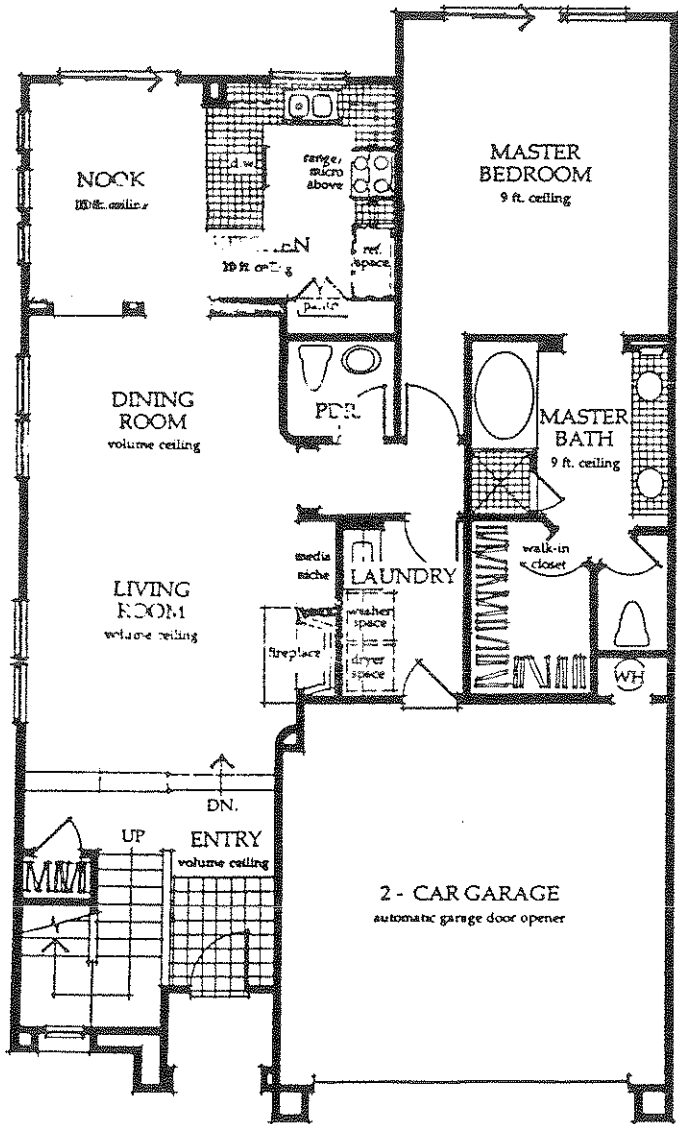
with Loft and

Two Car Garage.

"ALDEA"

LOWER LEVEL

UPPER LEVEL



FEATURES

"ALDEA"

I N T E R I O R

Raised Panel Front Door with Decorator Hardware

Ceramic Tile Entry

Dramatic Interior Living Spaces

Soaring Window Treatments

Woodburning Fireplace

Interior Laundry Room

K I T C H E N

Traditional White Handcrafted Cabinetry

G.E. White Gas Cooktop

G.E. White Electric Oven

G.E. White Multi-Cycle Dishwasher

G.E. White Microwave/Hood

Ceramic Countertops

Cast Iron Kitchen Sink with Chrome

Easy Care Faucet

Generous Pantry

M A S T E R B A T H

Custom Designed Hand Built Cabinetry

Ceramic Tile Countertop

Oversized Mirrors

Ceramic Tile Shower with Clear Glass Enclosure

Double China Sinks

Large Walk-in Closet

Quality Moen Plumbing Fixtures

E X T E R I O R

Gate Guarded Community

Fully Landscaped Common Areas

Fenced Private Yards

Private Recreation Area with Pool and Spa

Stylish Architectural Elevations

Steel Roll-up Sectional Garage Door

C U S T O M O P T I O N S

Air Conditioning

Tub Enclosures

Mirrored Wardrobe Doors

Closet Organizers

Security System

Cabinet Finish and Hardware

Appliance Color

Built-in Refrigerator

Corian Counters in Kitchen

Ceramic Tile Upgrades/Designs

Jetted Tub

Built-in Cabinetry

Home Theater

Flooring Upgrades

Floor Safe

Water Purification System

Window Treatments

D·R·HORTON

"ALDEA"

Traditional values and a commitment to build a quality home for our customers have made D.R. Horton one of America's leading home builders. Founded as a family business over 20 years ago by Don Horton, our growth and success stand as a result of the satisfaction of thousands of satisfied customers across the country. This success is the result of a focused effort of dedicated professionals committed to building you the finest living environments.

D.R. Horton, in an effort to continuously improve its product, reserves the right to change floor plans, elevations, specifications and prices without notice. All renderings, floor plans and maps are artist's conceptions and are not to be an actual depiction of the buildings, walks, driveways or landscaping. Floor plans vary per elevation. Ask salesperson for details.

ALDEA

PLAN ONE

1665 Square Feet

Two Story

Two Bedrooms Two 1/2 baths

With Two Car Garage

From \$ 208,800

PLAN TWO

1925 Square Feet

Two Story

Three Bedrooms Two 1/2 baths

With Two Car Garage

From \$ 229,900

PLAN THREE

2197 Square Feet

Two Story

Three Bedrooms Two 1/2 baths,

Plus Loft, and Two Car Garage

From \$ 248,900

INTERIOR

*Raised Panel Front Door with
Decorator Hardware*

Ceramic Tile Entry

Dramatic Interior Living Spaces

Soaring Window Treatments

Woodburning Fireplace

Interior Laundry Room

KITCHEN

Traditional White Handcrafted Cabinetry

G.E. White Gas Cooktop

G.E. White Electric Oven

G.E. White Multi-Cycle Dishwasher

G.E. White Microwave/Hood

Ceramic Countertops

Cast Iron Kitchen Sink with Chrome

Easy Care Faucet

Generous Pantry

MASTER BATH

Custom Designed Hand Built Cabinetry

Ceramic Tile Countertop

Oversized Mirrors

Ceramic Tile Shower with Clear Glass Enclosure

Double China Sinks

Large Walk-in Closet

Quality Moen Plumbing Fixtures

EXTERIOR

Gate Guarded Community

Fully Landscaped Common Areas

Fenced Private Yards

Private Recreation Area with Pool and Spa

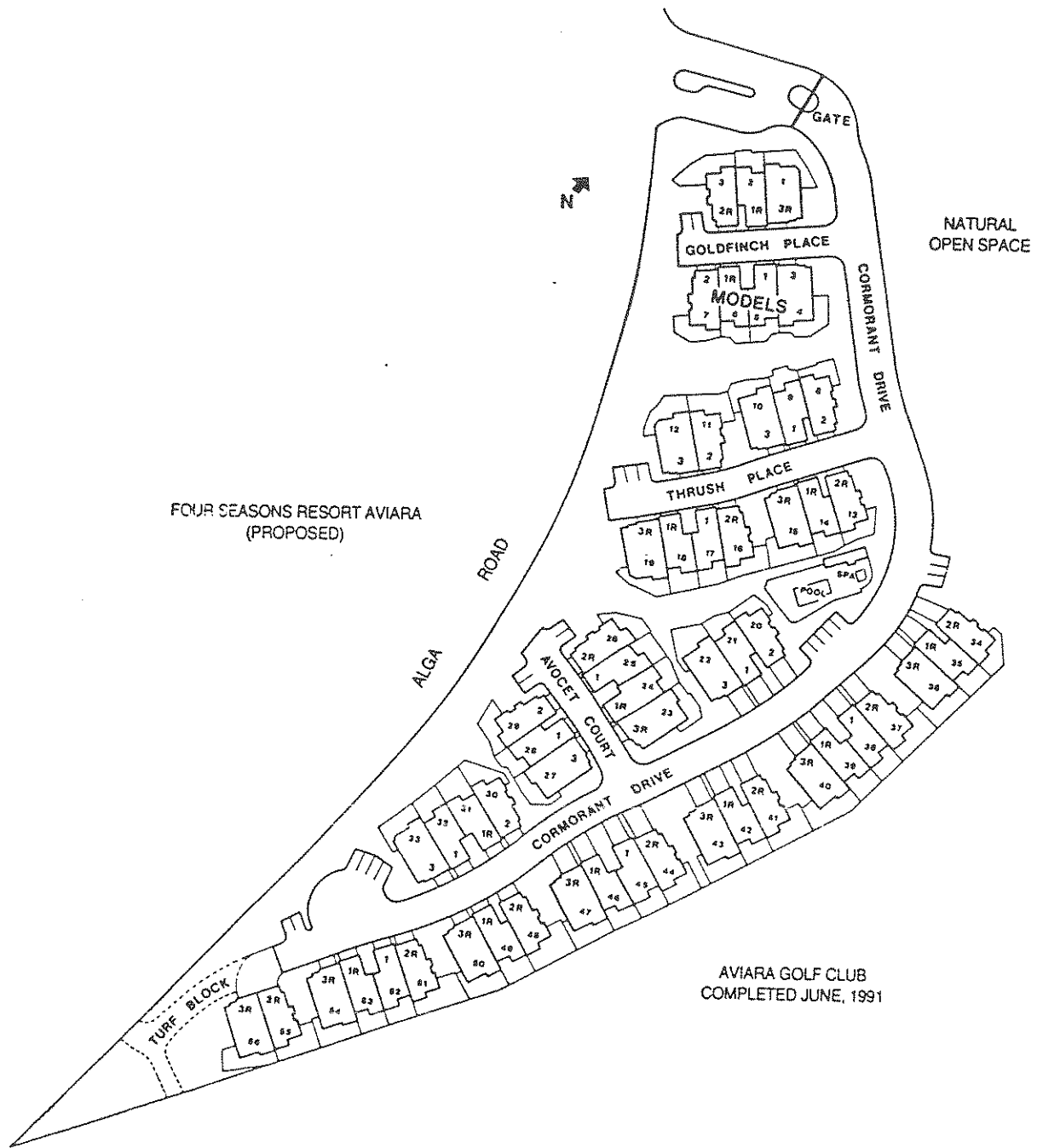
Stylish Architectural Elevations

Steel Roll-up Sectional Garage Door

D·R·HORTON

A L D E A

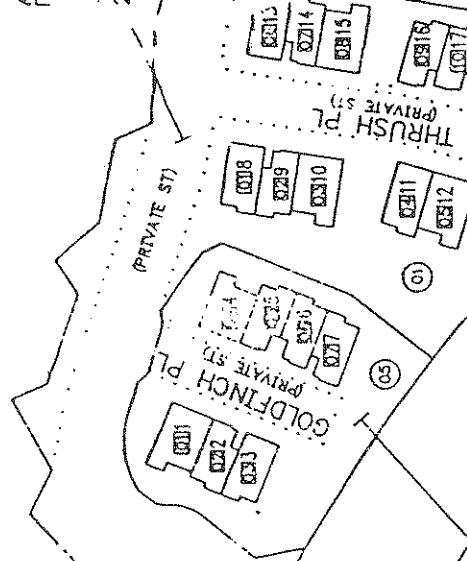
SITE PLAN



ALDEA

6916 Goldfinch Place, Carlsbad, California 92009
Sales Office open 10 a.m. - 5 p.m. daily
619-431-6996

ALDEA -- PHASE 1
 DOC 93 -- 740199
 LOT 1 -- MAP 12980
 ASSESSMENT PAR NO
 215-650-01 SUB ID 01 - 15



ALDEA -- PHASE 3
 DOC 94 -- 006262
 LOT 5 -- MAP 12980
 ASSESSMENT PAR NO
 215-650-05 SUB ID 01 - 07

ALDEA -- PHASE 2
 DOC 93 -- 868762
 LOT 2 -- MAP 12980
 ASSESSMENT PAR NO
 215-650-02 SUB ID 01 - 10

ALDEA -- PHASE 4
 DOC 94 -- 006264
 LOT 3 -- MAP 12980
 ASSESSMENT PAR NO
 215-650-03 SUB ID 01 - 11

ALDEA -- PHASE 5
 DOC 94 -- 288617
 LOT 4 -- MAP 12980
 ASSESSMENT PAR NO
 215-650-04 SUB ID 01 - 13

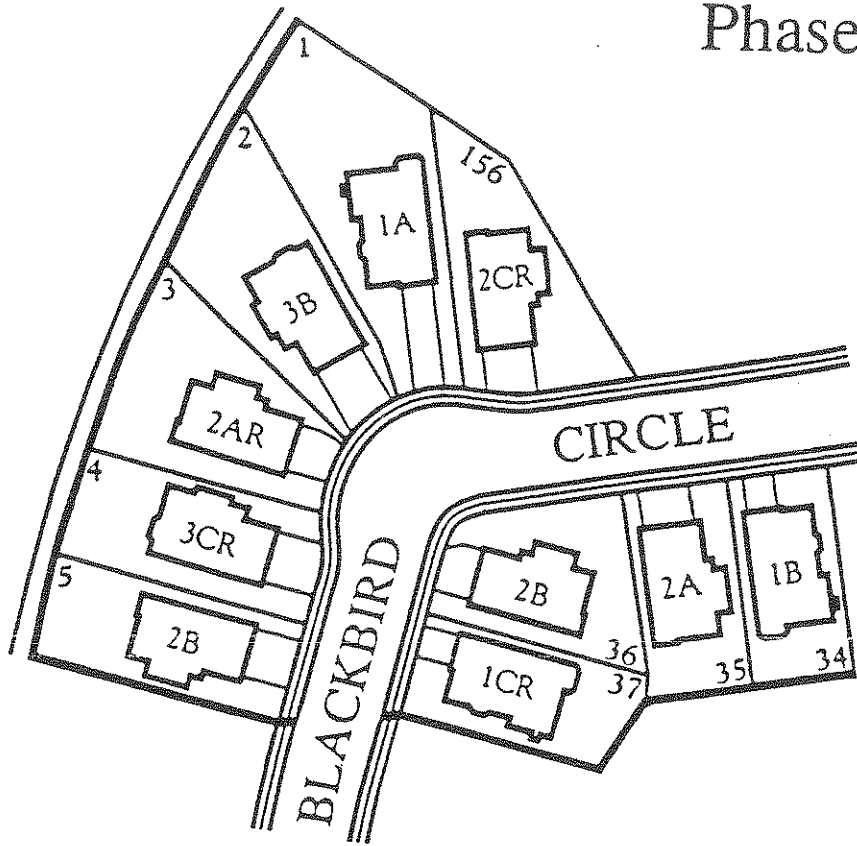
"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

CONDOMINIUM

Avocet

Custom Homes

AVOCET at AVIARA Phase IIIA



"This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve only as a general guide. The actual boundaries and building locations will differ to some extent from the above depiction. Legal descriptions are available for your information. Ask Sales Representative for details."

MAP NOT TO SCALE
NORTH



2075 BLACKBIRD CIRCLE
CARLSBAD, CALIFORNIA 920
619-431-4785
FAX 619-431-5571

*AVOCET
PHASE IIIA*

<u>SQ. FT.</u>	<u>LOT</u>	<u>PLAN/ELEV</u>	<u>PRICE</u>
2210	37	1CR	\$278,990
	34	1B	281,990
	1	1A	283,990
2497	5	2B	\$287,990
	3	2AR	289,990
	36	2B	291,990
	35	2A	293,990
	156	2CR	295,990
2818	4	3CR	\$307,990
	2	3B	309,990

*Frank Hall
Sales Representative*

(619) 431-4785

Please Note:

Prices effective: 03/04/95

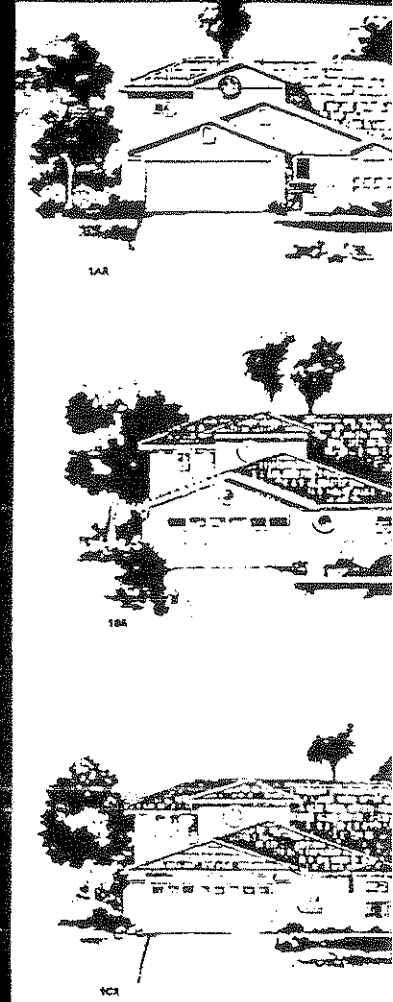
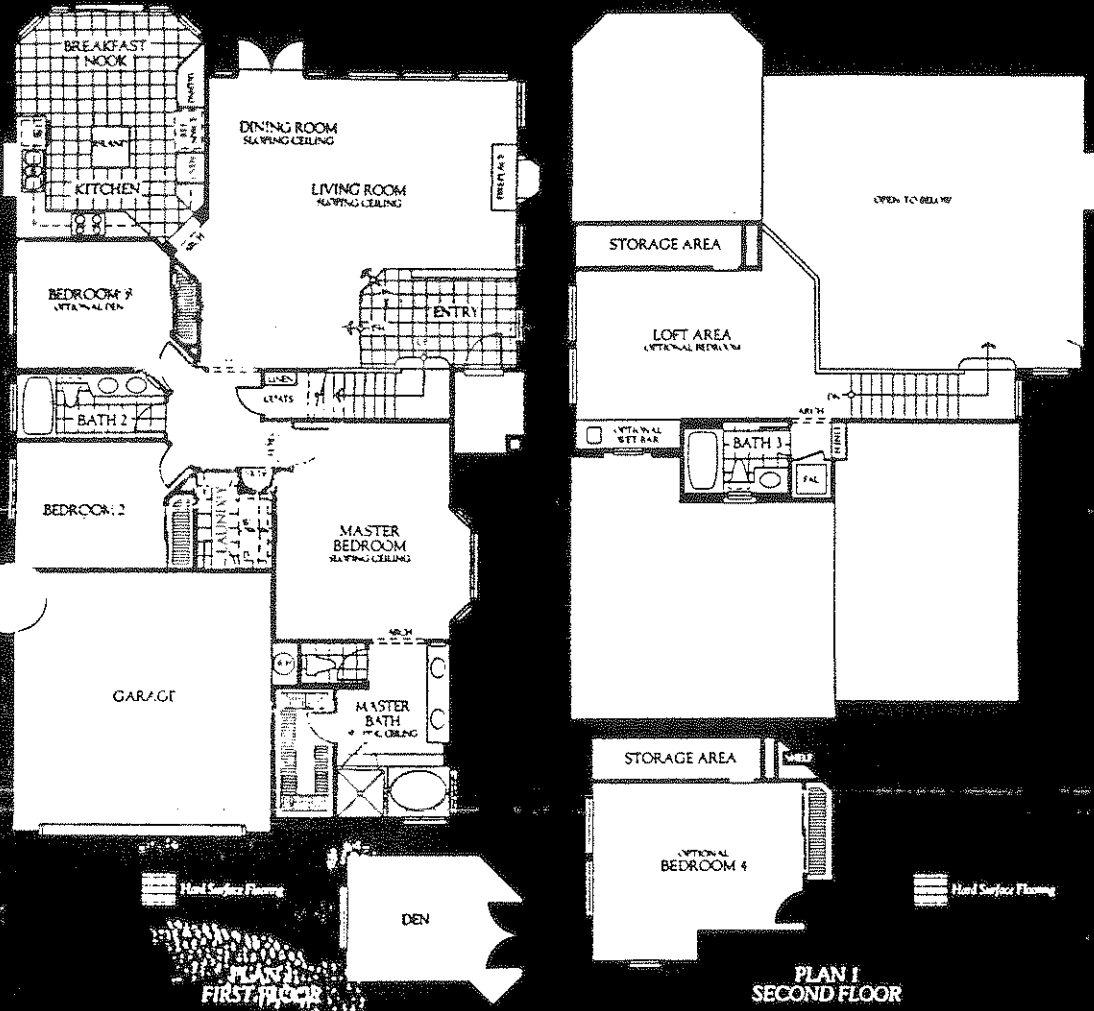
Prices and Specifications are Subject To Change Without Prior Notice or Obligation
All Square Footages Are Approximate
Subject To Prior Sale
\$5,000.00 Deposit Required

Phase IIIA Prices Include PAYOFF OF ALGA ROAD ASSESSMENT



AVOCET AT W...

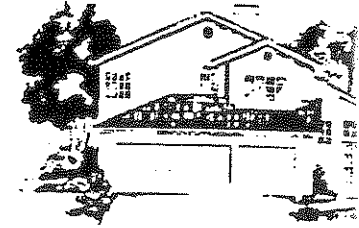
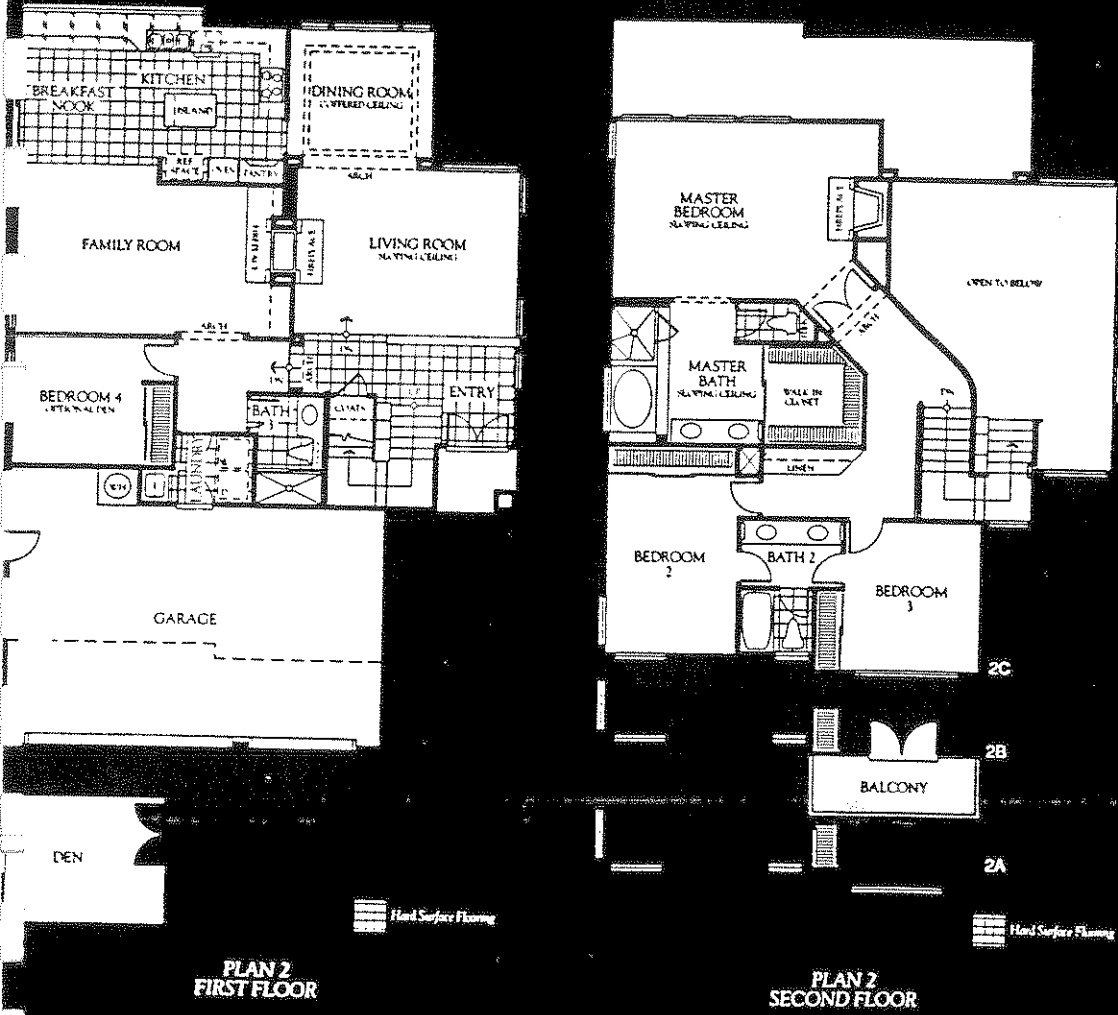
PLAN ONE



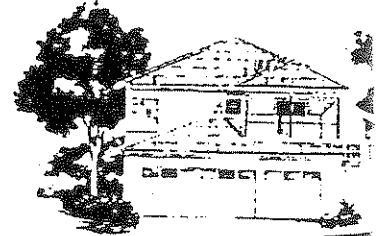
"AVOCET"

PLAN ONE - DEL MAR
 2,210 Square Feet
 3 Bedrooms plus Loft
 3 Baths

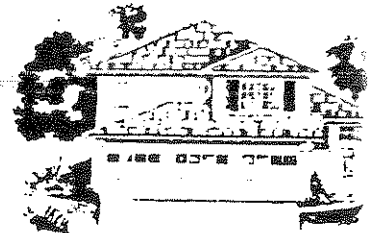
PLAN TWO



2A



2B

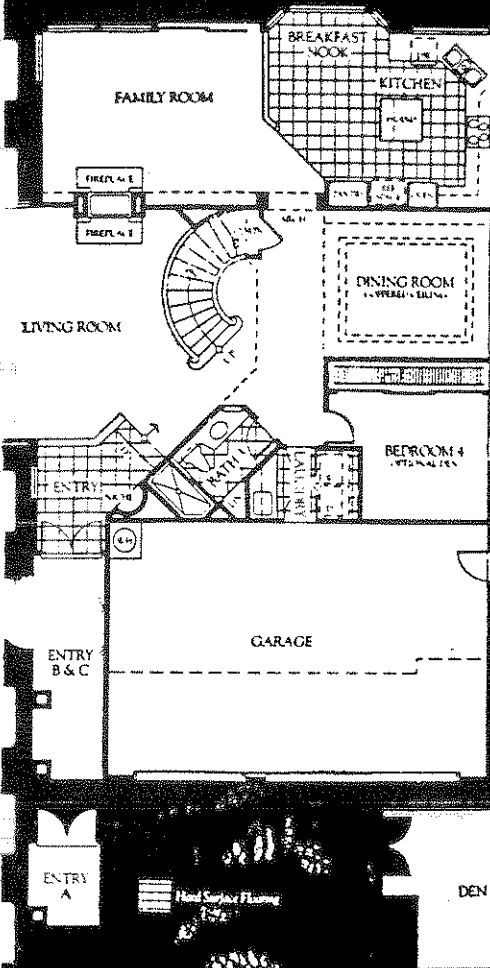


2C

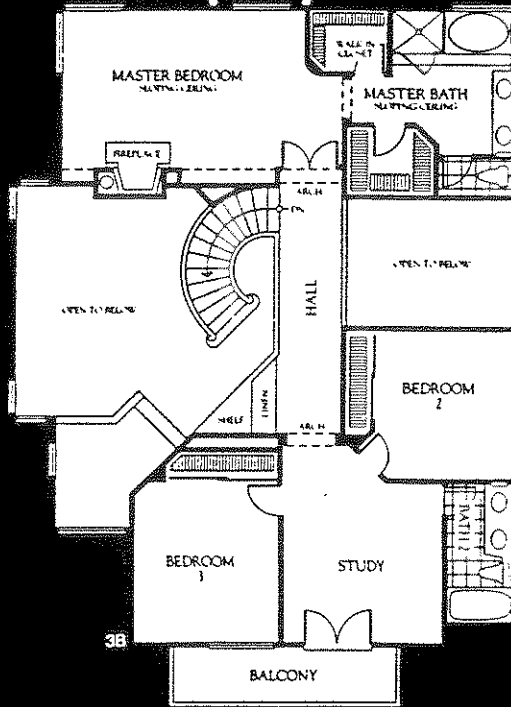
"AVOCET"

PLAN TWO - LA JOLLA
 2,497 Square Feet
 4 Bedrooms
 3 Baths
 Optional Den

PLAN THREE



PLAN 3
FIRST FLOOR



PLAN 3
SECOND FLOOR



3A



3B



3C

"AVOCET"

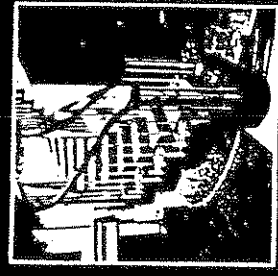
Plan Three - CORONADO
 2,818 Square Feet
 4 Bedrooms, Study
 3 Baths, Optional Den

MEMORIES



ELEGANT DETAILED INTERIORS

- DRAMATIC VAULTED CEILINGS AND WALLS
- CUSTOM TEXTURED CEILINGS AND WALLS
- CUSTOM ROUNDED DRYWALL CORNERS
- ELEGANT LIVING ROOM INCLUDES FIREPLACE WITH HANDSOME MARBLE HEARTH AND ACCENTS
- COMFORTABLE FAMILY ROOM WITH FIREPLACE OF NATURAL BRICK (SOME PLANS)
- FORMAL DINING ROOMS
- DESIGNER SELECTED LIGHTING FIXTURES
- CUSTOM FLOORING SELECTIONS
- DISTINCTIVE RAISED PANEL INTERIOR DOORS
- CLASSIC CUSTOM OAK STAIRCASES
- DECORATOR SELECTED HARDWARE THROUGHOUT
- DECORA TOUCH ELECTRICAL SWITCHES
- CONVENIENT INTERIOR LAUNDRY FACILITIES WITH UTILITY SINK (SOME PLANS)
- PREWIRED FOR CABLE TV AND TELEPHONE
- SMOKE DETECTORS



DISTINCTIVE EXTERIORS

- DISTINCTIVE "MEDITERRANEAN" EXTERIOR ELEVATIONS
- DESIGNER SELECTED EXTERIOR COLORS
- DESIGNER SELECTED CONCRETE ROOF TILES
- CUSTOM CRAFTED ENTRY DOORS
- DECORATOR SELECTED ENTRY HARDWARE
- CUSTOM LIGHT FIXTURES AND DECORATIVE ADDRESS LIGHTING
- SPACIOUS EXTERIOR BALCONIES (PLANS 2B & 3B)
- FULLY DRYWALLED GARAGES
- SECTIONAL ROLL UP GARAGE DOORS
- GARAGE DOOR OPENER WITH TRANSMITTER (DOUBLE DOOR ONLY)
- CONCRETE DRIVEWAYS AND ENTRY WALKS
- GAS BARBECUE OUTLET IN REAR YARD
- COMPLETE REAR YARD FENCING



GOURMET KITCHENS

- SCENIC WINDOWED BREAKFAST NOOK AREA
- CUSTOM FINISHED OAK CABINETS WITH CONCEALED HINGES AND WHITE FINISHED INTERIORS
- CERAMIC TILE KITCHEN COUNTERTOPS
- KITCHEN AID SELF-CLEANING OVEN WITH MICROWAVE/ CONVECTION COMBINATION
- KITCHEN AID DISHWASHER
- KITCHEN AID COOK TOP
- 1/2 HP FOOD WASTE DISPOSAL
- RECESSED LIGHTING WITH UNDER CABINET FLUORESCENT LIGHTING
- WHITE PORCELAIN OVER CAST IRON TRIPLE SINKS
- REFRIGERATOR AREA PRE-PLUMBED FOR AUTOMATIC ICEMAKER
- CONVENIENT AND SPACIOUS PANTRIES
- MASTER SUITES
- SLOPING CEILINGS
- FIREPLACE WITH MARBLE HEARTHS AND ACCENTS (SOME PLANS)
- SPACIOUS WALK-IN WARDROBES WITH CONVENIENT DOUBLE SHELF AND POLE



ENERGY EFFICIENT FEATURES

- OVAL PORCELAIN ON CAST IRON TUB AND SEPARATE SHOWER WITH CERAMIC TILE SURROUNDS AND CLEAR GLASS SHOWER ENCLOSURE
- PRESSURE BALANCING VALVES IN SHOWER
- CUSTOM FINISHED CABINETS
- HANDSET CERAMIC TILE COUNTER TOPS (ALL BATHS)
- DUAL CHINA LAVATORIES WITH DESIGNER SELECTED FIXTURES
- FULL HEIGHT BATH MIRRORS
- COMPARTMENTALIZED WATER CLOSET
- GAS FORCED AIR HEATING WITH PILOTLESS IGNITION
- ENERGY CONSERVING FIRE-PLACES WITH GLASS DOORS
- 24 HOUR DUAL SETBACK THERMOSTAT
- ENERGY CONSERVING GAS WATER HEATER
- FULLY INSULATED EXTERIOR WALLS AND CEILINGS
- FULL WEATHERSTRIPPING ON ALL EXTERIOR DOORS AND WINDOWS
- NATURAL GAS AND ELECTRICAL CONNECTIONS FOR CLOTHES DRYER

...the interior for quality, practical improvement and to meet changing market conditions - the battle returns. Merit of a well-constructed program's execution. Speculations, features and trends, types without a trace of inflation. Used are subject to change and availability. Please contact us for a complete listing of the available products. We are a member of the National Association of Home Builders and a representative of the International Brotherhood of Bricklayers.

REPUBLIC

DEVELOPMENT CO.



AVOCET AT AVIARA
2075 BLACKBIRD CIRCLE
CARLSBAD, CALIFORNIA 92009
619-431-4785

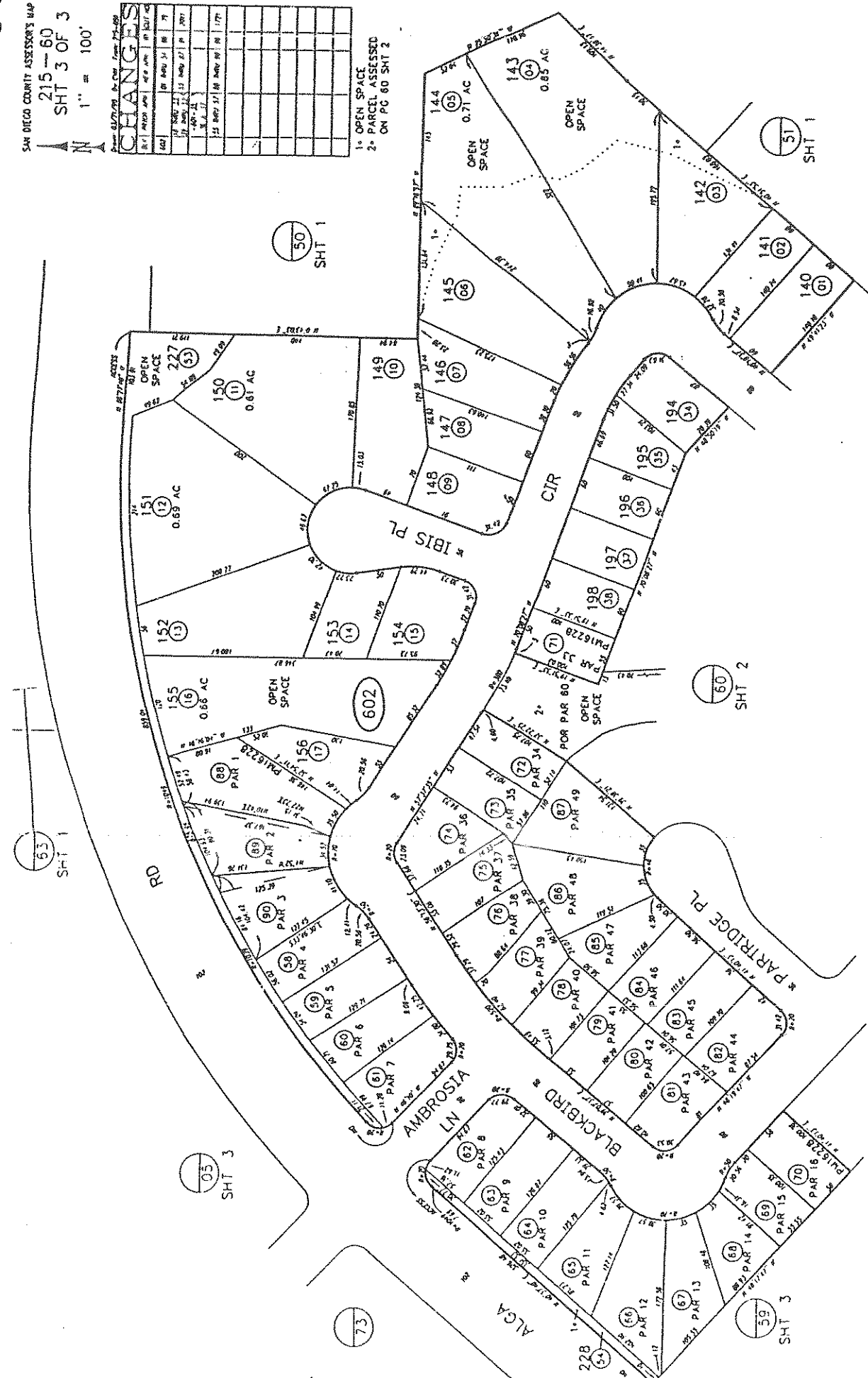
3-21-76 DA

SAN DIEGO COUNTY ASSESSOR'S MAP
 215-60
 SHT 3 OF 3
 1" = 100'

CHANGES

NO.	DATE	BY	REASON
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3	17 MAR 22 71	112	MAP 271 P. 1077
4	10 MAR 22 71	112	MAP 271 P. 1077
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92	15 MAR 21 76	112	MAP 271 P. 1077
93	15 MAR 21 76	112	MAP 271 P. 1077
94	15 MAR 21 76	112	MAP 271 P. 1077
95	15 MAR 21 76	112	MAP 271 P. 1077
96	15 MAR 21 76	112	MAP 271 P. 1077
97	15 MAR 21 76	112	MAP 271 P. 1077
98	15 MAR 21 76	112	MAP 271 P. 1077
99	15 MAR 21 76	112	MAP 271 P. 1077
100	15 MAR 21 76	112	MAP 271 P. 1077

1- OPEN SPACE
 2- PARCEL ASSESSED
 ON PG 60 SHT 2

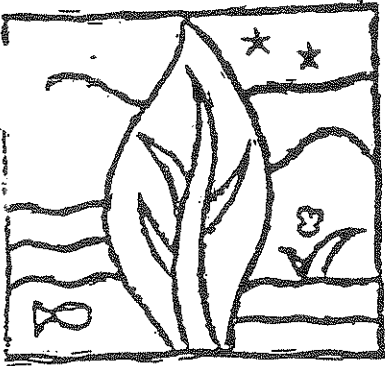


MAP 12411 - CITY OF CARLSBAD TCT 85-35 PHASE 1 UNIT C
 ROS 13348,14478

THIS MAP WAS PREPARED FOR ASSASSAULT PURPOSES ONLY AND LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN THEREON.
 THIS MAP NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Azure Cove

Custom Homes



AZURE COVE
AT AVIARA

PHASE 6



LEGEND

NEWPORT
PLAN ONE

PORTOFINO
PLAN TWO

SAVANNAH
PLAN THREE



BROOKFIELD

"AZURE COVE"

Plan Two

PORTOFINO

Two Story

3 Car Garage

3 - 5 Bedrooms

3 Baths

2,658 square feet

FROM 343,900

Plan Three

SAVANNAH

Two Story

3 Car Garage

5 Bedrooms with Optional Retreat

4 Baths

3,300 square feet

FROM 381,200

Plan One

NEWPORT

Single Story

3 Car Garage

3 Bedrooms with Loft

2.5 Baths

2,485 square feet

FROM 344,900

WHAT YOU'LL FIND

Included Features

"AZURE COVE"

EXTERIOR DETAILING

- Individual exterior color schemes
- Eight foot raised entry door
- Dual glazed windows with vinyl frames throughout
- Stubbed for gas barbecue
- Three car garages with sectional steel doors
- Garage door opener (double door section) with 2 transmitters
- Side & rear yard fencing
- Custom concrete roof tiles

EXCEPTIONAL INTERIORS

- Designer selected ceramic tile entry
- Wood-burning fireplace with gas log lighters in family room
- Vaulted ceilings
- Interior laundry room with full-service area plus sink (plus 3 laundry supplies)
- French doors
- Raised colonist panel case and wardrobe doors in secondary bedrooms
- Panels with dimmer in dining rooms

SPECIAL CONSTRUCTION DETAILS

- Triple gusset floor system with 4" tie floor with screws, nails and glue for maximum strength and endurance (at second floor level)
- Copper plumbing throughout and cast-iron risers at down drains in living areas for sound attenuation
- Prewired for music and security systems
- RG6 and CAT5 high speed wiring throughout home for digital and analog communications

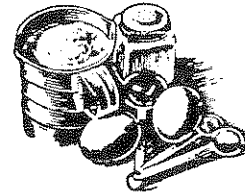
WATER AND ENERGY SAVERS

- Night setback thermometer
- Gas forced-air heating
- Upgraded R-30 insulation in ceilings over living area

- Ultra-low flow toilets
- Low flow shower heads

COMPREHENSIVE KITCHENS

- Raised-panel hidden-hinge euro-style thermo foil white cabinets with finished interiors and adjustable shelving
- Dual compartment cast iron sink with pull-out faucet
- Decorator-selected ceramic tile countertops
- Islands in all plans
- Built-in double GE Profile® 30" self-cleaning ovens
- Built-in GE® microwave
- Multicycle Quiet Power Plus GE Profile® dishwasher
- GE Profile® five-burner gas cooktop with hood
- Generous pantries
- Breakfast bars
- Sunny breakfast nooks
- Built-in desk (plans 1 & 2)



MASTER SUITES

- Expansive walk-in closets
- Mirrored wardrobe doors (plan 1)
- Ceramic tile countertops, shower and bathtub surrounds
- Separate oval tub and shower enclosure
- Built-in vanity (plan 3)
- Attractive Moen Monticello® faucets
- Raised panel thermo foil white cabinets

SECONDARY BATHS & POWDERS

- Solid surface vanity in secondary baths
- Attractive Moen Monticello® faucets
- Raised panel thermo foil white cabinets
- Pedestal sink in powder room (plan 1)

WHAT ELSE TO CONSIDER

Personal Enhancements

"AZURE COVE"

Here is where you can make one of our homes truly yours. These are individual options that you can choose to enrich the look of your home and add to your personal enjoyment.

GOURMET KITCHEN REFINEMENTS

Check with your Azure Cove home counselor for full details on a number of inspiring organizational items personally created by culinary professional/cookbook author Lesa Heebner. With full schematics to help you stock them the right way.

Organizational benefits such as rollout drawers, tray dividers, cutlery insert and spice drawer insert

Built in style GE Profile® refrigerator with matching cabinet panels

Dishwasher panel

Viking® gourmet 6-burner commercial cooktop with stainless steel hood

Choice of 4 cabinet finish upgrades

Choice of glass doors for cabinets (plans 1 & 2)

Solid-surface Corian® or granite countertops

Separate vegetable sink in island with garbage disposal and pull-out sprayer (plan 3 only)

GE® double self cleaning convection oven

SECURITY AND SAFETY

Choice of security systems including video & "Smart Home" options

Additional garage door openers & transmitters

ORGANIZATIONAL BENEFITS

Built-in closet organizers

Built-in entertainment centers

BATH PERSONALIZATION

Custom tile treatments including liners, borders, patterns and colors

Clear or obscure tub enclosures in secondary baths

Whirlpool jets in master tub

Claw foot tub and pedestal sinks (master only)



COMFORT ENHANCEMENTS

Air conditioning

Music system with built-in speakers

Media center with surround sound in family room

Master bedroom retreat (dual retreats in plan 3)

Fireplace in master bedrooms or living rooms

Crown moulding in specified areas

Den options

Covered back porch option (plan 3)

Central vacuum

Additional insulation in interior walls and between floors

Wood decks on all plans

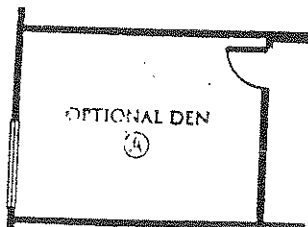
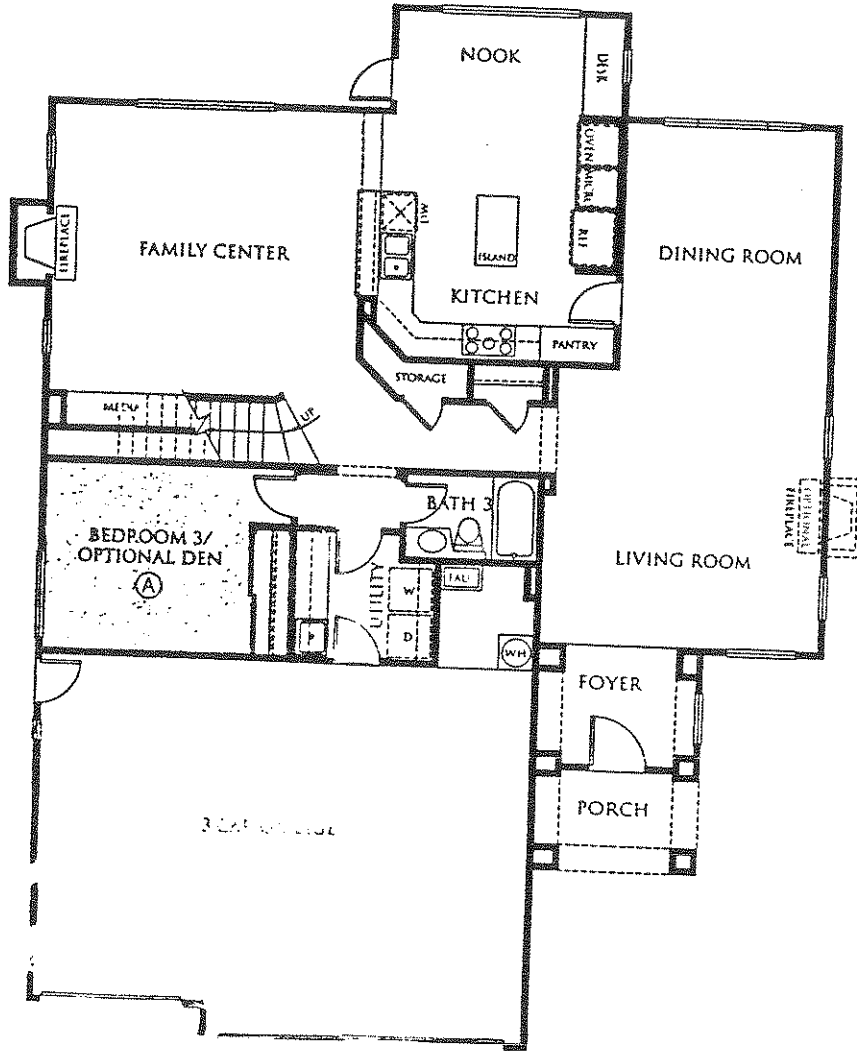
Exercise room

COMMUNICATION ADDITIONS

You can choose additional outlets in bedrooms, dual category 5 phone jacks and coax cable outlets in every room. Ask your home counselor for details.

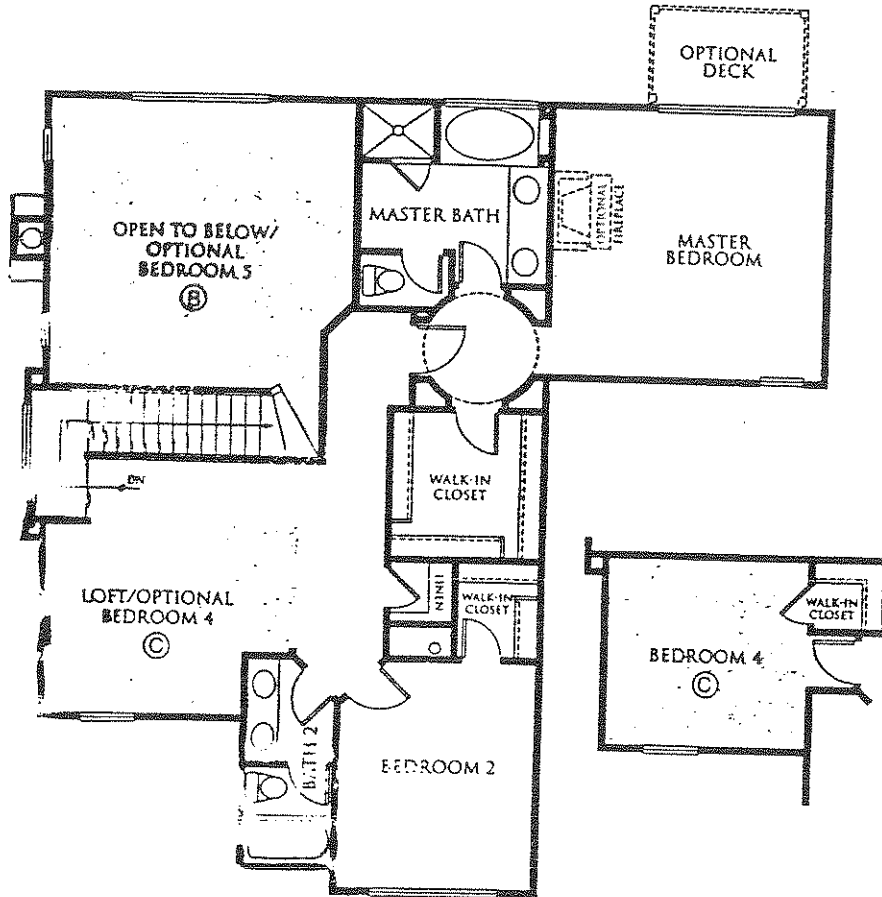
PLAN TWO / First Floor, 1,562 square feet

"AZURE COVE"

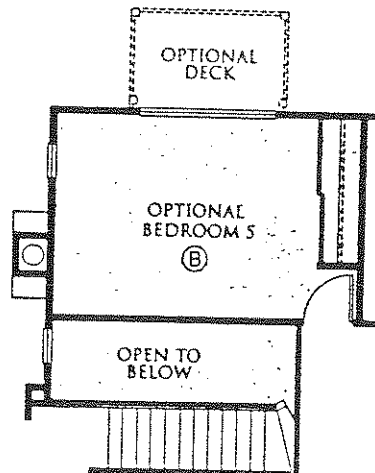


EXCEPTIONAL FEATURES include high quality appliances, Euro-style kitchen cabinets with hidden hinges and adjustable shelves, recessed lighting, decorator tile and fixtures, French doors, wood-burning fireplaces with gas log starters and three-car garage.

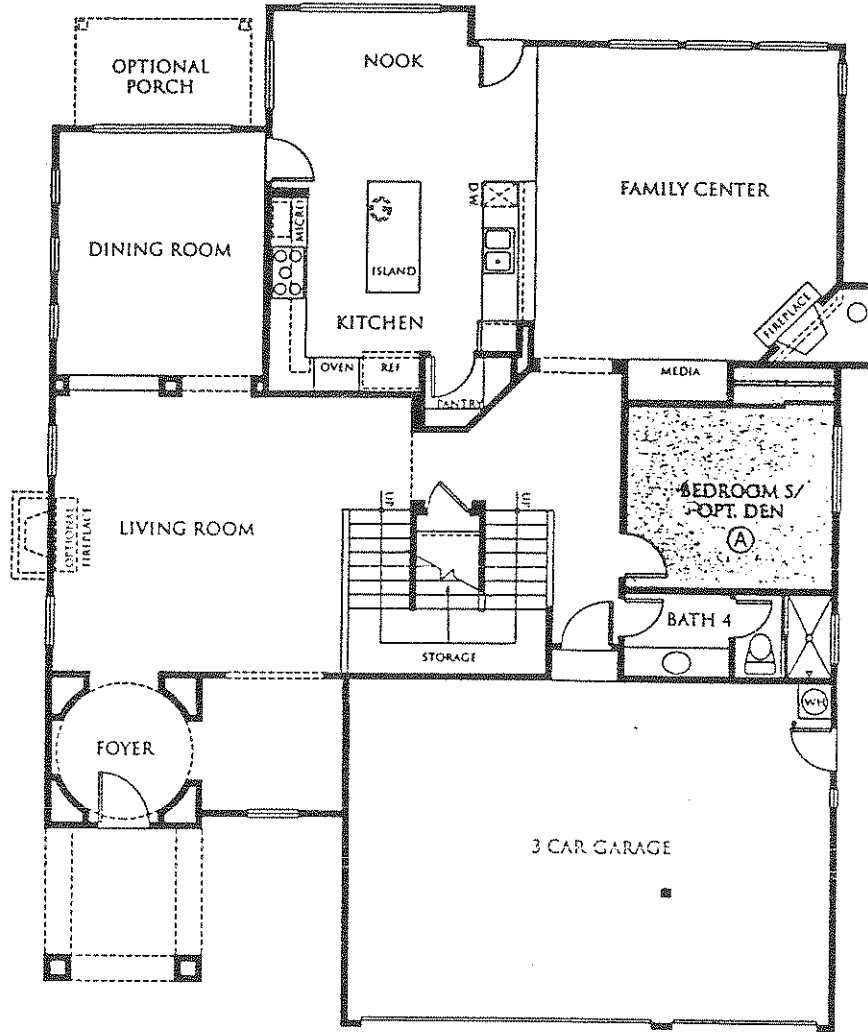
PLAN TWO / Second Floor, 1,096 square feet
 "AZURE COVE"



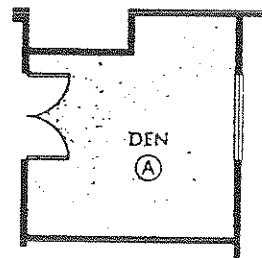
THE BEDROOMS are flexible in this plan. The left off the upstairs landing can be converted to a bedroom or den. Another room can be built over the family center for use as a bedroom, children's playroom or game room.



PLAN THREE / First Floor, 1,794 square feet
 " AZURE COVE"

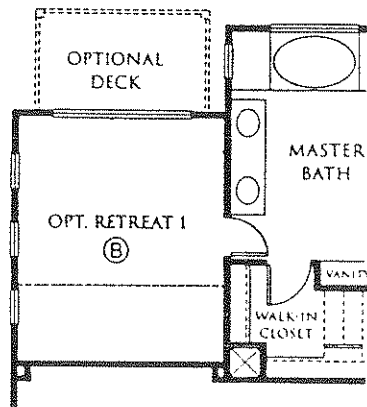
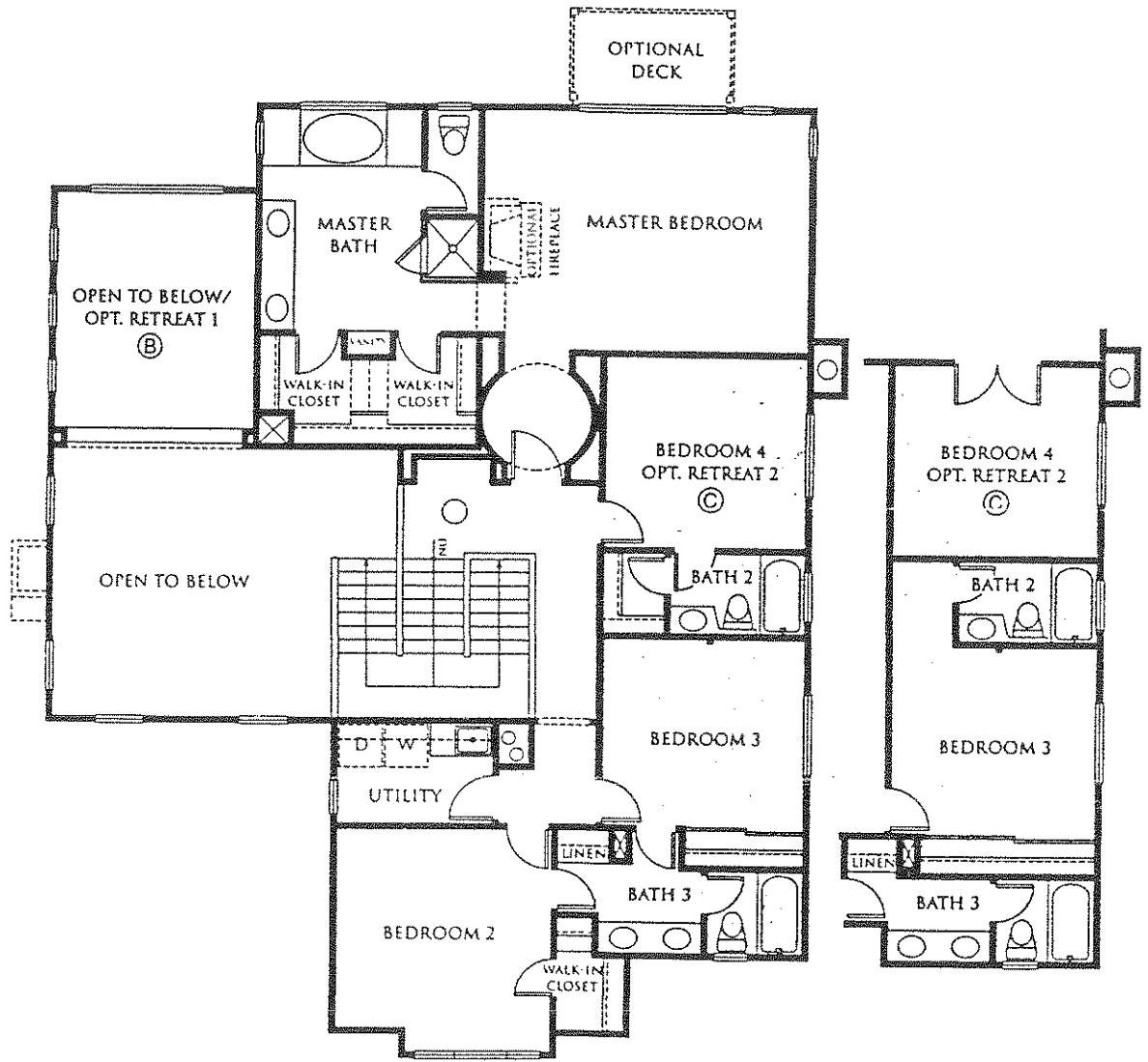


CONSTRUCTION DETAILS include RG6 and CAT5 high-speed wiring for advanced electronics. You will also find prewiring for music and security systems.



PLAN THREE / Second Floor, 1,506 square feet

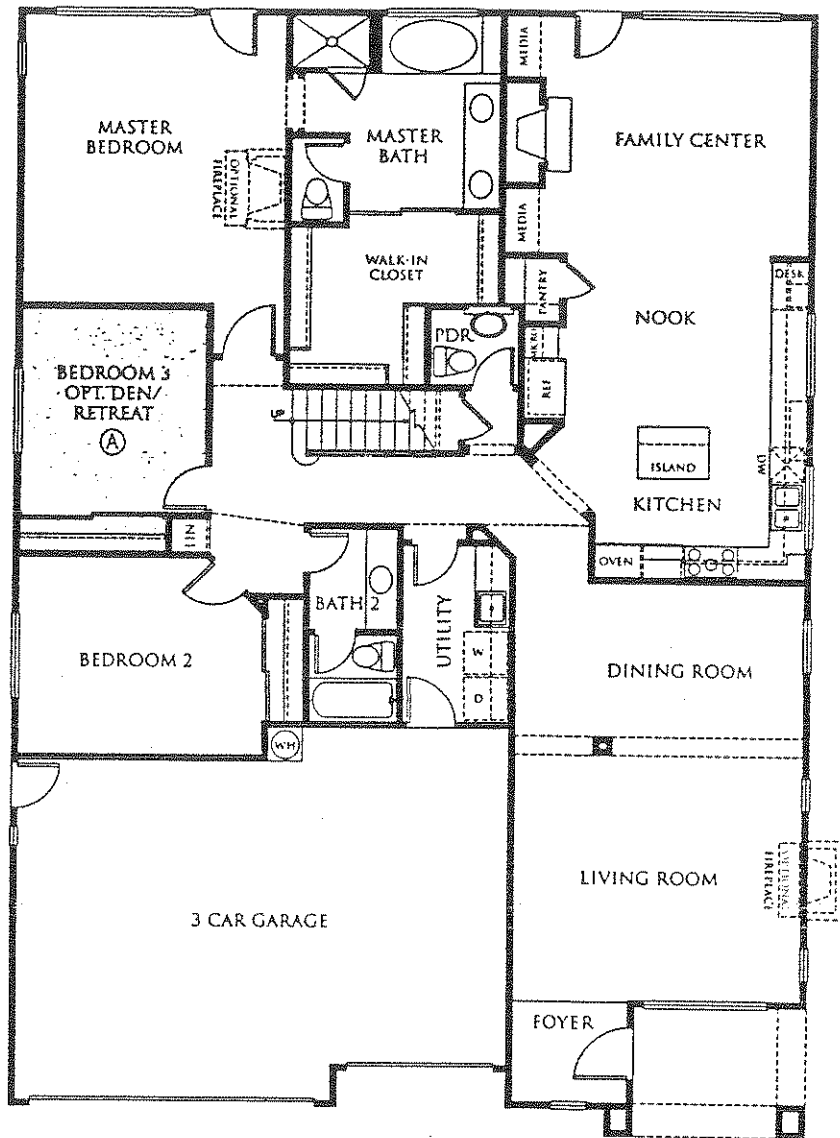
"AZURE COVE"



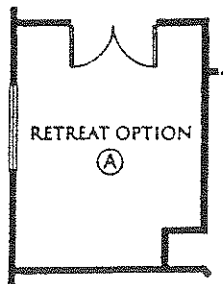
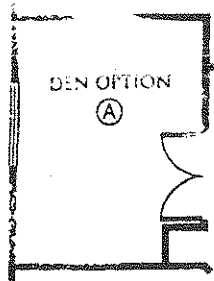
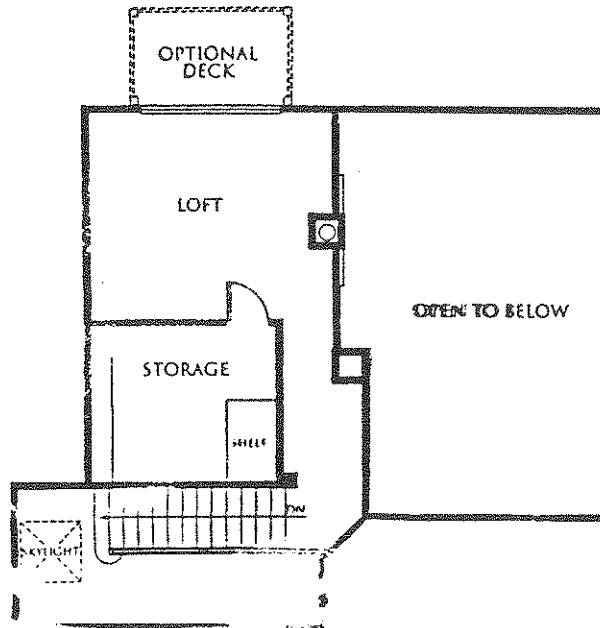
OPTIONS ABOUND in this magnificent master suite. You can add a fireplace and a deck. Turn bedroom 4 into a retreat, or build an exercise room with an extra closet off the master bath.

PLAN ONE / First Floor, 2,241 square feet

"AZURE COVE"



PLAN ONE / Second Floor Loft, 244 square feet
 "AZURE COVE"



HOW THE LOFT IS USED is limited only by your imagination. It can be an office getaway or an exercise room. A playroom or game room. A room for crafts or for quiet meditation. However it is used, you will surely appreciate it's huge storage room – perfect for luggage, seasonal sports equipment or whatever you have that is used only on occasion.



925 Grivetta Court, Carlsbad, California 92009 phone: 760.431.2400 fax: 760.431.2495 www.brookfieldhomes.com

BROOKFIELD HOMES RESERVES THE RIGHT TO CHANGE FLOORPLANS, ELEVATIONS, SPECIFICATIONS AND PRICES WITHOUT NOTICE. ALL RENDERINGS, FLOORPLANS AND HANDOUTS ARE ARTIST'S CONCEPTIONS, AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE BUILDINGS, WALKS, DRIVEWAYS OR LANDSCAPING. FLOORPLANS VARY PER ELEVATION. ASK YOUR SALES COUNSELOR FOR DETAILS

Bella Lago

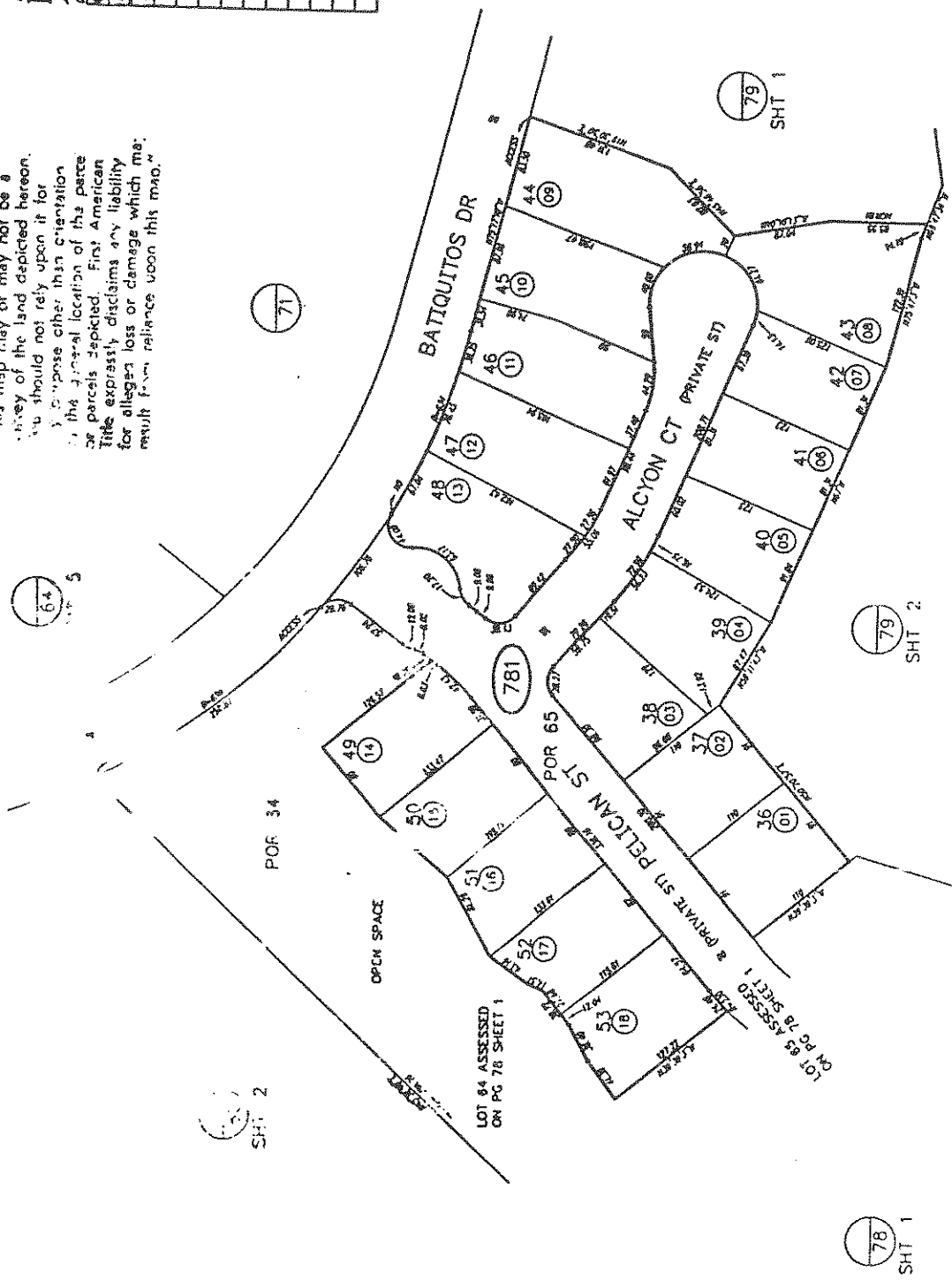
Custom Homes

09

This map may or may not be a true survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

2-19-97 JK
 SAN DIEGO COUNTY ASSESSOR'S MAP
 215-78
 SHT 2 OF 2
 1" = 100'

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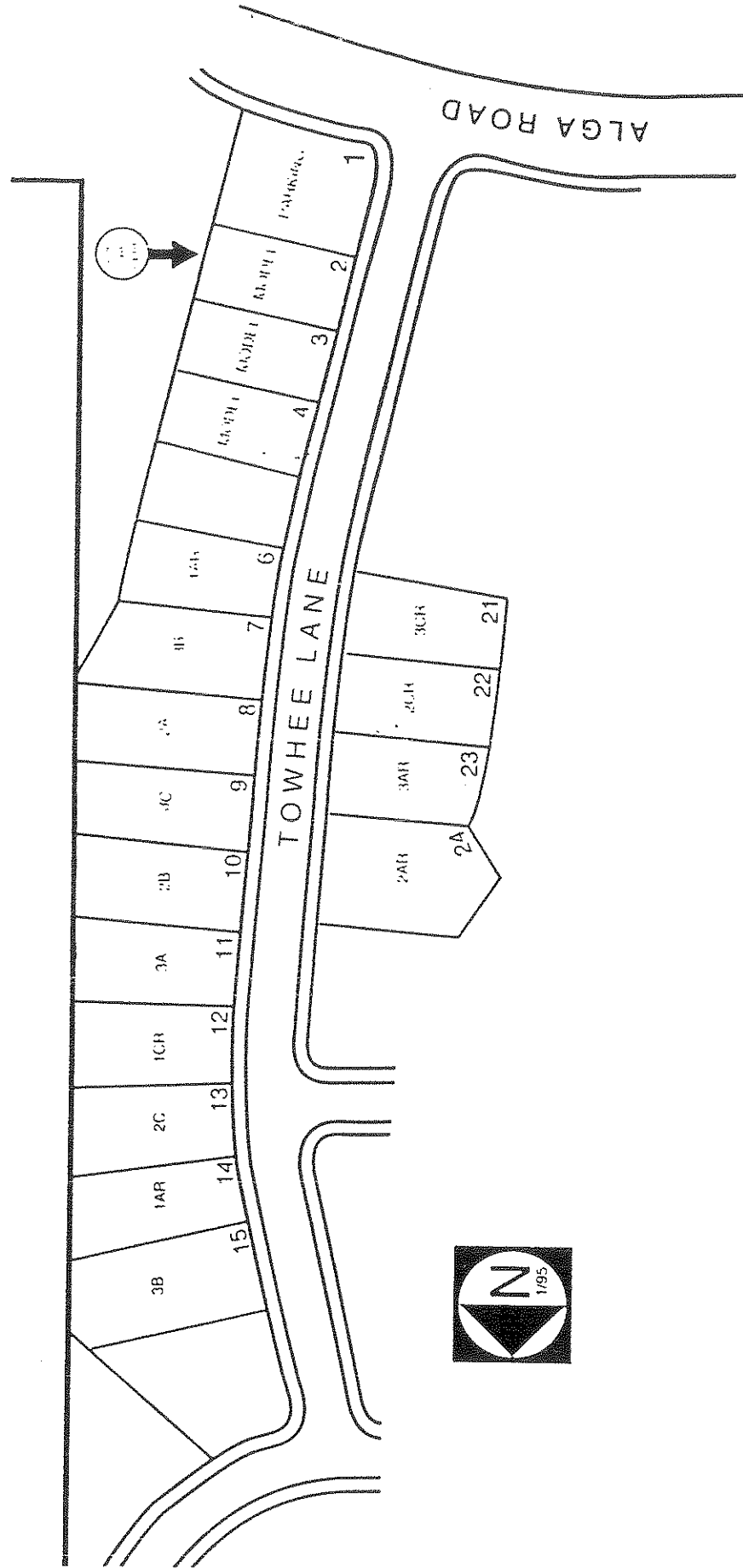
Carina

Custom Homes

CARINA

AVIARA

Plot Map



6664 Towhee Lane
 Carlsbad, CA 92009
 (619) 929-1002

Gracious Style . . .

Uncompromising Detail . . .

The Finest in Coastal Living,

CARINA AT AVIARA.

Welcome to a way of life you've always
imagined and the quality that is the
hallmark of ~~Crestone~~ Homes.

Savor the architecture – soaring
ceilings, custom radius corners and
large interior laundry rooms.

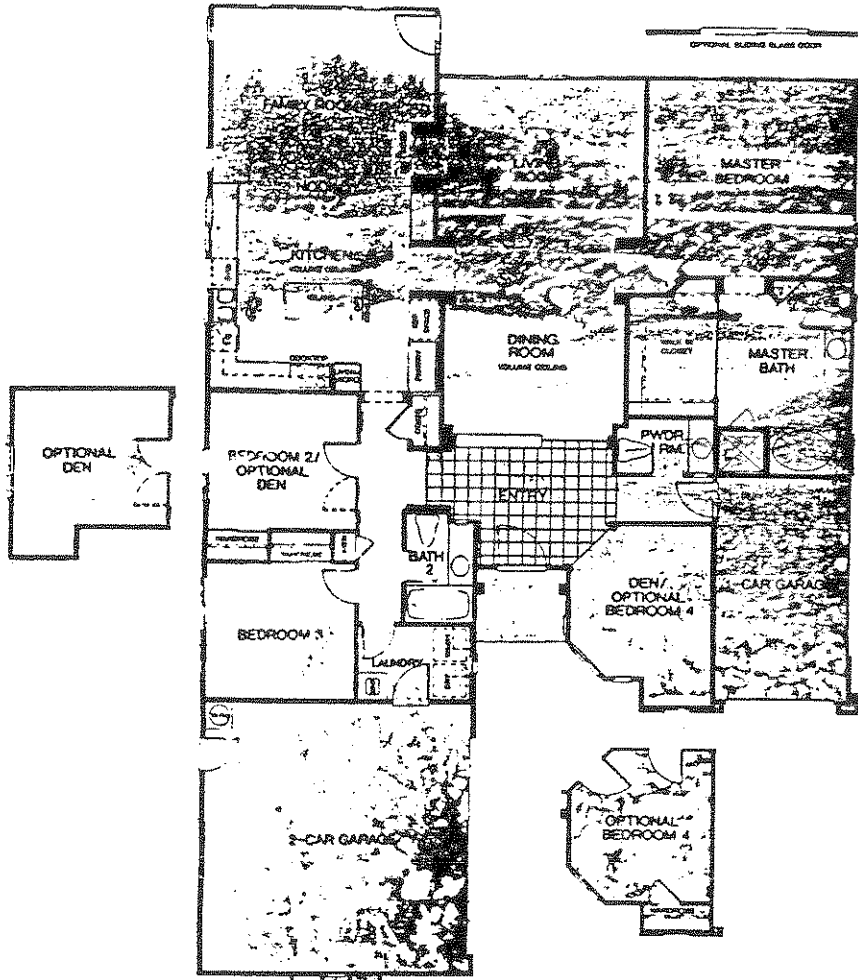
Explore the luxuries – dramatic
fireplaces, large gourmet-inspired
kitchens, sumptuous master suites.

Experience the lifestyle of a 1,000 acre
residential and resort community – an
18-hole Arnold Palmer designed golf
course, and 285-acres of beautiful,
coastal open space adjacent to the
picturesque Batiquitos Lagoon.

CARINA AT AVIARA....

Homes inspired by the luxury of
living by the sea.

CARINA in Avlara



2,087 Square Feet

3 Bedrooms

Den

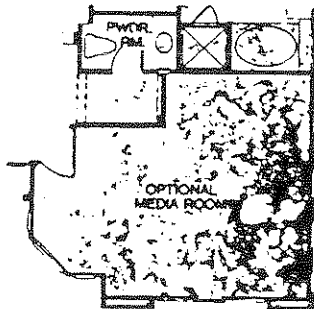
Optional 4th Bedroom,
Media Room, or Second
Master Bedroom Suite

2 Baths

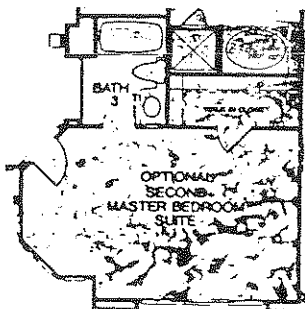
Powder Room

Interior Laundry Room

3-Car Garage



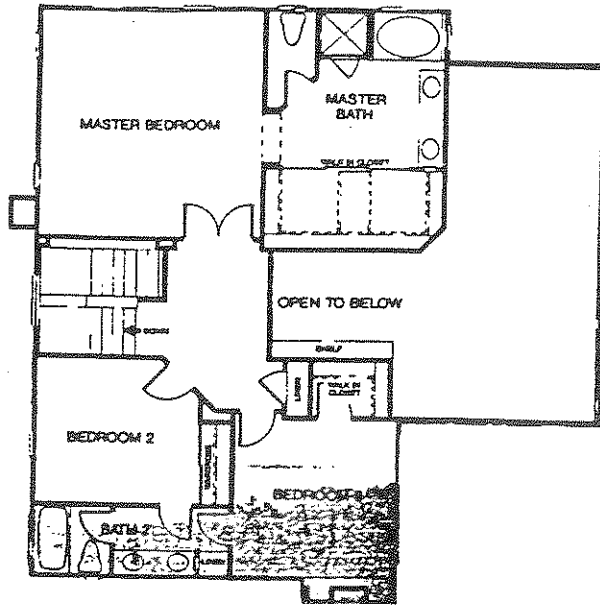
2,257 Square Feet



2,257 Square Feet

*R*ESIDENCE
ONE

CARINA in Aviara



2,470 Square Feet

4 Bedrooms

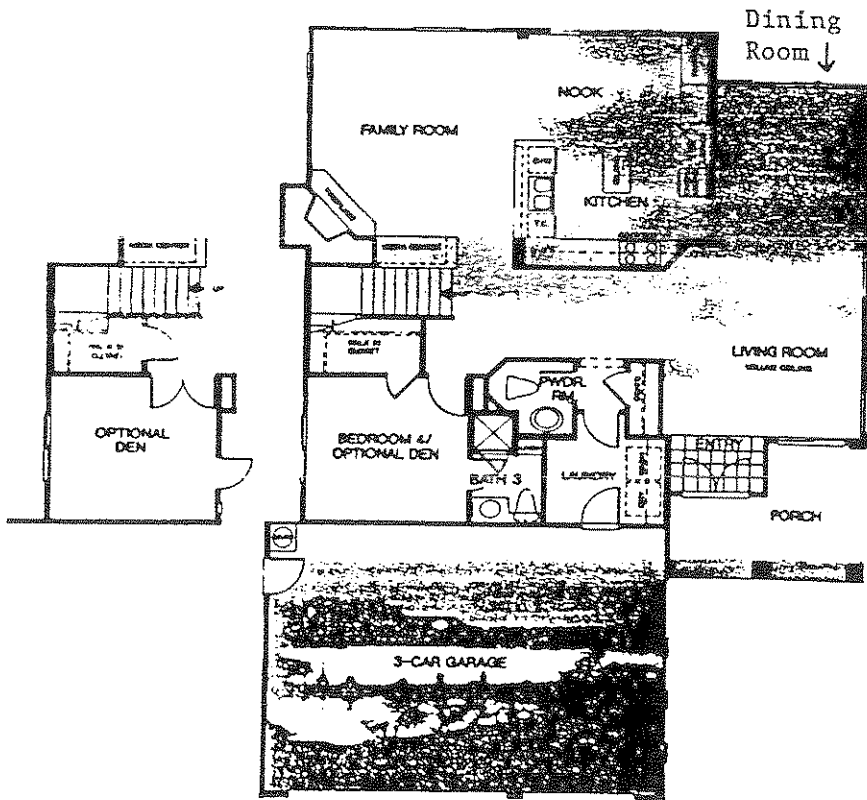
Optional Den

3 Baths

Powder Room

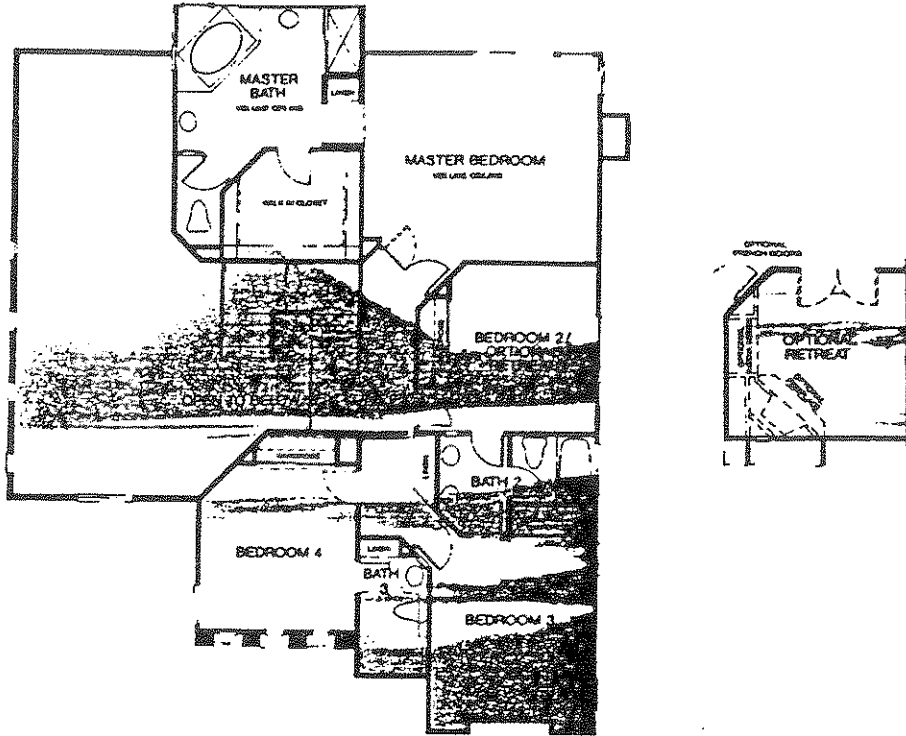
Interior Laundry Room

3-Car Garage



RESIDENCE
TWO

CARINA in Avlara



2,848 Square Feet

4 Bedrooms

Den

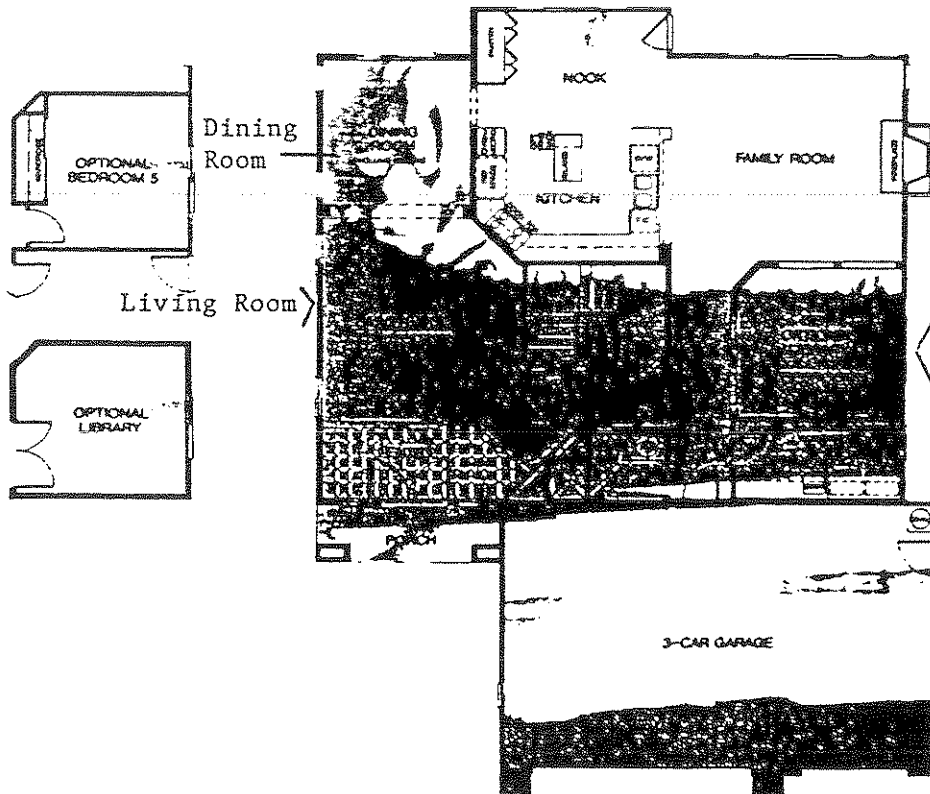
Optional 5th Bedroom
or Library

Optional Master Retreat

4 Baths

Interior Laundry Room

3-Car Garage



Den/
Optional Library
or Bedroom 5

RESIDENCE
THREE

Custom Appointments

Pride Of Ownership

Authentic clay roof tiles
Gas stub at rear of house for homeowner installed barbecue
Prepared for solar hot water heating system
Gutters and downspouts protecting entire house
Sectional roll-up garage doors complete with automatic opener
8' entry doors
Front yard landscaping with automatic sprinkler system
Post-tension concrete foundations
Decorative wood basket weave privacy fencing for pool and driveway

Interior

...selected areas
Large ceramic tile entry flooring
Brush wall-to-wall carpeting with a wide array of color selections
Custom recessed lighting
Prewired for telephone in kitchen and all bedrooms
Prewired for cable television in family room and all bedrooms
Custom wall and ceiling texture
Impressive 42" wood-burning fireplace with gas log lighter and glass doors
Decorative custom hearth
Custom designed solid oak stair system
Forced-air heating with night set-back thermostat for energy savings
Prepared for central air-conditioning
Custom selected raised panel interior doors
Dual glazed windows
Traditional wood window sills
Solid brass hardware
Custom radius corners

Family Kitchens

White-on-white appliances featuring a double 30" self-cleaning oven and 36" gas cook top with four sealed burners, built-in microwave and quiet wash dishwasher
Furniture quality natural oak cabinetry with laminated interiors and backs
Fully-laminated drawers with dual side-mounted rollers
Sunny breakfast nook
Deluxe food preparation island
Over-sized cast-iron two compartment sink with heavy duty waste disposal and European style "pull-out" faucet
Refrigerator area plumbed for ice maker
Hand-set ceramic tile counter-tops
Generous pantries
Undercounter task lighting system

Bonus Appointments

Interior laundry room with full service area plus sink
Mirrored wardrobe doors at all locations
Basic Security System
Non-squeak silent floors (second level)
R-13 wall insulation, R-30 attic insulation
50-gallon energy-efficient water heater
Oak cabinetry throughout
Smoke detectors

Luxurious Master Suite and Bath

Furniture quality natural oak cabinetry with matte-finish cultured marble pullmans
Luxurious oval soaking tub and separate shower with clear glass enclosures and a selection of ceramic tile surrounds
Compartmental water closet with water saver toilet
Chrome wide-spread faucets at dual china basins
Over-sized medicine cabinet with adjustable shelves
Full length mirror at pullman

Custom Enhancements

Carina offers a wide variety of custom enhancements to allow your home to be tailored to meet your unique lifestyle. Prices and availability may vary according to the construction status of each home. Please discuss prices and availability for special enhancements with your sales representative at the time of your purchase.

In the effort to continuously improve our product, Greystone Homes reserves the right to change elevations, specifications, materials and prices without prior notice or obligation. Variations in floor plans and elevations do exist and square footages are approximate and will vary.

CARINA AVIARA™

PRICE SHEET

RESIDENCE ONE

2,087 Square Feet
3 Bedrooms
Den
Optional 4th Bedroom,
Media Room, or Second
Master Bedroom Suite
2 Baths
1 Powder Room
Interior Laundry Room
3-Car Garage

FROM \$

297,770

RESIDENCE TWO

2,470 Square Feet
4 Bedrooms
Optional Den
3 Baths
Powder Room
Interior Laundry Room
3-Car Garage

FROM \$

307,770

RESIDENCE THREE

2,848 Square Feet
4 Bedrooms
Den
Optional 5th Bedroom,
or Library
4 Baths
Interior Laundry Room
3-Car Garage

FROM \$

337,000

In the effort to continuously improve our product, Greystone Homes reserves the right to change elevations, specifications, materials and prices without prior notice or obligation. Variations in floor plans and elevations do exist and square footages are approximate and will vary. Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed \$9,778. You have the option to take this \$9,778 fee off your sales price which may then be collected in semi-annual installments that will be included in your property tax bill for a period of 20 years. See sales representative for details.

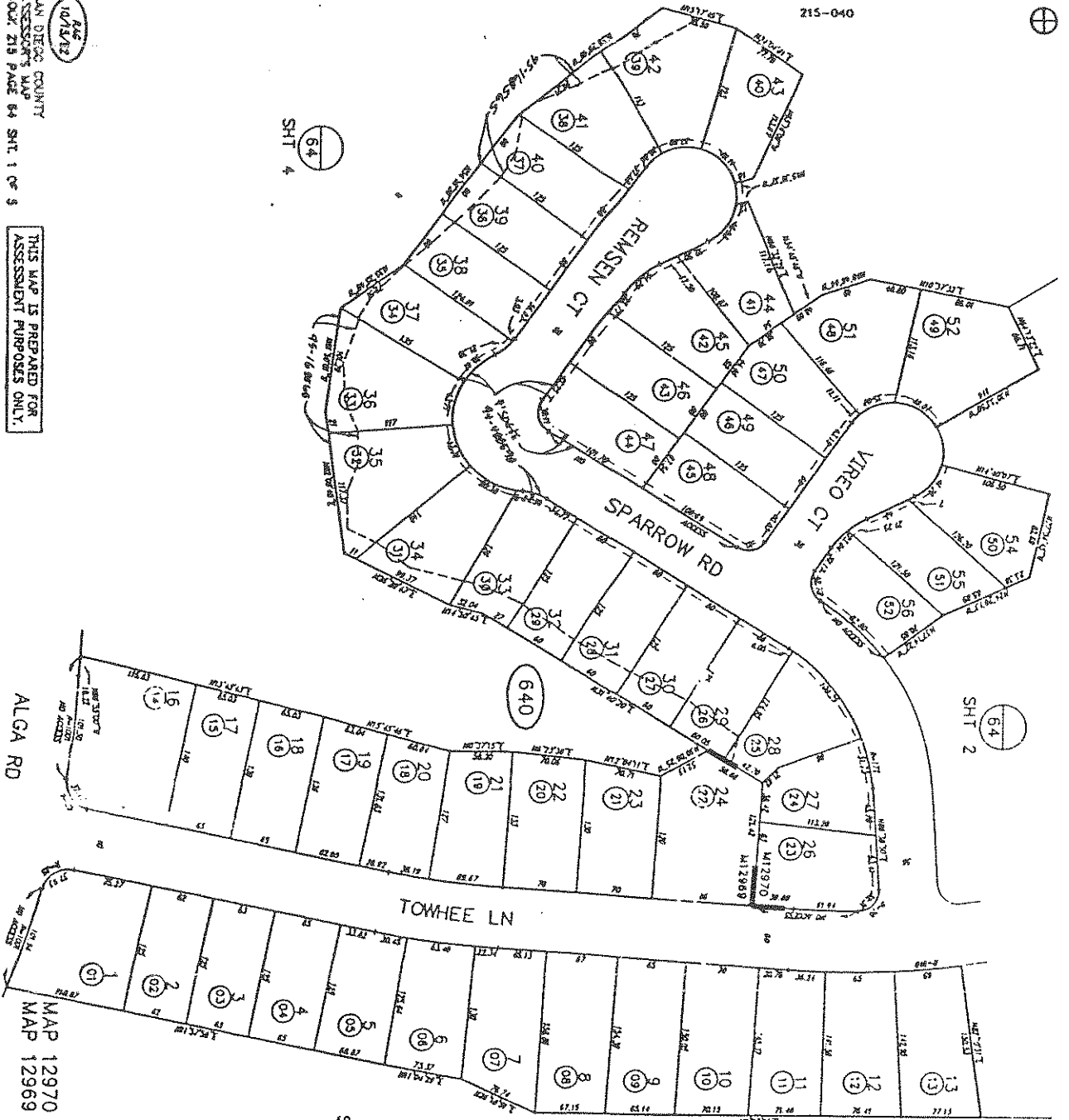
25-01-1

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 219 PAGE 84 SHT. 1 OF 3

AG 10/12/13

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

215-040



215-64
SHT. 1 OF 5

1" = 100'



10-27-93

CHANGES

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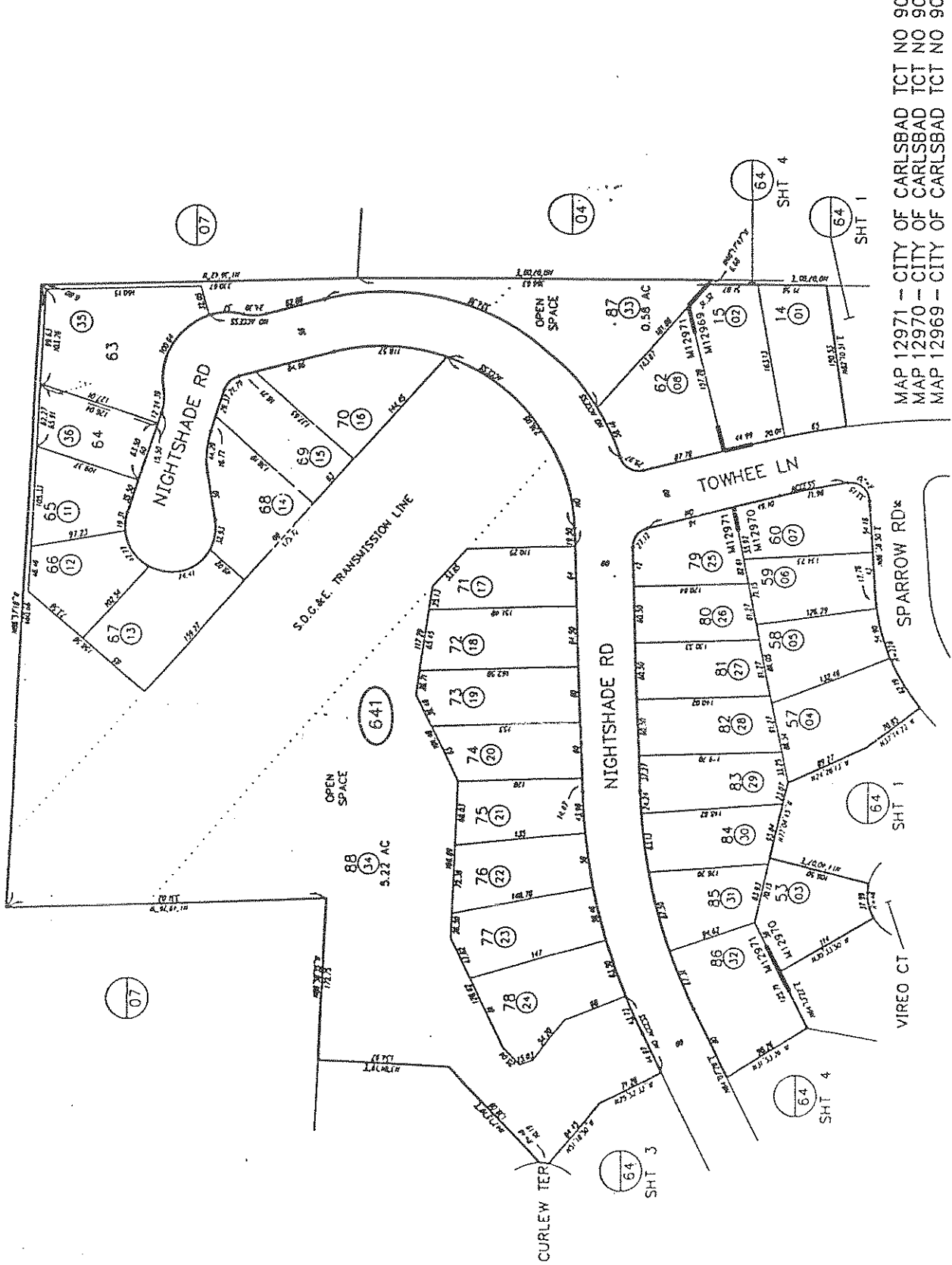
This map may or may not be a true and correct copy of the land depicted hereon. It should not be relied upon for any purpose other than orientation. The general location of this parcel is hereby certified. First priority is given to the existing easements and rights of way. No liability is assumed for any loss or damage caused by the use of this map.

MAP 12970 - CITY OF CARLSBAD TCT NO. 90-15 UNIT 2
 MAP 12969 - CITY OF CARLSBAD TCT NO. 90-15 UNIT 1

7-31-97 RAG

SAN DIEGO COUNTY ASSESSOR'S MAP
 215-64
 SHT 2 OF 5
 1" = 100'

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MAP 12971 - CITY OF CARLSBAD TCT NO 90-15 UNIT 3
 MAP 12970 - CITY OF CARLSBAD TCT NO 90-15 UNIT 2
 MAP 12969 - CITY OF CARLSBAD TCT NO 90-15 UNIT 1

THIS MAP WAS PREPARED FOR ASSESSOR'S PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARTIES MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Cantata

Custom Homes

WHAT'S IMPORTANT TO NOTE

CANTATA in Avilara



In addition to the personal enhancements that you'll see in our Imagination Room, we've created several option packages, some of which you'll notice in our models. They were specially designed by experts in each field, to provide you with a number of great options within each package.

lifestyle Kitchens

Check with your Cantata sales counselor for full details on a number of inspiring organized kitchen packages personally created by culinary professional/cookbook author Lesa Heebner. With full schematics to help you stock them the right way. Among them:

The Wine Connoisseur's Kitchen
The Ergonomically-Designed Baking Center
The Organized Gourmet's Kitchen
Other Packages And Individual Options Also Available

he Safe, Secure Home

We can outfit your home with a number of safety and security features, some of which already come standard at no additional cost,

saving you the time and trouble of doing it yourself. Among the ideas we have at hand:

Anti-scald devices in secondary showers*
Child-safety features (cabinet latches, etc.)
Smoke detectors*
Motion detectors
Video Security System
Electronic entry gate
"Smart-Home" options

*Standard Feature

andscape Designs

Your home can look more inviting with the help of several lush back yard and front yard landscape packages — all created by renowned landscape architectural firm, Burton Associates. Ask your Cantata sales counselor for full details.

WHAT YOU'LL FIND

Standard Features

CANTATA in Aviara

Exterior Detailing

- Individual exterior custom color schemes
- 8' raised-panel entry door with Baldwin® hardware
- Dual glazed windows with vinyl-clad frames throughout
- Stubbed for gas barbecue
- 3-car garages with sectional steel doors
- Garage door opener (for 2-door section) with 2 transmitters
- Front yard landscaping with automatic sprinklers
- Side and rear yard fencing
- Custom multi-colored concrete roof tiles

Exceptional Interiors

- Designer-selected ceramic tile entry
- Wood-burning fireplaces with gas log lighters in family room
- Volume ceilings
- Interior laundry rooms with full-service area plus sink
- French doors
- Raised colonial panel interior and wardrobe doors
- Custom wood window sills and door casings
- Recessed lighting
- Rocker switches, with dimmer in dining rooms
- Custom wall and ceiling textures
- Expansive built-in media niches
- Cable and phone outlets in all living areas and bedrooms

Construction Details

- Truss "second floor" with 3/4" subfloor with screws, nails and glue for maximum strength and stability (at second floor level)
- Copper plumbing throughout and cast-iron risers at down drains for sound attenuation
- Prewired for music and security systems

Water And Energy Savers

- Night setback thermostat
- Gas forced-air heating
- Upgraded R-30 insulation in ceilings

- Ultra-low flow toilets
- Low flow shower heads

Comprehensive Kitchens

- Raised-panel hidden-hinged euro-style cabinets with finished interiors and 2 1/4" crown moulding in choice of white paint, natural or whitewashed oak, or with selected glass doors
- Cabinet organizers (two trash bins for recyclables, large pull-out drawers for pots and pans)
- In-drawer spice racks
- Dual compartment cast iron sink with pull-out faucet
- Decorator-selected ceramic tile countertops
- Islands
- Built-in double GE Profile® self-cleaning ovens
- Built-in GE® microwave
- Multicycle Potscrubber GE Profile® dishwasher
- GE Profile® four-burner gas cooktop with hood
- Generous pantries
- Breakfast Bars
- Sunny breakfast nooks
- Built-in desk (plan 3)

Master Suites

- Expansive walk-in closets
- Mirrored wardrobe doors
- Ceramic tile countertops, shower and bathtub surrounds
- Separate oval tub and shower enclosure
- Built-in vanities (plans 2 & 3)
- Full-width plate glass mirrors
- Attractive designer faucets
- Choice of white, natural or whitewashed oak cabinets
- Balconies (plans 2 & 3)

Secondary Baths And Powder Rooms

- Ceramic tile countertops in powder rooms
- Cultured marble in secondary baths
- Attractive designer faucets
- Raised panel cabinets

WHAT ELSE TO CONSIDER

Personal Enhancements

CANTATA in Avilara

Here is where you can make one of our homes truly yours. These are individual options that you can choose to enrich the look of your home and add to your personal enjoyment. You'll find most of these upgraded options in our Imagination Room.

Gourmet Kitchen Refinements

- Built-in GE Profile® refrigerator with panels
- Wolf® gourmet commercial cooktop with stainless steel hood
- Built-in wine rack and/or under-counter wine chiller
- Complete Baking Center package
- Choice of cabinet finish upgrades including maple
- English-style cabinet features including built-in plate rack
- Built-in desk area (plan 1)
- Choices of knob styles and finishes
- Solid-surface Corian® or Corinthian® countertops
- Marble, granite and other natural solid-surface countertops
- Trash compactor (plans 1 & 3)
- Separate vegetable sink in island with garbage disposal
- Water purifier

Outdoor Entertaining & Landscaping

- Upgraded hardscape for front yards
- Back yard landscape packages
- Pool and/or spa
- Built-in gas barbecues
- Driveway, sidewalk and patio upgrades

Security And Safety

- Intercom systems for monitoring plus music
- Security gate
- Choice of security systems including video "Smart Home" options
- Additional garage door openers & transmitters

Organizational Aids

- Built-in closet organizers
- Custom cabinetry in media niches
- Garage storage cabinets and/or workshop
- Kitchen cabinet organizer package

Bath Personalization

- Solid-surface Corinthian® countertops
- Marble, granite and other natural solid-surface countertops
- Custom tile treatments including liners, borders, patterns and colors
- Clear or obscure tub enclosures in secondary baths with choice of chrome or brass framing
- Choice of faucet finishes (master & powder baths only)
- Whirlpool jets in master tub

Comfort Enhancements

- Air conditioning
- Stereo system with built-in speakers
- Media center with surround sound
- Bonus room (plans 2 & 3)
- Master bedroom retreat
- Fireplace in master bedrooms or living rooms
- Master suite beverage bar (plan 3)
- Dining room chandelier upgrade
- Ceiling fans
- Crown moulding and base
- Washer/dryer packages
- Central vacuum

Cresan Davidson Homes reserves the right to change floorplans, elevations, specifications and prices without notice. All renderings, floorplans and maps illustrated in the brochures and handouts are artist's conceptions, and are not intended to be an actual depiction of the buildings, walks, driveways or landscaping. Floorplans vary per elevation. Ask sales counselor for details.

SINGLE STORY WITH LOFT. 3 CAR GARAGE. 3 BEDROOMS. 2 1/2 BATHS. 2,425 SQUARE FEET

The
SLAYMAN
residence



For those who've dreamed of striking it rich and moving to a tropical getaway, you've found the express route. Designer Lisa Slayman has created the most alluring paradise this side of Bora Bora. And even if you prefer more traditional surroundings, you'll have a home that takes the scenic route to your heart. With a secluded entry, formal living room, and a dining room that makes a strong statement when guests enter.

here's a "fantasy" kitchen that showcases fine wines and your dishes as well. It's designed with a workstation island concept, sort of a "command center" for easy food preparation, so you can trot off to the family room for playtime.

and for those who never outgrew the dream of having a treehouse, there's your own private loft — off either the family room or the sumptuous master suite. Your place to curl up and read, and be as sloppy as you like. And save a fortune on vacations.

"THE AIRY
SETTING INVITED

THE USE OF

NATURAL

MATERIALS:

LIMESTONE,

GRANITE, SILK,

COTTON, BAMBOO

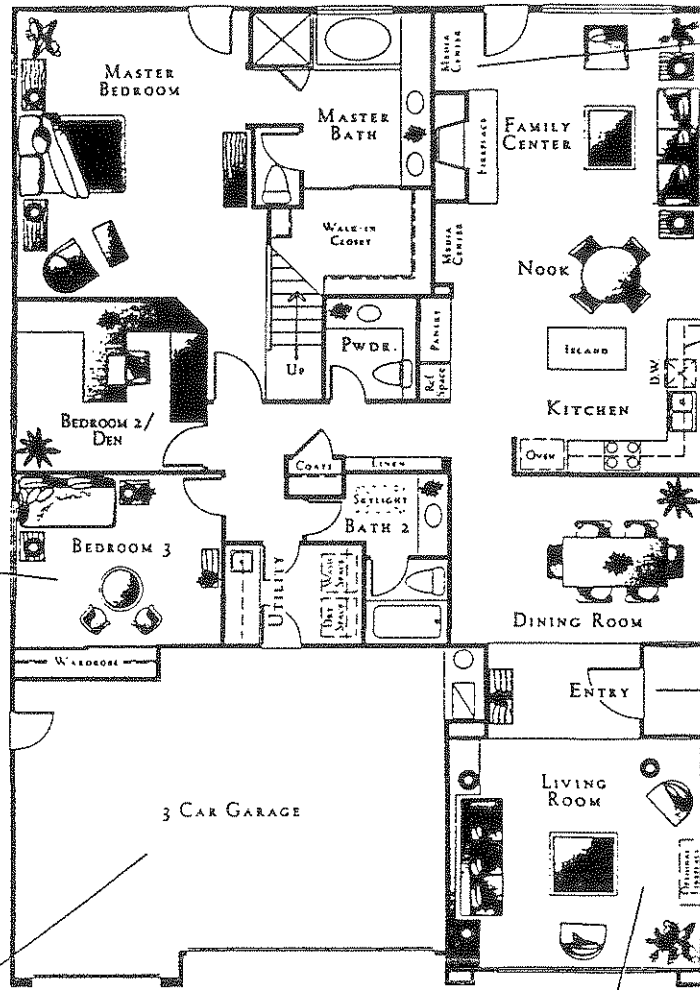
AND WOVEN

WICKER."

Lisa Slayman

Slayman Design

Associates



Did we say this was our smallest home? You couldn't tell by the bedrooms.

Nice built-in area for your media needs. Near a terrific fireplace.



These glass fronted cabinets are one of your standard choices. And the built-in wine rack is a great option.

Love the feel of the landscaping? We have great packages that can be finished when your home is.



Don't forget you'll have a garage for three cars. Who says one of them can't be a boat?

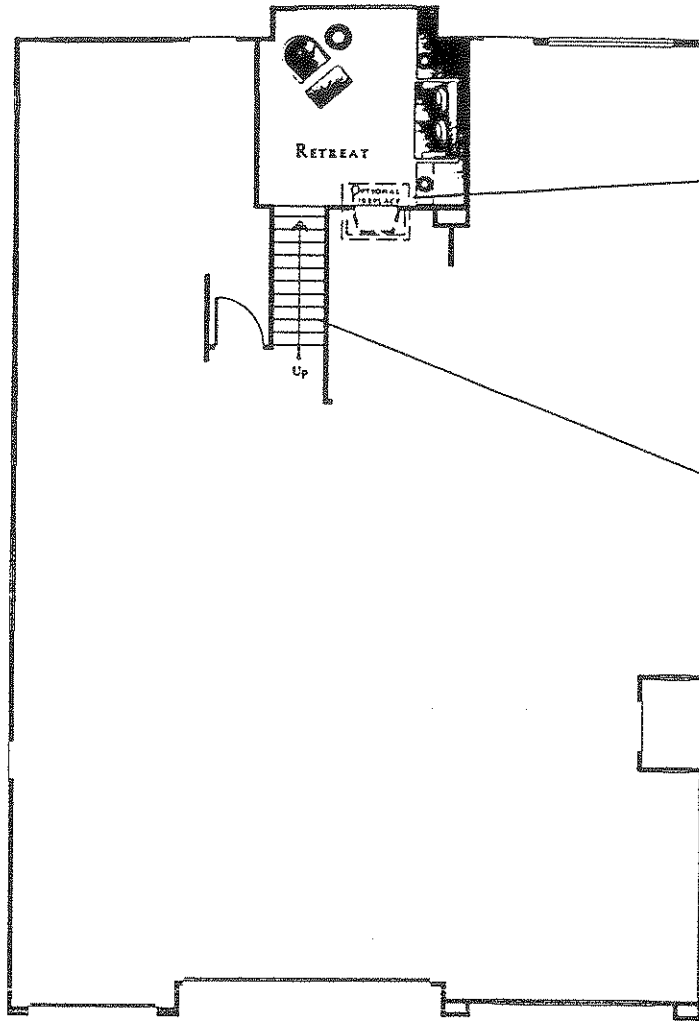
Plenty of volume here. And you can add a fireplace for even more drama.

"THE SLAYMAN"

CANTATA

Loft, 268 square feet

Imagine:
The loft of your
dreams. It's your
retreat, your
hobby room,
your getaway.



You can add a
romantic fireplace
to warm up the
mood.

Choose your route:
The stairs can lead
to your loft from
your family room or
your master suite.

[10]

"THE SLAYMAN"

CANTATA

TWO STORY, 3 CAR GARAGE, 5 BEDROOMS, 3 BATHS, 2,853 SQUARE FEET

[The
PARISI
residence]



In the great seaside resorts in the 19th Century, guests relaxed in large, airy rooms, perhaps taking in the scent of fresh bread baking, along with the salt air. Designer Stephanie Parisi Walters echoes that memory with crisp whites and blues against dark, rich mahogany (all making a resurgence in design).

It's the perfect preface for a kitchen that could put anyone in oven heaven. Featuring the option of a complete Bake Center. Inspiring, even for those who use bread machines. Go ahead. Pull out storage drawers, open cupboards, pop up the shelf that brings your mixer up to countertop height. Imagine yourself working with dough on the ergonomically correct marble countertop. Rolling out jalapeño cheese bread, or a crust for fresh peach pie.

Upstairs you'll find even more reason to fall in love. With a bedroom off the master that could be opened up for a relaxing retreat, perhaps with french doors. And a balcony in the other direction. What a life.

"MY INSPIRATION:

COLORS, SCENTS,

FEELINGS ...FOND

MEMORIES OF

CHILDHOOD

SUMMERS. A

RELAXED WAY OF

LIFE AND FAMILY

TRADITIONS."

Stephanie

Parisi Walters

Parisi

[12]

CANTATA

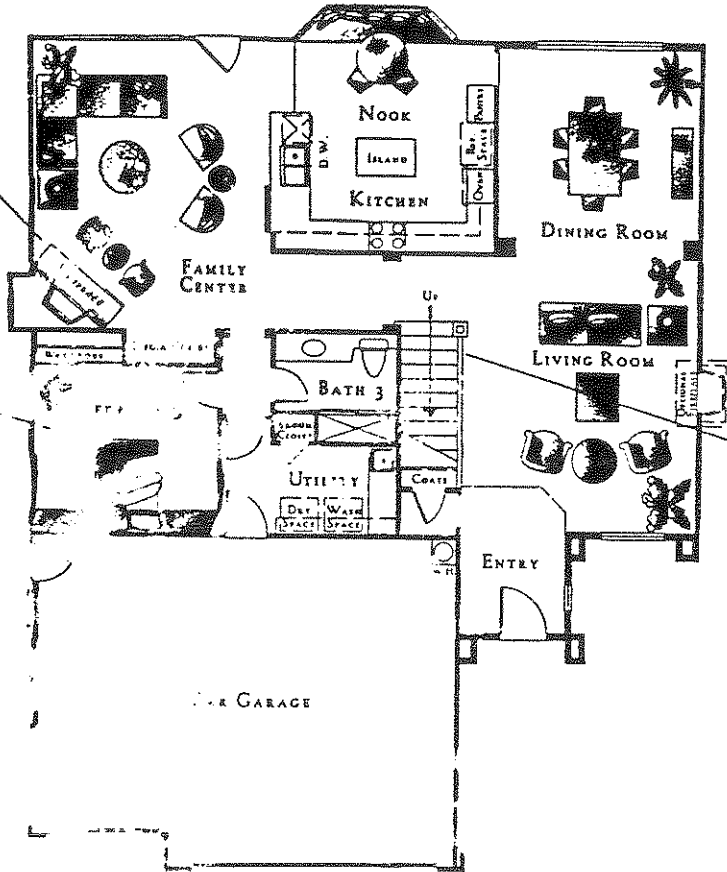
First Floor, 2,588 square feet

The corner setting of this fireplace is heartwarming.

Downstairs bedroom opposite a full bath. Nice for guests, in-laws, etc.

Imagine:
You can opt for a complete Baking Center. A godsend, even if you use a bread machine.

A classic craftsman style stair railing, elegant in its simplicity.



"THE PARISI"

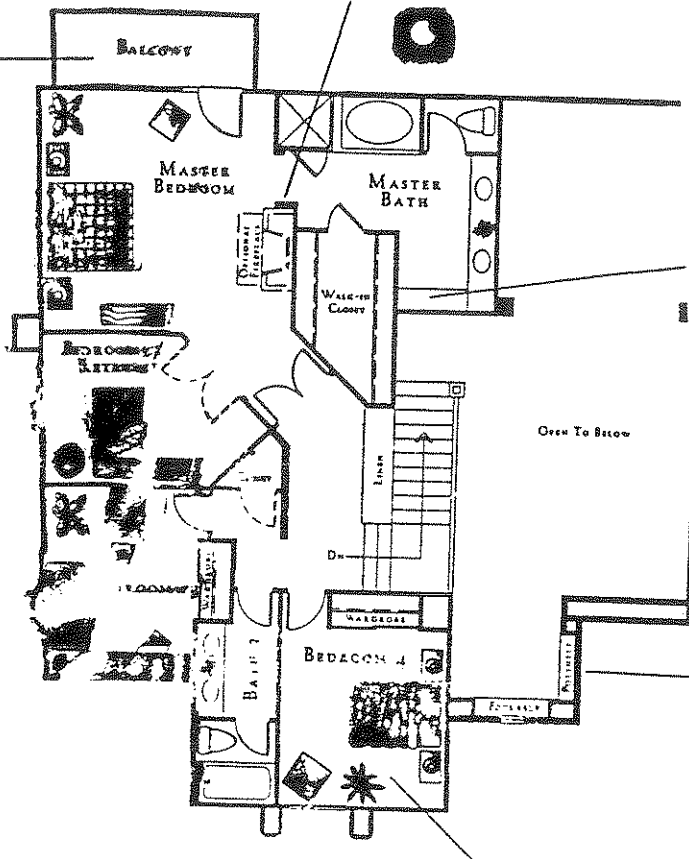
CANTATA

Second floor, 1,265 square feet

Take in the coastal breezes off your balcony.

You can opt for a fireplace up here as well. Nice for crisp nights.

Imagine: You have the flexibility to open the wall to the master, and make this a great retreat.



You'll have five of those spaces we call bedrooms. But you can make them an office, sewing room or fitness room. Unless your family's the Brady Bunch.

[14]

"THE PARISI"

CANTATA

TWO STORY. 3 CAR GARAGE. 5 BEDROOMS. 4 BATHS. 3,226 SQUARE FEET

The
VON GRAVEN
residence



Maybe you're a person who has always wanted more room. If your master bedroom could be the size of Texas, all the better. Well, now you're quite a few square feet closer, in a home welcoming life on a grand scale. Designer Joyce Von Graven has given it a relaxed yet elegant sense, with soothing tones and textures.

Walk around and you'll be allured at every turn. With the height of the ceilings. The fireplaces that match the scale of the home. As well as the optional Wolf® cooktop in the to-die-for kitchen. It can have it all — from English-style cabinets to a kids' self-service cabinet. As well as a walk-in pantry, breakfast bar and a sink in the island. (Or you can have the optional Bake Center.)

The spiral staircase curves up to another floor filled with both space and ideas. All of which will have you concluding that you've found an incredible home. One you could get lost in.

"WITH ELEGANT
YET COMFORTABLE
FURNISHINGS,

THIS IS A COASTAL
HOME DESIGNED
TO BE CHERISHED

FOR A LONG,
LONG TIME."

Joyce M. Von Graven

JM Von Graven, Inc

[16]

CANTATA

First Floor. 1,718 square feet

A generous-sized fireplace in a generous-sized room.

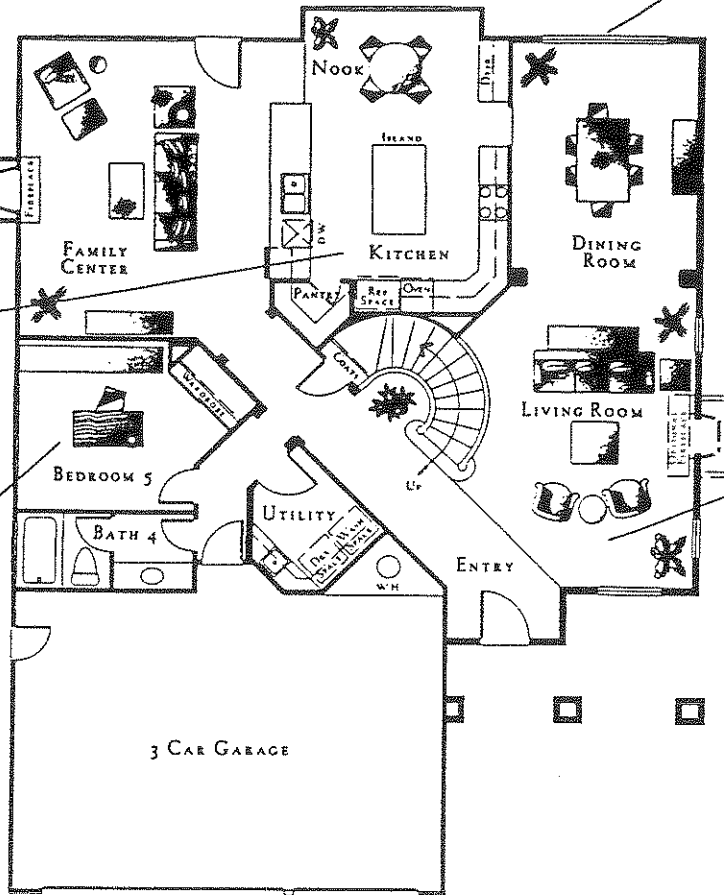
From kids' lunch box storage areas, to spice drawers, optional Wolf® cookstove and English-style cabinets, our kitchen packages are a feast of intelligent ideas.

A dramatic bank of windows, repeated higher. Nicely affecting the wow factor.



A nine-foot ceiling is called "soaring" in some homes. This one is twice that height.

bedroom that could be a library, or with its own bath, a workout room. Hit the showers.



[17]

"THE VON GRAVEN"

CANTATA

Second Floor, 1,498 square feet

A fireplace to end the evening, and a balcony to take in the morning. What doesn't this master suite have?

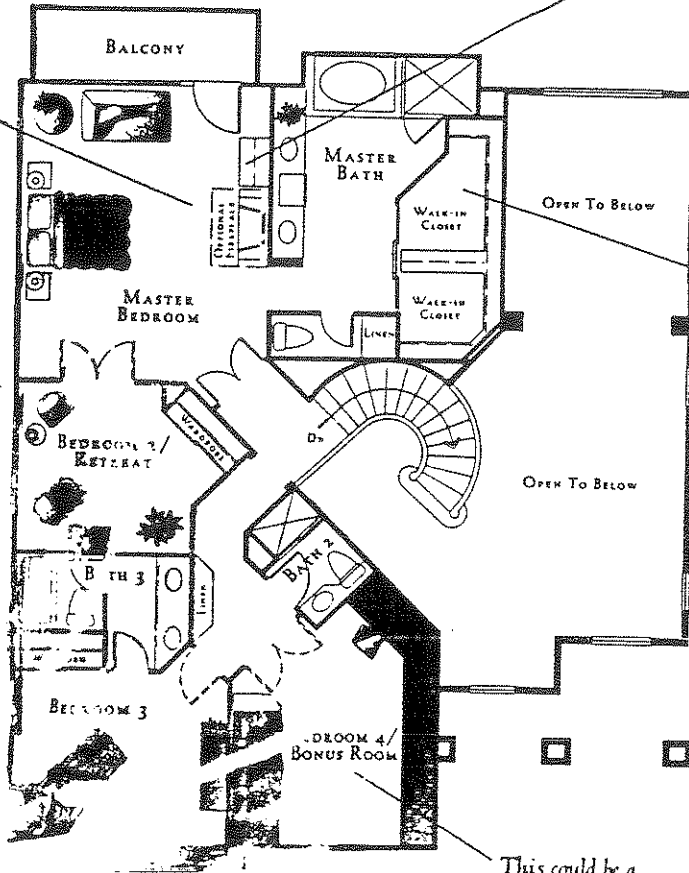
You could opt to open this up as a retreat for the master suite or a nursery, as shown here.

Imagine: You have several different options with this space, to fit your needs just as well as yours!

Under the counter, you could add a refrigerator, and have your morning juice (or evening Chardonnay) right here.



A "his-and-hers" closet. But who says it can't be just yours?



This could be a terrific bonus room, as shown in our model.

"THE VON GRAVEN"

CANTATA

The
SLAYMAN
residence

SINGLE STORY WITH LOFT, 3 CAR GARAGE, 3 BEDROOMS, 2 1/2 BATHS, 2,425 SQUARE FEET

FROM ~~319,900-319,900~~

The
PARISI
residence

TWO STORY, 3 CAR GARAGE, 5 BEDROOMS, 3 BATHS, 2,853 SQUARE FEET

FROM ~~335,900-346,900~~

The
VON GRAVEN
residence

TWO STORY, 3 CAR GARAGE, 5 BEDROOMS, 4 BATHS, 2,215 SQUARE FEET

FROM ~~341,900-403,900~~

Prices and terms subject to change without notice. Prices effective as of:

11/10/95

CANTATA

69

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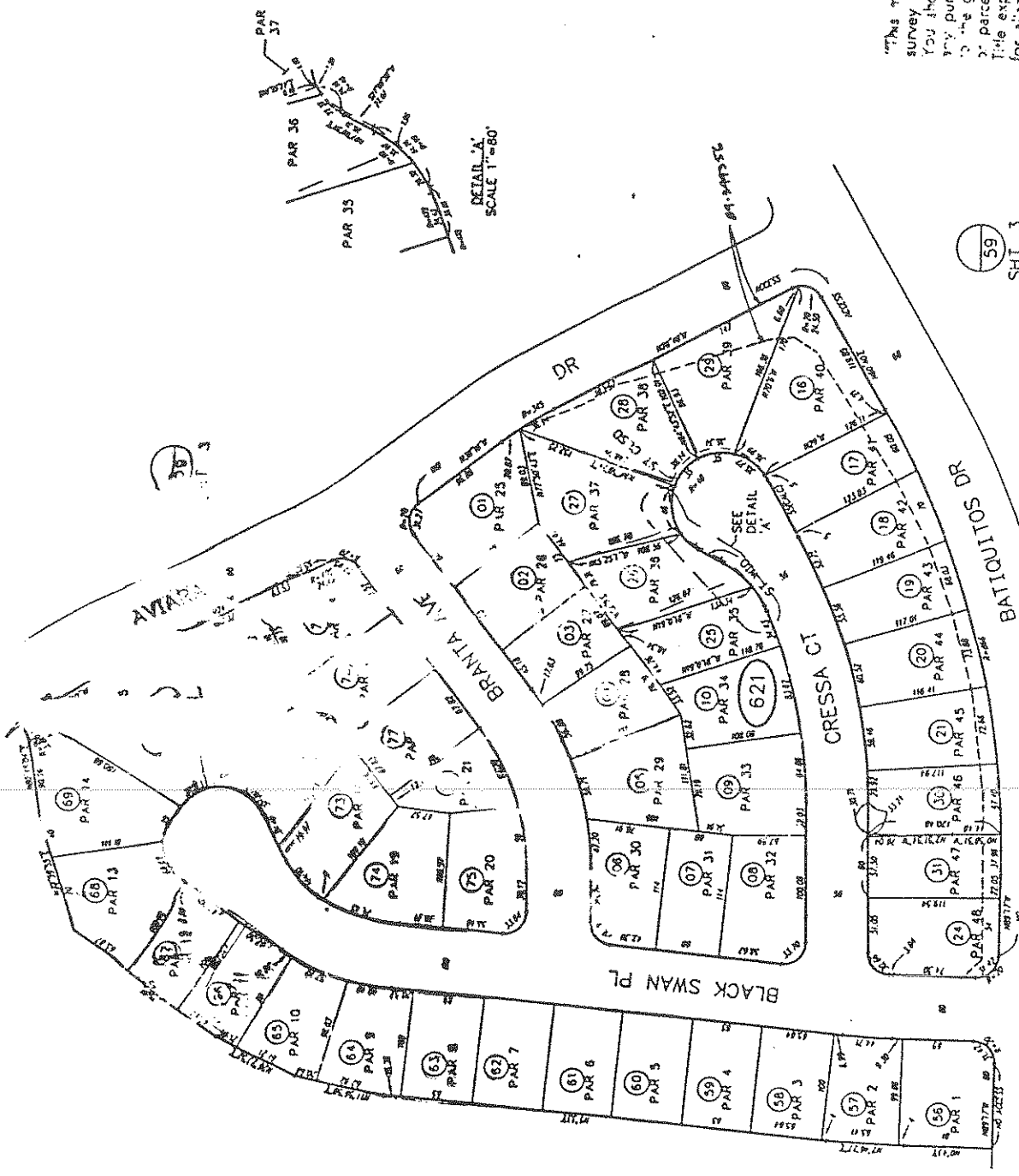
1-28-97 RAY

SAN DIEGO COUNTY ASSESSOR'S MAP
215-62

1" = 100'

CHANGES

PAR.	PREVIOUS AREA	NEW AREA	REASON
69	1.00	1.00	NO CHANGE
68	1.00	1.00	NO CHANGE
67	1.00	1.00	NO CHANGE
66	1.00	1.00	NO CHANGE
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59
SHT 3

59
SHT 3

PM 16541

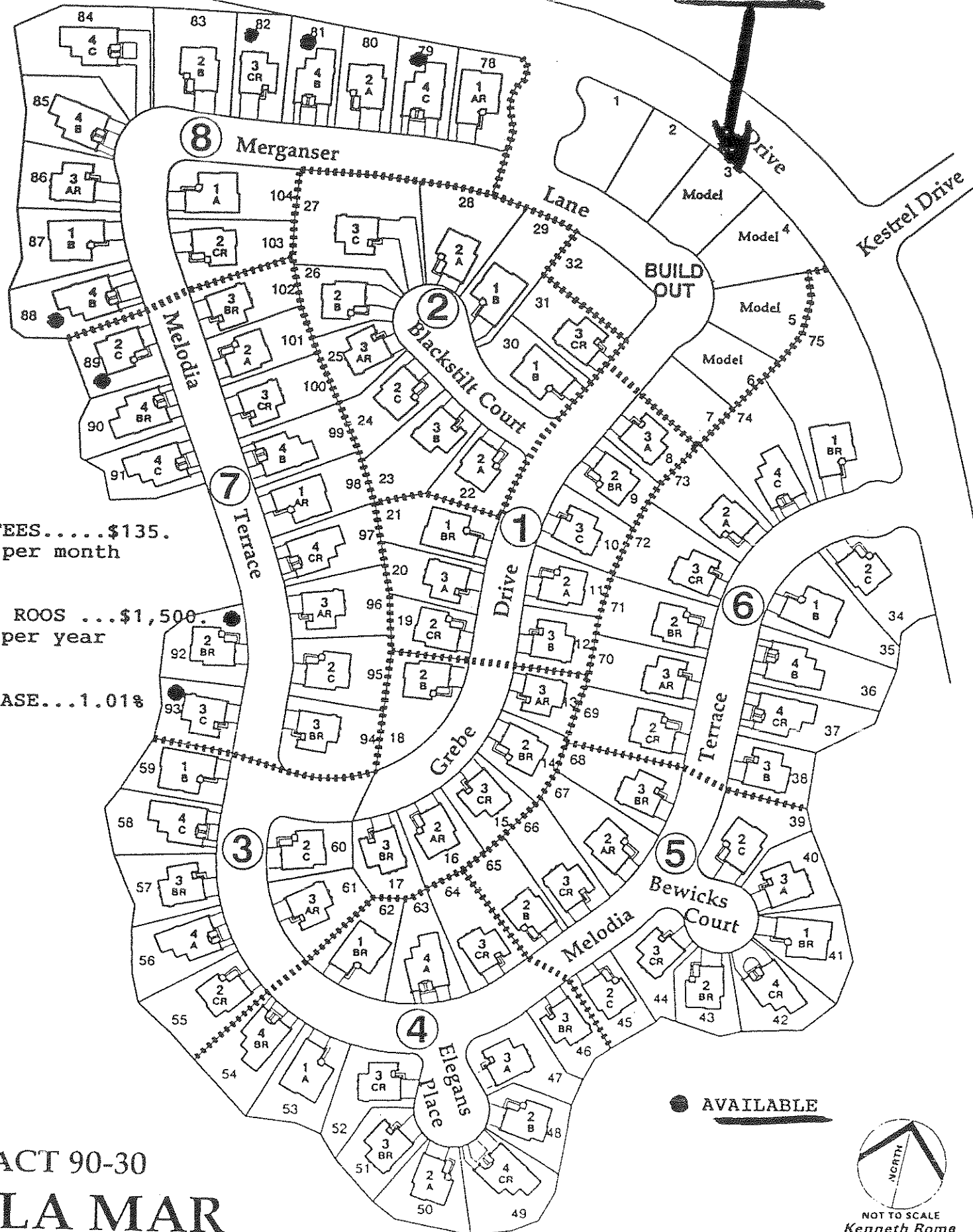
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Isla Mar

Custom Homes

Batiquitos

YOU ARE HERE

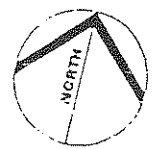


FEES.....\$135.
per month

ROOS ...\$1,500.
per year

X BASE...1.01%

● AVAILABLE



NOT TO SCALE
Kenneth Rome
PLANNING & DESIGN

ACT 90-30
SLA MAR
Richmond American Homes

SEPTEMBER 16, 1997



ISLA MAR in Aviara

INDIVIDUAL SITE PRICING

	<u>LOT</u>	<u>PLAN #</u>	<u>ADDRESS</u>	<u>PRICE</u>
DEC. MOVE IN	43	2BR	1021 Bewicks Court	\$504,600 <i>paid</i>
	89	2C	7313 Melodia Terrace	\$687,800
FEB. MOVE IN	92	2BR	7333 Melodia Terrace	\$713,900
	93	3C	7337 Melodia Terrace	\$672,900
SPRING/ SUMMER MOVE IN	79	4C	974 Merganser Lane	\$535,000
	81	4B	966 Merganser Lane	\$536,000
	82	3CR	962 Merganser Lane	\$470,000
	88	4B	7309 Melodia Terrace	\$750,000

PLAN ONE

Approximately 2,642 Square Feet
 Four Bedrooms or
 Three bedrooms with Den
 Two and One Half Baths
 Optional Retreat
 3 Car Garage

PLAN TWO

Approximately 3,456 Square Feet
 Five Bedrooms with Loft or
 Four Bedrooms with Den and Loft
 Four Baths
 3 Car Garage

PLAN THREE

Approximately 3,507 to 3,649 Sq.Ft.
 Five Bedrooms or Three Bedrooms
 with Library and Teen Room
 Optional 6th Bedroom or Home
 Theater Four Baths 3 Car Garage

PLAN FOUR

Approximately 4,112 to 4,275 Sq.Ft.
 Four or Five Bedrooms
 Up to Four and One half Baths
 Library
 3 or 4 Car Garage

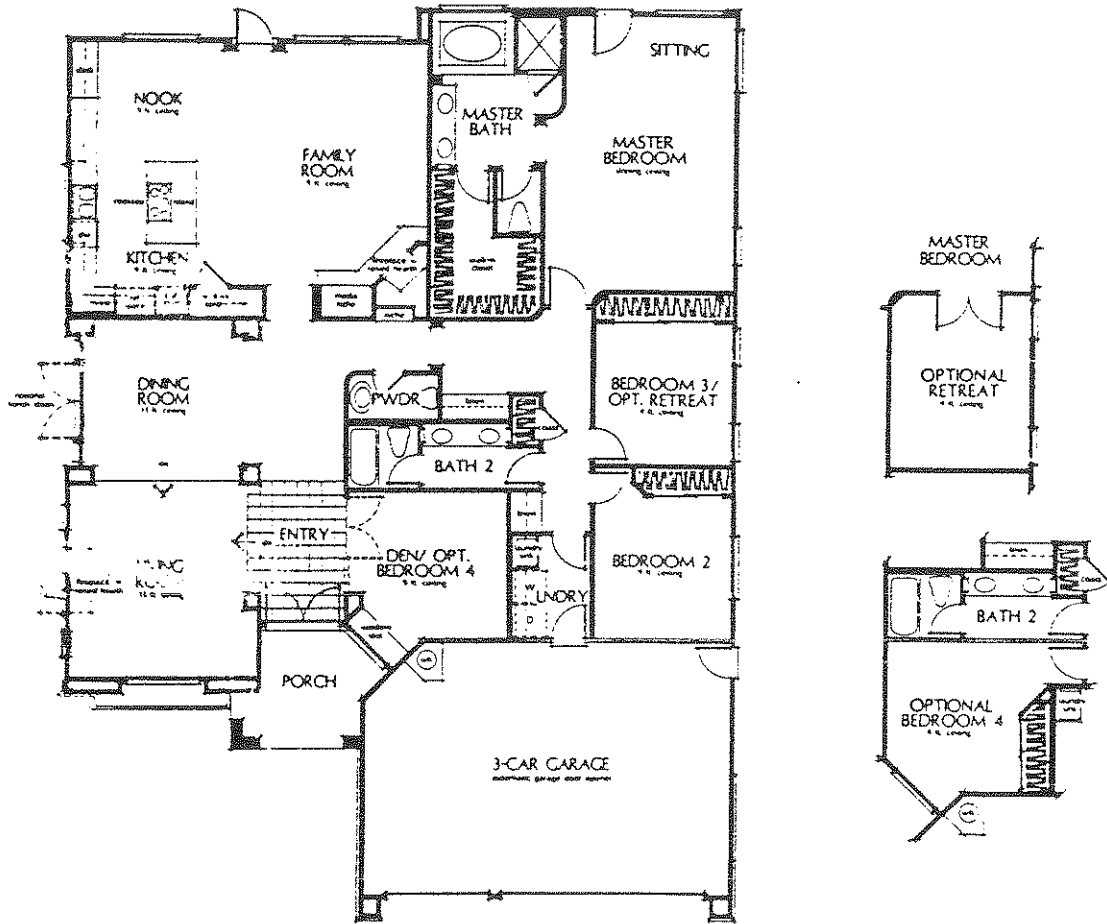
EFFECTIVE:11-97

In our continuing effort to improve our product, Richmond American reserves the right to make changes or modifications to maps, plan specifications, materials, features and colors without notice. Prices are subject to change and availability. Optional features may be included at additional cost and are subject to construction cut off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls will vary according to size and location of lots



Residence One

ISLA MAR in Aviara



*Four Bedrooms or
 Three Bedrooms with Den
 Two and One-half Baths*

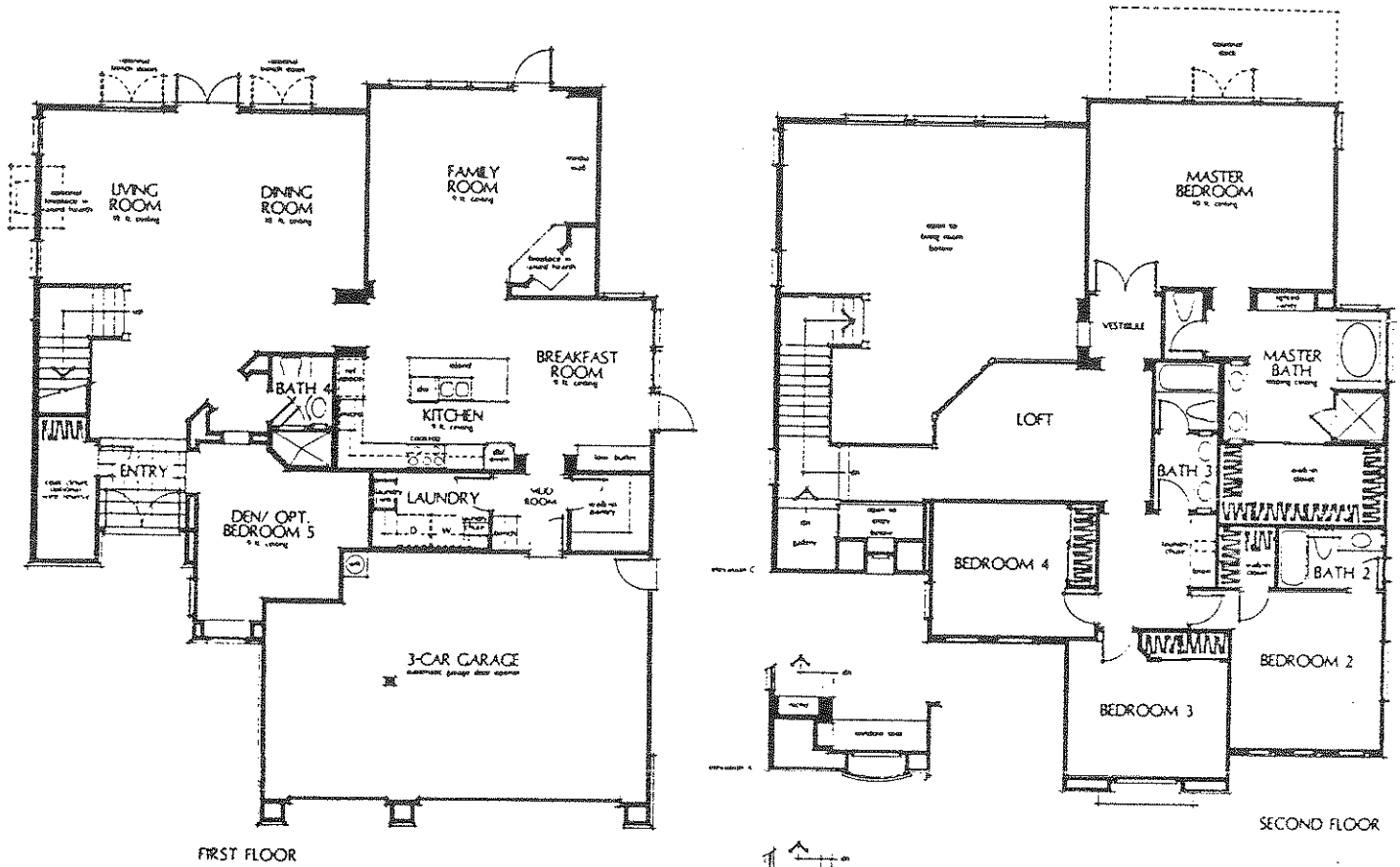
*Optional Retreat
 Three-Car Garage*

Approximately 2,642 Square Feet



Residence Two

ISLA MAR in Aviara

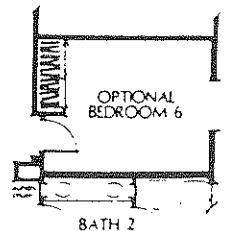
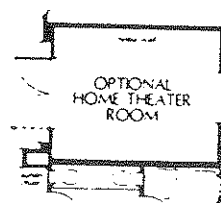
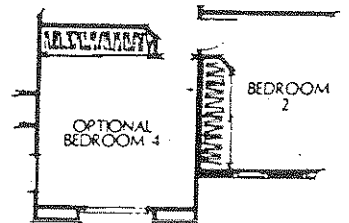
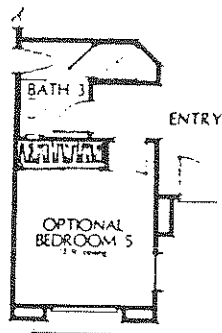
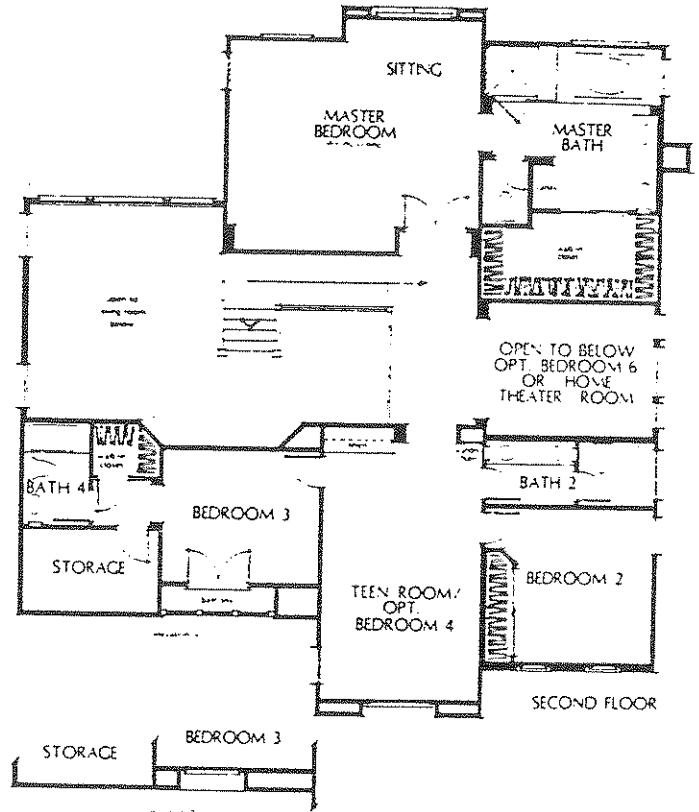
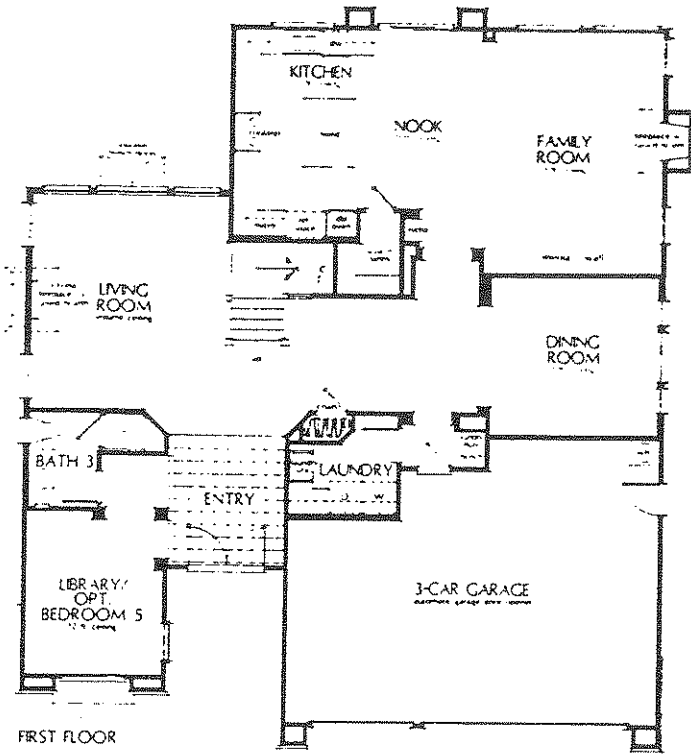


*Five Bedrooms with Loft or
 Four Bedrooms with Den and Loft
 Four Baths
 Three-Car Garage
 Approximately 3,456 Square Feet*



Residence Three

ISLA MAR in Aviara

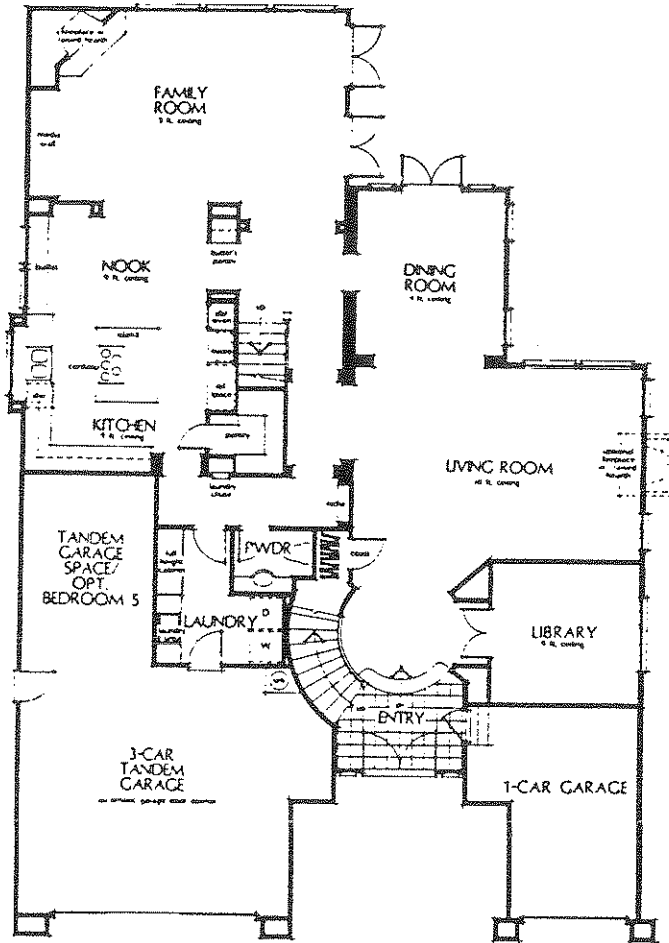


*Five Bedrooms or
 Three Bedrooms with Library and Teen Room
 Four Baths
 Optional 6th Bedroom or Home Theater Room
 Three-Car Garage
 Approximately 3,507 to 3,649 Square Feet*

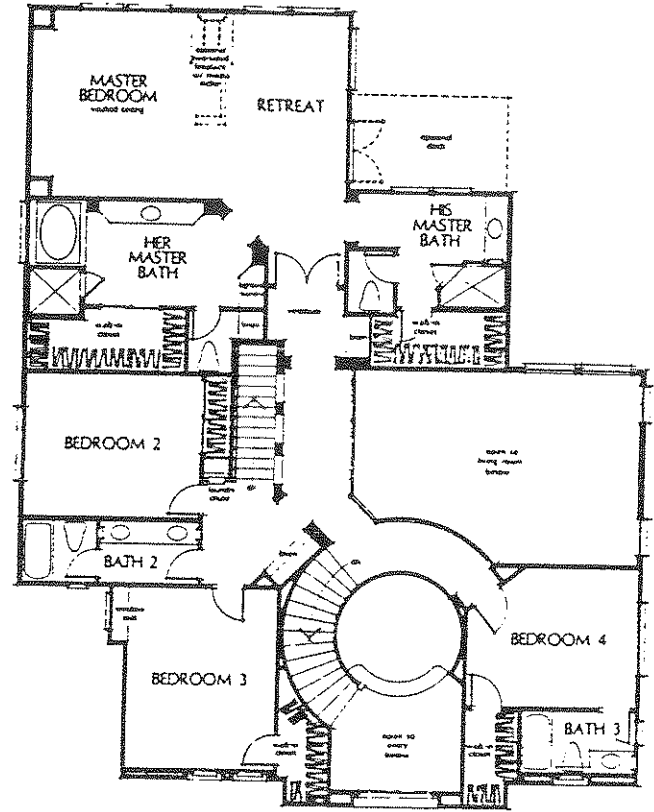


Residence Four

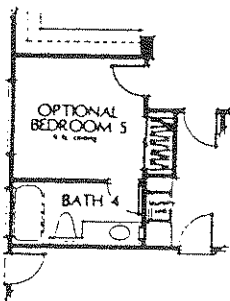
ISLA MAR in Aviara



FIRST FLOOR



SECOND FLOOR



*Four or Five Bedrooms
 Three and One-half to Four and One-half Baths
 Library
 Three or Four-Car Garage
 Approximately 4,112 to 4,275 Square Feet*



Features

ISLA MAR in Aviara

COMMUNITY FEATURES

- Named Best Master Planned Community in America by the National Association of Homebuilders 1995
- Championship 18-hole Arnold Palmer designed golf course
- Aviara Golf Club & Argyle Restaurant
- Batiquitos Lagoon with observation points and marked nature trails with benches
- Aviara Oaks Elementary School
- Additional amenities planned: sports club, park and middle school
- Four Seasons Resort Hotel - Planned opening Summer 1997

DISTINCTIVE EXTERIORS

- Exquisitely crafted exterior detailing
- Architecturally inspired by renowned Mediterranean and California coastal enclaves
- Three- or four-car direct access garages (per plan)
- Handsome, durable fire-resistant concrete tile roofs
- Energy-efficiency enhancing dual glazed vinyl windows
- Impressive raised panel entry doors
- Attractive oil-rubbed bronze entry hardware
- Insulated roll-up garage doors
- Color coordinated rain gutters (per plan)

GRACIOUS LIVING AREAS

- Hand set ceramic tile flooring in entryway
- Stately raised panel interior doors
- Handsome polished brass hardware
- Maple stairway handrails with white painted balusters
- Subtle recessed downlighting above hallways
- Traditional wood-burning fireplaces with pre-cast concrete raised hearths and mantels in family rooms
- Convenient built-in media walls and niches (per plan)
- Design enhancing rounded drywall corners

KITCHEN HIGHLIGHTS

- European style white cabinetry featuring easy-care concealed hinges and adjustable shelves with optional maple or oak finishes
- Hand set 8" X 8" ceramic tile countertops
- Deluxe energy-efficient General Electric® white appliances including:
 - 5 burner built-in gas cooktop with sealed burners
 - Built-in 30" double oven with "big view" window
 - Built-in microwave oven with turntable
 - 6-cycle Profile "Quiet Power Plus" dishwasher
- Gourmet kitchen layout with island
- Walk-in pantry
- Chrome and white finish faucet with pull-out spray wand
- Recessed downlighting with fluorescent under cabinet lighting
- Refrigerator area plumbed for automatic ice maker

LUXURIOUS MASTER SUITES

- Spacious walk-in closets
- Hand set ceramic tile countertops and dual china sinks
- Separate ceramic tile showers with clear glass enclosure
- Elegant oval tubs with ceramic tile surrounds
- Polished chrome and porcelain finished Harden solid brass widespread faucets
- Compartmented water closet
- Expansive pullman mirrors
- Separate vanity with specialized lighting (Plans 2, 3 and 4)

ISLA MAR in Aviara

VALUED ADDED FEATURES

- Conveniently located laundry chutes from upstairs bedroom / bath area to laundry room area
- Interior laundry rooms with utility sinks
- Rear and side yard concrete block fencing or wrought iron fencing (per lot)
- Elegant, design-enhancing lighting fixtures
- Subtle recessed lighting
- Decora electrical switches
- Raised panel wardrobe doors in all secondary bedrooms
- Pre-wired for music, home theater and alarm systems
- Category 5 pre-wiring for future high speed data applications
- Gas stubbed for barbecue in rear yard
- Pre-wired for television in family room, den and all bedrooms
- Telephone outlets in kitchen, den and all bedrooms
- Smoke detector in all bedrooms
- Complete drywall finish in garages

ENERGY SAVING ADVANTAGES

- State-of-the-art energy saving dual glazed vinyl framed windows
- R-30 attic insulation
- R-13 wall insulation
- Energy saving 50 or 75 gallon hot water heater (per plan)
- Pilotless ignition furnace
- Insulated heating ducts
- Polycel caulking to reduce air infiltration
- Water saver shower heads
- Water saver elongated toilets

CUSTOMIZING OPTIONS

- Handcrafted old world wood stained front doors
- French doors from formal living areas (per plan)
- Maple or oak cabinets in a variety of finishes
- Numerous cabinet customizing opportunities
- G.E. built-in Monogram or Profile built-in style refrigerator
- Mirrored wardrobe doors for secondary bedrooms
- Safety glass tub enclosures for secondary baths
- Custom old world wrought iron stair railing
- Fireplaces and designer selected pre-cast mantels and hearths
- Security, music and home theater systems
- Central air conditioning with night set-back thermostats
- Ceiling fan outlets
- Wine reserve (Plan 2)
- Room options (per plan)
- Electrical options
- Window panels in roll-up garage doors
- Closet organizer systems
- Pantry organizer systems
- View decks off master bedroom (per plan)
- Specialized cabinetry in selected locations
- Gourmet kitchen appliance upgrade packages
- Abundant ceramic tile, Corian and granite countertop selections to personalize designs and colors in baths and kitchen

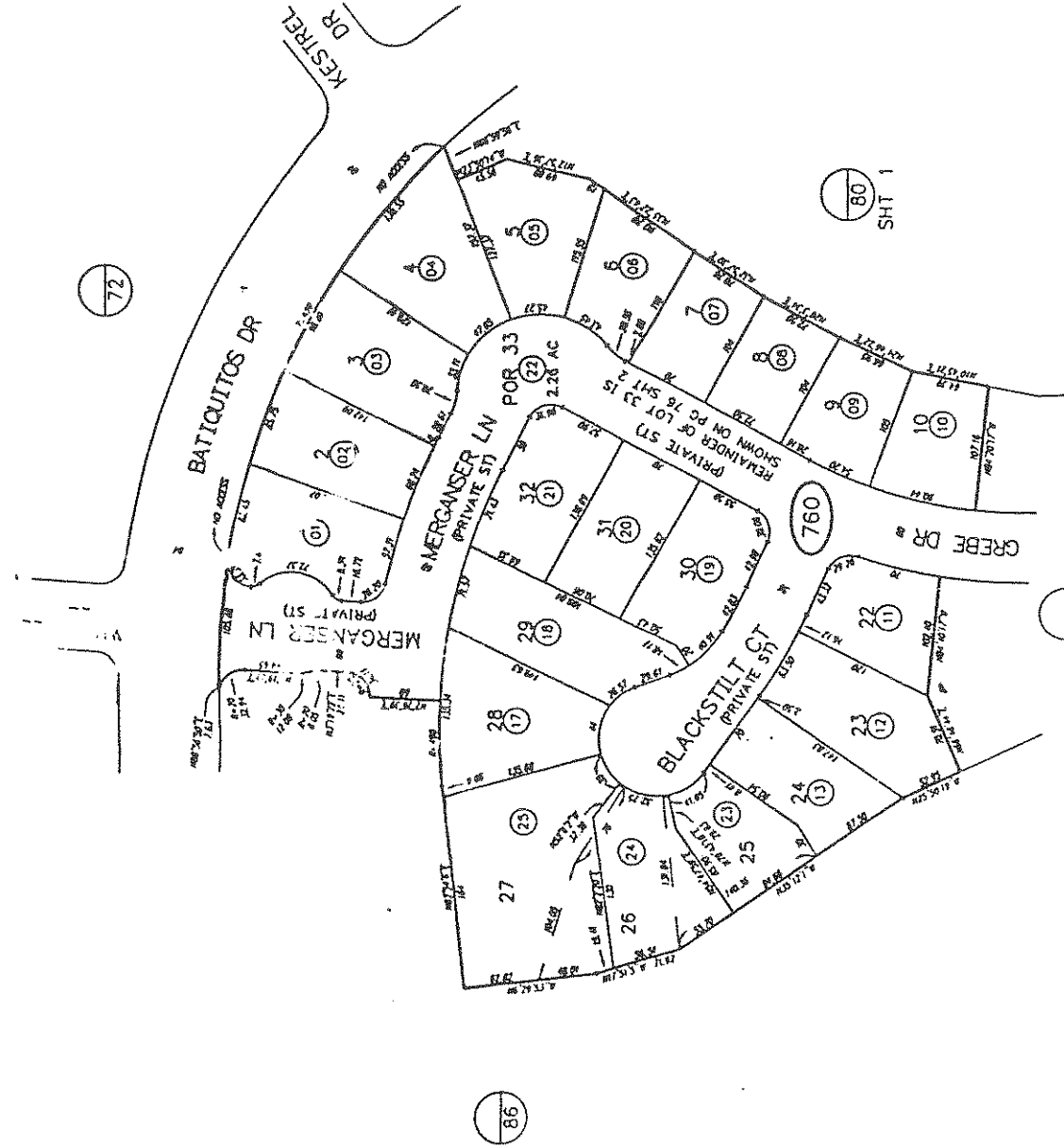
HOME OWNERS WARRANTY

The Residential Warranty Corporation (RWC) is a special 10-year written protection plan that covers major structural defects in the workmanship and materials in your new home. RWC is insured protection available only from conscientious builders like Richmond American.

8-27-97 KING

SAN DIEGO COUNTY ASSESSOR'S MAP
215-76
SHT 1 OF 2
1" = 100'

CHANGES			
NO.	PREVIOUS MAP	NEW MAP	DATE
760	08 2000 23 1987 11		
761	14 2000 23 1987 11		
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800			



MAP 13331 - CITY OF CARLSBAD TCT 90-30 AREA 30 UNIT 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARTIES MAY NOT COMPLY WITH LOCAL JURISDICTION OR BUILDING ORDINANCES.

Mar Fióre

Custom Homes



MAR FIORE
AT AVIARA

RESIDENCE TWO

TWO STORIES • THREE BEDROOMS PLUS BONUS ROOM OR FOUR BEDROOMS
TWO AND ONE-HALF BATHS OR THREE AND ONE-HALF BATHS • FAMILY ENTERTAINMENT ROOM
GOURMET KITCHEN • BREAKFAST ROOM • THREE-CAR SPLIT GARAGE • APPROXIMATELY 3,112 SQ. FT.

**From the high
\$300,000's**

RESIDENCE TWO EXTRAORDINARY (2X)

THREE-CAR TURN-IN GARAGE • UP TO FIVE BEDROOMS • FOUR AND ONE-HALF BATHS
APPROXIMATELY 3,354 SQ. FT.

**From the high
\$400,000's**

RESIDENCE THREE

TWO STORIES • FOUR BEDROOMS PLUS BONUS ROOM OR FIVE BEDROOMS • THREE AND ONE-HALF BATHS
OR FOUR AND ONE-HALF BATHS • FAMILY • ENTERTAINMENT ROOM • GOURMET KITCHEN
SPACIOUS BREAKFAST ROOM • OPTIONAL WINE CELLAR/GOLF CART STORAGE
THREE-CAR SPLIT GARAGE • APPROXIMATELY 3,253 SQ. FT.
APPROXIMATELY 3,328 SQUARE FEET WITH WINE CELLAR/GOLF CART STORAGE

**From the high
\$300,000's**

RESIDENCE THREE EXTRAORDINARY (3X)

THREE-CAR TURN-IN GARAGE • UP TO FIVE BEDROOMS PLUS LIBRARY
APPROXIMATELY 3,445 SQ. FT.

**From the mid
\$400,000's**

RESIDENCE FOUR

TWO STORIES • THREE BEDROOMS PLUS BONUS ROOM AND DEN OR UP TO FIVE BEDROOMS
THREE AND ONE-HALF BATHS OR FOUR AND ONE-HALF BATHS • OPTIONAL LOFT
FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN • LARGE BREAKFAST ROOM
THREE-CAR SPLIT GARAGE • APPROXIMATELY 3,780 SQ. FT.
APPROXIMATELY 3,942 SQUARE FEET WITH LOFT OPTION

**From the high
\$400,000's**

RESIDENCE ONE

ONE STORY • TWO BEDROOMS PLUS LIBRARY OR THREE BEDROOMS • TWO AND ONE-HALF BATHS •
LUXURIOUS MASTER SUITE • FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN
SPACIOUS BREAKFAST ROOM • THREE-CAR SPLIT GARAGE • APPROXIMATELY 2,850 SQ. FT.

**From the low
\$400,000's**

RESIDENCE FIVE (NOT MODELED)

ONE STORY • THREE BEDROOMS PLUS SITTING ROOM • THREE AND ONE-HALF BATHS
FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN • BREAKFAST ROOM
TWO-CAR GARAGE • APPROXIMATELY 2,988 SQ. FT.

**From the high
\$300,000's**

RESIDENCE SIX (NOT MODELED)

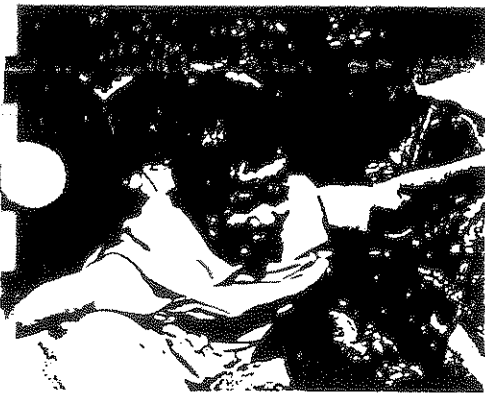
TWO STORIES • FOUR BEDROOMS OR THREE BEDROOMS AND OPTIONAL OFFICE
THREE AND ONE-HALF BATHS • FORMAL ENTRY FOYER • FAMILY ENTERTAINMENT ROOM
GOURMET KITCHEN • THREE-CAR TANDEM GARAGE • APPROXIMATELY 3,210 SQ. FT.

**From the high
\$300,000's**

Prices effective October 18, 1997

In our continuing effort to meet consumer expectations, Taylor Woodrow Homes, Inc., reserves the right to modify plans, features, specifications, colors or prices without notice or obligation. Product type is subject to availability. Optional features may be included at additional cost subject to construction start dates. Landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Homeowners at Mar Fiore become automatic members of the Aviara Homeowners Association which maintains common facilities and promotes architectural standards. Sales Price shown does not include an estimated one time payoff of the Alga Road Assessment, not to exceed \$8,500. You have the option to add the \$8,500 to the sales price or it will then be collected in semi-annual installments that will be included in the property tax bill for a period of 80 years. See sales representative for details.





RESIDENCE TWO

TWO STORIES • THREE BEDROOMS PLUS BONUS ROOM OR FOUR BEDROOMS
TWO AND ONE-HALF BATHS OR THREE AND ONE-HALF BATHS • FAMILY ENTERTAINMENT
ROOM • GOURMET KITCHEN • BREAKFAST ROOM • THREE-CAR SPLIT GARAGE
APPROXIMATELY 3,112 SQUARE FEET

You don't know why
you are drawn to the sea,
but it's essential to your soul:
you want to live near
the beauty of the ocean.
You feel more relaxed here.

Of course, this home
something to do with that:

The room. The style. The options.

or romance of a private entry courtyard
with an overhanging deck.

It's as though the call of the sea
has been answered.

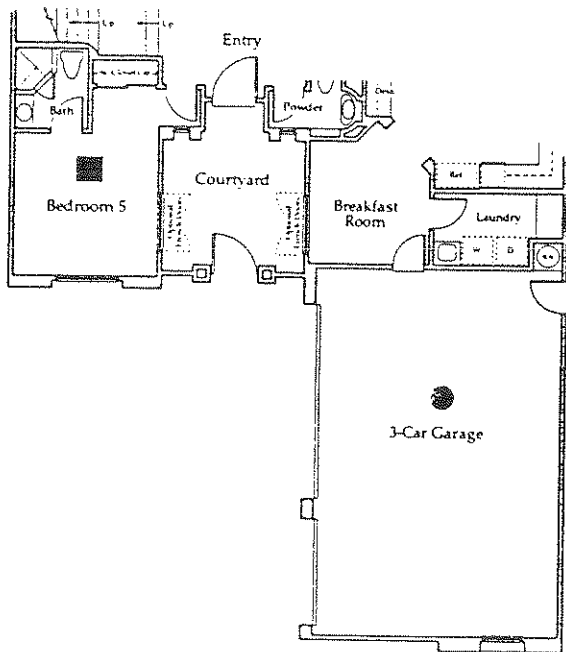
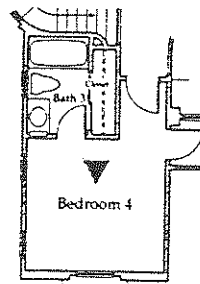
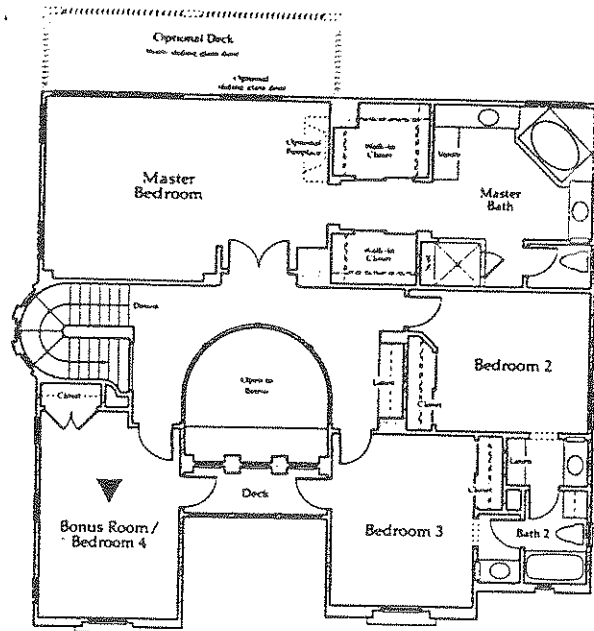
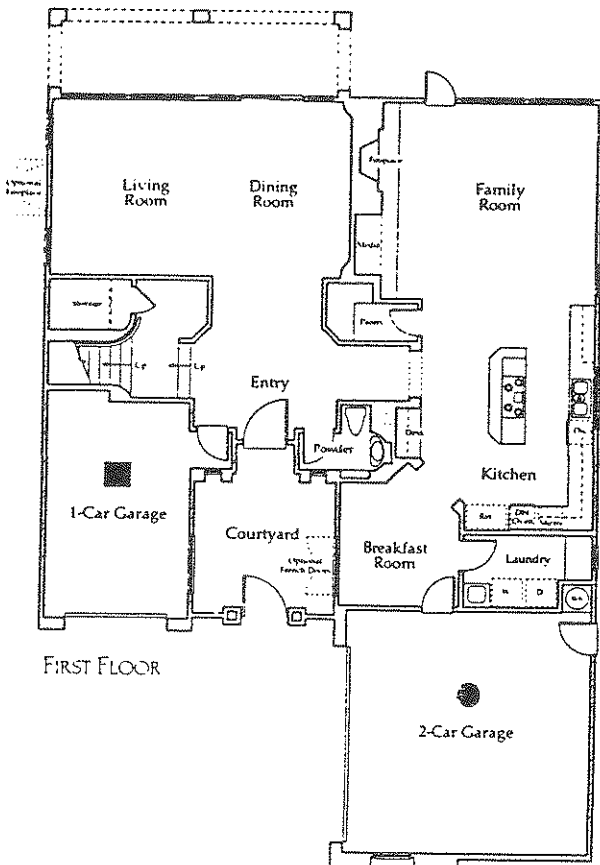
MAR FIORE in Aviara



ELEVATION
A



ELEVATION
B X



MAR FIORE in Aviara



EXTRAORDINARY (2x)

THREE-CAR TURN-IN GARAGE
 UP TO FIVE BEDROOMS • FOUR AND ONE-HALF BATHS
 APPROXIMATELY 3,354 SQUARE FEET



RESIDENCE THREE

TWO STORIES • FOUR BEDROOMS PLUS BONUS ROOM OR FIVE BEDROOMS

THREE AND ONE-HALF BATHS OR FOUR AND ONE-HALF BATHS

FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN • SPACIOUS BREAKFAST ROOM

OPTIONAL WINE CELLAR/GOLF CART STORAGE • THREE-CAR SPLIT GARAGE

APPROXIMATELY 3,253 SQUARE FEET

APPROXIMATELY 3,328 SQUARE FEET WITH WINE CELLAR/GOLF CART STORAGE

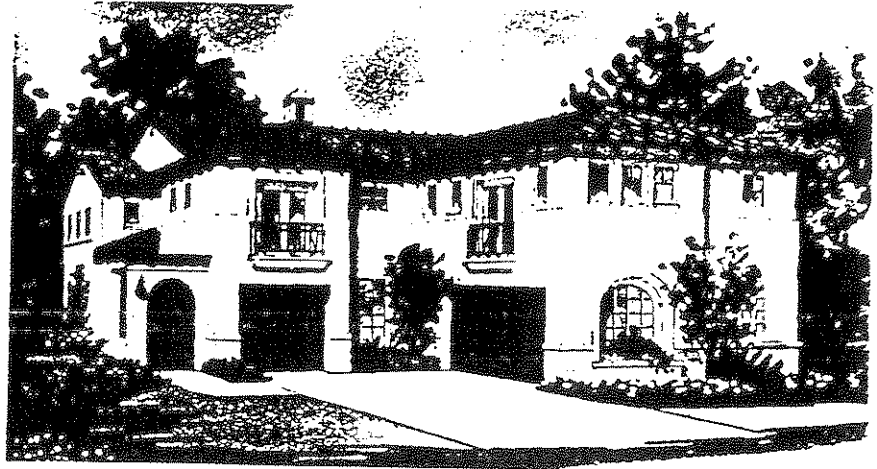
Something about the area reminds you
your first trip to Europe together:
a special place the two of you discovered
hills above Italy's Mediterranean shores.

When you picnicked,
where you promised each other
you'd live forever.

With a thrill of recognition,
you felt comfortable here right away.

Even the home you selected
have been designed expressly for you.
It's not the Italian Riviera; it's better.

It's home.



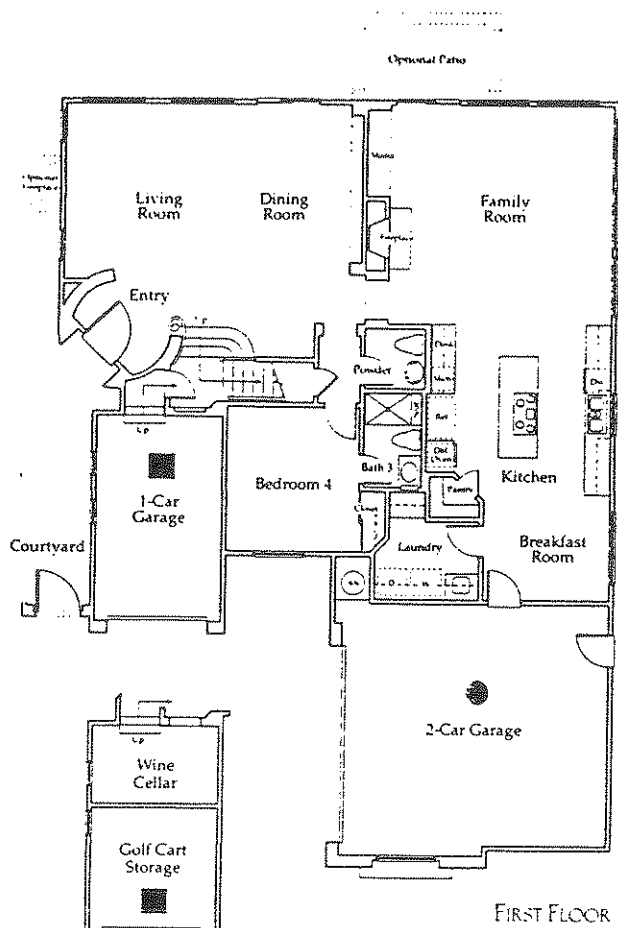
ELEVATION
A



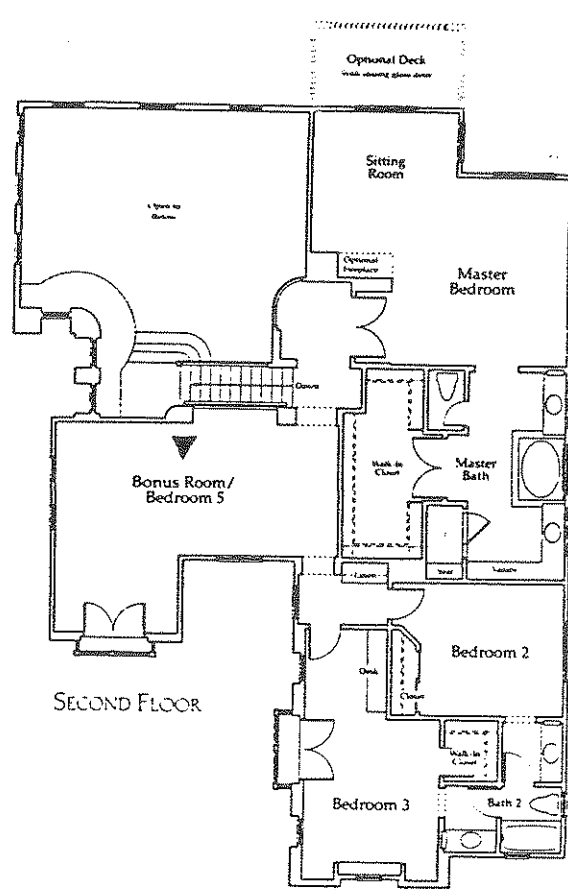
ELEVATION
B X

MAR FIORE in Aviara

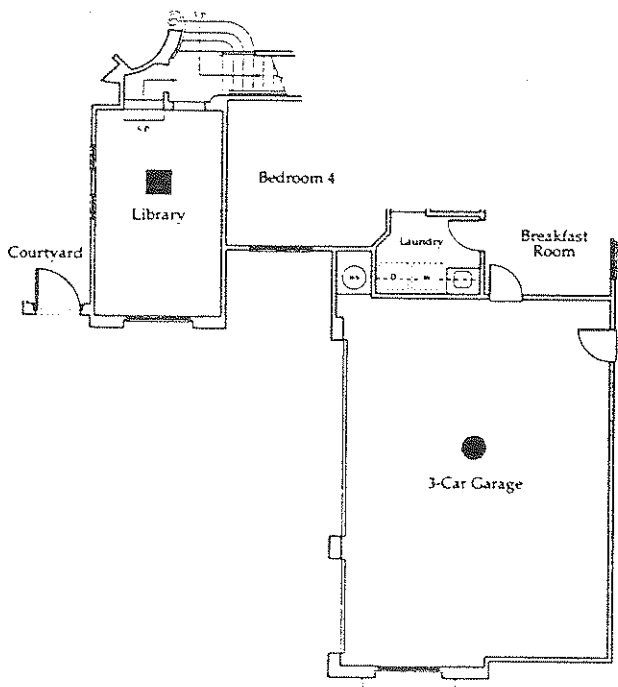
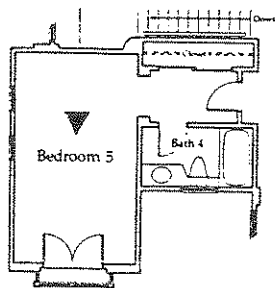




AS MODELED



SECOND FLOOR



MAR FIORE in Aviara



EXTRAORDINARY (3x)

THREE-CAR TURN-IN GARAGE
 UP TO FIVE BEDROOMS PLUS LIBRARY
 APPROXIMATELY 3,445 SQUARE FEET

Windows vary per elevation.



RESIDENCE FOUR

TWO STORIES • THREE BEDROOMS PLUS BONUS ROOM AND DEN OR UP TO FIVE BEDROOMS
 THREE AND ONE-HALF BATHS OR FOUR AND ONE-HALF BATHS
 OPTIONAL LOFT • FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN
 LARGE BREAKFAST ROOM • THREE-CAR SPLIT GARAGE
 APPROXIMATELY 3,780 SQUARE FEET
 APPROXIMATELY 3,942 SQUARE FEET WITH LOFT OPTION

Those who love it, golf is more than a game:
 a science to be pursued around the globe,
 a challenge to be embraced,
 a quest for perfection,
 and the grass is always greener
 around the next dog leg.
 Even if you don't play golf?
 a golf course in the neighborhood
 makes for one heck
 of a great, big park.

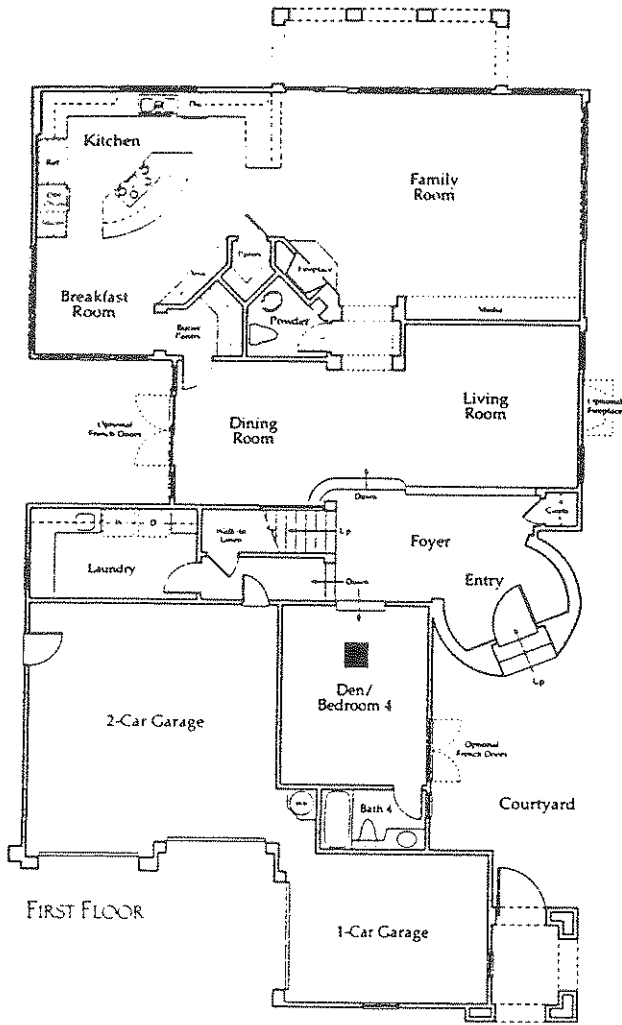
MAR FIORE in Aviara



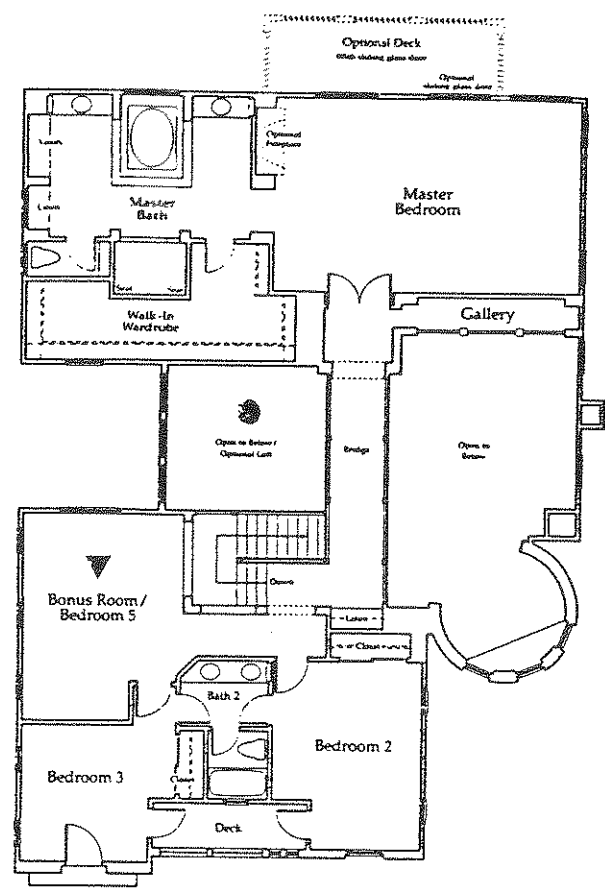
ELEVATION
A



ELEVATION
B

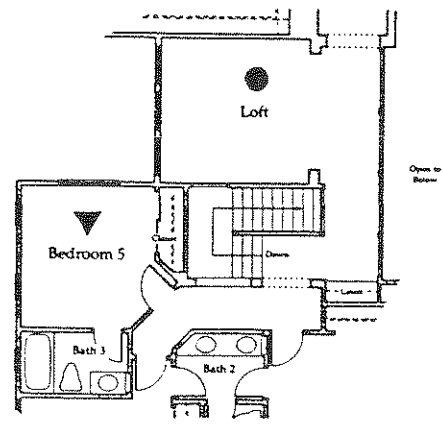
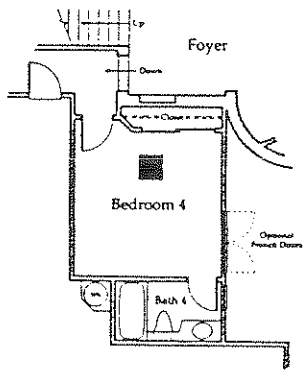


FIRST FLOOR



SECOND FLOOR

MAR FIORE in Aviara



RESIDENCE FOUR



Windows vary per elevation.

RESIDENCE ONE

ONE STORY • TWO BEDROOMS PLUS LIBRARY OR THREE BEDROOMS
TWO AND ONE-HALF BATHS • LUXURIOUS MASTER SUITE • FAMILY ENTERTAINMENT ROOM
GOURMET KITCHEN • SPACIOUS BREAKFAST ROOM • THREE-CAR SPLIT GARAGE
APPROXIMATELY 2,850 SQUARE FEET



You've always had an appreciation for fine things, love of beauty, an eye for harmony... in composition, in balance, in color. What brought you here in the first place. And what has kept you here? The discovery of a residence that embraces all of these in single-level luxury, with windows that frame stunning landscapes and an airy atmosphere that creates an open, airy ambiance. Ah, what a lovely feeling: to be in the midst of such beauty, such elegance... to be so very comfortable.

MAR FIORE in Aviara

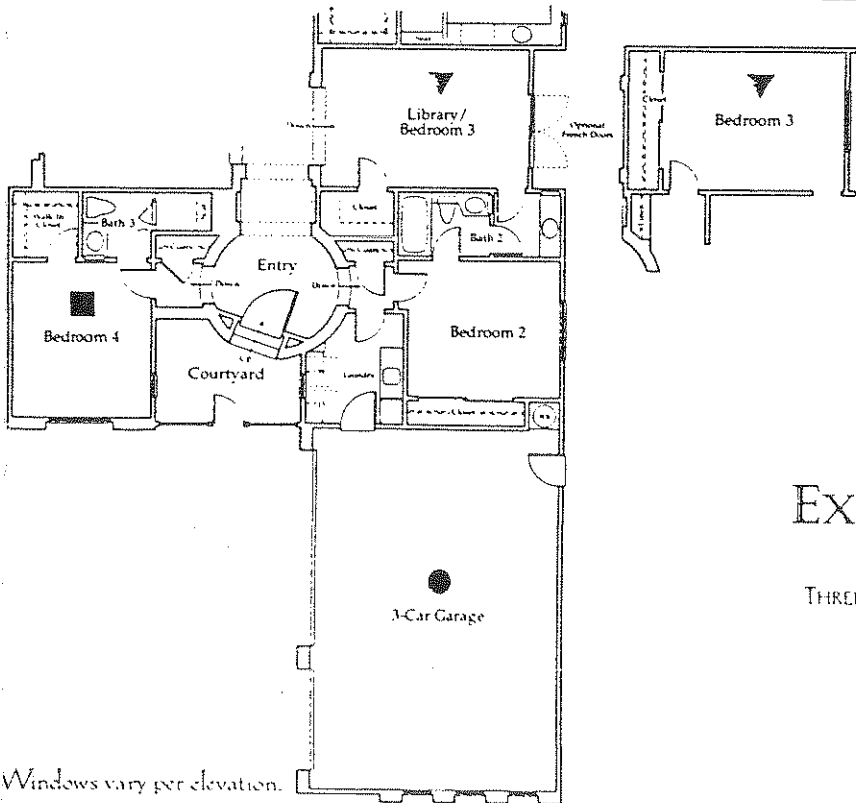
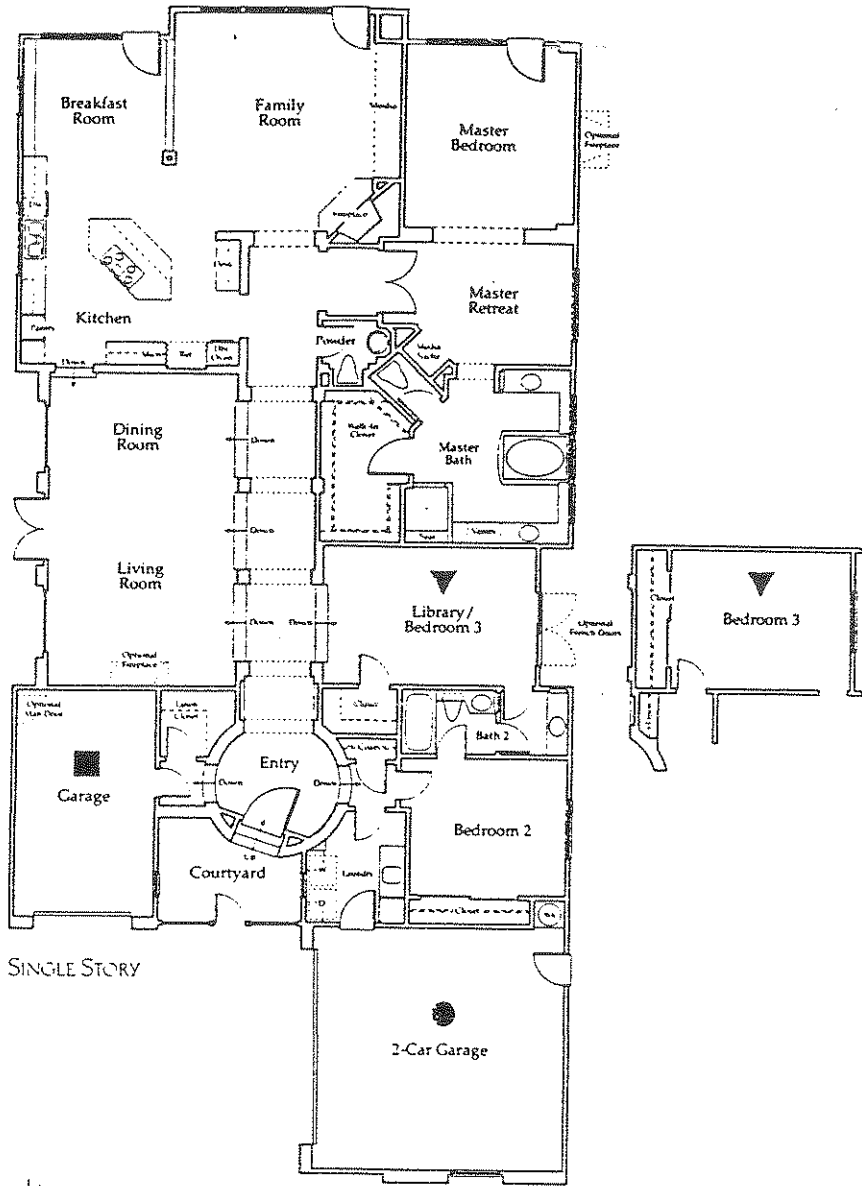


ELEVATION
A



ELEVATION
B X





MAR FIORE in Aviara



EXTRAORDINARY (1X)

THREE-CAR TURN-IN GARAGE • FOUR BEDROOMS

THREE AND ONE-HALF BATHS

APPROXIMATELY 3,082 SQUARE FEET

Windows vary per elevation.



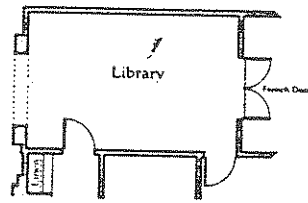
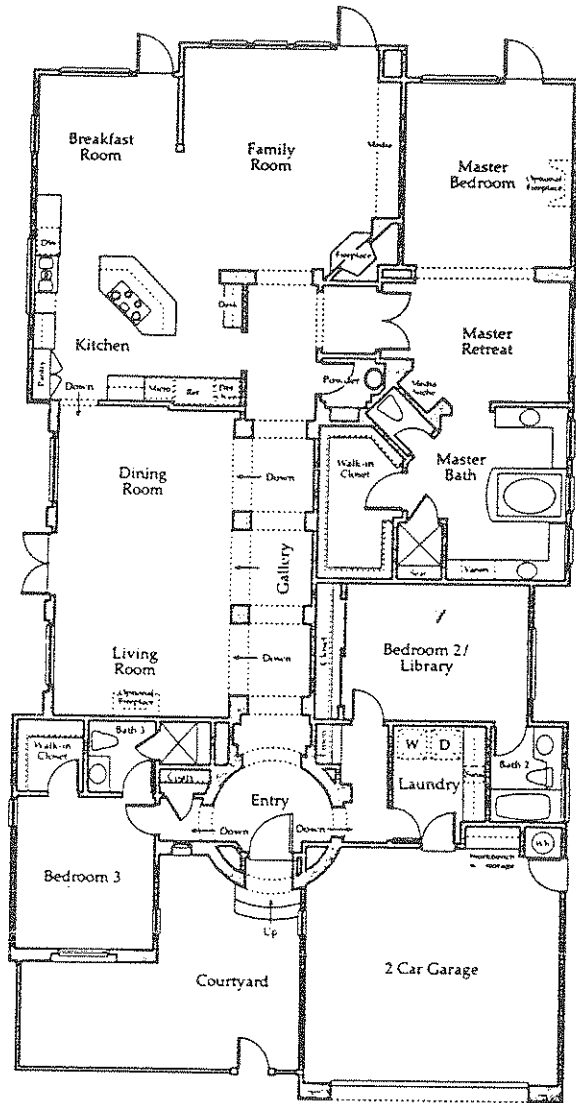
RESIDENCE FIVE

ONE STORY • THREE BEDROOMS • THREE AND ONE-HALF BATHS
FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN
BREAKFAST NOOK • TWO-CAR GARAGE
APPROXIMATELY 2,988 SQUARE FEET

Guests at the new
Four Seasons Aviara Resort
experience world-class service
and accommodations during their stay,
but you have one key advantage over them:
While they have to return home
sooner or later, you're already home,
and with a residence of this caliber,
enriched by dramatic single-level living areas
and true architectural innovations,
it's a home you can't imagine
ever wanting to leave.



MAR FIORE in Aviara



MAR FIORE in Aviara

RESIDENCE FIVE

Windows vary per elevation.



RESIDENCE SIX

TWO STORIES • THREE BEDROOMS PLUS OFFICE OR FOUR BEDROOMS
THREE AND ONE-HALF BATHS • FORMAL ENTRY FOYER
FAMILY ENTERTAINMENT ROOM • GOURMET KITCHEN
BREAKFAST NOOK • THREE-CAR TANDEM GARAGE
APPROXIMATELY 3,210 SQUARE FEET

You've always made a concerted effort
to project an image of refinement.

Now your sophisticated
new home does it for you.

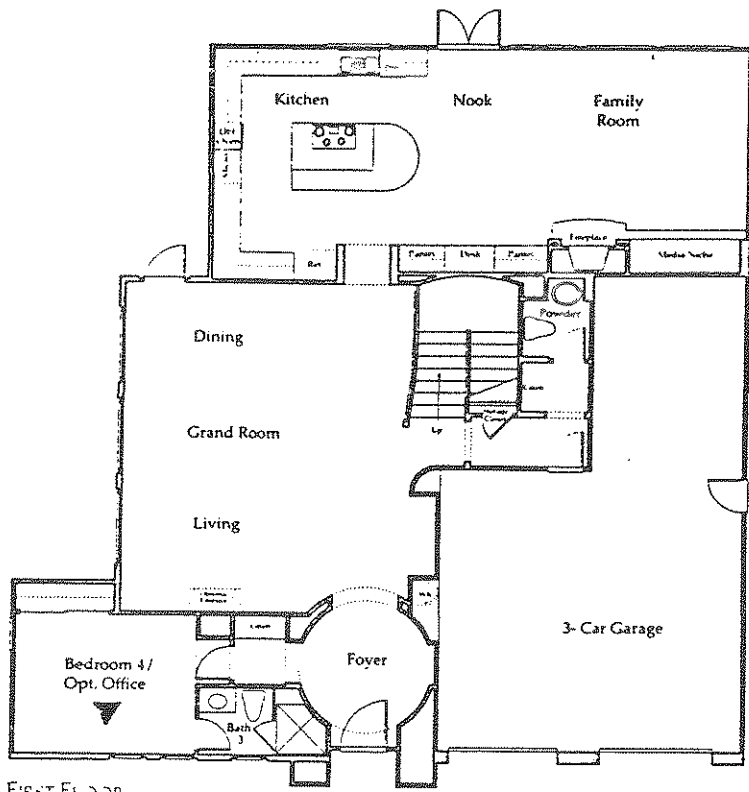
You've always been graciously appreciative
when your friends and business associates

complimented your exquisite taste.

It's amazing what an impression
you can make just by making one right choice.

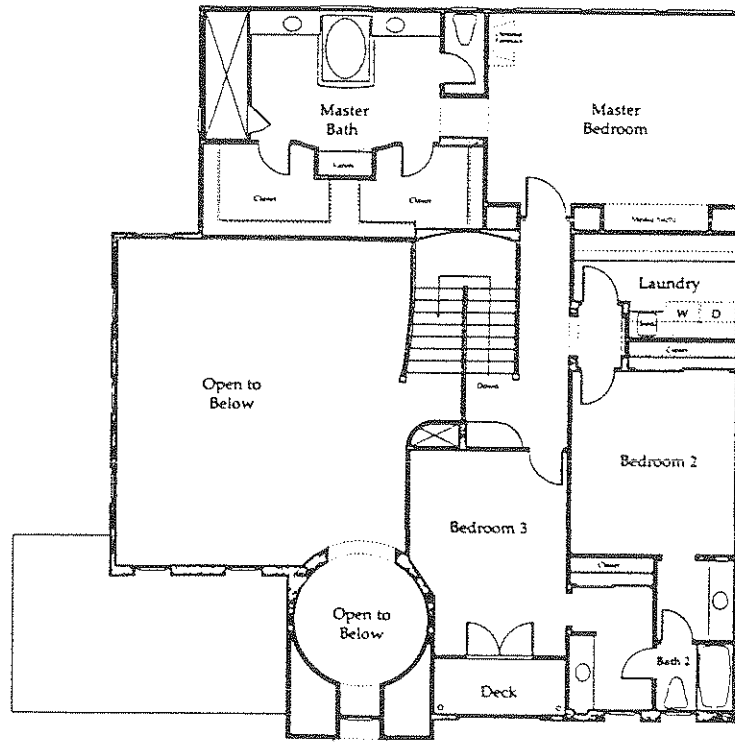
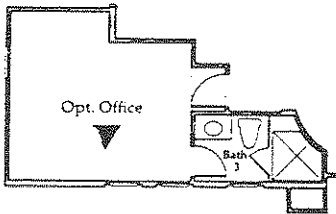


MAR FIORE in Aviara



FIRST FLOOR

MAR FIORE in Aviara



SECOND FLOOR



RESIDENCE SIX

Windows vary per elevation.

DISTINCTIVE FEATURES

MAR FIORE in Aviera

A GORGEOUS EXTERIOR

Authentic Early California architecture representing the style of Old Santa Barbara

Private, gated entry courtyard

Handcrafted entry door with classic hardware and raised-panel accents

White-trimmed multi-paned vinyl windows

Rear, side-yard, and entry walls with wrought-iron or wood gate

Energy-efficient and fire retardant concrete-tile roofing

Attached two- or three-car garage with sectional roll-up wood doors

Automatic garage door opener with two transmitters

AN EXQUISITE INTERIOR

Spacious family entertainment room

Handsome, wood-burning fireplace with cast-stone facing in family room

Amplly oversized secondary bedrooms

Interior laundry room with utility sink, counter space and additional storage

Gracefully designed staircase

Stain-resistant carpeting throughout major living areas

Lightly textured walls and ceiling treatments

Raised-panel interior doors

Dimmer switch for romantic lighting and designer-selected fixture in dining room

Decorative, white rocker-style switches

Gas forced-air heating with night set-back

Pre-wiring for telephone and cable television in family room, kitchen and all bedrooms

A GOURMET KITCHEN

Convenient arrangement for culinary ease

Food preparation island with gas, sealed four-burner KitchenAid[®] cooktop in white or black, additional storage, and ceramic-tile countertop

A full complement of deluxe appliances in your choice of white or black including:

- Double ovens with electronic-touch controls
- Self-cleaning upper oven
- Upgraded Quiet-wash multi-cycle dishwasher
- Eye-level microwave oven

Porcelain-finished three compartment sink and European designed KWC faucet with pull-out spray fixture



Handsome cabinetry in a lustrous, easy-care white finish featuring concealed hinges and adjustable shelves

Built-in desk with telephone jack

Hand-set ceramic-tile countertop

Convenient recycling bin

Spacious family-sized pantry

Under-cabinet fluorescent lighting

A LAVISH MASTER SUITE

Volume ceiling

Walk-in wardrobe with mirrored doors

Ceramic-tile countertop with vanity and his 'n' hers china sinks

Oval tub and separate, enclosed shower with convenient seat and ceramic-tile surrounds

Compartmented water closets

Dimmer switch controlled lighting

OPTIONS

To help you personalize your new Mar Fioré residence, we invite you to indulge your desires by choosing from a wide variety of custom upgrade optional features. Please see sales representative for details.

MAR FIORÉ DESIGN TEAM

ARCHITECTURAL DESIGN

Robert Hickey Architects

LANDSCAPE DESIGN

The Collaborative West, Inc.

INTERIOR DESIGN

Design Line Interiors

SALES OFFICE DESIGN

Impact Images

Stacy Dukes Design

ADVERTISING AND PUBLIC RELATIONS

Kovach Marketing



Marea

Custom Homes

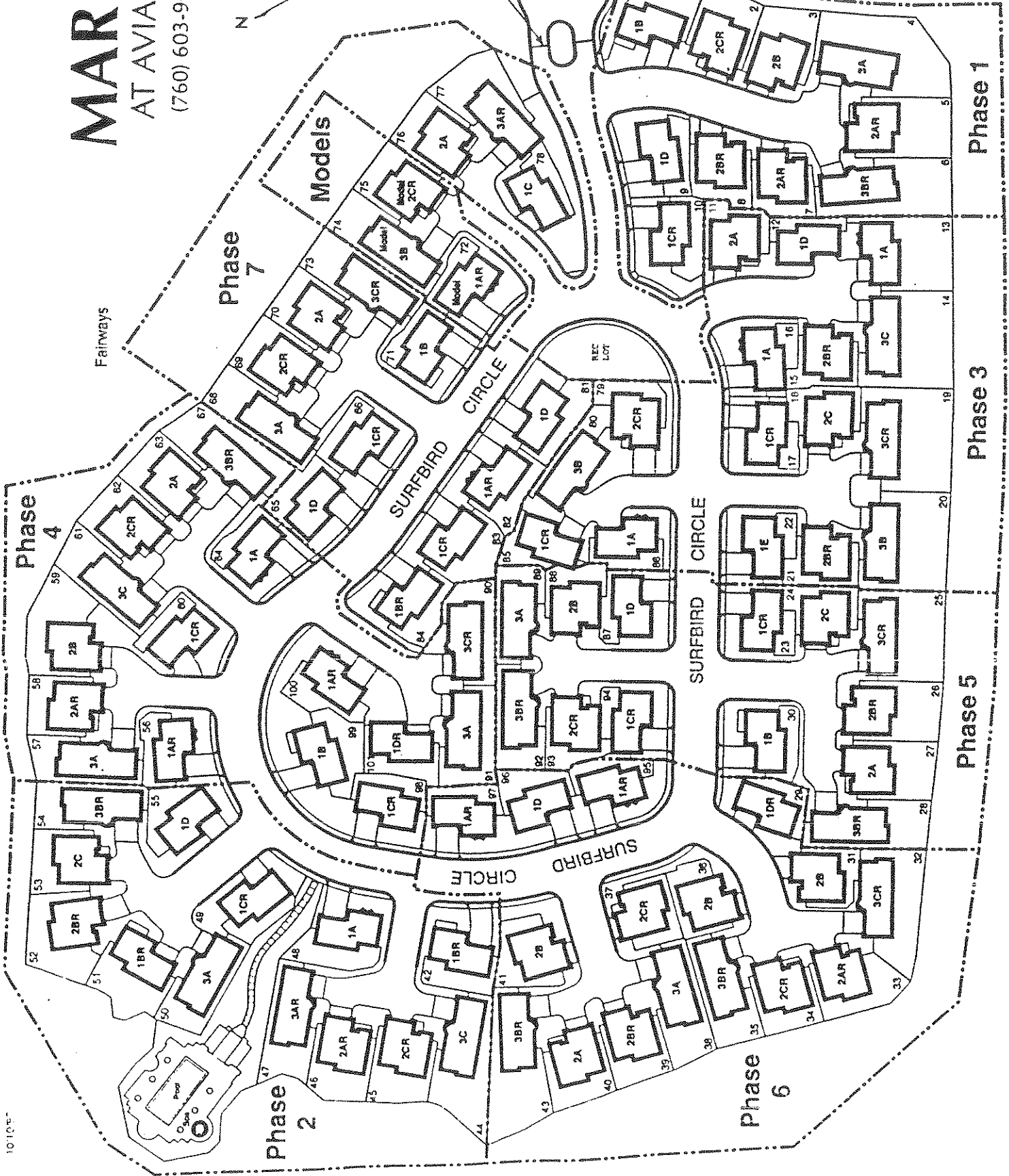
MAREA

AT AVIARA
(760) 603-9081



Security Gates

Fairways



MAREA
by
Continental Homes

COMMUNITY INFORMATION

**101 SINGLE FAMILY HOMES IN A RESORT ATMOSPHERE
(DETACHED)**

Gated community with pool and spa

Plan 1	3 Br 2 1/2 Ba or 2 Master Suites, 2 car garage	1705 sq.ft.
Plan 2	3 Br 2 1/2 Ba or 2 Master Suites plus Family Room, 2 car garage	1845 sq.ft.
Plan 3	3 to 5 Br 2 1/2 Ba plus Family Room; Loft and double Master Suite options available, 2 car garage	2104 to 2238 sq.ft.

ASSESSMENTS, MELLO-ROOS & HOMEOWNERS DUES

- Aviara Master HOA \$58
 - Marea HOA 108 (At projected buildout)*
 - Mello-Roos 54 (CFD #1/schools)
 - Assessment #88-1 65 (Alga Road)
- prop 13.774 1400 yr
1.05*

*Includes Private Gated Entry, Private Streets,
Community Pool & Spa with commanding views,
Professional Landscaping services for a nearly
maintenance free environment

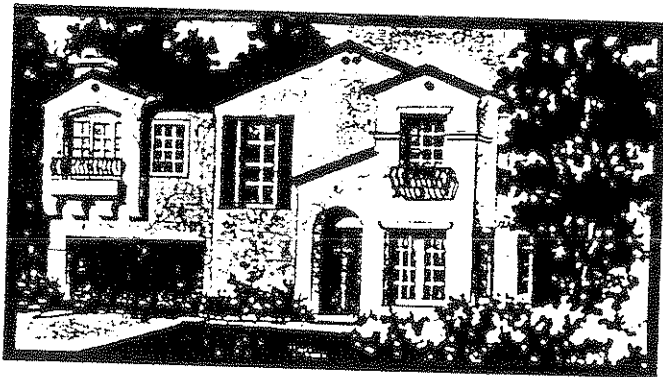
LEE ANN LANDT AND LINDY MCCLUSKEY
Sales Representatives
760- 603-9081
760- 603-9670 fax



RESIDENCE 1 AR



RESIDENCE 1 BR



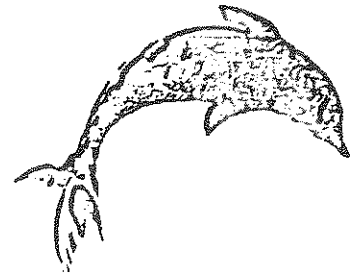
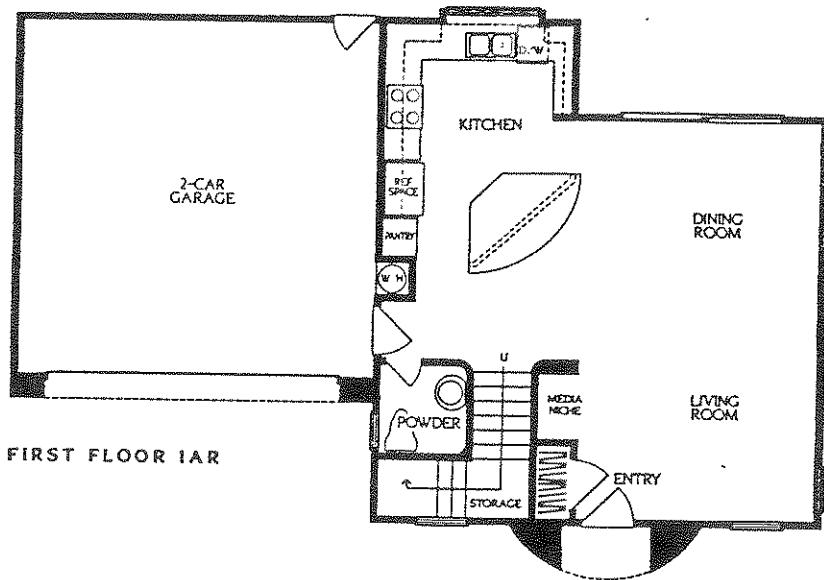
RESIDENCE 1 CR

RESIDENCE 1

3 BEDROOMS OR
DOUBLE MASTER SUIT
2 1/2 BATHS
1,705 SQUARE FEET

PLAN 1: WEEKEND
ENTERTAINING IS
CASUAL, EASY
AND FUN IN THIS
GRACIOUS PLAN
WITH SPACIOUS
KITCHEN AND
OPTIONAL DOUBLE
MASTER SUITES.

SIZE NUMBER AND LOCATION OF WINDOWS DECKS AND ARCHITECTURAL
FEATURES VARY WITH ELEVATION AND UNIT LOCATION THIS PLAN IS
SHOWN AS A REVERSE FLOORPLAN

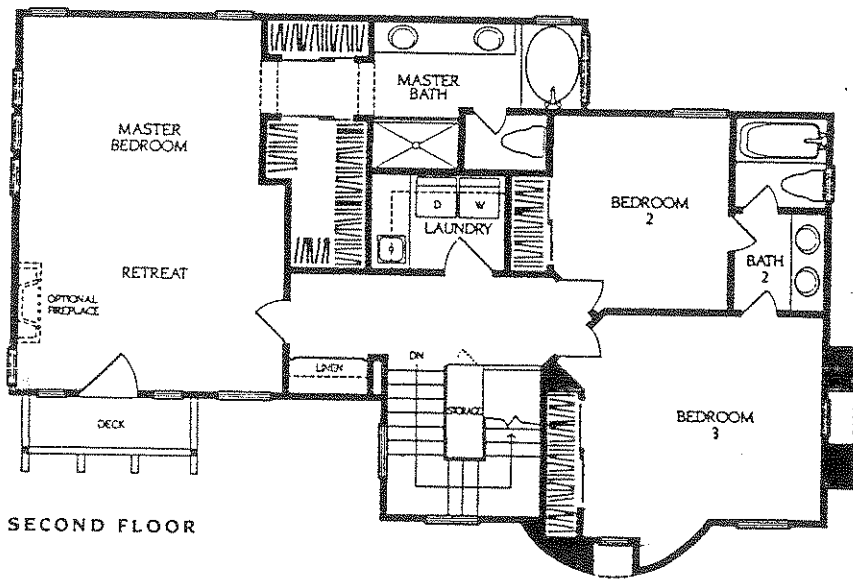


"MAREA"

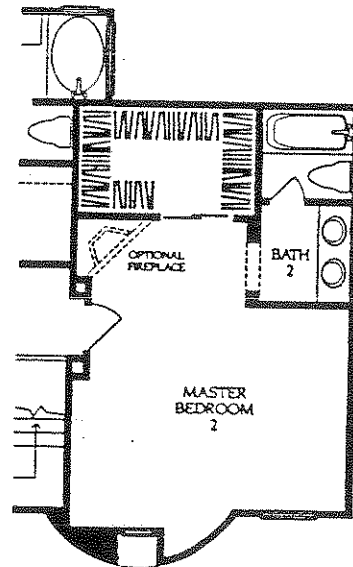
FIRST FLOOR IAR

RESIDENCE 1

3 Bedrooms or
Double Master Suites
2 2/1 Baths
1,705 Square Feet



SECOND FLOOR



OPTIONAL DOUBLE MASTER BEDROOM



RESIDENCE 2 AR

RESIDENCE 2

3 BEDROOMS OR
DOUBLE MASTER SUITE
2 1/2 BATHS
1,845 SQUARE FEET



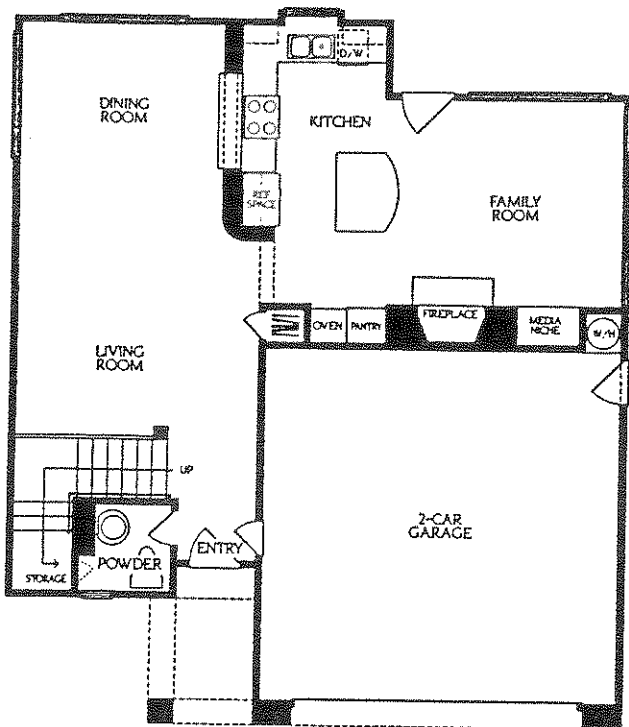
RESIDENCE 2 BR

DRAMATIC SPACES
BRING LUXURY
ALIVE IN A
PLAN TAILORED
FOR PERSONAL
COMFORTS...
LIKE A PRIVATE
MASTER RETREAT.

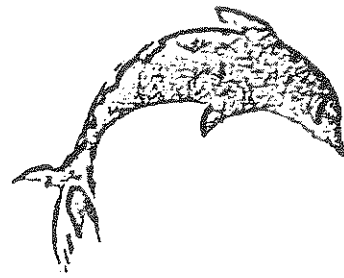


RESIDENCE 2 CR

SIZE NUMBER AND LOCATION OF WINDOWS DECKS AND ARCHITECTURAL
FEATURES VARY WITH ELEVATION AND UNIT LOCATION THIS PLAN IS
SHOWN AS A REVERSE FLOORPLAN



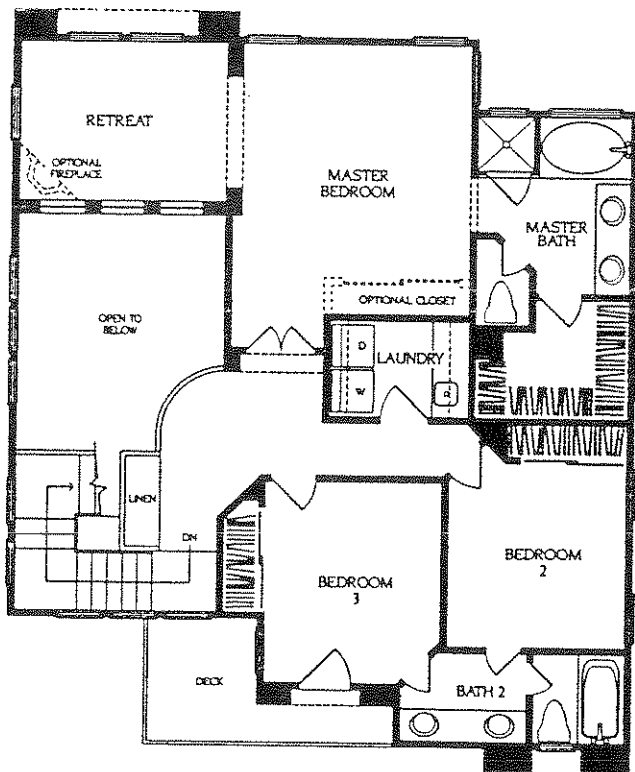
FIRST FLOOR 2CR



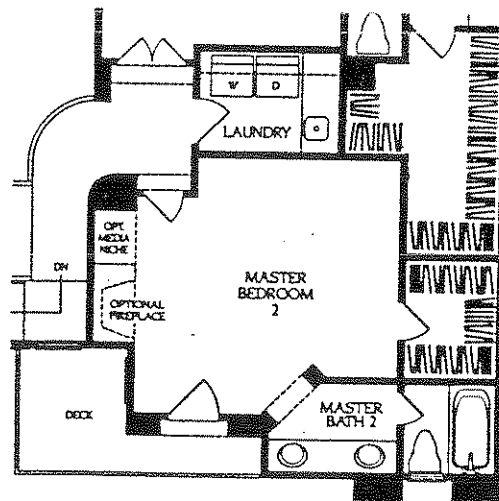
"MAREA"

RESIDENCE 2

3 Bedrooms Or
 Double Master Suites
 2 1/2 Baths
 1,845 Square Feet



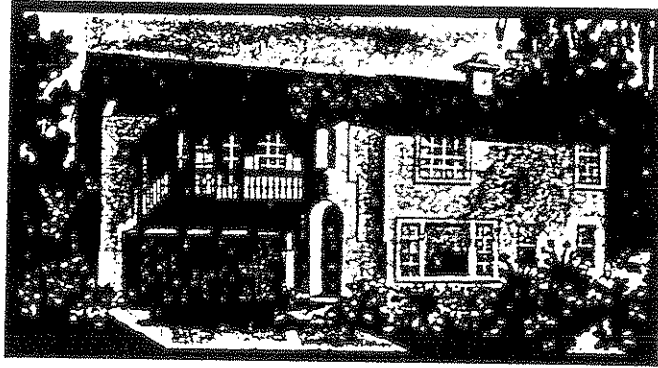
SECOND FLOOR



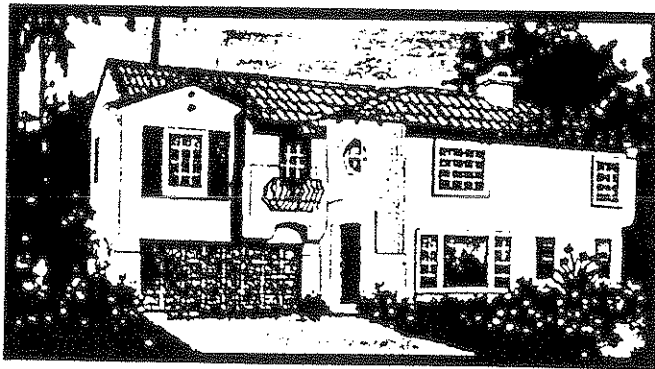
OPTIONAL DOUBLE MASTER BEDROOM



RESIDENCE 3 A



RESIDENCE 3 B



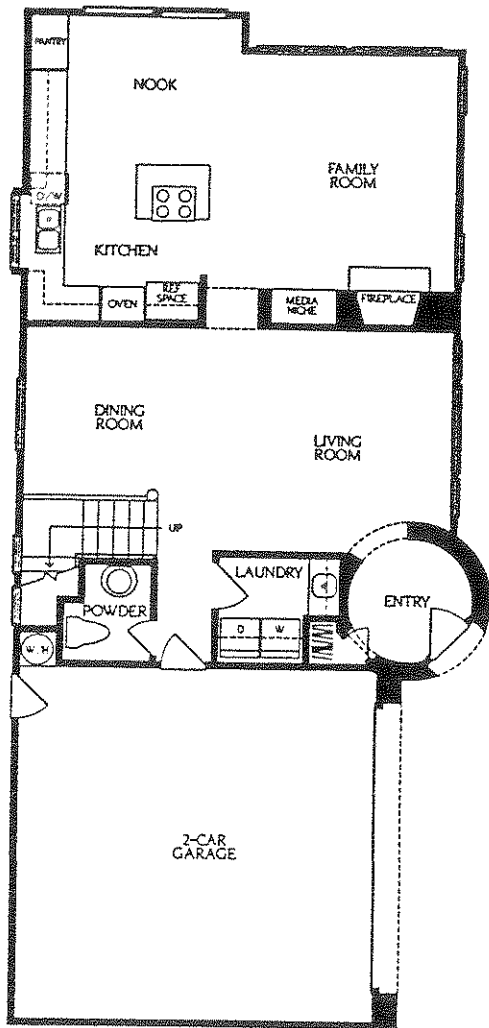
RESIDENCE 3 C

RESIDENCE 3

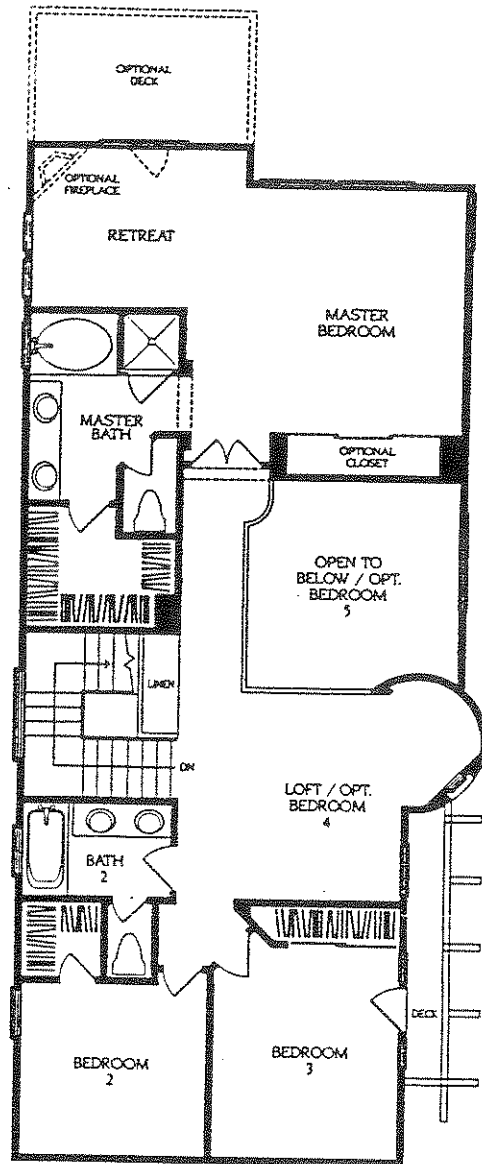
3 TO 5 BEDROOMS OR
DOUBLE MASTER SUITE
2 1/2 BATHS
2,104 SQUARE FEET

A WEALTH OF
VARIATIONS GIVES
THIS DESIGN
A REMARKABLY
RICH RANGE OF
POSSIBILITIES...
ALL EXCITING
AND ALL UP TO
YOU TO DESIGN.

SIZE NUMBER AND LOCATION OF WINDOWS DECKS AND ARCHITECTURAL
FEATURES VARY WITH ELEVATION AND UNIT LOCATION



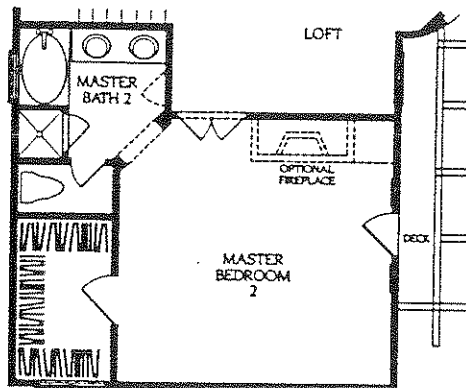
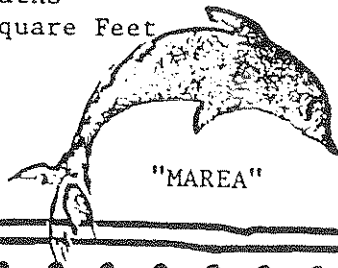
FIRST FLOOR 3B



SECOND FLOOR

OPTIONAL 4TH & 5TH
 BEDROOMS AND OPTIONAL
 DOUBLE MASTER BEDROOM

RESIDENCE 3
 3 to 5 Bedrooms
 2 1/2 Baths
 2,104 Square Feet



OPTIONAL DOUBLE MASTER BEDROOM

COMPLEMENTS TO YOUR LIFESTYLE

Private gated entry
Residents-only swimming pool and spa overlooking
the panoramic Aviara golf course
Charming cul-de-sacs with decorative concrete pavers
Enhanced front yard landscaping

GRAND EXTERIOR STATEMENTS

Distinctively stylish detached homes
Handsome Mediterranean architectural styles
Designer inspired coordinated color schemes
Thoughtfully enhanced exterior detailing
Sunny decks and charming balconies (per plan)
Variegated palette of clay tile roof colors
Spacious two-car garage with direct interior access
Convenient roll-up garage door with opener
Finished garage interiors with textured drywall
Patio area electrical outlet and gas stub

IMPRESSIVE INTERIOR DRAMA

Custom made 8-foot wood panel entry door
Elegant antique brass entry lever lock set
Dramatic 10-foot ceilings on first floor and volume-
enhancing 9-foot ceilings on second floor
Silent-touch Decora electrical switches
Raised-panel Colonist passage doors and
sliding wardrobe doors
Cable TV pre-wiring and extra-capacity
telephone/modem outlets in all bedrooms
Conveniently spacious linen cabinets and closets
Patented "Silent Floor" truss joint systems to
enhance sound insulation and reduce noise
Extra sound insulation in laundry room
Classic oak staircase
Artfully designed built-in media niches
Decor-enhancing lighting fixtures
Convenient interior laundry room, including
utility sink, storage cabinetry and counter

ELEGANT SECONDARY BATHS

Deluxe cultured marble vanity tops
Designer selected bath fixtures
Safety glass shower enclosures

A FRESH NEW GOURMET KITCHEN CENTER

Custom-quality, Euro-white cabinetry with hidden
hinges, adjustable shelves and finished interiors
Sleek 8" x 8" Porcelanosa ceramic tile countertops
Double compartment high-low cast iron sink
Preferred Moen pull out faucet
Whirlpool appliance package
Gourmet food preparation island with additional
under-counter storage cabinetry
Upgraded under-cabinet lighting

LUXURIOUS MASTER SUITE DETAILING

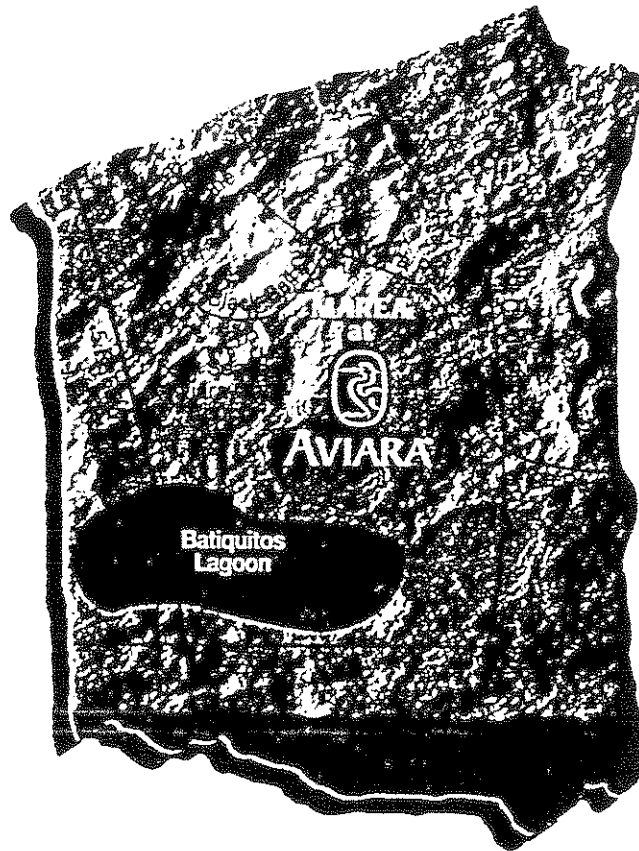
Private adjoining retreat
Expansive walk-in closets with mirrored doors,
double poles and organizer shelving
Handsome Porcelanosa ceramic tile bath countertops
Elegant coffered ceiling design
Dual sinks with designer-selected Moen
faucets and bath fixtures
Separate cultured marble oval tub and shower

ADDITIONAL SPECIAL DETAILS

Generous decorator and flooring allowance
Durable white vinyl framed dual glass windows
Forced air gas heating system
Complete interior copper water lines
Gas fireplace in family room (plans 2 & 3)
Completely fenced lot
RWC 10-year Limited Homeowners Warranty

OPTIONAL PERSONALIZING OPPORTUNITIES

Double master bedroom suite options
Complete air conditioning
Furniture-quality wood cabinetry
Choice of granite, marble, Corian or custom tile
countertop upgrades
Gourmet appliance package
Optional flush-mount refrigerator with cabinet-
matching door panel
Washer and dryer
Master bedroom fireplace
Home security system packages
Optional decks and balconies (per plan)
Decorative glass-panel insets on front entry doors
Window insets on roll-up garage doors
Ask about additional upgrade options available



Continental

Building the finest in San Diego.

MAREA AT AVIARA • 7287 SURFBIRD CIRCLE • CARLSBAD, CA 92009 • (760)603-9081

OUR MODEL HOMES ARE DECORATED TO SUGGEST IDEAS TO YOU IN PERSONALIZING YOUR NEW HOME. THE DECORATIONS, INCLUDING ITEMS SUCH AS FURNISHINGS, WINDOW COVERINGS, ACCENT PAINT COLORS, WALLPAPER, PANELING, SPECIAL MIRRORS, ORNAMENTAL ARCHITECTURAL TREATMENTS, SPECIAL CARPETING AND FLOORINGS, CERTAIN APPLIANCES AND LIGHTING FIXTURES, PATIOS, PATIO COVERS, SPECIAL WALKWAYS, LANDSCAPING AND FENCES ARE FOR DISPLAY ONLY AND ARE NOT INCLUDED IN THE PURCHASE PRICE. CONTINENTAL HOMES RESERVES THE RIGHT TO CHANGE PLANS, MATERIALS, PRODUCTS, SPECIFICATIONS AND PRICES WITHOUT NOTICE. PLEASE CONSULT YOUR SALESPERSON.


AVIARA[®] IS A REGISTERED SERVICE MARK OF THE AVIARA LAND ASSOCIATES LIMITED PARTNERSHIP.

NYSE



Pavona

Custom Homes

Pavona, the destination. A rare achievement near its preserved Batiquitos Lagoon, where the resort life of Aviara becomes rewardingly second-nature. Pavona's distinction is derived from a long line of award-winning residences with building standards rarely surpassed. Trace the success of Davidson Communities to its debut in 1978. There was trend-setting Point Del Mar and Leucadia Village. Alcalá de Rancho Santa Fe, which swept local and state awards, then took the national Grand Award. Blackhorse La Jolla, which also commanded West Coast competitions before it won national first place. Sophisticated Casabella in the Golden Triangle. And now Pavona with its tranquil views of the ocean, lagoon and back country. Homes at the forefront of design, styled for the essence of timelessness. And richly engraved with this inviting, innovative architectural signature.  DAVIDSON COMMUNITIES

Sales Center
7707
El Camino Real
Carlsbad



California
92009
Telephone
619-942-8155

FEATURES

Custom color S-tile roofing

Custom developed palette for painted stucco and trim

Wood cased windows throughout

Fireplaces in living room, family center, and master bedroom with custom facing treatments

Volume ceilings at least ten feet high on the first floor, and nine feet high on the second

Truss joists at the second floor, called the "Silent Floor," with a 3/4-inch sub-floor that is secured with screws, nails, and glue for maximum strength and endurance

Top quality cabinetry in choice of white-wash, light walnut stain or medium walnut stain in oak or white painted versions. Design shall incorporate 2 trash bins for storing recyclables, flip-down drawer fronts, large pull-out appliance drawers, finished interiors, concealed hinges and 2-1/4" crown molding.

Custom eight-foot entry doors with Baldwin mortise lock hardware in custom oil-rubbed bronze finish.

Eight-foot raised panel interior doors on first floor

Custom 2-1/2" wood window and door casings

Ceramic tile entry

Radius corners on all vertical surfaces, except windows

Decora rocker switches throughout, with dimmer in dining room

Waterproof outlet for patio

Three car garage with finished interior, sectional door with glass inserts, and automatic door opener with two transmitters

Copper plumbing throughout, and cast iron risers at down drains for sound attenuation

Upgraded R-30 insulation in ceilings

KITCHEN

Gourmet cooking island

Mortar-set ceramic tile countertops

General Electric Monogram appliance package with built-in refrigerator, Dacor gas cooktop, double oven, dishwasher, and Thermador warming drawer

MASTER BEDROOM

Expansive walk-in closet with double poles and shelves

Mirrored wardrobe doors (Plan 3)

MASTER BATH

Ceramic tile countertops, showers, and bathtubs

Separate bath and shower, with shower enclosure of clear glass set in a gold tone or chrome frame

Full width plate glass mirrors set in J-channel

SECONDARY BATHS

Ceramic tile countertops and bathtub surround

Moen polished chrome fixtures

POWDER ROOM

Ceramic tile countertop

Kohler polished brass-and-chrome fixtures

LAUNDRY ROOM

Cabinets with simulated marble countertops

HOMEOWNER OPTIONS

Family loft (plans 3 & 4)

Crown molding

Corian kitchen countertops in selection of colors

Upgraded tile for certain fireplace surrounds

Courtyard gate

Palomar water service

Additional garage door transmitters

Clear or obscure tub enclosures in secondary bathrooms

Mirrored wardrobe doors in secondary bedrooms

PAVONA

Exterior Features

- Custom color S-tile roofing
- Custom developed palette for painted stucco and trim
- Custom eight-foot entry doors with Baldwin mortise lock hardware in oil-rubbed bronze finish
- Dual glazed Pella wood casement windows throughout
- Front yard landscaping
- Side and rear yard fencing
- Patios have gas stubs for barbecues and waterproof electrical outlets
- Three car garage with finished interior, sectional door with glass inserts, and automatic door opener with two transmitters
- Rain gutters and downspouts

Interior Appointments

- Ceramic tile entry
- Ceiling heights a minimum of ten feet on the first floor, and nine feet on the second floor
- Fireplaces in living room, family center and master bedrooms with custom mantles
- Eight-foot raised panel interior doors on first floor
- Custom 2½ inch wood window and door casings
- Radius corners on all vertical drywall surfaces
- Top quality oak cabinetry with solid raised panel doors in choice of white-wash, white paint, natural oak stain or dark mahogany stain
- Continuous hot water circulating system
- Laundry room with full service area and sink

Special Touches

- Truss joist "Silent Floor" at the second floor, with a 3/4 inch sub-floor that is secured with screws, nails, and glue for maximum strength and endurance
- Copper plumbing throughout and cast iron risers at down drains for sound attenuation
- Upgraded R-30 ceiling insulation
- Wrought iron stair rail (plan 3)

Gourmet Kitchen

- Gourmet cooking island
- Breakfast nook
- Mortar-set ceramic tile counters
- Dacor six-burner gas cooktop (electric cooktop—plan 4), double Dacor convection ovens, G. E. Monogram dishwasher and G. E. built-in microwave
- Kitchen cabinetry incorporates 2 trash bins for storing recyclables, slip-down drawer fronts, large pull-out appliance drawers, finished interiors, concealed hinges and 2¼ inch crown molding

Master Bedroom Suite

- Fireplace
- Master retreat (plans 3 & 4)
- Master balcony (plans 2 & 4)
- Expansive walk-in closet with chrome poles and shelves
- Mirrored wardrobe or louvered walk-in closet doors
- Separate oval spa bath and shower, with shower enclosure of clear glass set in a brass tone frame
- Full width glass mirrors

Kohler polished brass-and-chrome fixtures

Ceramic tile countertops, showers and bathtubs

Vanities

Secondary Bathrooms

- Ceramic tile countertops and bathtub surround
- Moen polished chrome fixtures

Powder Room

- Ceramic tile countertop (most plans)
- Kohler polished brass-and-chrome fixtures

Homeowner Options

- G. E. Monogram built-in refrigerator
- Trash compactor
- Air conditioning
- Bose Acoustimass Built-in Music System
- Mirrored wardrobe doors in secondary bedrooms
- Clear or obscure tub enclosures in secondary bathrooms
- Security system
- Choice of cabinetry colors
- Corian kitchen countertops in selection of colors
- Marble or granite kitchen countertops in selection of colors
- Kohler gourmet sink
- Crown molding
- Courtyard gate
- Additional garage door transmitters
- Palomar spring water service
- Family loft (plan 3)
- Master retreat (plan 2)
- Den (plans 1 & 4) Study (plan 2)

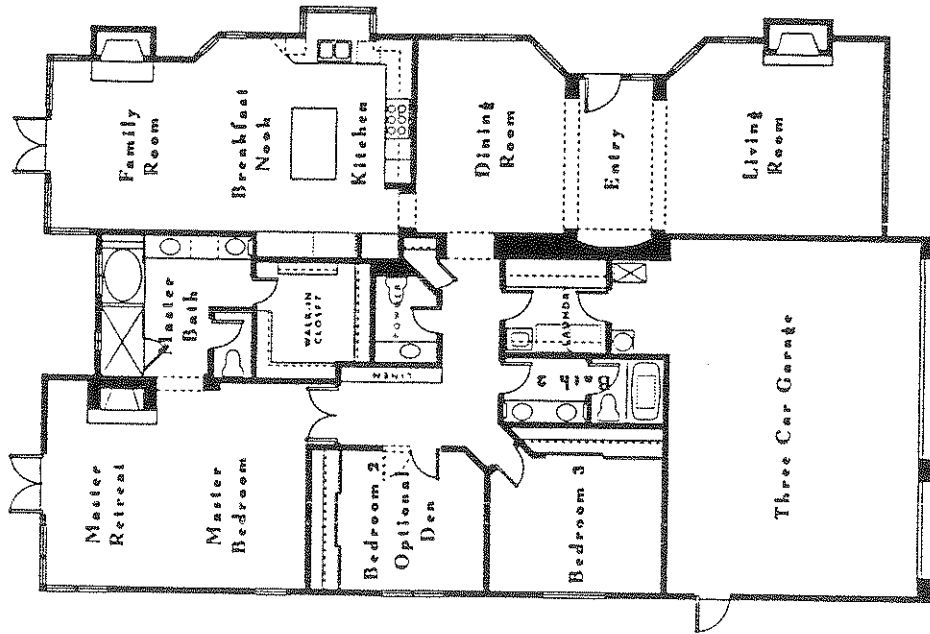


DAVIDSON COMMUNITIES®

"PAVONA" in Avlara

Arione

Plan One A • 2340 Sq. Ft.

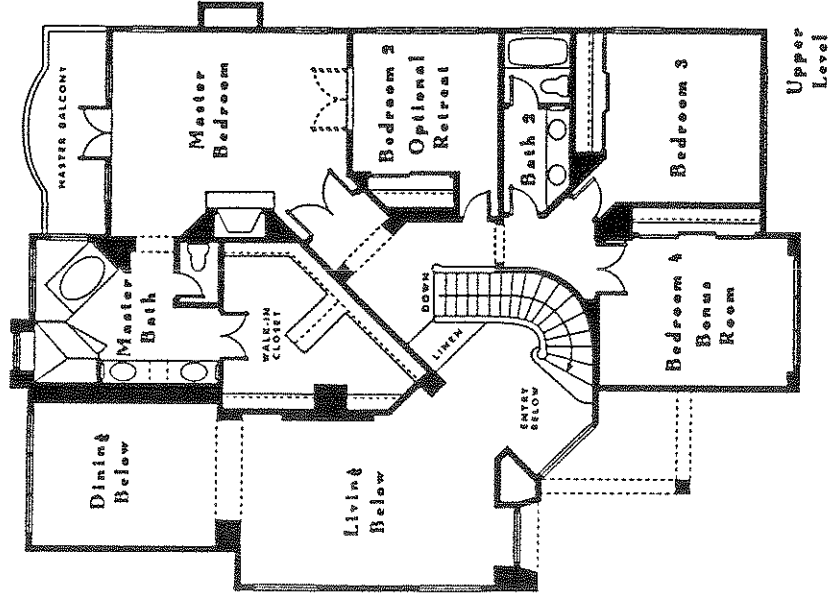
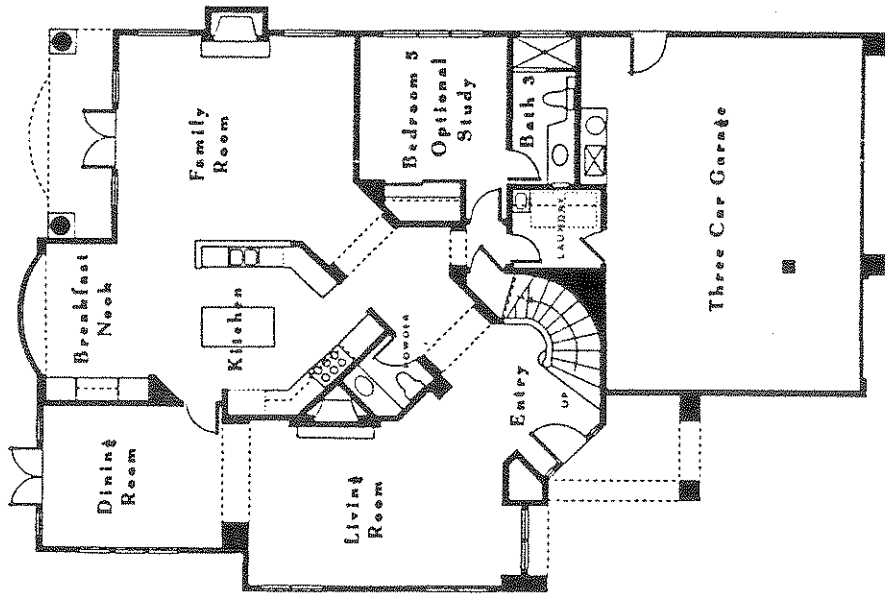


3 Bedroom • Master Retreat • 2 1/2 Baths

PAVONA in Aviara

Livara

Plan Two AR • 3285 Sq. Ft.

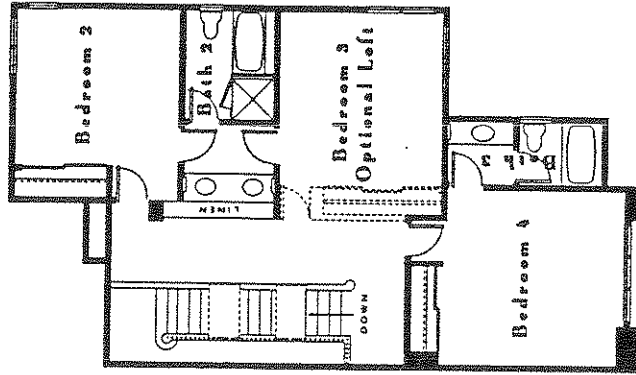
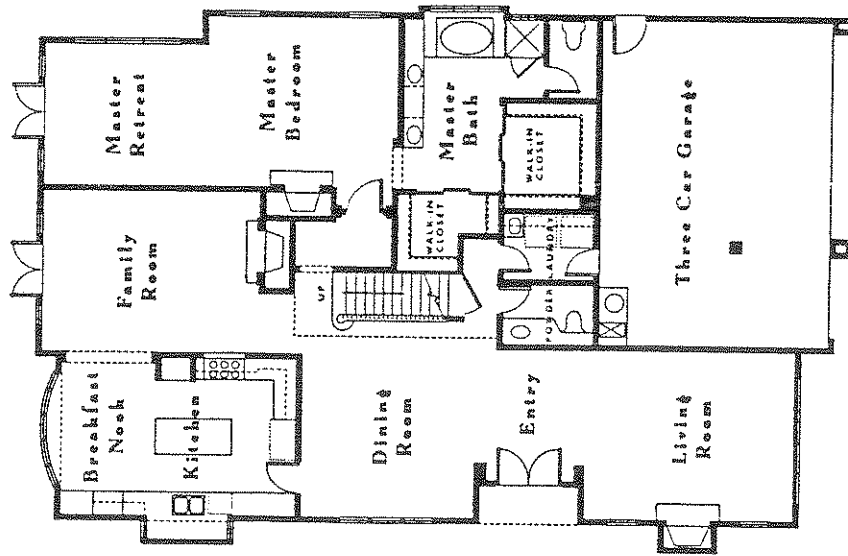


5 Bedroom • Master Balcony • 3 1/2 Bath

PAVONA in Avlara

Tironi

Plan Three AR • 3389 Sq. Ft.



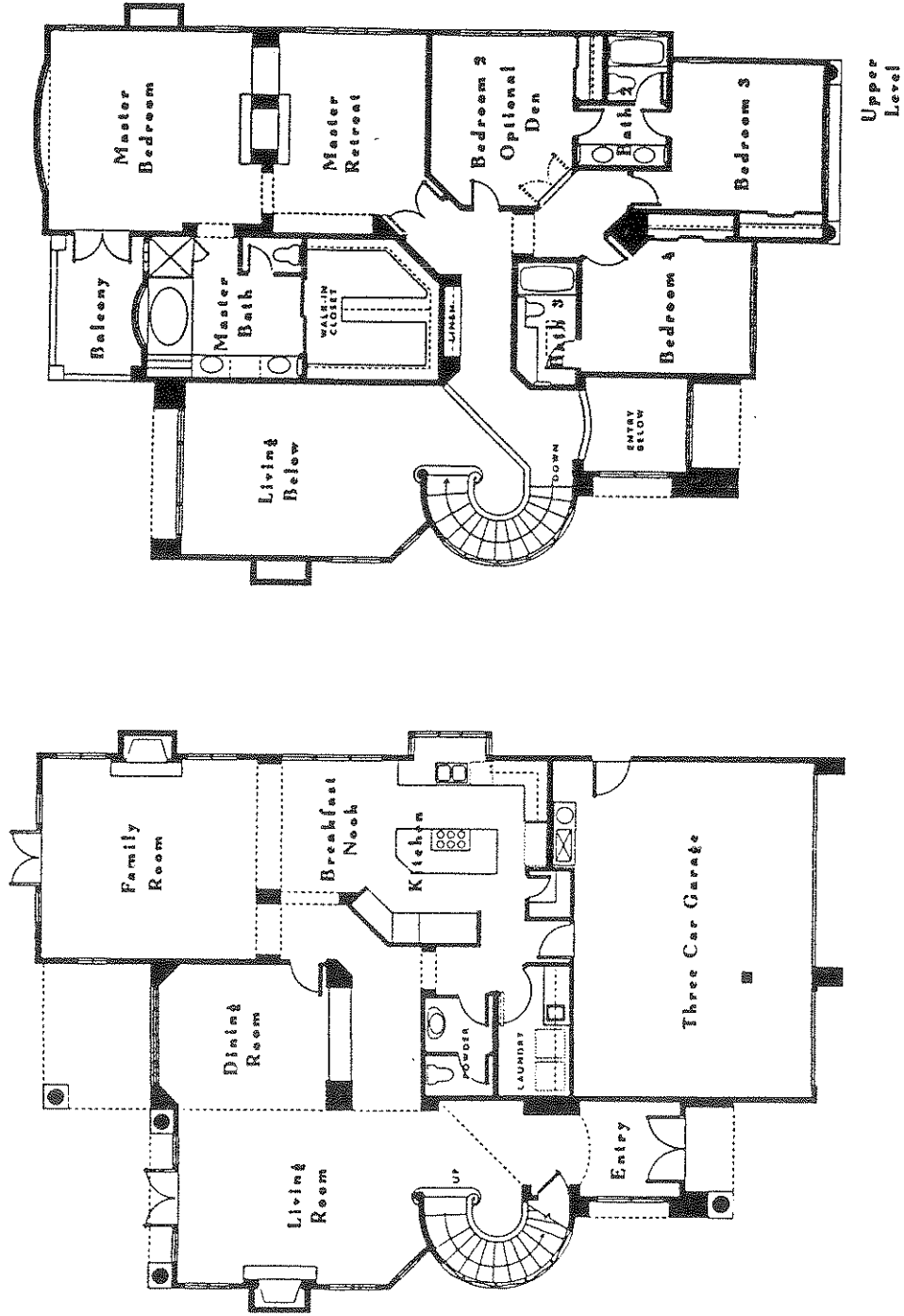
Upper Level

4 Bedroom • Master Retreat • 8 1/2 Bath

PAVONA in Avlara

Verdelli

Plan Four AR • 3522 Sq. Ft.



4 Bedroom • Master Retreat • 3 1/2 Bath

PLAN 1 ARIONE
 2340 Square Feet
 3 Bedrooms - 2 1/2 Baths
 Master Retreat

	<u>LOT</u>	<u>PRICE</u>
<i>Phase I</i>	21	\$ 483,778 SOLD
	23	468,778 SOLD
	33	407,778
	39	410,778
	41	429,778
<i>Phase II</i>	44	473,778
	46	409,778 SOLD
	49	435,778 SOLD
	53	423,778 SOLD
<i>MODEL</i>	3	684,778 SOLD

PLAN 2 LUVARA
 3285 Square Feet
 5 Bedrooms - 3 1/2 Baths

	<u>LOT</u>	<u>PRICE</u>
<i>Phase I</i>	18	\$ 577,778 SOLD
	24	552,778 SOLD
	28	559,778 SOLD
	30	552,778
	32	536,778 SOLD
	35	541,778
	36	521,778 SOLD
	38	540,778 SOLD
	42	543,778 SOLD
	<i>Phase II</i>	12
16		539,778 SOLD
48		564,778
50		594,778
52		593,778 SOLD
<i>Phase III</i>	8	729,778 SOLD
	10	709,778 SOLD
<i>MODEL</i>	5	789,778 SOLD

Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed \$9,778. You have the option to take this \$9,778 fee off your sales price which may then be collected in semi-annual installments that will be included in your property tax bill for a period

PLAN 3 TIRONI
 3389 Square Feet
 4 Bedrooms - 3 1/2 Baths

	<u>LOT</u>	<u>PRICE</u>
<i>Phase I</i>	20	\$ 582,778 SOLD
	26	569,778 SOLD
	34	546,778
<i>Phase II</i>	15	604,778 SOLD
	43	617,778 SOLD
<i>Phase III</i>	9	734,778 SOLD
<i>MODEL</i>	6	802,429

PLAN 4 VERDELLI
 3522 Square Feet
 4 Bedrooms - 3 1/2 Baths
 Master Retreat

	<u>LOT</u>	<u>PRICE</u>
<i>Phase I</i>	19	\$ 684,778 SOLD
	22	591,778 SOLD
	25	581,778 SOLD
	27	565,778 SOLD
	29	559,778
	31	572,778
	37	548,778 SOLD
	40	582,778
<i>Phase II</i>	13	657,778 SOLD
	14	649,778 SOLD
	45	629,778 SOLD
	47	579,778
	51	623,778 SOLD
	54	599,778 SOLD
<i>Phase III</i>	11	729,778 SOLD
<i>MODEL</i>	7	850,227 SOLD

Prices are effective March 13, 1992 and are subject to change without prior notice.

Delphine Haze

Karen Cochran

Jacqueline DeBruin

Sales Center

7707

El Camino Real

PAVONA

AT AVIARA

Carlsbad

California

92009

Lot	Plan	Price
18	2CR	\$577,778
19	4AR	608,778
20	3CR	582,778
21	1BR	483,778
22	4CR	591,778
23	1AR	468,778
24	2BR	552,778
25	4AR	581,778
26	3B	569,778
27	4C	585,778
28	2C	559,778
29	4A	559,778
30	2B	532,778
31	4B	552,778
32	2A	516,778
33	1B	457,778
34	3A	536,778
35	2C	521,778
36	2A	521,778
37	4C	548,778
38	2B	520,778
39	3A	535,778
40	4B	562,778
41	1A	469,778
42	2B	543,778

Contingent

5527

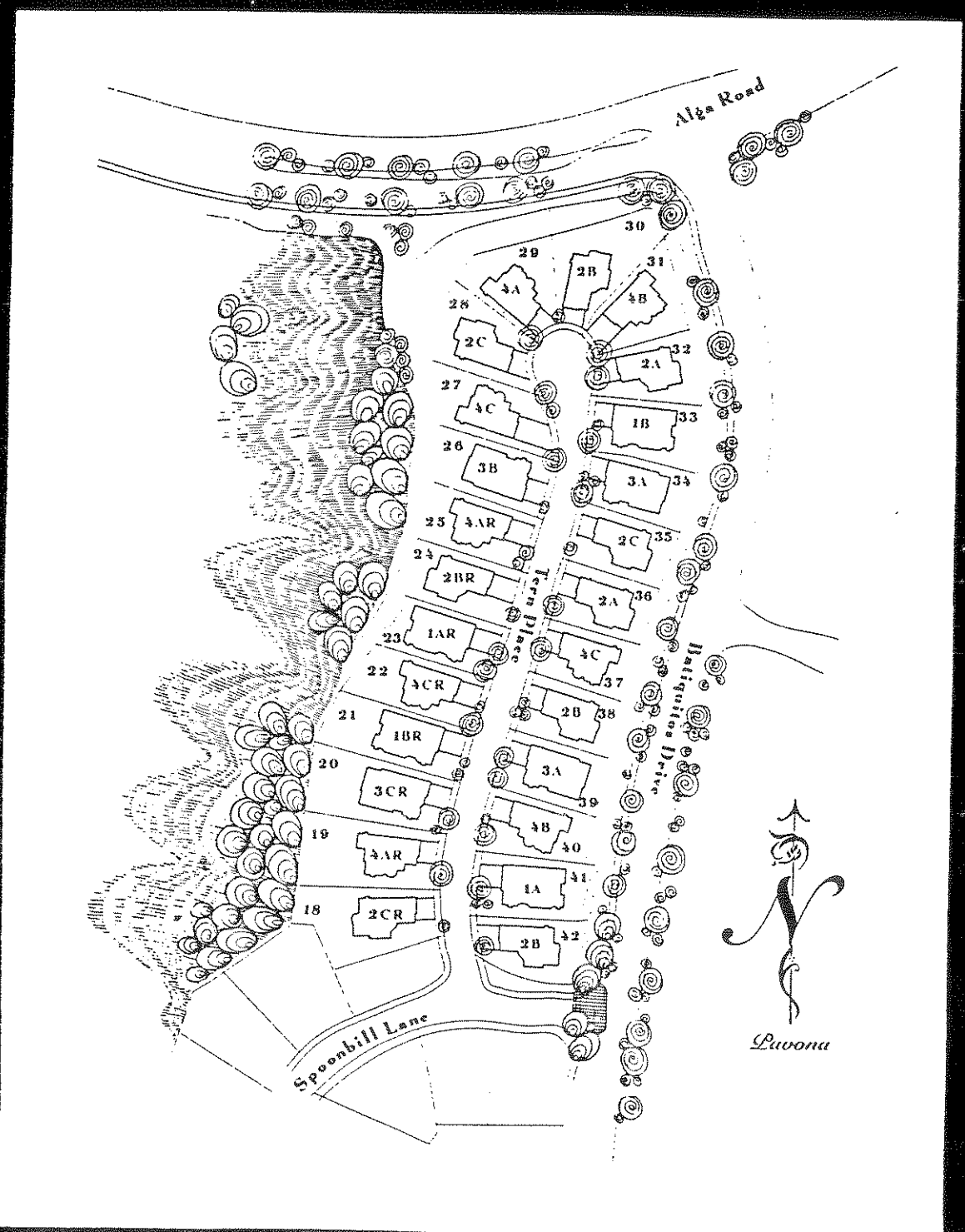
new construction

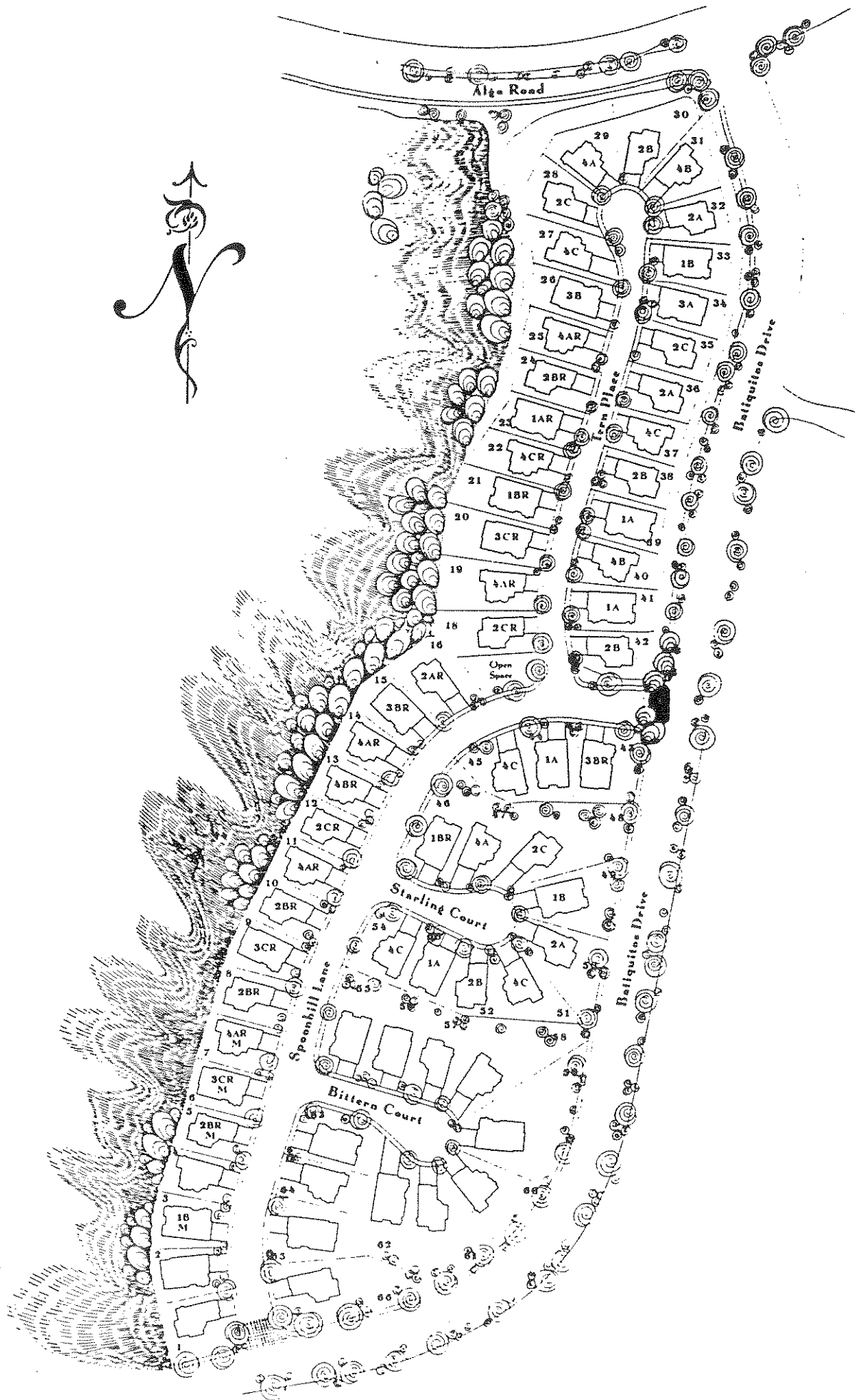
3389

WALKWAY

*Total sales price includes estimated one-time payoff of the Alga Road Assessment not to exceed \$9,778. You have the option to take this \$9,778.00 fee off your sale price which may be collected in semi-annual installments that will be included in the property tax bill for a period of 20 years. See sales representative for details.

Prices are effective March 11, 1991 and are subject to change without prior notice.





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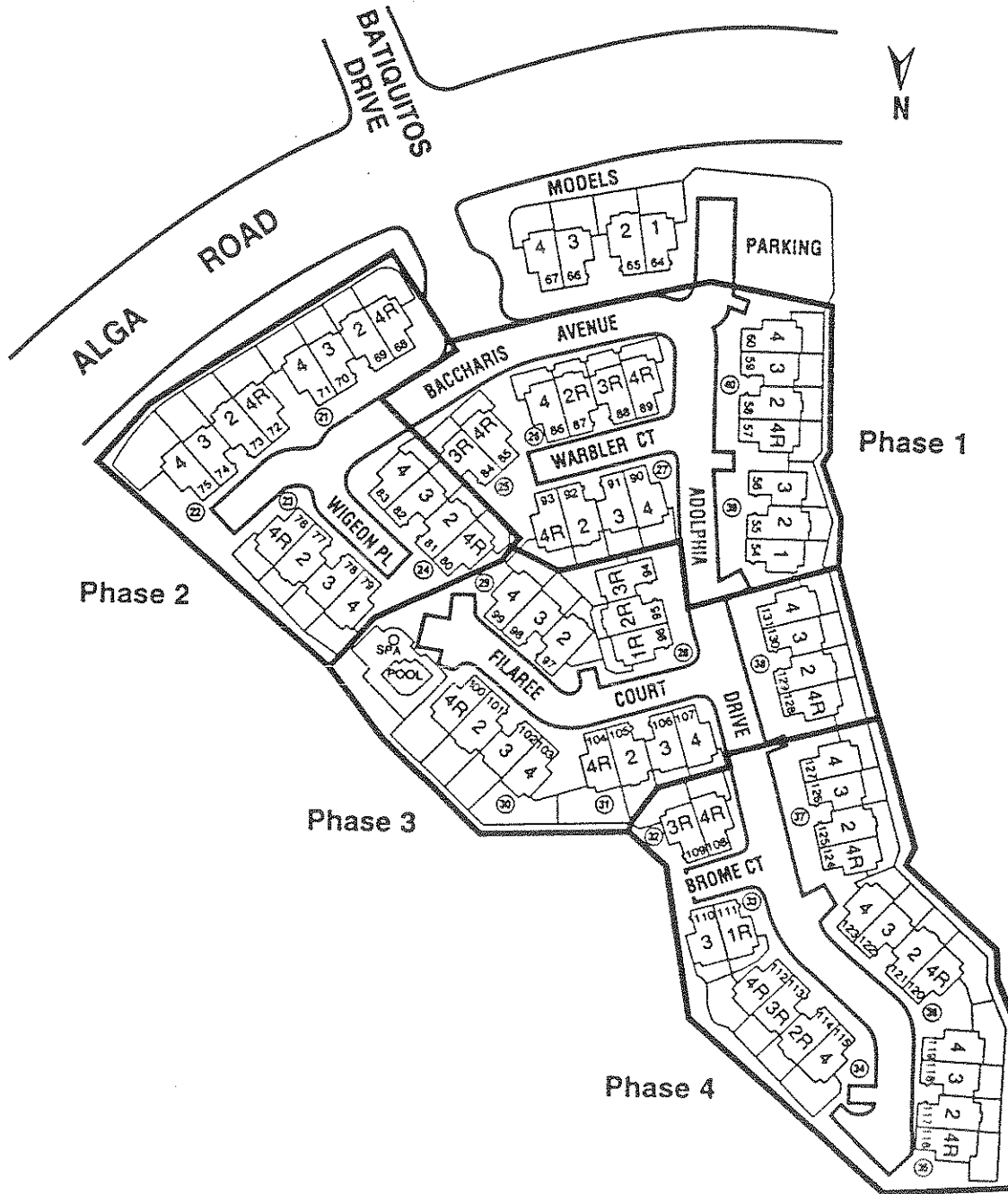
Sanderling

Custom Homes



Sanderling

AT AVIARA



1613 Baccharis Avenue
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Prices and availability are subject to change without notice.



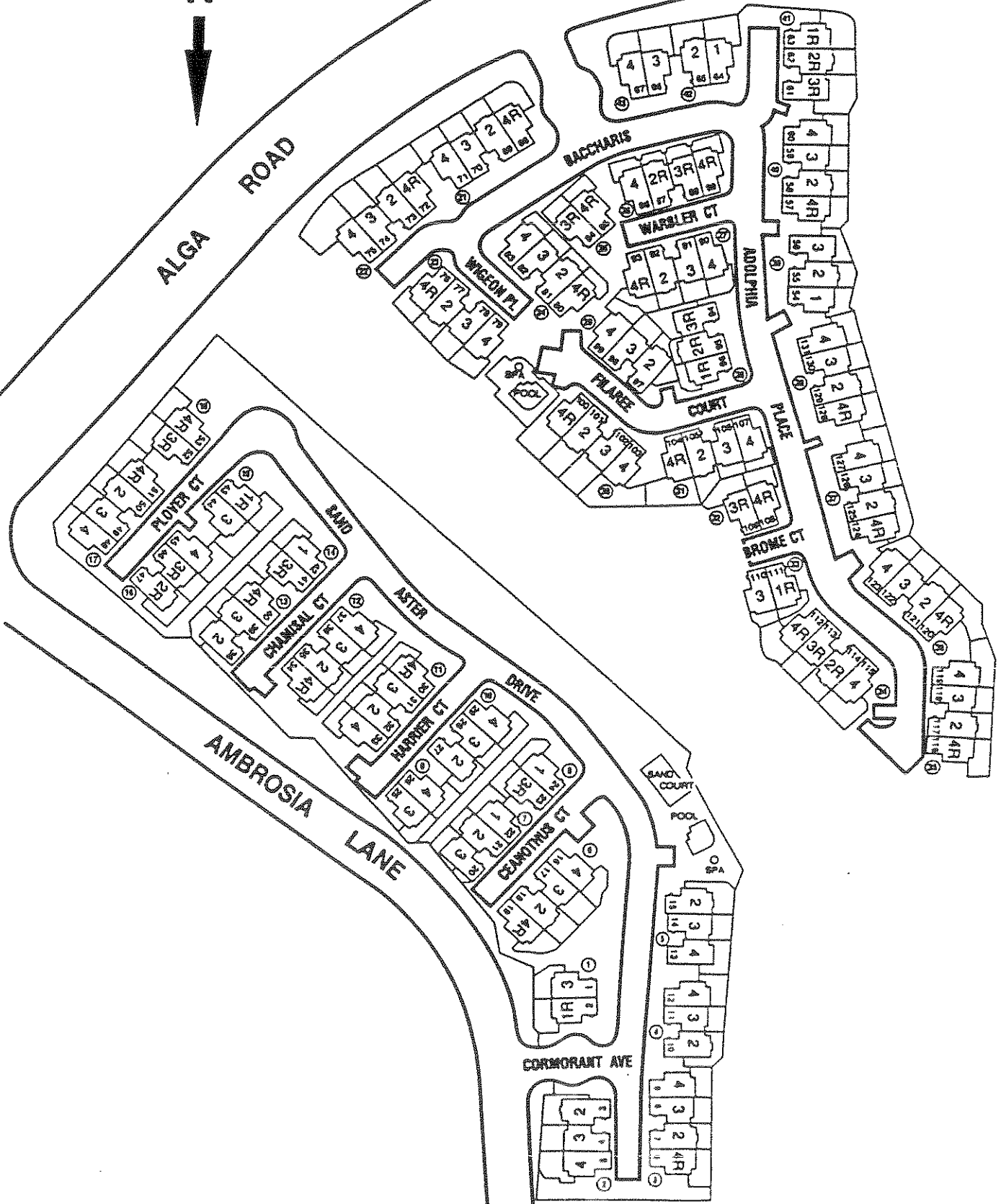
SANDERLING

N



BATIQUITOS DRIVE

ALGA ROAD



The Barratt Full Value Promise

Barratt builds distinctively-designed homes with dramatic exteriors, thoughtfully-planned interiors to meet the needs of today's active lifestyle, and exceptional amenities, which add real value to your home. Plus, Barratt's buyer assistance programs make it even easier for you to buy now—helping you take advantage of low home prices and today's low interest rates.

Barratt Buyer Assistance Programs

- * **FULL VALUE TRADE PROGRAM:**
 - * Buy a SANDERLING home and Barratt will buy your house!!
 - * Receive full market value on your house!!
 - * Offer made in 7 days!!
 - * Guaranteed move-in date!!
- * Specialized Builder Financing – 30 Day Escrow
- * "Sell Fast" program helps you sell your current home quickly and more profitably than you thought possible!
- * Ask about the Generation Link Loan
- * Low down payments of only 5%!!
- * Customize your new home through our "Personal Touch Center"

* Certain restrictions apply

Quality Appointments and Features

- * Live in a Master Planned Community judged BEST in the nation – 1995!!
- * Private, gated community
- * Breathtaking golf course views
- * Natural oak cabinetry throughout
- * Two pools, spas and cabana

**Sales Price shown does not include an estimated one time payoff of the Alga Road Assessment, not to exceed \$8,500. You have the option to add the \$8,500 to the sales price or it will be collected in semi-annual installments that will be included in the property tax bill for a period of 20 years. See your Sales Representative for details.



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AT AVIARA

SEA GROVE

Single Story, 2 BR,
2 Baths, Approximately
1,213 Sq. Ft.

\$ SOLD OUT

Until Phase 5

WINDANSEA

Two-Story, 2 BR plus Loft,
2.5 Baths, Approximately
1,481 Sq. Ft.

\$ From \$179,990

MOONLIGHT

Two-Story, 3 BR plus Loft, 2.5
Baths, (room options available),
Approximately 1,728 Sq. Ft.

\$ From \$199,990

WHISPERING SANDS

Two-Story, 3 BR, 2.5 Baths,
(Master Bedroom Downstairs),
Approximately 1,707 Sq. Ft.

\$ From \$204,990

1613 Baccharis Avenue, Carlsbad, CA 92009

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Program(s) may be discontinued at any time. Design, price, specifications and features subject to change without prior notice.



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Building Fine Homes Since 1958

1/8/96 Sanderling



P L A N I

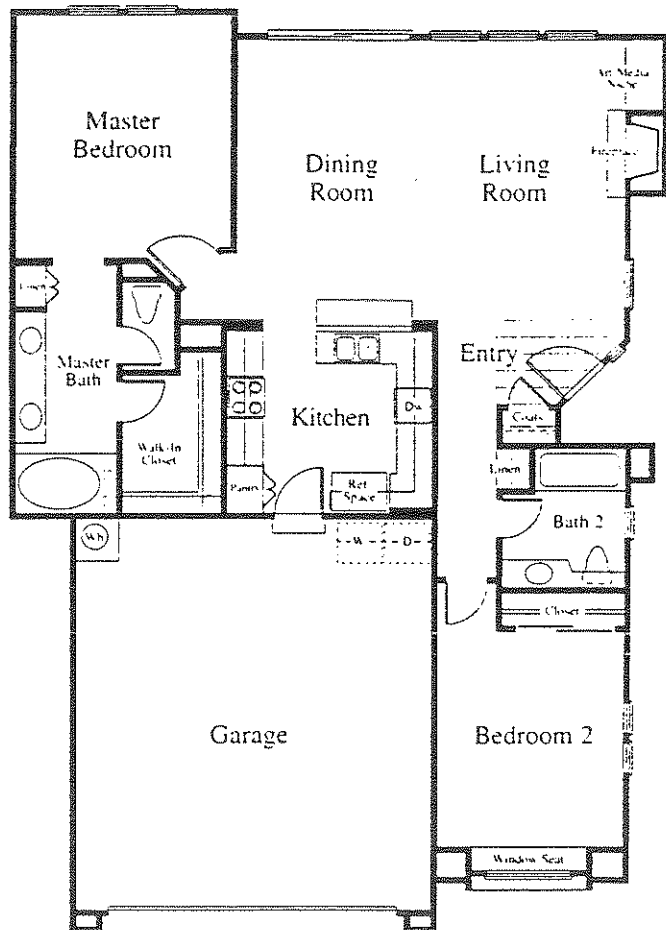
Two Bedroom

Two Bath

Single Level

Approximately 1,213 sq. ft.

A private side entry welcomes you to this comfortable, airy single level home. The living room has a warming fireplace and art or media niche. Volume ceilings and custom window treatments add a dramatic touch. The gourmet kitchen offers a convenient serving bar and roomy pantry. The luxurious master suite features a pampering oval tub and shower, as well as a huge walk-in closet. A window seat in the second bedroom offers a cozy spot for reading or relaxing.



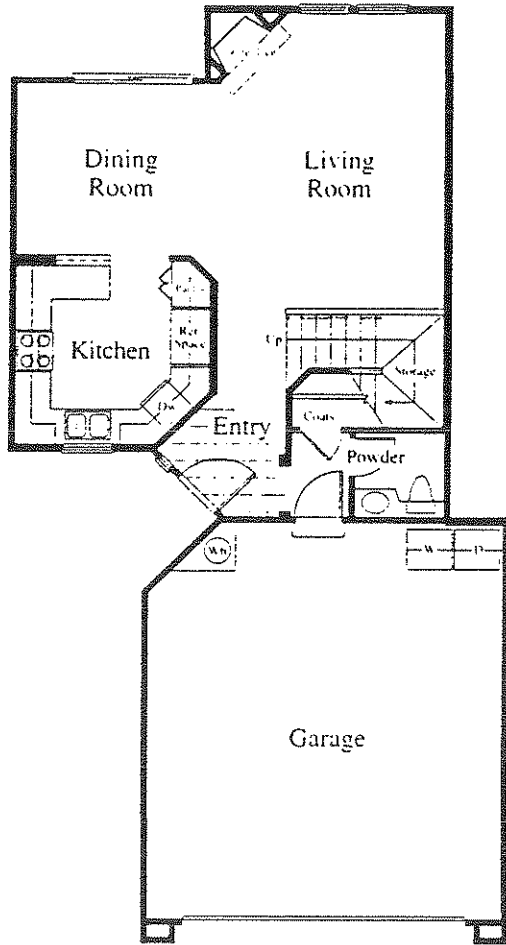
Sanderling
AT AVIARA®

P L A N 2

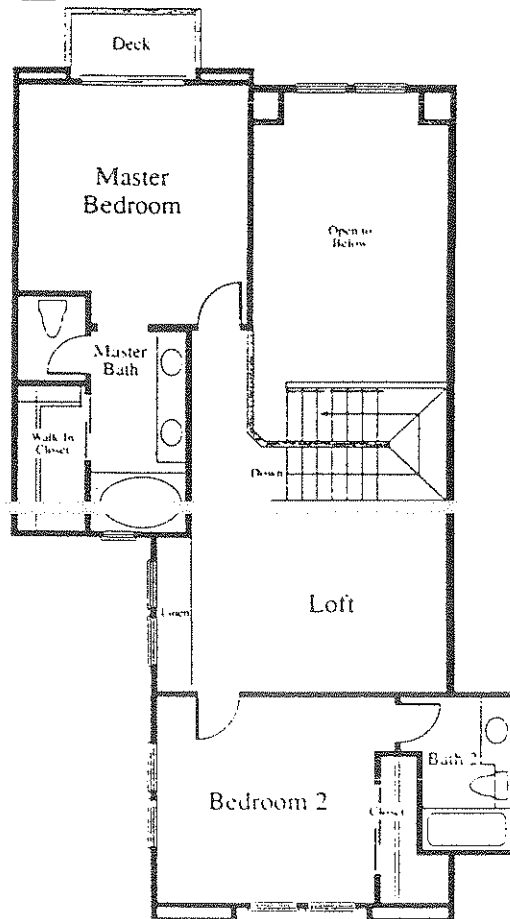


Two Bedroom and Loft
 Two-and-a-half Bath
 Two Story
 Approximately 1,481 sq. ft.

From the tiled entry foyer of this home, your eyes are immediately drawn to the spacious living room with corner fireplace and dramatic soaring ceiling. The formal dining room is perfect for dinner parties or entertaining. The carefully-planned kitchen has a convenient serving bar and roomy pantry. Upstairs, the loft makes an ideal library, studio or media room. The private master suite features a private deck and spacious walk-in closet. The second bedroom is actually a second master suite, with its own private bath.



First Floor

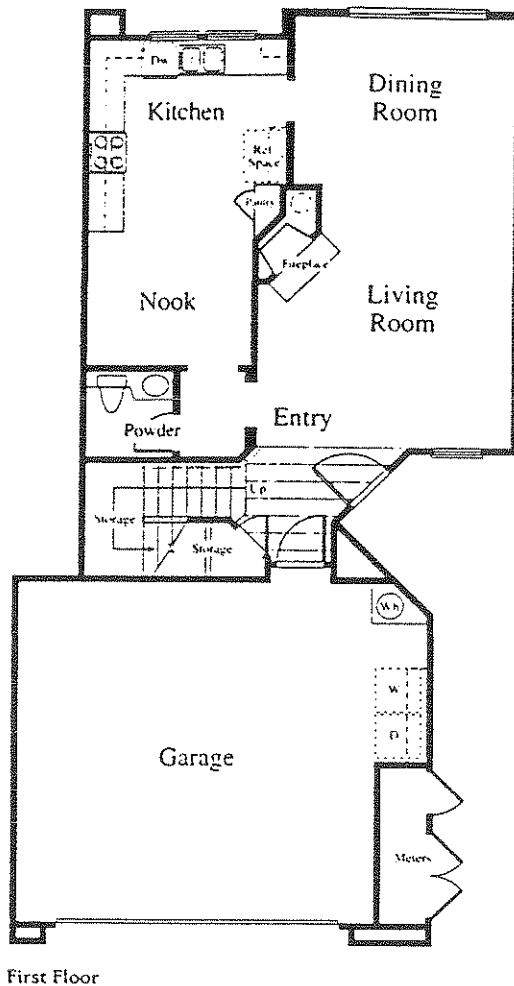


P L A N 3

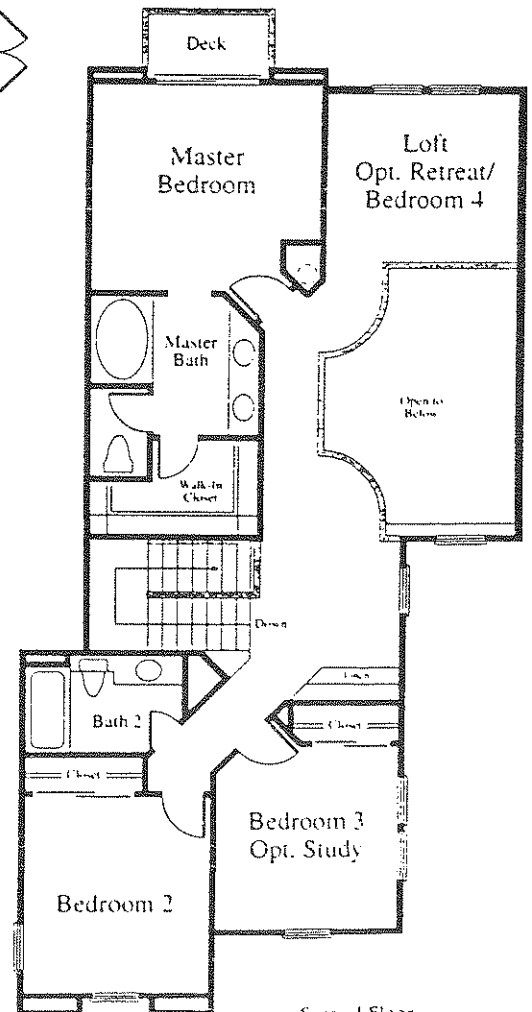


Three Bedroom and Loft
 Two-and-a-half Bath
 Two Story
 Approximately 1,728 sq. ft.

This versatile home is full of pleasing surprises. The living room with dramatic angled fireplace provides a hearty welcome, while volume ceiling and clerestory windows brighten the living and dining rooms. The country kitchen and adjoining nook provide a center for activities. Upstairs, the bridge and loft overlook the living room. The master bedroom has a private deck and huge walk-in closet, and the master retreat option can make it a spectacular suite. This versatile home can vary from a two bedroom plan with study and master retreat or loft to a four bedroom design.



First Floor

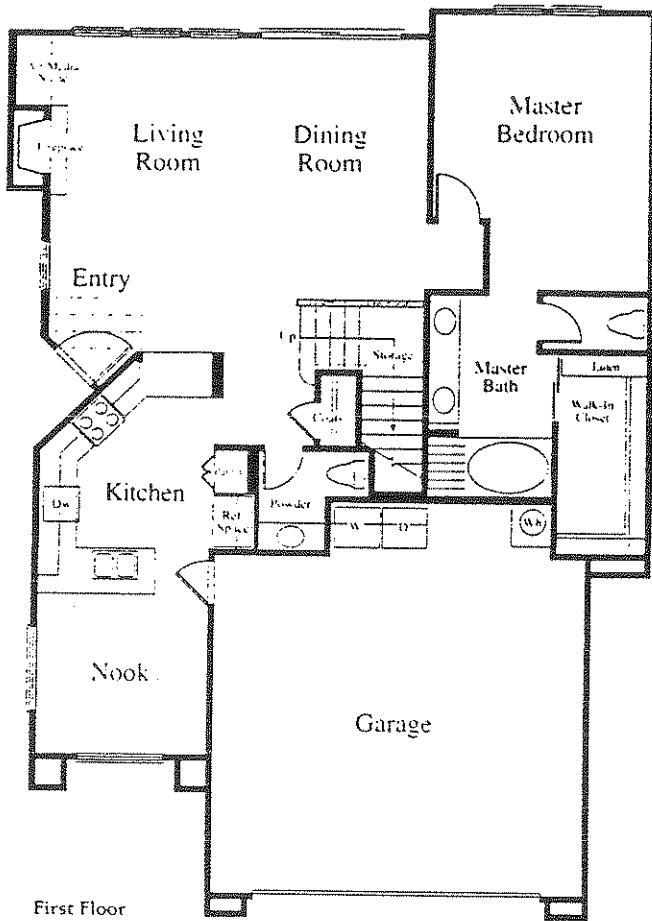


Second Floor

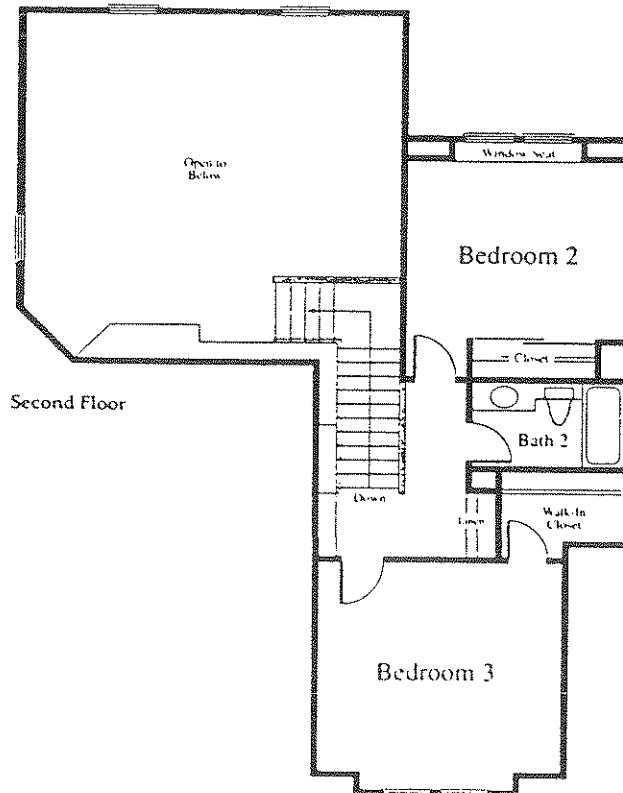


Sanderling
 AT AVIARA*

P L A N 4



First Floor



Second Floor

Three Bedroom
Two-and-a-half Bath
Two Story
Approximately 1,707 sq. ft.

As you enter this elegant home, you are immediately taken with the sense of spaciousness created by the volume ceilings and custom window treatments of the living and dining rooms. Warming fireplace and media/art niche enhance the charm of the living room. This home is highlighted by a downstairs master suite with luxurious bath and huge walk-in closet. The roomy kitchen adjoins a sunny and airy breakfast nook. Upstairs are the two oversized secondary bedrooms, one with a cozy window seat.



Sanderling
AT AVIARA®



FEATURES

Striking Exteriors

- Attractive California Monterey architecture
- Concrete "S" style roof tile in designer-selected complementary colors
- Handsome and durable textured stucco finish
- Attached 2-car garages with Stanley™ sectional roll-up doors and garage door openers
- Front yard landscaping with automatic irrigation system (maintained by HOA)
- Side and rear yard wood fencing
- Rear yard wrought iron fencing or plexiglass with slumpstone pilasters (view lots only)
- Concrete drive and walkway
- Deck off master bedroom (Plans 2 & 3)
- Dual pane windows
- Front and back hose bibs
- Rear barbecue stub
- Illuminated house numbers

Elegant and Practical Living Areas

- Elegant entry door with security dead bolt
- Custom, natural oak wood stair railing with hand-painted balusters
- Cozy wood-burning fireplace with precast face and gas log lighter stub
- Volume ceilings with clerestory windows
- Pot and plant shelves
- Rounded drywall corners
- Hand-troweled texture interior walls
- Media niches (Plan 1 & 4)
- Formal ceramic tile entry
- Laundry area in garage with cabinetry and gas/electric dryer hookups
- Forced air heating with Honeywell™ day/night setback thermostat
- Classique raised panel interior doors
- Direct interior access from garage
- Ample natural oak linen cabinetry
- Plush carpeting in choice of colors
- Dining room light fixture (choice of four)
- Recessed down lighting
- Designer selected light fixtures
- Pre-wiring for telephone and cable TV

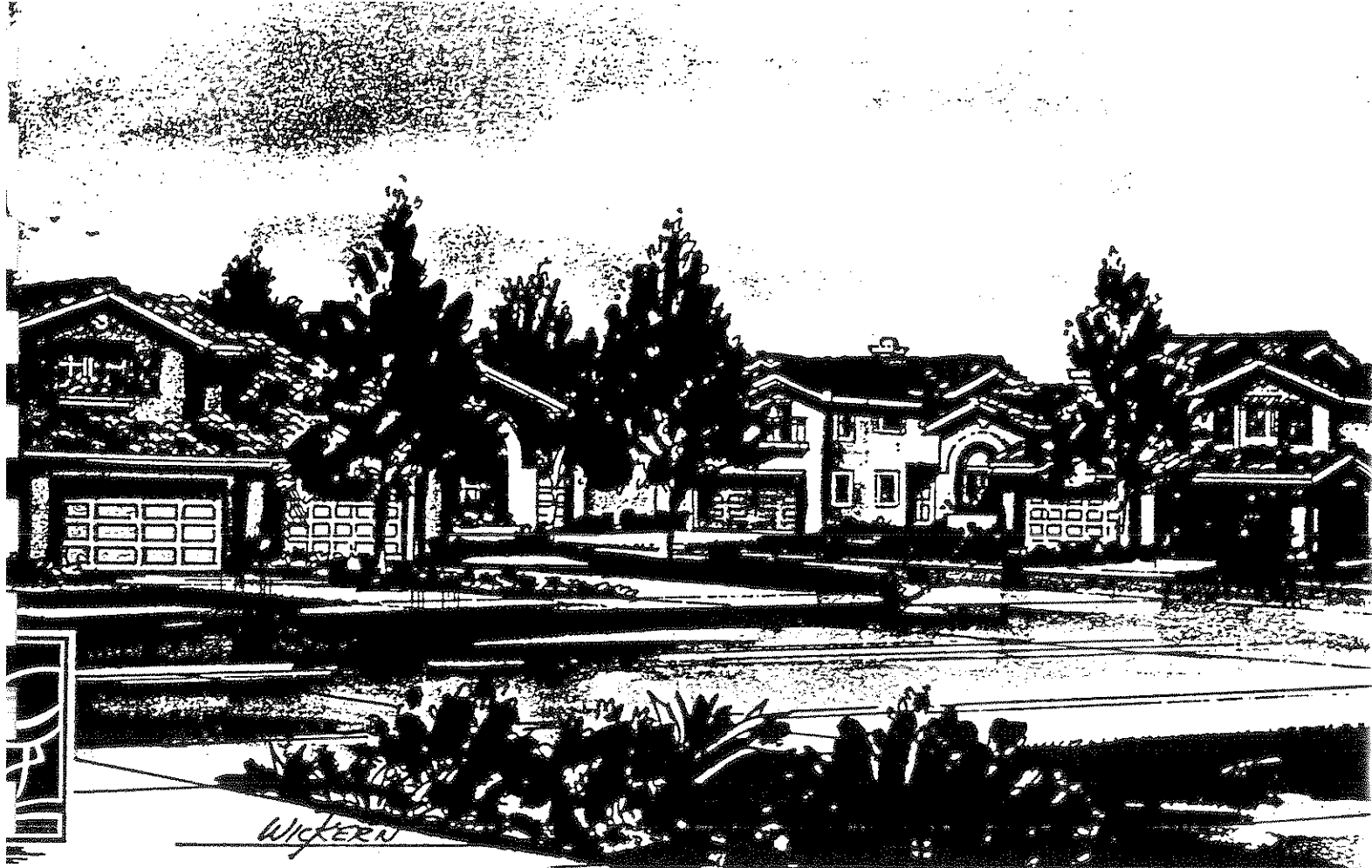
Sanc

AT

- Smoke detectors
- Pre-wiring for central air conditioning

Sparkling Kitchens

- Natural oak cabinetry with built-in w rack and Euroguide drawer slides
- Fluorescent under-cabinet lighting
- Hand-set 6" by 6" ceramic tile countertop
- Extensive pantry and cabinet space
- Recessed refrigerator space
- Sunny breakfast nook (Plans 3 & 4)
- Whirlpool™ gas cooktop with four burners
- Whirlpool™ self-cleaning oven
- Built-in, energy-efficient Whirlpool™ washer



rling

IARA

- Dual compartment sink with Price Pfister™ looped handle faucet with sprayer and Insinkerator™ garbage disposal
- Armstrong™ designer-selected hardwood vinyl flooring
- Recessed down lighting
- Pre-plumbing for icemaker hook up

Luxurious Master Suite

- Spacious master suite designed for luxurious comfort with en-suite master bath
- Volume ceilings
- Private deck (Plans 2 & 3)

Within the Master Bath

- Oval tub and shower with tile surround
- Shower and tub enclosure (Plan 4)
- Dual vitreous china basins with wide-spread designer faucets
- Natural oak cabinetry
- Cultured marble countertops
- Large walk-in closet
- Private water closet with elongated commode
- Water-saving shower head

Secondary Baths

- Vitreous china basins with designer faucets
- Natural oak cabinetry
- Cultured-marble vanity tops
- Full-sized tub with shower
- Water-saving shower head
- Water-saving commode

Energy-Saving Features

- Dual pane windows (except garage)
- Energy-efficient, 40 gallon gas water heater

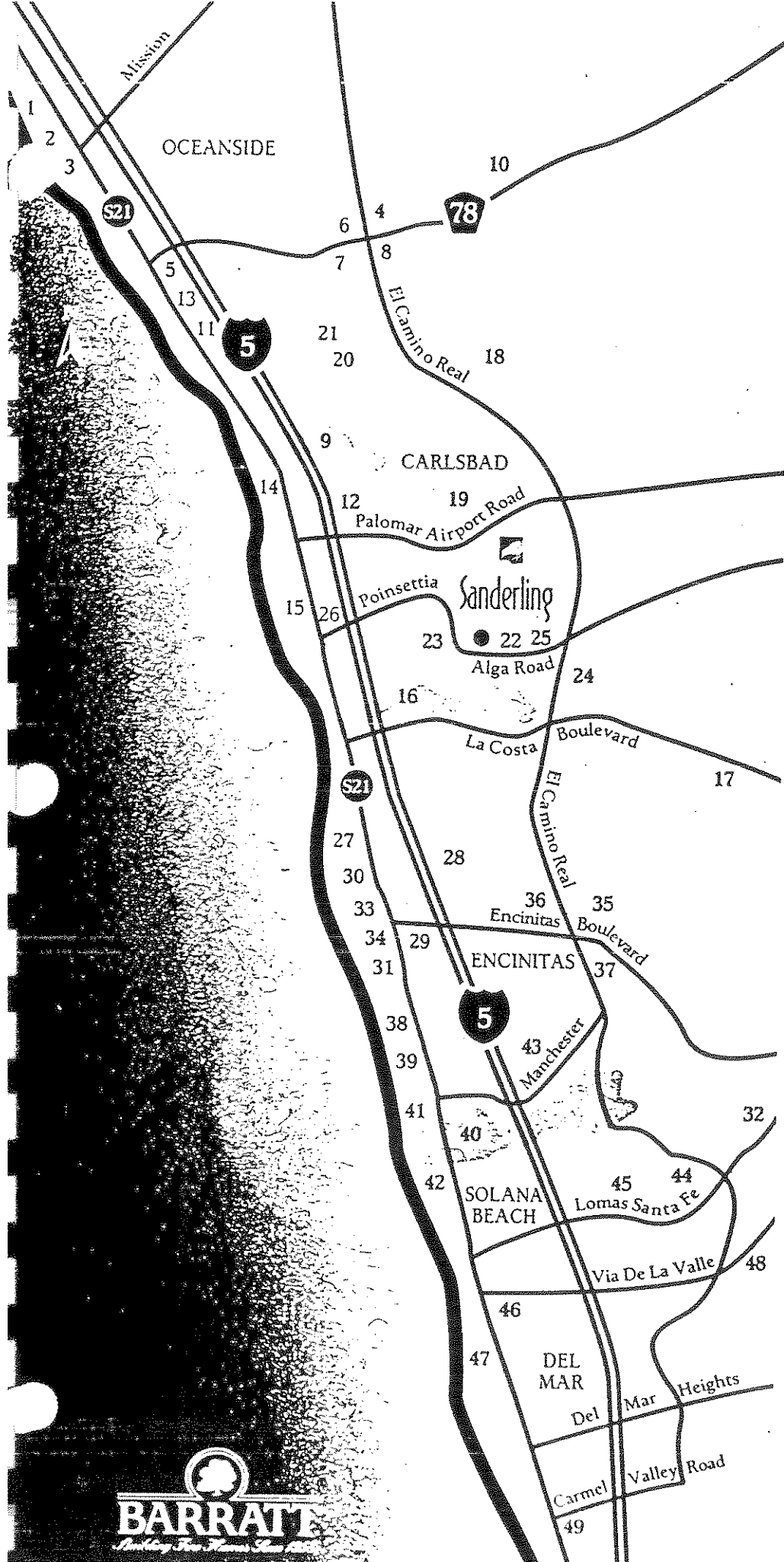
- Weather stripping on entry and garage fire doors
- R-13 insulation in exterior walls
- R-19 insulation in ceilings

Exceptional Quality of Construction

- Cast iron risers which reduce noise on plumbing to second story
- 12" vs. standard 6" moist stop at window and doors, providing better protection against leakage
- Directional air grills for heating and air circulation efficiency
- 3/4" vs. standard 1/2" tongue and groove subfloor for more durability and fewer squeaks
- Ceramic tile counters set with mortar rather than mastic adhesive to plywood, adding stability and durability
- 48" high mirrors in master bath and powder room and 42" mirrors in secondary baths

Legend

- 1 Oceanside Harbor & Marina
- 2 Oceanside Pier
- 3 Oceanside Transit Center (Coast Express Rail)
- 4 El Camino Country Club & Golf Course
- 5 Buena Vista Lagoon
- 6 El Camino North Center Shopping
- 7 Plaza Camino Real
- 8 Carlsbad Plaza Shopping
- 9 Agua Hedionda Lagoon
- 10 Mira Costa College
- 11 Carlsbad Village Shopping, Restaurants
- 12 Flower Fields of Carlsbad
- 13 Carlsbad Village Station (Coast Express Rail)
- 14 Carlsbad State Beach
- 15 South Carlsbad State Beach
- 16 Batiquitos Lagoon
- 17 Stagecoach Park
- 18 Rancho Carlsbad Golf Course
- 19 McClellan Palomar Airport
- 20 Valley Junior High School
- 21 Carlsbad High School
- 22 Aviara Oaks Elementary School
- 23 Aviara Golf Course
- 24 La Costa Country Club
- 25 Plaza Paseo Real Shopping
- 26 Carlsbad Poinsettia Station (Coast Express Rail)
- 27 Leucadia State Beach
- 28 Quail Botanical Gardens
- 29 Encinitas Station (Coast Express Rail)
- 30 Encinitas Beach County Park
- 31 Encinitas Shopping & Restaurants
- 32 Rancho Santa Fe
- 33 Seaside Gardens Park
- 34 Moonlight State Beach
- 35 Encinitas Village Shopping
- 36 Wiegand Plaza Shopping
- 37 De La Plaza Shopping
- 38 Sea Cliff Park
- 39 San Elijo State Beach
- 40 San Elijo Lagoon Park & Ecological Reserve
- 41 Seaside Restaurants
- 42 Cardiff State Beach
- 43 Mira Costa Community College
- 44 San Dieguito County Park
- 45 Lomas Santa Fe Country Club
- 46 Del Mar Race Track
- 47 Del Mar Shores Beach Park
- 48 Whispering Palms Country Club & Golf Course
- 49 Torrey Pines State Reserve and Park



4-21-97 RNL
 SAN DIEGO COUNTY ASSESSOR'S MAP
 215-73

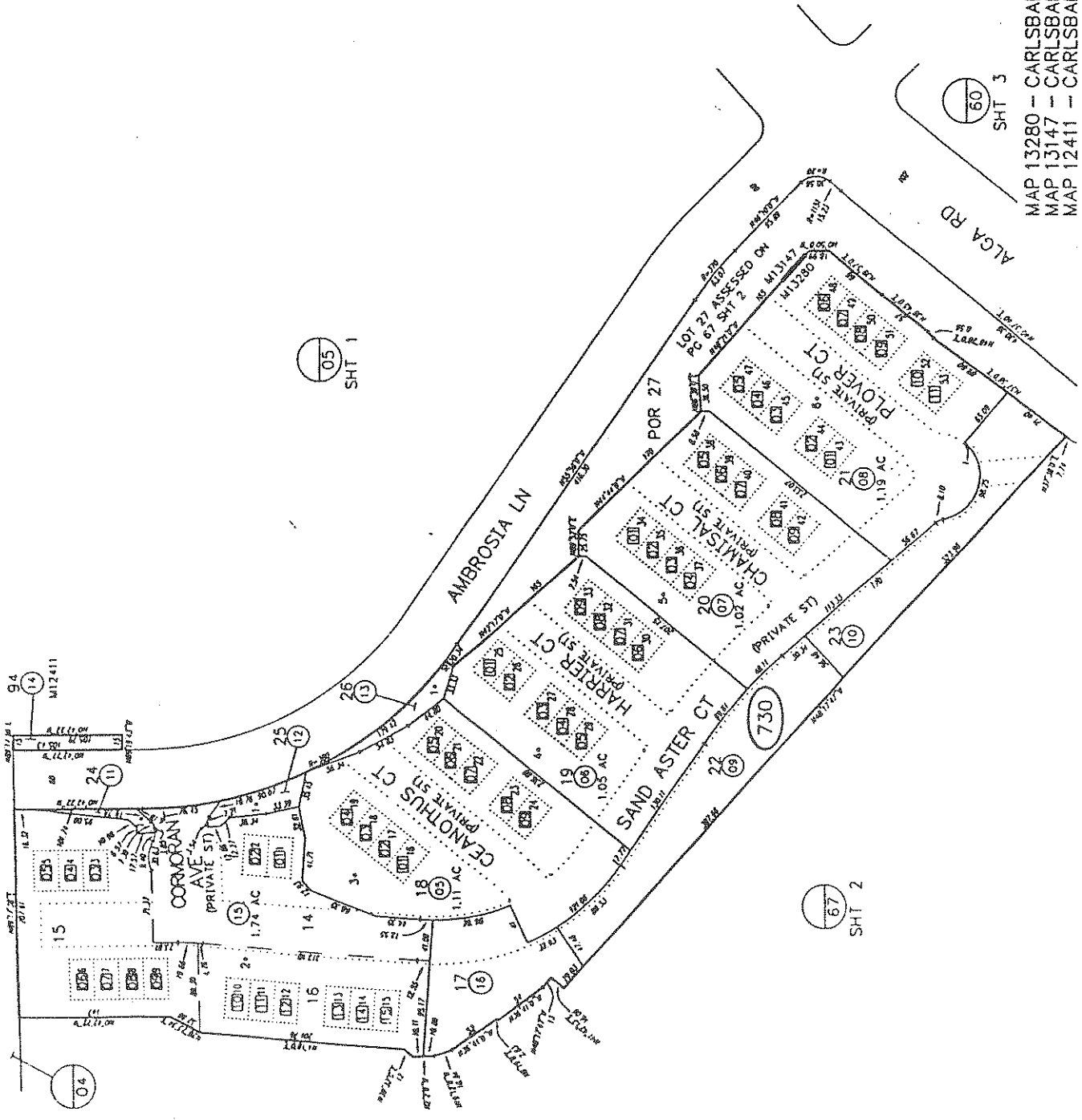
1" = 100'

CHANGES

DATE	BY	DESCRIPTION
02/14/97	BY	AVIARA 7-PHASE 9
02/14/97	BY	AVIARA 7-PHASE 8
02/14/97	BY	AVIARA 7-PHASE 7
02/14/97	BY	AVIARA 7-PHASE 6
02/14/97	BY	AVIARA 7-PHASE 5
02/14/97	BY	AVIARA 7-PHASE 4
02/14/97	BY	AVIARA 7-PHASE 3
02/14/97	BY	AVIARA 7-PHASE 2
02/14/97	BY	AVIARA 7-PHASE 1
02/14/97	BY	AVIARA 7-PHASE 0

- 1. OPEN SPACE
- 2. CONDO AVIARA 7-PHASE 9 DOC95-594326
- 3. CONDO AVIARA 7-PHASE 8 DOC96-006904
- 4. CONDO AVIARA 7-PHASE 7 DOC96-234772
- 5. CONDO AVIARA 7-PHASE 6 DOC96-359495
- 6. CONDO AVIARA 7-PHASE 5 DOC97-078639

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than that stated to the best of the assessor's knowledge or belief. First limitation: title expressly disclaims any liability for alleged loss or damage which may result from reliance on this map.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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PRICES INCLUDE
AIR CONDITIONING
& BLOCK WALLS!

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AVIARA
NAMED 1995
"MASTER PLANNED
COMMUNITY OF THE YEAR"
-SOUTH FLORIDA ASSOCIATION OF HOME BUILDERS

Bruce Kravitz
Tom Clark

(619) 431-8608

THE FAIRWAY Plan 3

2,670 Square Feet • Single-Story With Loft
• Four Bedrooms Or Three Plus Loft • Three
Baths • Formal Living And Dining Room
• Country Kitchen With Center Island, Nook,
Adjacent Family Room With Fireplace And TV
Niche • Spacious Master Suite With Large Walk-
In Closet And Optional Fireplace • Interior
Laundry Room • Two And One-Half Car Garage

From

\$308,900

THE GARDENS Plan 2

2,412 Square Feet • Two-Story • Four Bedrooms
Or Three Bedrooms Plus Den • Three Full Baths
• Family Room With Fireplace And TV Niche
Adjacent To Kitchen With Nook • Master Suite
With Luxurious Bath And Optional Fireplace •
Interior Laundry Room • Three-Car Garage

From

\$297,900

THE LAGOON Plan 4

2,806 Square Feet • Two-Story • Five Bedrooms
Or Four Plus Den • Three Full Baths • Formal
Living And Dining Rooms • French Doors That
Open To Family Room With Fireplace And TV
Niche • Island Kitchen With Nook • Secluded
Master Suite With Optional Two-Sided Fireplace
• Interior Laundry Room • Three-Car Garage

From

\$315,900

THE CLUB HOUSE Plan 5

2,888 Square Feet • Two-Story • Five Bedrooms
Or Four Plus Bonus Room • Three Full Baths
• Formal Dining Room With Coffered Ceiling
• Island Kitchen With Nook Open To Family
Room With Fireplace And TV Niche • Luxurious
Master Suite With Dual Walk-In Closet And
Optional Fireplace • Interior Laundry Room
• Three-Car Garage

From

\$326,900

THE TERRACE Plan 1 (NOT A MODEL)

2,320 Square Feet • Single Story • Three
Bedrooms Or Two Plus Den • Two And One-Half
Baths • Formal Living And Dining Rooms
• Country Kitchen With Center Island And Nook,
Adjacent Family Room With Fireplace And TV
Niche • Spacious Master Suite With Large Walk-
In Closet And Optional Fireplace • Interior
Laundry Room • Two And One-Half Car Garage

From

\$290,900

WARMINGTON HOMES

Warmington Homes reserves the right to make changes in plans, prices, terms, features and or special offerings at any time without prior notice. Square footages quoted are approximate only. Prices are not determined by exact square footage. *Sales prices shown do not include an estimated one time payoff of the Alga Road Assessment, not to exceed \$8,500. You have the option to add this \$8,500 to the sales price or it will then be collected in semi-annual installments that will be included in the property tax bill for a period of 20 years. See sales representative for details.

QUALITY FEATURES

SANDPIPER at Avlara

ARCHITECTURAL DETAILS

- Individually-detailed Spanish Colonial-style stucco exteriors
- Long lasting, fire-resistant barrel concrete tile roofs
- Dual-glazed white aluminum windows
- Decorative half round and transom windows (per plan)
- Elegant eight-foot raised panel entry doors
- Single-lite, Therma-Tru French doors
- Two and one half and three-car garages with raised panel sectional roll-up doors with windows

SPACIOUS LIVING AREAS

- Ceramic tile or wood parquet entry
- Wall-to-wall carpeting in living areas
- Vinyl sheet flooring in kitchens, secondary baths and laundry areas
- Spacious formal living and dining rooms
- Family rooms with TV niches and woodburning fire places stubbed for gas logs
- Cozy breakfast nooks
- Custom-styled radius bullnose corners on interior walls
- Textured ceilings throughout
- Raised panel interior doors with detailed casing
- Solid oak stair systems with footlights
- Impressive volume or nine foot ceilings

GOURMET KITCHENS

- G.E. White Monogram 5-burner gas cooktop
- G.E. White Monogram built-in self cleaning ovens
- G.E. White Potscrubber multi-cycle dishwasher
- G.E. White Spacemaker Plus built-in microwave oven
- G.E. Trash Compactor
- Custom oak cabinets with white interiors, adjustable shelves and roller guide drawers by Gordon's Cabinet Shop
- Built-in recycle bins
- Easy-care ceramic tile countertops
- Porcelain coated cast-iron, hi-lo sink with disposal and Price Pfister pullout faucet
- Under cabinet lighting
- Large pantries
- Recessed ceiling lights
- Recessed refrigerator space plumbed for icemaker

LUXURIOUS MASTER BEDROOM SUITES

- Double-door entry (plans 2, 4, & 5)
- Compartmentalized private bath/dressing area
- Double basin oak pullman cabinet with ceramic tile countertop
- Full-width mirror and beveled glass medicine cabinet

- Large walk-in closet
- Separate oval tub and full ceramic tile shower with soap niche and clear glass enclosure
- Stylish combination brass and chrome plumbing fixtures
- Leisure sitting areas
- Built-in recessed lights
- Optional fireplace with TV niche

ADDITIONAL QUALITY FEATURES

- Rear and side-yard fencing
- Custom oak cabinets with ceramic countertop (bath 3)
- Full 48" mirrors
- Decorator selected lighting fixtures
- Decora light switches
- Dramatic plant shelves
- Security locks on all front doors
- Recirculating hot water system
- Gas forced-air heating
- Copper water lines
- Interior laundry service area with sink and cabinets
- Concrete driveways and walkways
- Plumbed for gas dryer hook-up
- Pre-wired for television in all bedrooms and family areas
- Telephone outlets in all bedrooms and kitchens
- One garage door opener with two transmitters
- Central air conditioning
- Underground utilities
- Gas barbecue stub

ENERGY SAVING FEATURES

- Exterior wall and ceiling insulation
- Energy-efficient gas water heater
- Insulated air ducts
- Flow control on all shower fixture heads
- Dual-glazed windows
- Weatherstripping on exterior doors
- Pilotless ignition forced-air heating
- Automatic set-back thermostat

CUSTOM OPTIONS

Additional custom options are available. Please see your sales representative for complete details.

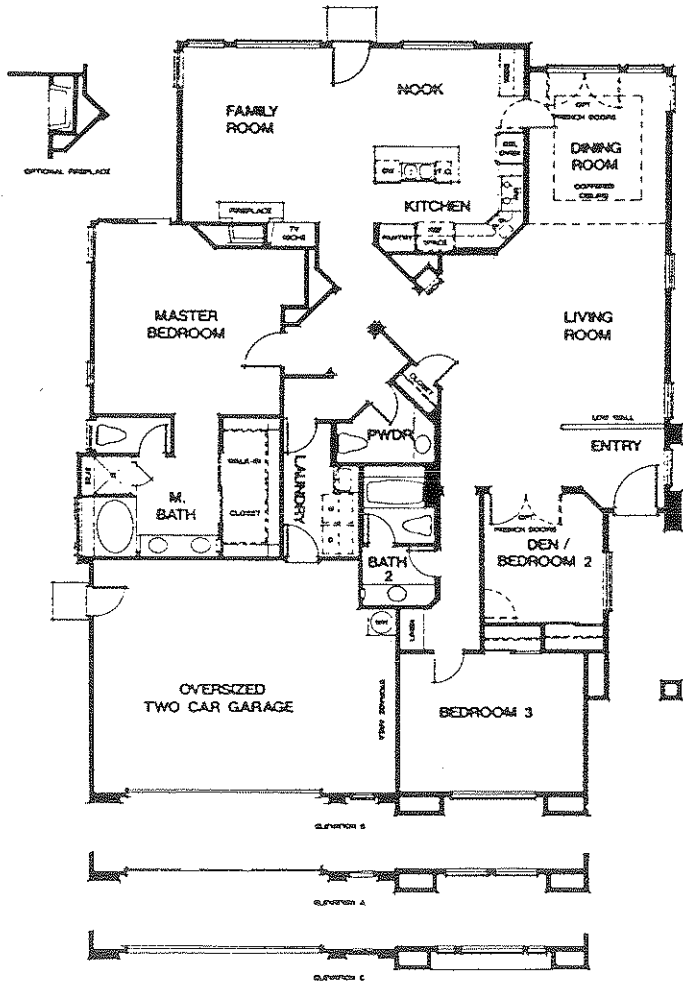
Warmington Homes reserves the right to change specifications, plans, construction materials, prices or terms without prior notice. Window locations and sizes as well as specific detailing may vary with different elevations.

THE TERRACE

Plan 1

(Not A Model)

- Single-Story • Three Bedrooms
Or Two Plus Den Option
- Two And One-Half Baths
- Oversized Two-Car Garage
- 2,320 Square Feet



Perfect for active adults and young families. The Terrace offers a large country kitchen with center work island, nook and adjacent family room with woodburning fireplace and TV niche. This home offers a spacious master suite with a large walk-in closet and an optional fireplace. There is a convenient interior laundry room and a host of included amenities. For nearly 70 years Warmington has been committed to building homes of the highest caliber and to providing unsurpassed customer service. Ask about our assistance programs that can help you with the purchase of a new Warmington home.

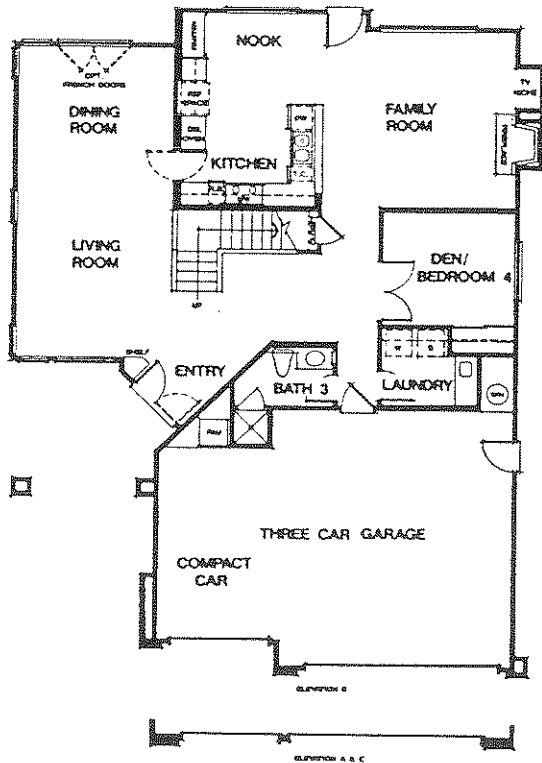
Exterior elevations are similar to those shown on the facing page for Plan 3.

THE GARDENS

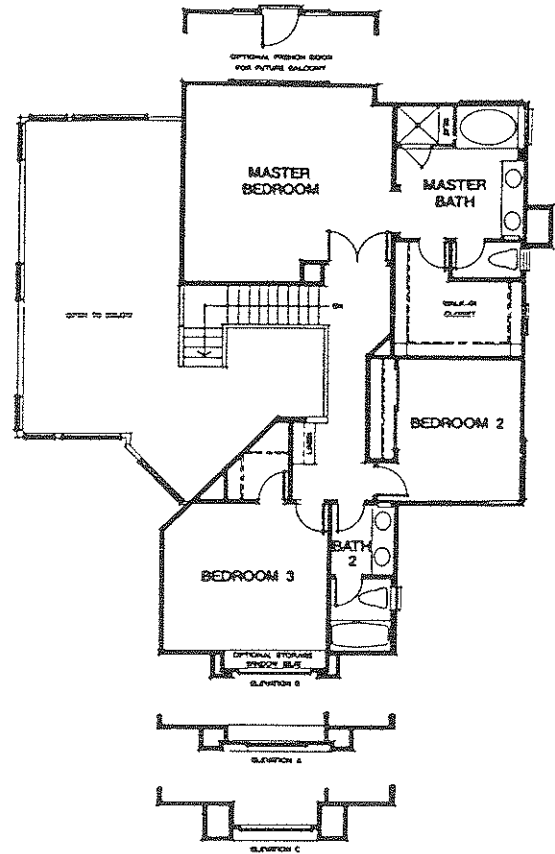
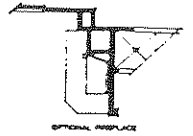
Plan 2

Two-Story • Four Bedrooms
Or Three Bedrooms Plus Den

- Three Full Baths
- Three-Car Garage
- 2,412 Square Feet



SANDPIPER at Aviara

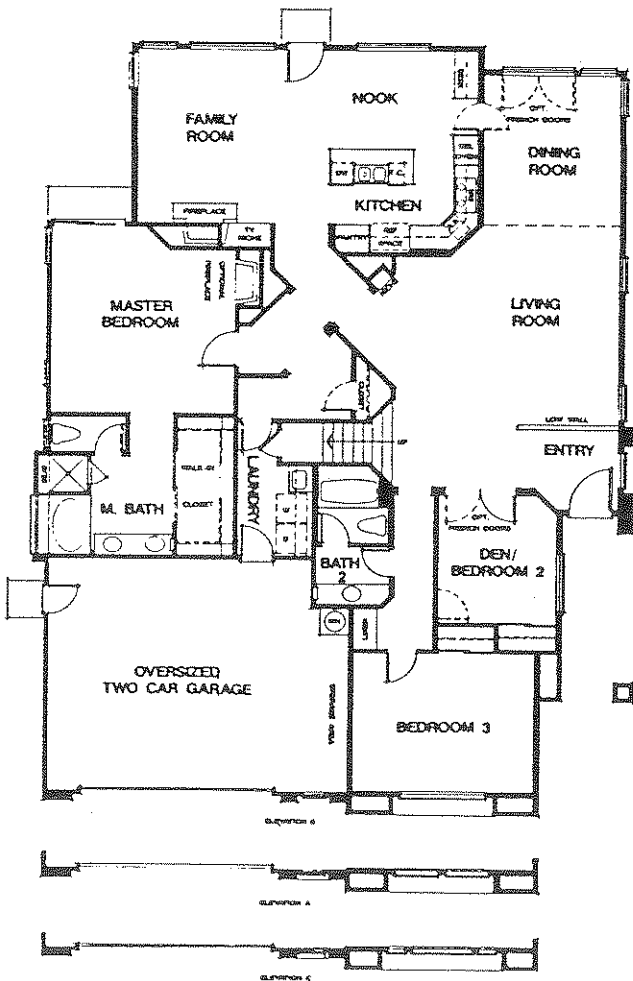
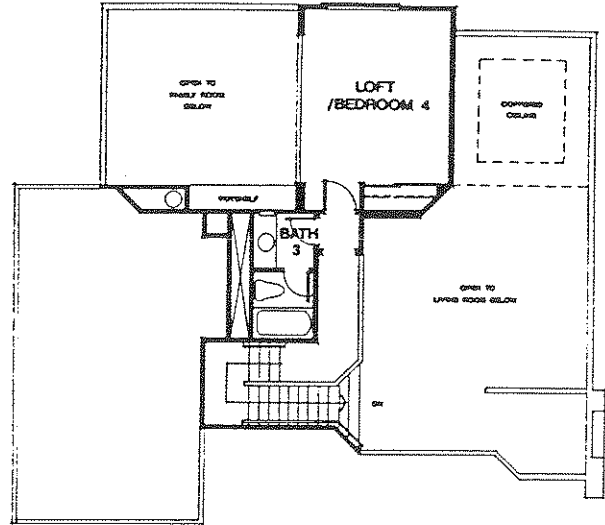


Offering the perfect setting for the entire family, The Gardens features a spacious family room with a woodburning fireplace and TV niche. A formal dining room offers optional French doors that open to the rear yard. The kitchen provides a double oven, pantry and windowed nook area. A lower-level bedroom can serve as a home office or den. Upstairs, the master suite offers a large walk-in closet, an optional fireplace, and French doors. You'll appreciate Warmington's attention to detail with energy-saving features like exterior wall and ceiling insulation and dual-glazed insulated windows.

THE FAIRWAY

Plan 3

- Single-Story With Loft
- Four Bedrooms Or Three Plus Loft Or Den
- Three Baths
- Oversized Two Car Garage
- 2,670 Square Feet



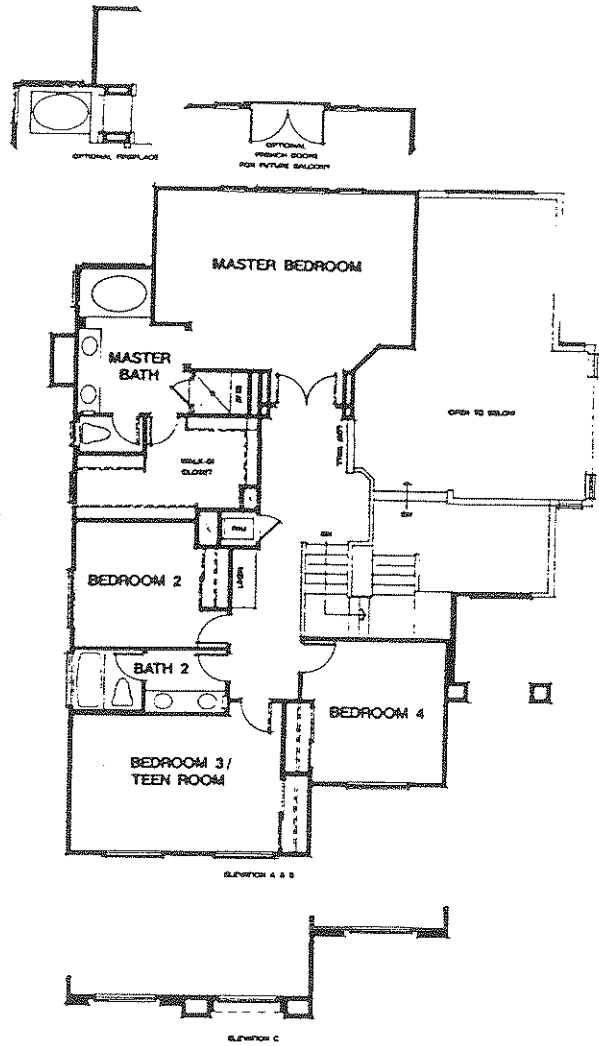
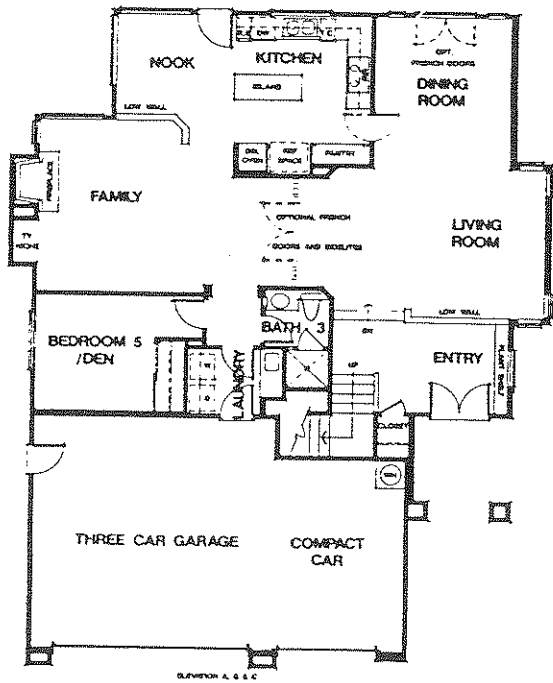
Single story living at its best with the added bonus of a loft with separate bath that can serve as a guest room, home office or hobby area. This home includes a formal living room and a dining room with optional French doors to the back yard. A gourmet kitchen offers a center work island, double oven, large nook area and adjacent family room with wood-burning fireplace and TV niche. The master suite has a large walk-in closet, rear yard access and the choice of an optional fireplace. State-of-the-art G.E. appliances help to complete the fine detailing that is standard in every Warmington home.

SANDPIPER at Aviara

THE LAGOON

Plan 4

- Two-Story • Five Bedrooms
Or Four Plus Den
- Three Full Baths
 - Three-Car Garage
 - 2,806 Square Feet



Large, open living areas set the stage for entertaining family and friends in style. The centrally located kitchen provides easy access to the dining room, breakfast nook and family room that includes a woodburning fireplace and TV niche. For added versatility, a lower-level bedroom can easily double as a den or home office. Upstairs, you'll find three secondary bedrooms and a spacious master suite with sitting area, a large walk-in closet and optional fireplace and French doors. Each Warmington home is complete with rear- and side-yard fencing, copper water lines and an interior laundry service area with sink and cabinets.

SANDPIPER at Aviara

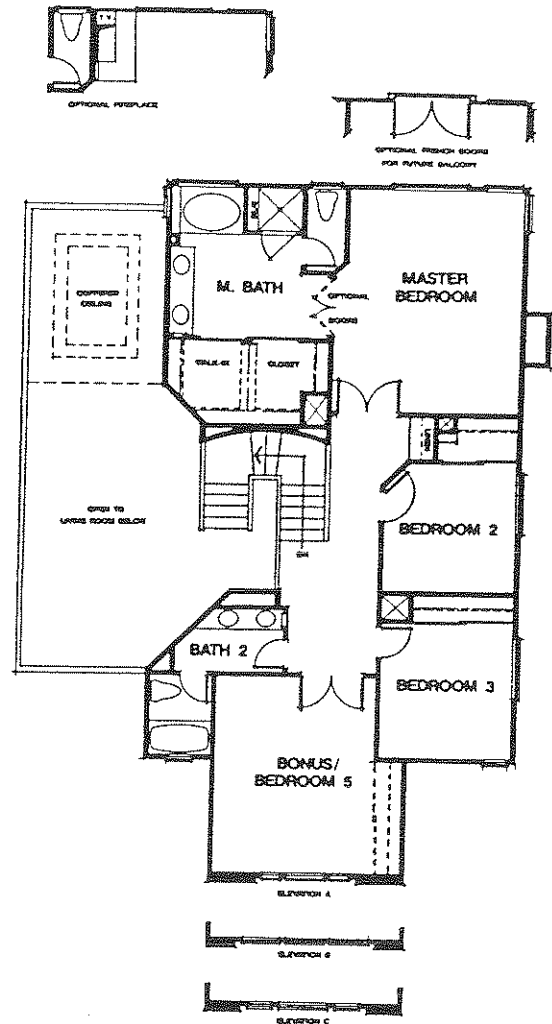
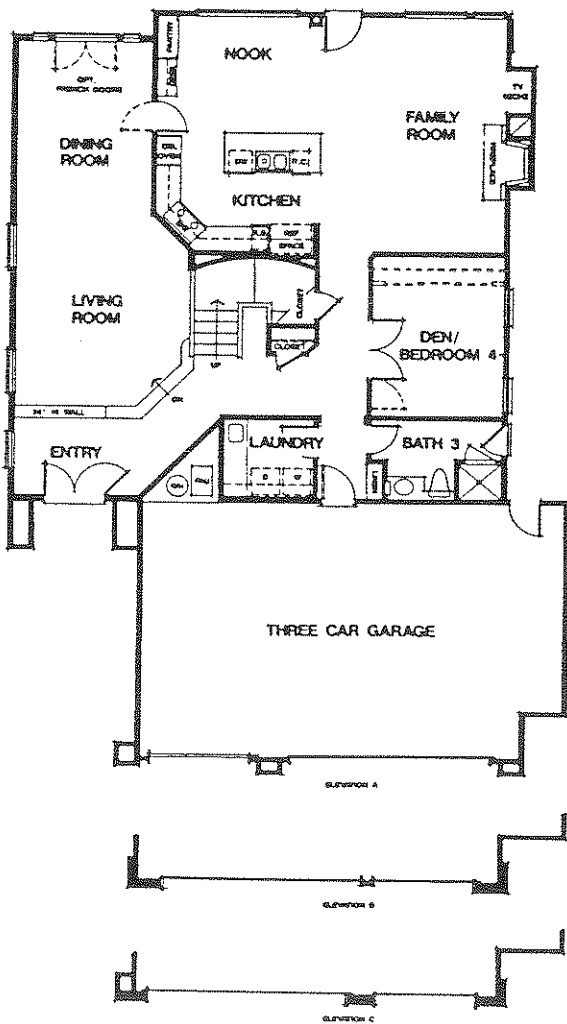
THE CLUB HOUSE

Plan 5

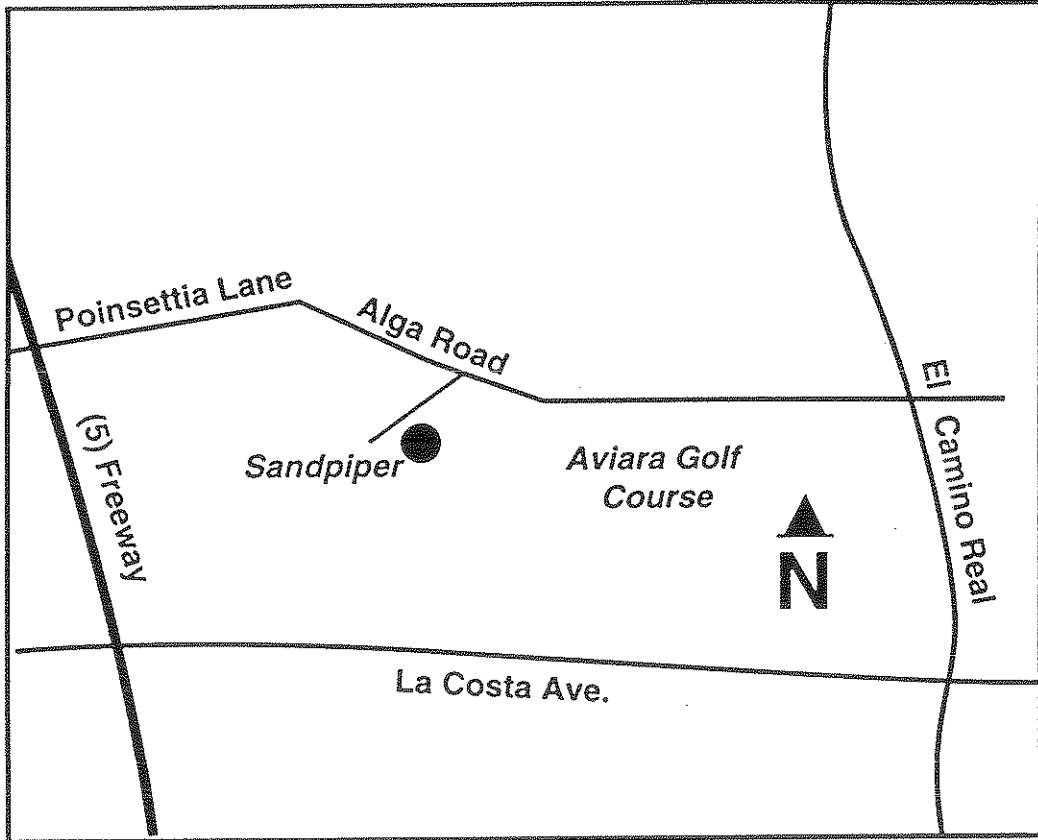
Two-Story • Five Bedrooms

Or Four Plus Bonus Room

- Three Full Baths
- Three-Car Garage
- 2,888 Square Feet



This home has everything! A large family area includes a gourmet kitchen with center work island and nook which is open to a spacious family room with woodburning fireplace and TV niche. A raised entry overlooks the formal living room and dining room with optional French doors. A lower-level bedroom can change with your needs to a home office or guest room. Upstairs, there are three secondary bedrooms; one provides a bonus room option. The master bedroom offers an optional fireplace and French doors. Each home features custom oak cabinets and recycle bins in the kitchen, and a host of other included amenities.

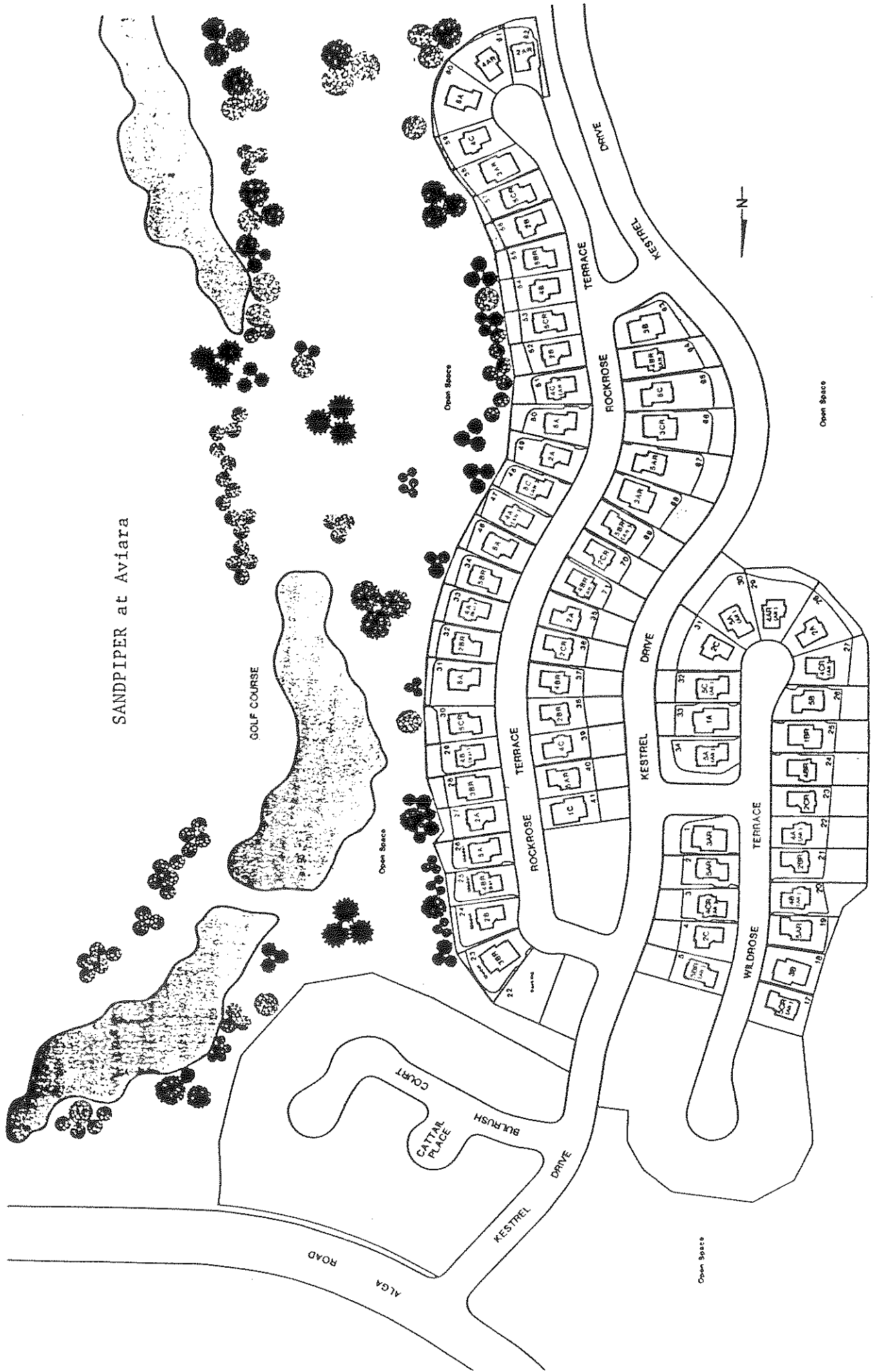


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WARMINGTON HOMES

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SANDPIPER at Aviara



2-27-80 RMB

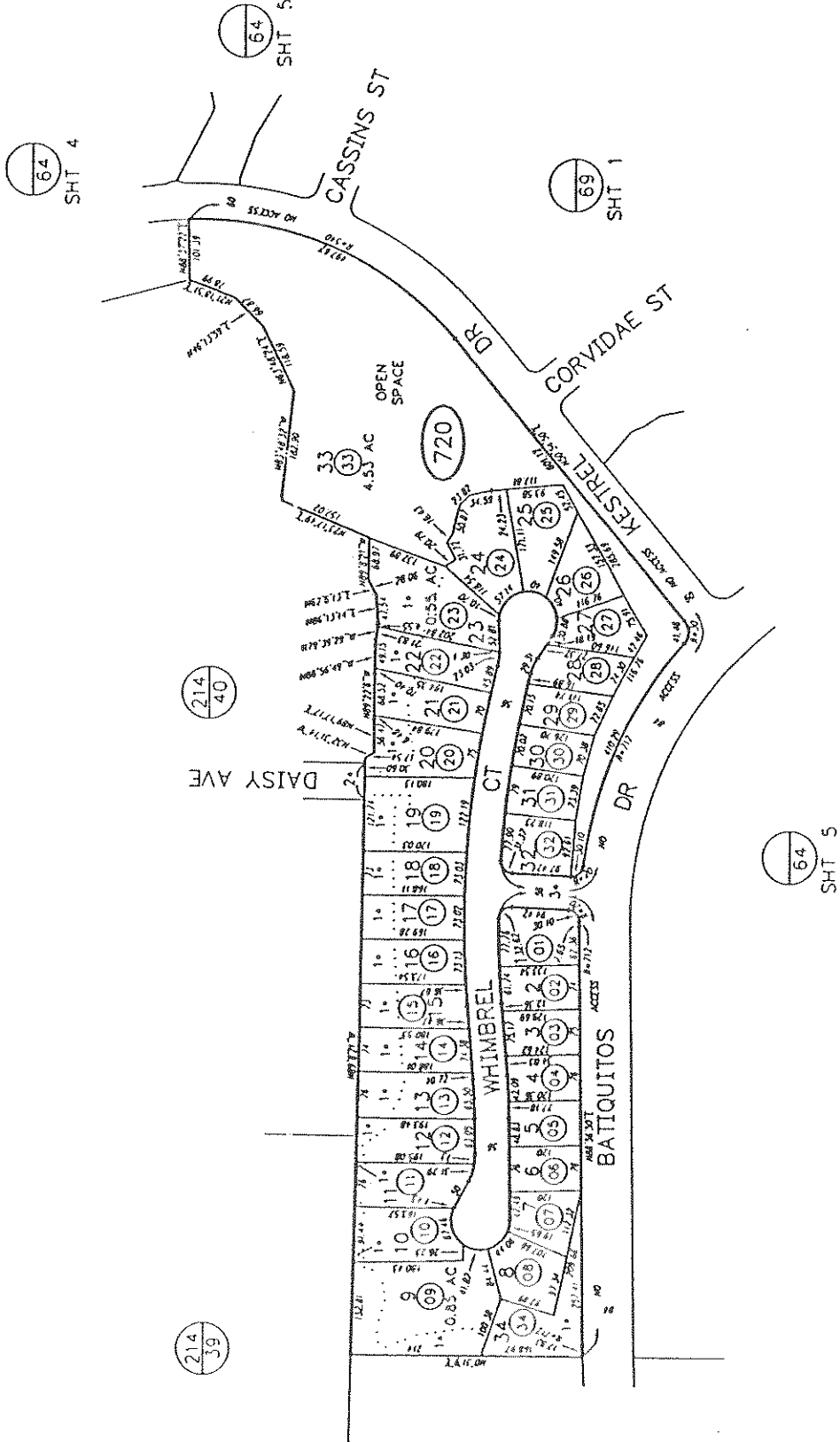
SAN DIEGO COUNTY ASSESSOR'S MAP
215-72

1" = 200'

CHANGES

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- 1. OPEN SPACE
- 2. NO ACCESS
- 3. WHIMBREL CT



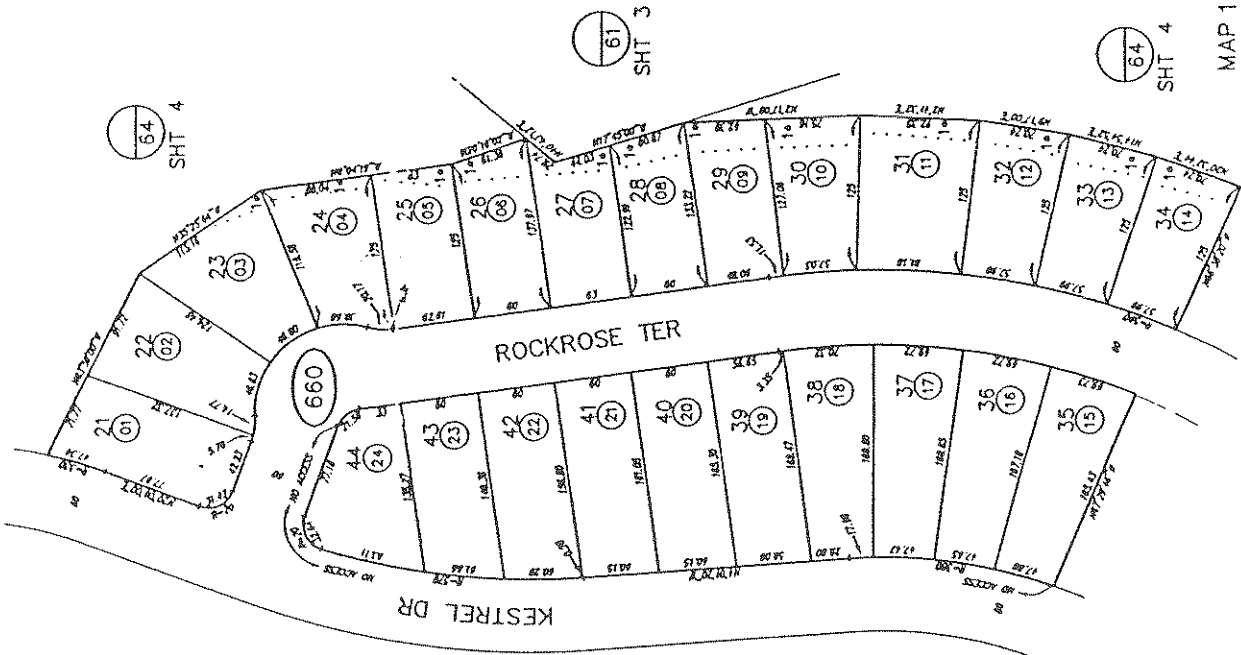
4-16-94 JWC
 SAN DIEGO COUNTY ASSESSOR'S MAP
 215-66

1" = 100'

CHANGES

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98	10/1/88	AS	INITIAL
99	10/1/88	AS	INITIAL
100	10/1/88	AS	INITIAL

1" OPEN SPACE



This plat is for your aid in locating your land with reference to streets and other plat. The City assumes no liability for any loss occurring by reason of reliance thereon.

MAP 13091 - CITY OF CARLSBAD TCT NO 90-38 AREA 26 NORTH UNIT 2

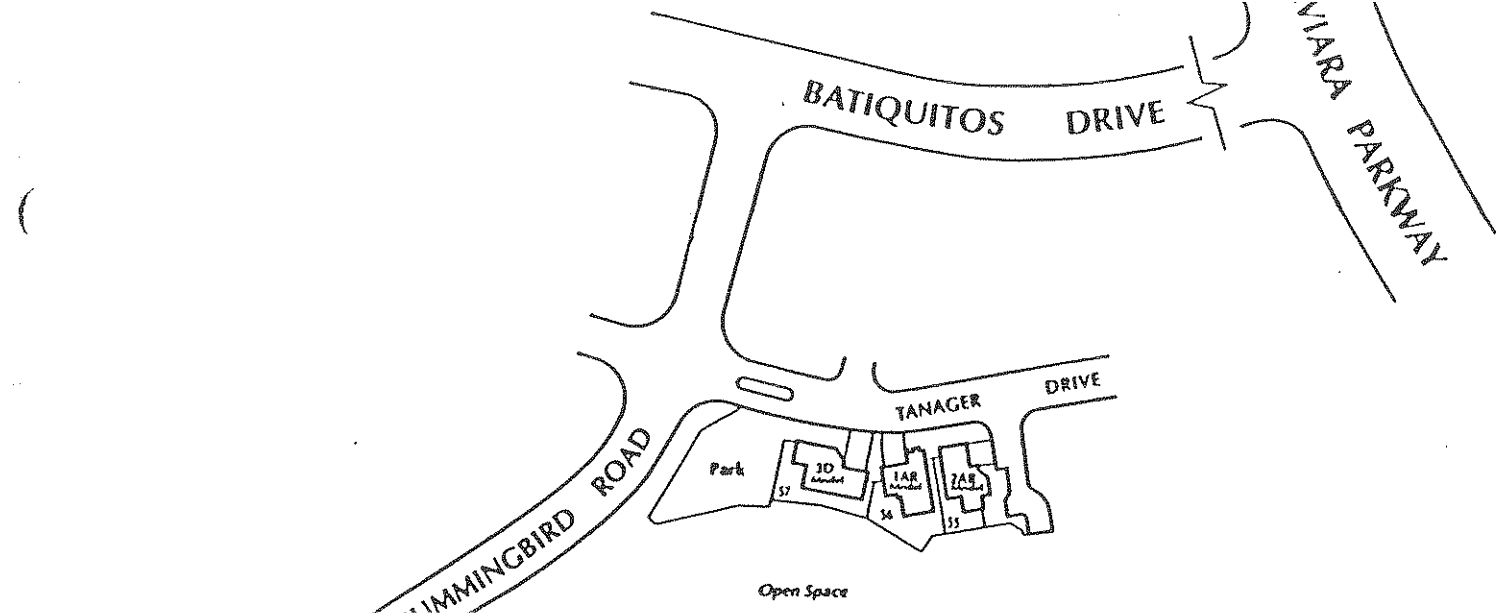
Tramonto

Custom Homes

TRAMONTO

Site Plan

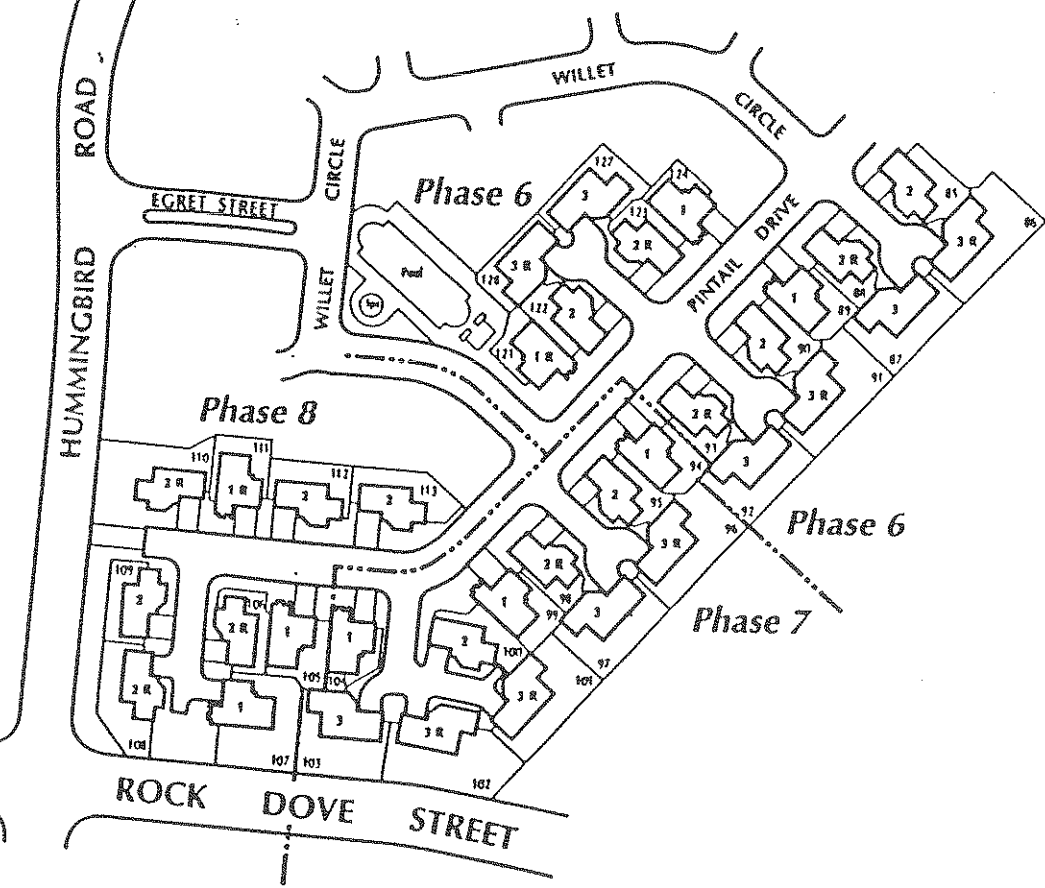




Open Space

TRAMONTO

Phases 6, 7 & 8



MAP NOT TO SCALE

Tramonto at Aviara

Information sheet

The **Tramonto Homeowner's Association**

includes a sparkling 50 foot pool, 10 foot diameter spa, barbecue, restrooms and showers in a beautiful resort setting. The lovely front yard landscaping is maintained by the HOA as well as the neighborhood park which includes volleyball for our homeowner's pleasure.

The projected build out budget is:

\$69.00 per month

The **Aviara Master Association** includes the maintenance of the picture perfect landscaping along Aviara Parkway, Baliquitos Drive and other community streets as well as brush management in the dedicated open space areas, trail maintenance, perimeter stucco wall and wrought iron fencing maintenance and an RV parking facility (at a nominal extra fee).

The current budget for '97 / '98 is:

\$58.00 per month

This information is deemed accurate as of July 28, 1997 and is subject to change.

TRAMONTO PRICE LIST

<u>Residence</u>	<u>Unit #</u>	<u>Exterior</u>	<u>Price</u>
<u>2</u>	<u>88</u>	<u>C</u>	<u>\$224,990</u> (PHASE 6)
<u>2</u>	<u>93</u>	<u>AR</u>	<u>\$224,990</u> (PHASE 6)
<u>1</u>	<u>94</u>	<u>C</u>	<u>\$221,990</u> (PHASE 7)
<u>2</u>	<u>98</u>	<u>CR</u>	<u>\$231,990</u> (PHASE 7)
<u>3</u>	<u>97</u>	<u>SOLD</u>	
<u>1</u>	<u>111</u>	<u>SOLD</u>	
<u>2</u>	<u>112</u>	<u>SOLD</u>	

In continuing our effort to meet consumer expectations, Western Pacific Housing reserves the right to modify plans, features, specifications, colors, or prices without notice or obligation. Product type is subject to availability. The model homes display optional features which may be included at additional cost subject to construction cut-off dates. All square footages are approximate. Homeowners at Tramonto become automatic members of the Aviara Master Association which maintains common facilities and promotes architectural standards. This community is benefited by improvements provided by the Alga Road Assessment District #88-1 (For more information on improvements and financial responsibility, please see your sales representative.)

WESTERN PACIFIC HOUSING
Sales Manager: Mary Middleton
(760) 603-9680
Fax: (760) 603-9787

11/8/97

d:\cftwritc\jb-lotp.cft

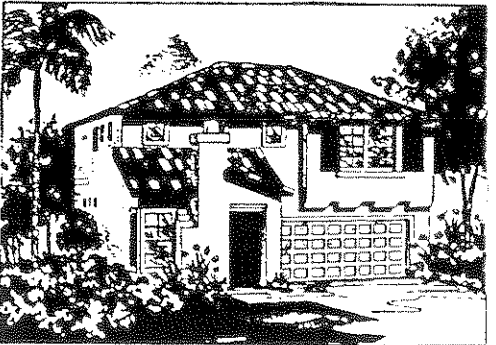
Residence One



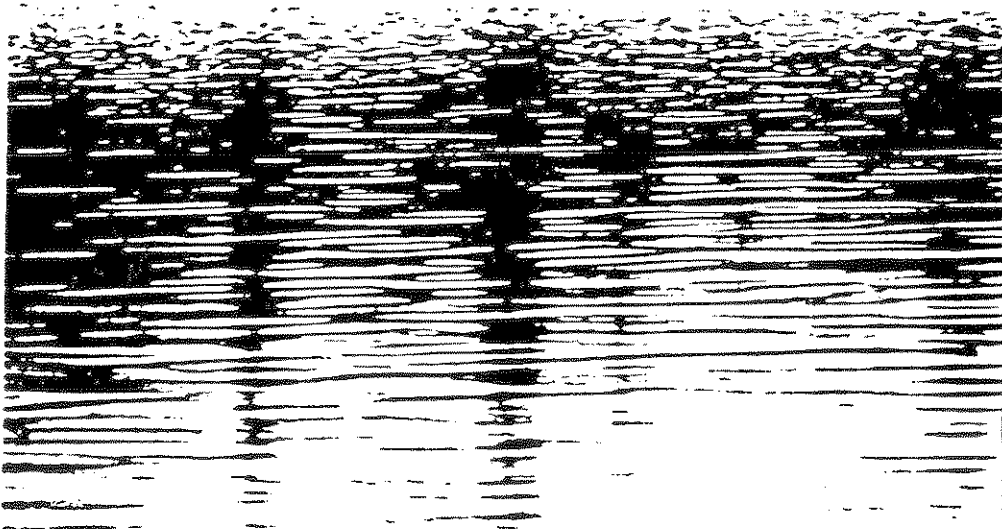
A



B



C



1,740 square feet

Three bedrooms, two-and-one-half baths

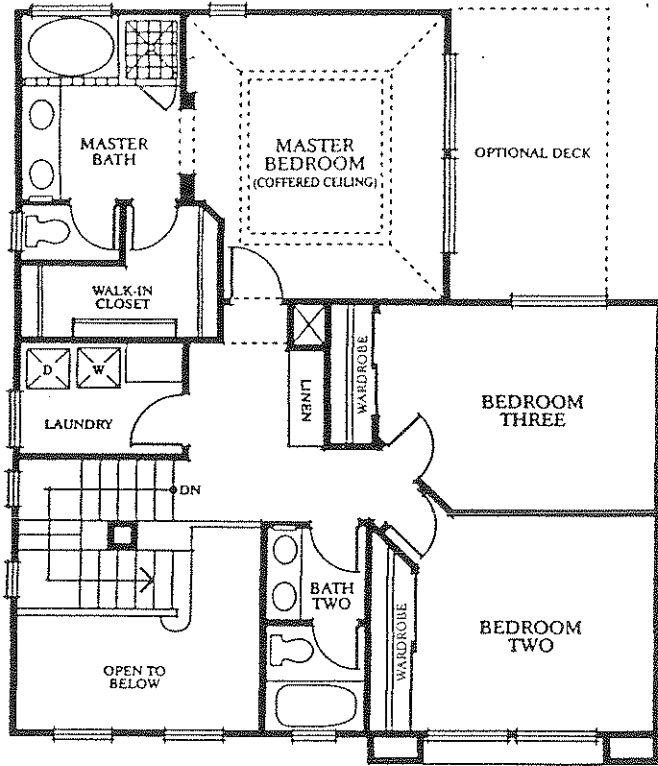
Living room with fireplace

Spacious family room with media wall

Cook's kitchen with food preparation island

Grand master suite

All renderings are artist's concepts.



Second Level

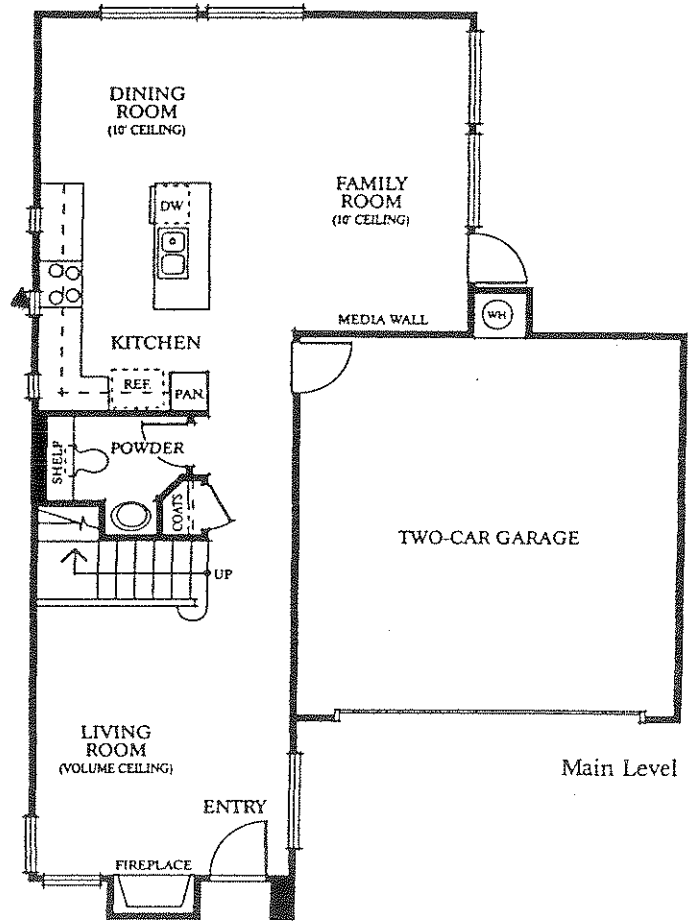
RESIDENCE ONE

1,740 Square Feet
 3 Bedrooms
 2 1/2 Baths



"TRAMONTO"

Privacy. Luxury. Tranquillity.
They converge here, creating a
peaceful living environment
just perfect for your life,
and your style.



Main Level

All square footages are approximate.

Residence Two

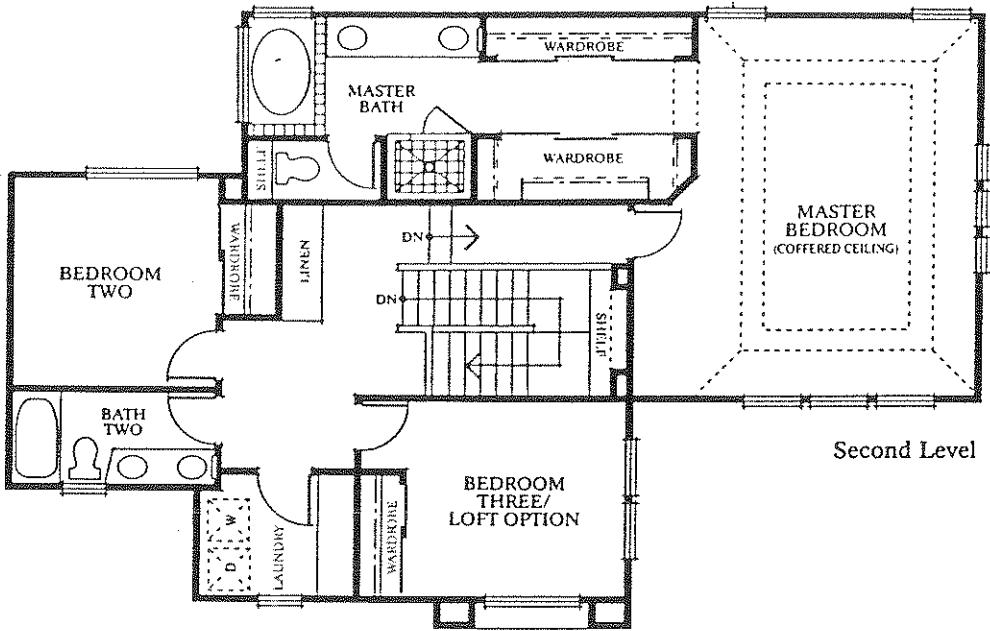


Separate dining room

Cook's kitchen with breakfast nook

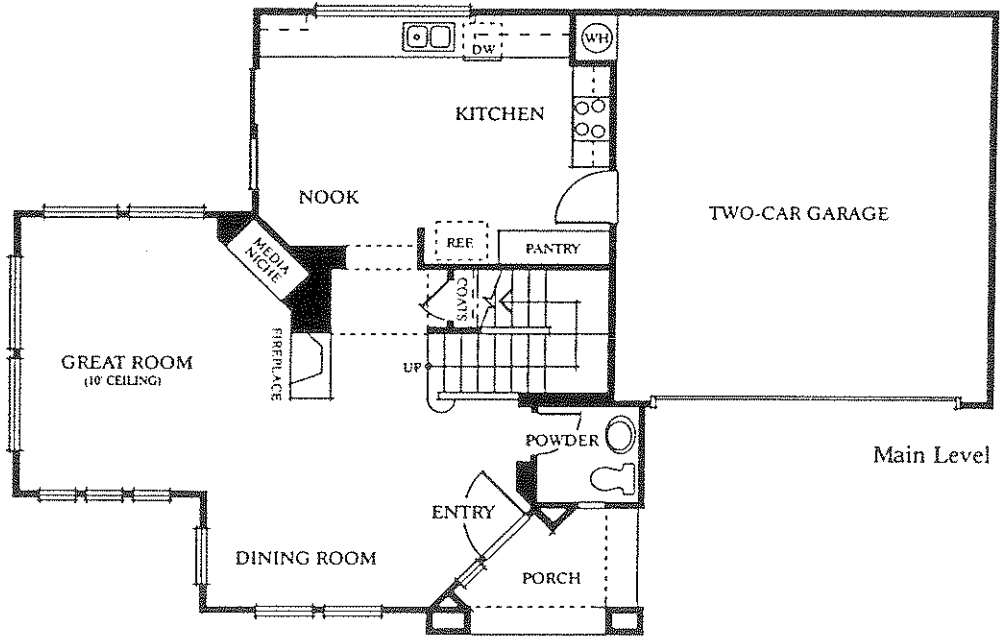
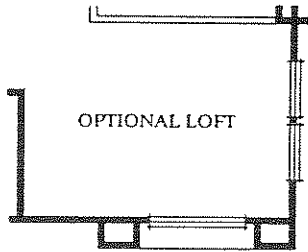
Optional loft

Grand master suite



The ideal entertainment space.
 Cozy relaxation spots.
 The utmost in elegance and
 convenience — just what you've
 always wanted.

"TRAMONTO"

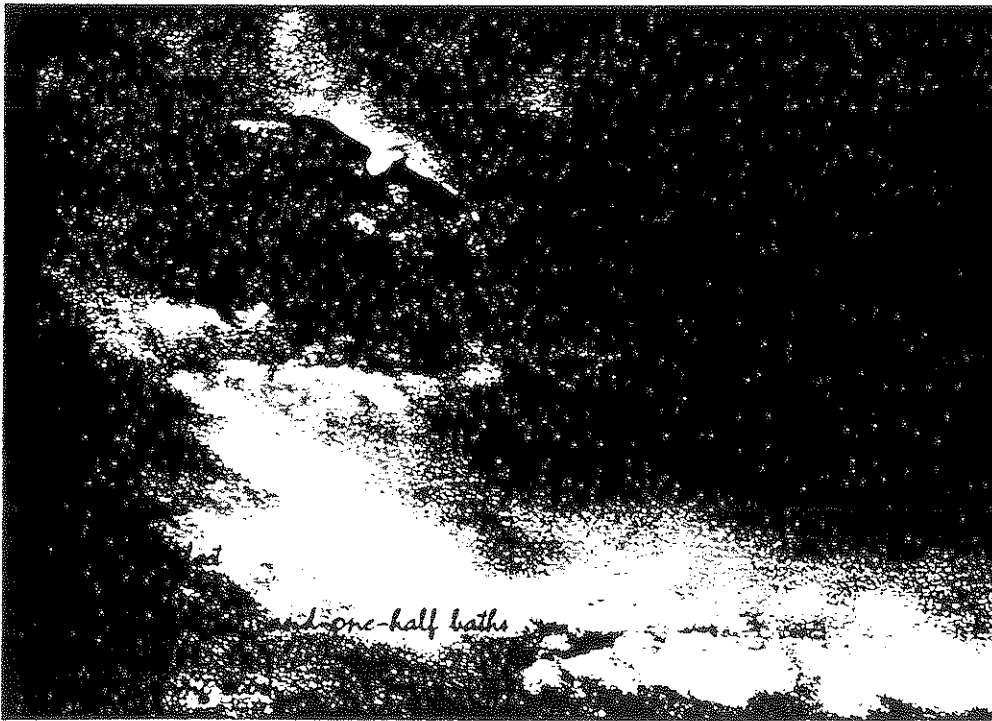


If square footages are approximate.

RESIDENCE TWO

1,947 Square Feet
 3 Bedrooms
 2 1/2 Baths

Residence Three



and one-half baths

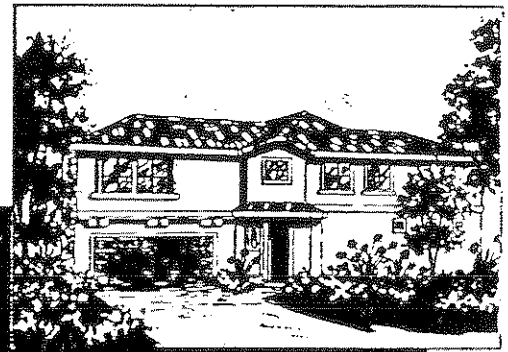
Family room with fireplace and media niche

Separate dining room

Cook's kitchen with food preparation island

Optional loft

Grand master suite



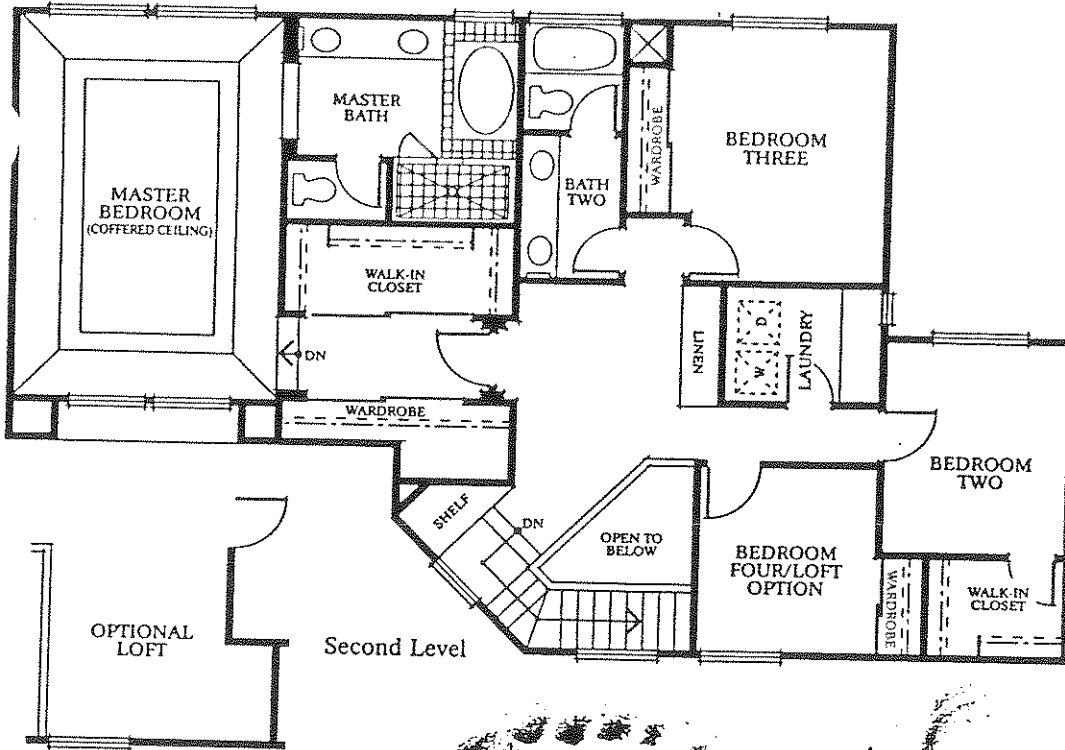
A



B

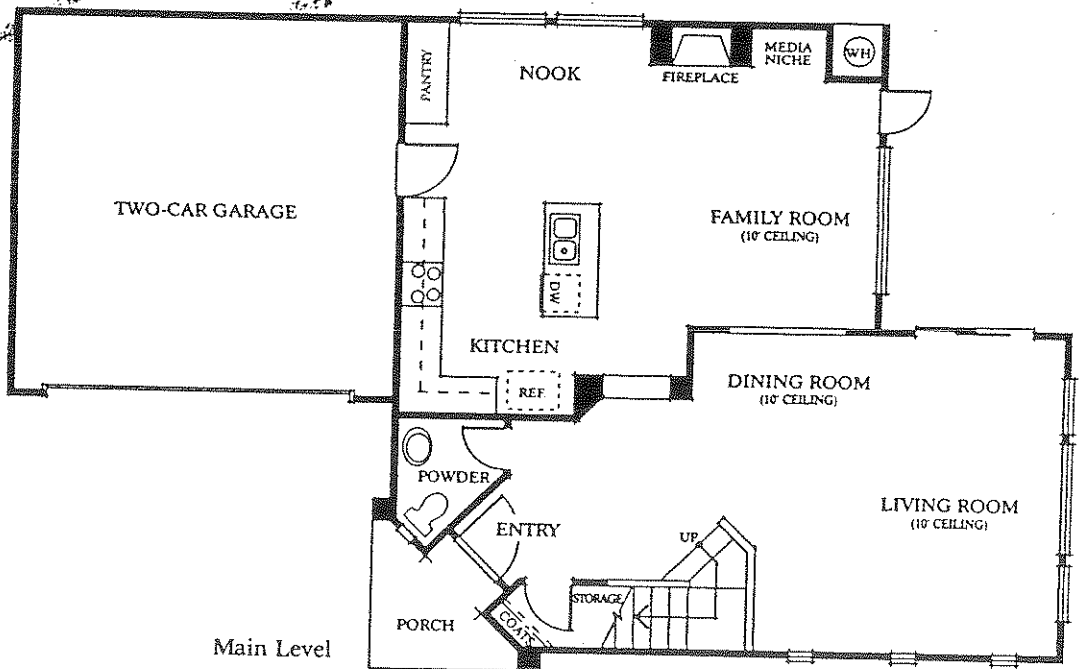


C



*Spaciousness is redefined.
 Functionality reinforced.
 Lifestyle reinvented.
 This home has it all.
 Spread out, and enjoy.*

"TRAMONTO"



RESIDENCE THREE

2,323 Square Feet
 4 Bedrooms
 2 1/2 Baths

Main Level

All square footages are approximate.

Features

"TRAMONTO"

Distinctive Exterior

- Handsome Mediterranean styling
- Custom blended concrete tile roof
- Glass block detailing
- Lushly landscaped front yard
- Attached two-car garage
- Roll-up garage door with automatic opener
- Private entry porch
- Grand eight-foot entry door
- Large rear yard with private fencing
- Private courtyard with full-length driveway

Elegant Interiors

- Rich ceramic tile entry
- Custom raised-panel colonist doors
- Dramatic volume ceilings
- Contemporary recessed lighting
- Designer-selected flooring
- Convenient gas fireplace
- Central heating and ventilation system
- Contemporary rounded corners
- Rounded window sill details
- Thoughtfully designed entertainment area
- Conveniently located interior laundry room with ample storage and folding counter
- Elegant powder room with custom pedestal sink and oval mirror

Sumptuous Master Suites

- Custom coffered ceilings
- Spacious walk-in closet
- Large master bath
- Elegant ceramic tile countertop
- Dual vitreous china wash basins
- Spacious ceramic tile shower with seat
- Enlarged oval soaking tub
- Hand-crafted oak cabinetry
- Designer Moen faucets
- Mirrored wardrobe doors

Gourmet Kitchens

- Custom ceramic tile countertop
- Hand-crafted oak cabinetry with finished interiors
- General Electric® white appliances
- Designer built-in self-cleaning oven
- Microwave oven
- Four-burner gas cooktop
- Dual sinks with Moen custom pullout faucet
- Gourmet food preparation island (Plans 1 and 3)
- Oversized pantry
- Elegant under-cabinet lighting

Safety And Energy-Saving Features

- Efficient dual-glazed windows
- 40-gallon water heater
- Smoke detectors
- Environmentally conscious water closets and showers
- Fully insulated exterior walls and ceilings
- 200-amp electric panel

Optional Items

- Romantic master bedroom fireplace
- Entertainment center with Surround Sound®
- Elegant tub enclosure (Bath 2)
- Relaxing spa tub in master bath
- Maple or white cabinet finish
- Oak or maple staircase railing
- Air conditioning
- Custom bathroom and kitchen tile
- Laundry and linen upper cabinets
- Laundry room sink
- Garage door windows
- Custom flooring
- Additional electric, television and telephone outlets
- Front balcony
- Rear deck

Community Amenities

- Beautifully landscaped streetscapes and natural open space
- Large pool and spa area with restrooms, showers and sun deck
- Viewpoint park
- Private streets
- Distinctive entry monumentation
- Convenient front-yard landscape maintenance

*In an effort to continuously improve our product, Western Pacific Housing reserves the right to change floorplans, specifications, features, and prices without prior notice or obligation. See your sales representative for additional options.

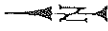


1/3/98 *df*

SAN DIEGO COUNTY ASSESSOR'S MAP

215-77
SHT 2 OF 2

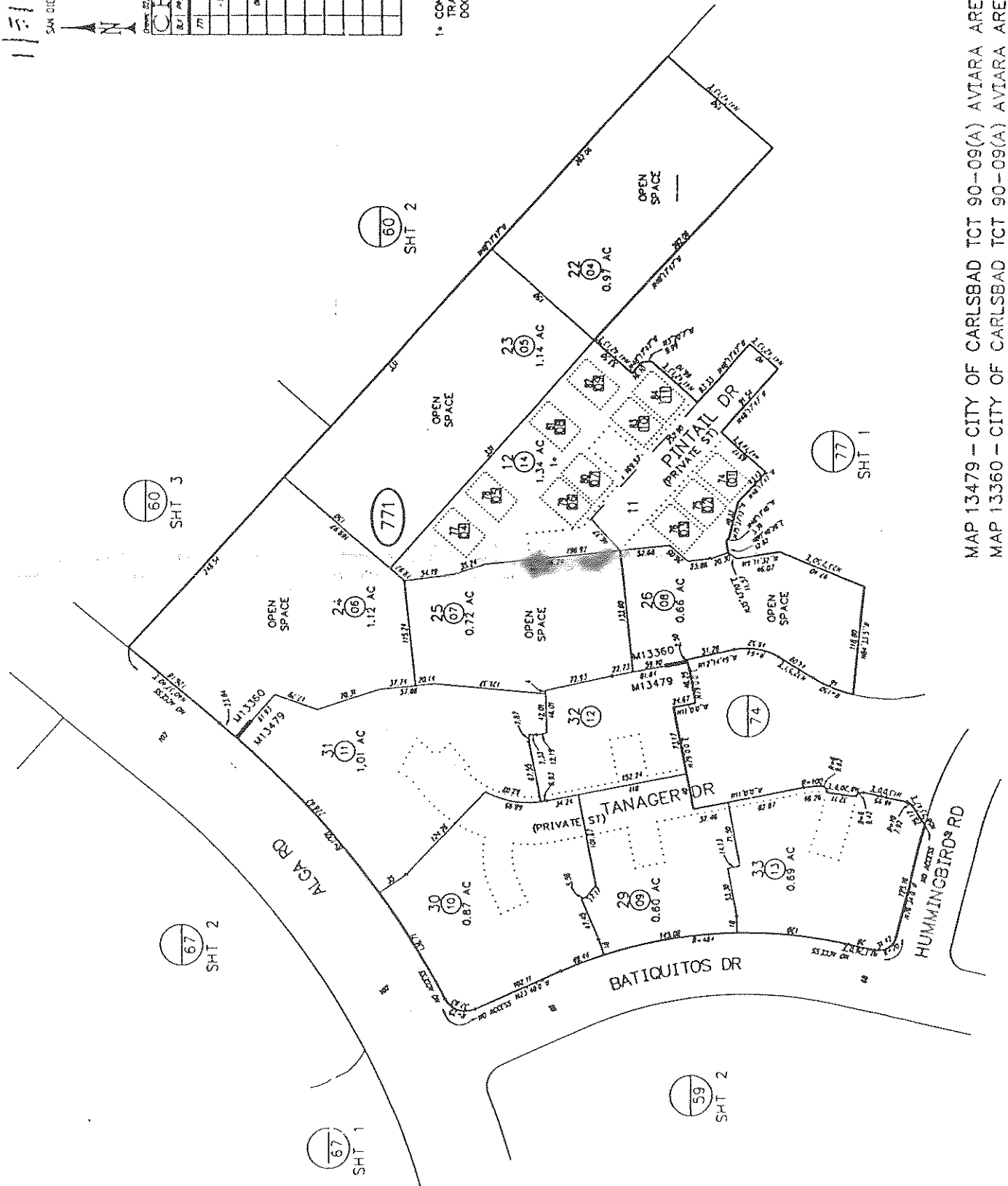
1" = 100'



CHANGES

BLK	PARCEL	DATE	BY	REASON	APPROVAL
771	1	09/28/97	DAVID J. HARRIS	RETRACT	
771	2	09/28/97	DAVID J. HARRIS	RETRACT	
771	3	09/28/97	DAVID J. HARRIS	RETRACT	
771	4	09/28/97	DAVID J. HARRIS	RETRACT	
771	5	09/28/97	DAVID J. HARRIS	RETRACT	
771	6	09/28/97	DAVID J. HARRIS	RETRACT	
771	7	09/28/97	DAVID J. HARRIS	RETRACT	
771	8	09/28/97	DAVID J. HARRIS	RETRACT	
771	9	09/28/97	DAVID J. HARRIS	RETRACT	
771	10	09/28/97	DAVID J. HARRIS	RETRACT	
771	11	09/28/97	DAVID J. HARRIS	RETRACT	
771	12	09/28/97	DAVID J. HARRIS	RETRACT	
771	13	09/28/97	DAVID J. HARRIS	RETRACT	
771	14	09/28/97	DAVID J. HARRIS	RETRACT	
771	15	09/28/97	DAVID J. HARRIS	RETRACT	
771	16	09/28/97	DAVID J. HARRIS	RETRACT	
771	17	09/28/97	DAVID J. HARRIS	RETRACT	
771	18	09/28/97	DAVID J. HARRIS	RETRACT	
771	19	09/28/97	DAVID J. HARRIS	RETRACT	
771	20	09/28/97	DAVID J. HARRIS	RETRACT	
771	21	09/28/97	DAVID J. HARRIS	RETRACT	
771	22	09/28/97	DAVID J. HARRIS	RETRACT	
771	23	09/28/97	DAVID J. HARRIS	RETRACT	
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771	25	09/28/97	DAVID J. HARRIS	RETRACT	
771	26	09/28/97	DAVID J. HARRIS	RETRACT	
771	27	09/28/97	DAVID J. HARRIS	RETRACT	
771	28	09/28/97	DAVID J. HARRIS	RETRACT	
771	29	09/28/97	DAVID J. HARRIS	RETRACT	
771	30	09/28/97	DAVID J. HARRIS	RETRACT	
771	31	09/28/97	DAVID J. HARRIS	RETRACT	
771	32	09/28/97	DAVID J. HARRIS	RETRACT	
771	33	09/28/97	DAVID J. HARRIS	RETRACT	
771	34	09/28/97	DAVID J. HARRIS	RETRACT	
771	35	09/28/97	DAVID J. HARRIS	RETRACT	
771	36	09/28/97	DAVID J. HARRIS	RETRACT	
771	37	09/28/97	DAVID J. HARRIS	RETRACT	
771	38	09/28/97	DAVID J. HARRIS	RETRACT	
771	39	09/28/97	DAVID J. HARRIS	RETRACT	
771	40	09/28/97	DAVID J. HARRIS	RETRACT	
771	41	09/28/97	DAVID J. HARRIS	RETRACT	
771	42	09/28/97	DAVID J. HARRIS	RETRACT	
771	43	09/28/97	DAVID J. HARRIS	RETRACT	
771	44	09/28/97	DAVID J. HARRIS	RETRACT	
771	45	09/28/97	DAVID J. HARRIS	RETRACT	
771	46	09/28/97	DAVID J. HARRIS	RETRACT	
771	47	09/28/97	DAVID J. HARRIS	RETRACT	
771	48	09/28/97	DAVID J. HARRIS	RETRACT	
771	49	09/28/97	DAVID J. HARRIS	RETRACT	
771	50	09/28/97	DAVID J. HARRIS	RETRACT	

1. CONDOMINIUM TRAILBLAZER PHASE 3
DOC98-508544



MAP 13479 - CITY OF CARLSBAD TCT 90-09(A) AVIARA AREA 5-UNIT 3
MAP 13360 - CITY OF CARLSBAD TCT 90-09(A) AVIARA AREA 5-UNIT 2

Viaggio

Custom Homes



VIAGGIO AT AVIARA

- * *Located within the beautiful Master Planned Community of Aviara*
- * *Centrally located within an easy distance to San Diego or Orange County*
- * *Only minutes to Downtown Carlsbad shops & cafes, movie theaters, grocery store & deli, banks & The Four Seasons Crown Resort*

- * *Viaggio is comprised of just 51 single level and two-story luxury townhomes*
- * *An elegant & exclusive Gated Community*
- * *Featuring three unique floorplans*
 - "Paris"- Single level home- 1781 sq. ft.*
 - "Vienna"- Traditional style townhome - 2144 sq. ft.*
 - "Lisbon"- Master bedroom downstairs design- 2272 sq. ft.*
- * *Each home features it's own private courtyard entry*

- * *Homesites overlooking the premier Arnold Palmer designed Aviara Golf Course*
- * *A Homeowners Association maintaining the exterior of your home, including your roofing, the lush landscaping throughout the community along with the beautiful entry gates*
- * *Recreational Amenties including Pool & Spa facilities within Viaggio*
- * *Distinctive options and customizing program for the discriminating buyer*

- * *Estimated Monthly Homeowners Association Contributions*
 - Aviara Master & Viaggio - \$ 267*

- * *Located within the Carlsbad Unified School District*
 - Aviara Oaks Elementary School*
 - Valley Junior High School*
 - Carlsbad High School*

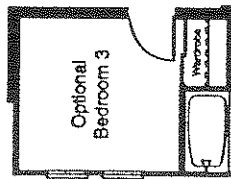
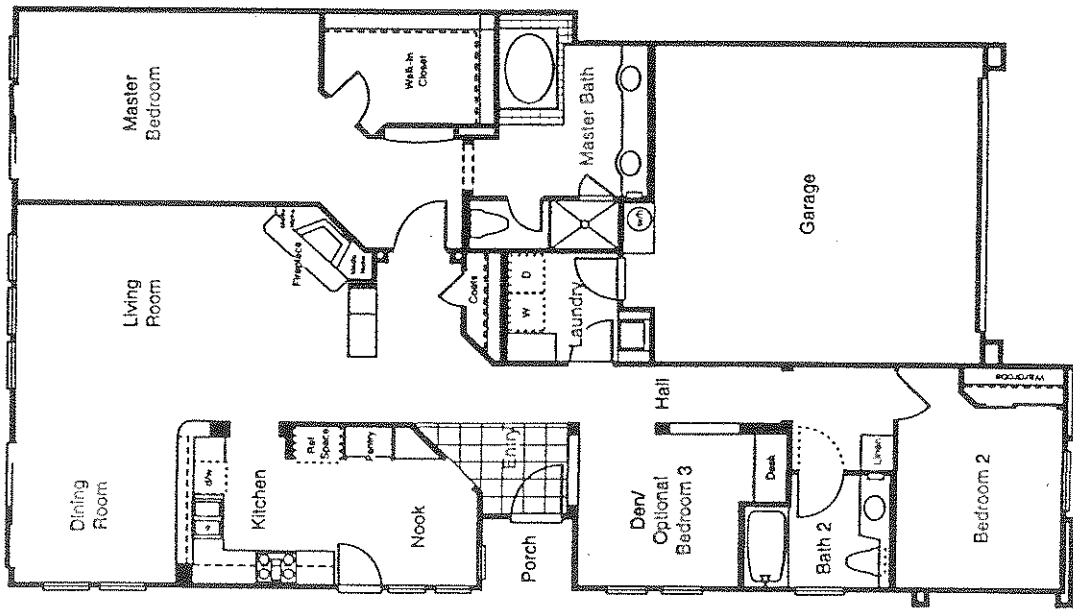
- * *Estimated Property Tax Contributions*
 - 1.1% tax rate based on sales price*
 - Aviara Oaks School (CFD No.1) - \$54 per month*
 - Aviara Parkway (AD 88-1) - \$65 per month*
 - Total Property Tax Contributions approx. 1.6% of salesprice*

- * *Unique locations featuring views of the open coastal sage areas, Aviara golf course, peaks of the ocean and more*
- * *Handcrafted by SeaCountry Homes*



PARIS

- 1,781 Square Feet
- Single Story
- 2 Bedrooms plus a den
- Optional 3rd Bedroom
- 2 Baths
- Gourmet Kitchen
- Breakfast Nook
- Formal Dining Area

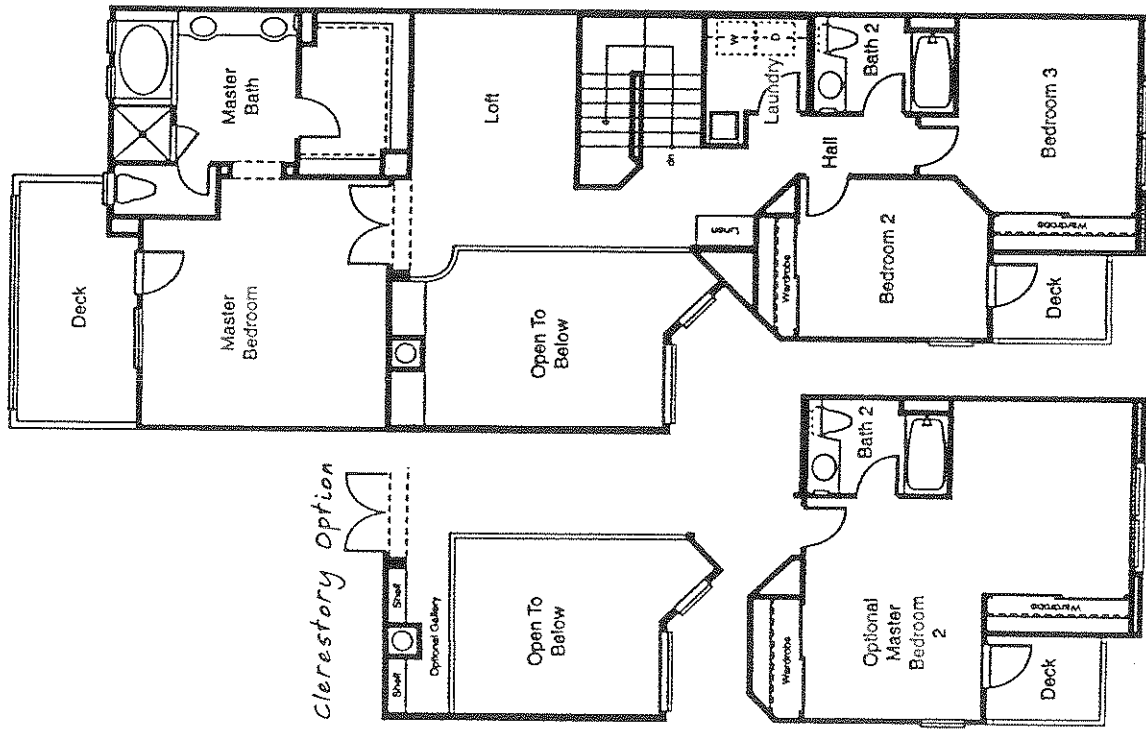


Optional Bedroom 3
Bedroom 3 Option

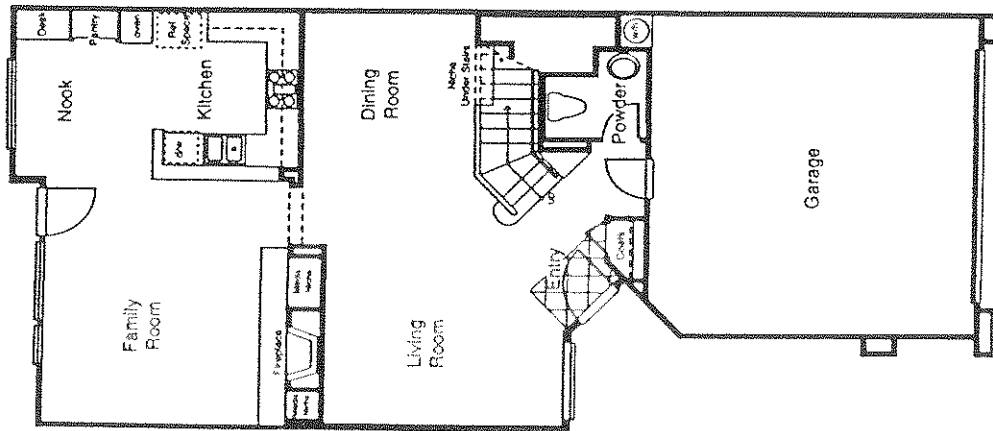


Vienna

- 2,144 Square Feet
- Two Story
- 3 Bedrooms
- Optional 2 Master Suites
- 2 and One-Half Baths
- Gourmet Kitchen
- Breakfast Nook
- Family Room
- Formal Living Room
- Formal Dining Room
- Deck
- Retreat Off Master Suite

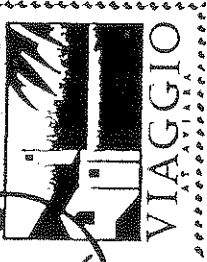


Second Floor



First Floor

Master Bedroom 2 Option



Lisbon

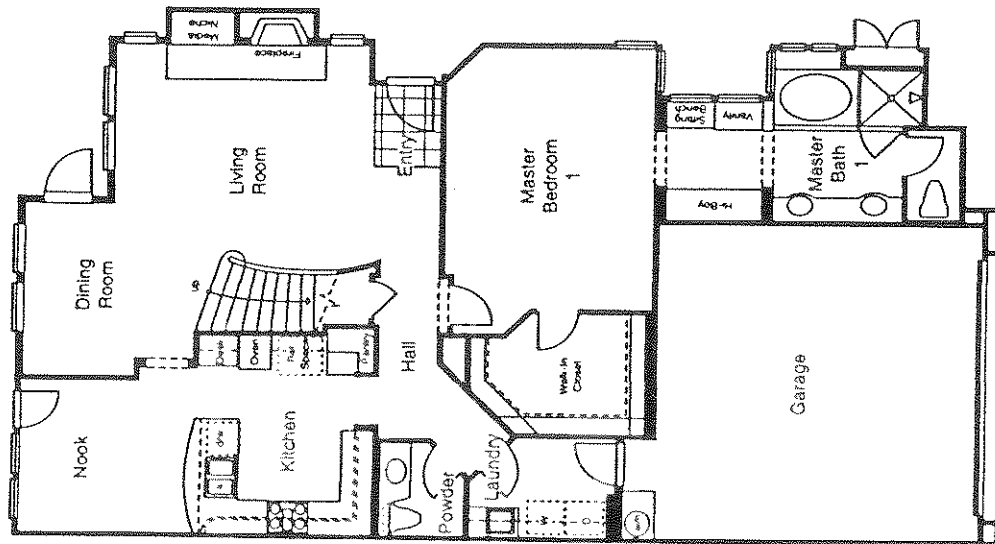
2,272 Square Feet

Two story

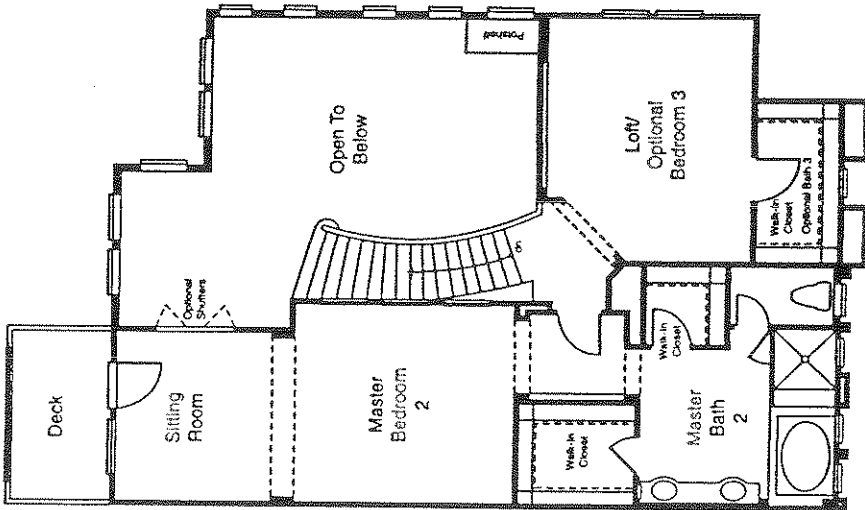
2 Master Suites
(1 Downstairs)

Optional 3rd Bedroom
2 and One-Half Baths
(Optional 3rd Bath)

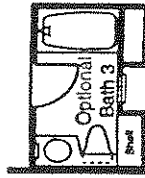
Gourmet Kitchen
Breakfast Nook
Formal Living Room
Formal Dining Room
Deck Retreat Off
Master Suite



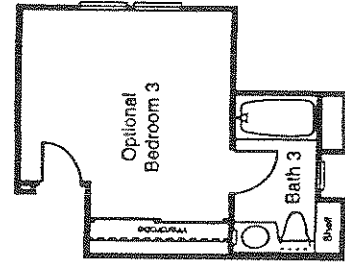
First Floor



Second Floor



Bath 3 Option



Bedroom 3 Option

Features List

A WELCOMING SIGHT

Richly detailed Santa Barbara style architecture
 breathtaking streetscape overlooking the
 beautiful Anara golf course
 Welcoming front courtyards
 Distinctive raised panel 8' front entry doors
 Energy efficient dual glazed windows
 Attached 2-car garage featuring textured steel
 sectional garage doors
 Automatic garage door opener with two
 transmitters
 Fully finished and featured garages
 Beautiful "jules" front balcony (Plan 2)
 Deck retreat off master suite (Plans 2 & 3)
 Locking courtyard gates with interior buzzer
 release
 Master Mission Series 5 profile fire retardant
 concrete roof tiles
 Complete side-and rear-yard fencing
 Barbecue ready gas line slab
 Designer selected color schemes
 Exterior enhanced with tile accents, shutters,
 and window embellishments
 Elegant antique brass entry hardware

COME ON IN

Elegant vaulted and 11' ceilings
 Throughout living areas
 12" X 12" ceramic tile entry
 Impressive wood-burning fireplaces with
 glass door
 Stained oak stairway handrail (Plans 2 & 3)
 Raised panel colonial interior doors
 Raised panel colonial closet doors in
 secondary bedrooms
 Plush, stain resistant carpeting throughout
 major living areas
 Curving staircase with exposed treads and
 risers (Plan 3)
 Designer-selected dining room features
 with dimmer switches
 Decorative white rocker-style switches
 Interior laundry room with sink and
 cabinet for storage
 Pre-wired for cable television, telephones
 and security system
 Pre-plumbed and wired for central
 air-conditioning
 Chrome hardware throughout
 Natural gas forced-air heating with night
 setback controls
 1 1/4" hand-set ceramic tile countertop
 and tub surrounds in all secondary
 baths
 Custom quality baseboards and casings
 Built-in desk with convenient organizer

CULINARY DELIGHTS

Gourmet kitchen featuring G.E. Profile
 series range and G.E. appliance package
 in white or black:
 • 36" gas cooktop with five burners
 • Self-cleaning electric oven/microwave
 combination with electronic controls
 • Multi-cycle "Quiet Power" electric
 dishwasher
 White cast iron/porcelain compartmental
 sink with Moon "One Touch" pull out
 spray faucet
 6" hand-set ceramic tile counter top
 with backsplash
 Custom recessed can lighting
 Custom crafted cabinetry includes:
 • Raised panel doors
 • Concealed hinges
 • Fully laminated interiors
 • 2 color choices in oak
 • Adjustable shelves
 • Adjustable toe
 Under cabinet task lighting
 Plumbed for automatic ice maker

MASTER DREAMS

Spacious walk-in closets
 Extra large oval tub with separate glass
 door enclosed shower with hand-set
 ceramic tile surrounds
 Fully compartmentalized water closet
 Hand-set ceramic tile countertop with
 raised pullmans
 Dual vitreous China oval lavs with chrome
 faucets
 Full-sized mirrors
 Built-in hi-boy dresser and mirror in both
 area (Plan 3)
 Built-in sitting bench, vanity and mirror in
 both area (Plan 3)
 Recessed lighting in Art niche (Plan 1)

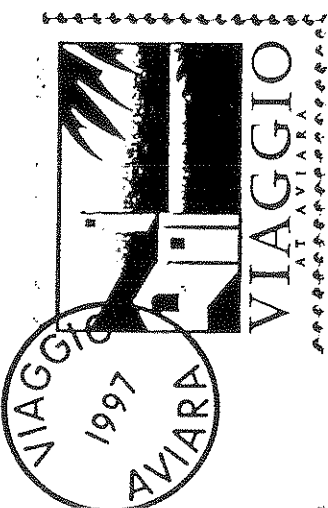
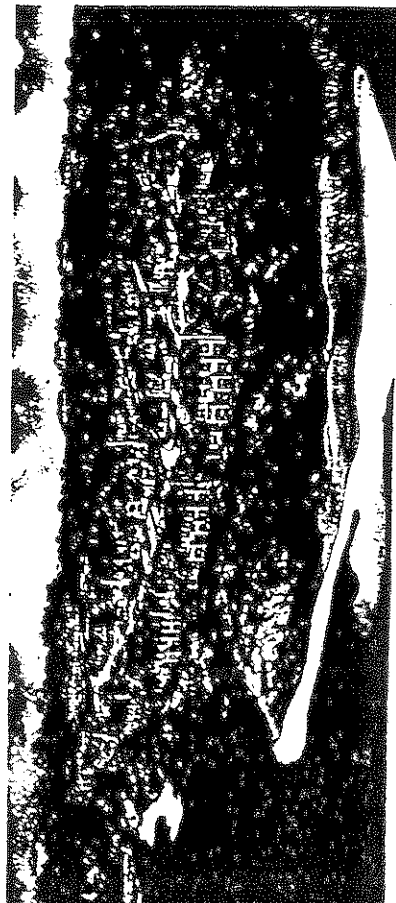
LUXURIOUS OPTIONS

Black G.E. Profile series appliances
 G.E. Monogram series appliances
 G.E. Built-in refrigerator with cabinetry
 panels
 Built-in trash compactor
 Personalizing room options
 selection of Certain Marble or granite
 counter tops in kitchen
 Central music system, security system,
 intercom system and video system
 Central air-conditioning
 Custom cabinetry in Euro White, Maple
 Natural glaze or Cherry glaze
 Closet organizer and cedar lining
 Water purification system and air cleaner
 system
 Home theater system
 Decorative iron entry gate
 Garage organizer/work bench

INSPIRED BY QUALITY

Energy efficient dual glazed windows
 Natural gas forced-air heating with night
 set back thermostat for energy savings
 Energy efficient 80 gallon water heater
 with automatic pilotless ignition
 Gas hook-up in laundry area
 Water saver toilets
 Pressure balanced valves throughout
 Copper interior water lines
 Post tensioned foundation system
 Rain gutters in selected areas

Secondary Homes, May 1987. In a continuous effort to improve its product, secondary Homes reserves
 the right to change floorplans, specifications and prices without notice. All square footage are approximate.
 Window locations vary per plan. Fencing and walls, if included, will vary according to size and locations of lot.
 Maintenance corporations, if included, will vary according to size and locations of lot.
 Great The Anara golf course and clubhouse at "wall as the Four Seasons Resort Anara are privately owned
 facilities open to the public subject to fees, rules and regulations established by the owner with public
 facilities and some (roadway, etc.) construction are funded by special taxes. Ask a secondary community manager for
 details.



Paris

- 1,781 Square Feet, Single Story,
- 2 Bedrooms Plus A Den
- Optional Third Bedroom, 2 Baths
- Gourmet Kitchen, Breakfast Nook
- Formal Dining Area

From \$ 355,990 - 399,990 ^{SOLD}
 (Model)

Vienna

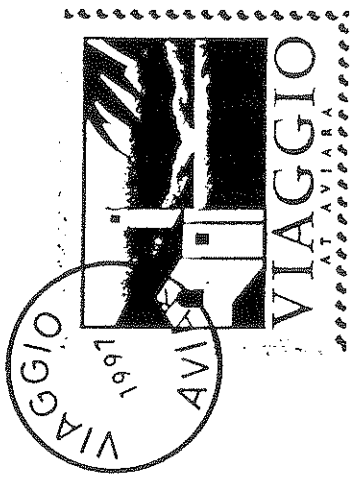
- 2,144 Square Feet, Two Story
- 3 Bedrooms, Optional 2 Master Suites
- 2 And One-Half Baths, Gourmet Kitchen
- Breakfast Nook, Family Room
- Formal Living Room, Formal Dining Room
- Deck Retreat Off Master Suite

From \$ 280,990 - 409,990 ^{SOLD}
 (Model)

Lisbon

- 2,272 Square Feet, Two Story
- 2 Master Suites (1 Downstairs)
- Optional Third Bedroom
- 2 And One-Half Baths (Optional 3rd Bath)
- Gourmet Kitchen, Breakfast Nook
- Formal Living Room, Formal Dining Room
- Deck Retreat Off Master Suite

From \$ 375,990 - 431,990 ^{SOLD}
 (Model)



Viaggio
 7057 Eider Court
 Carlsbad, CA 92009
 (760) 930-0254

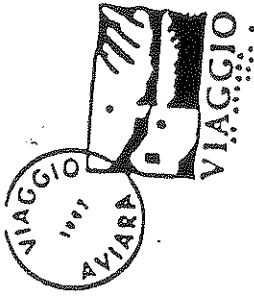


10/31

(Model)

Construction

Maintenance Corporation, financially supported by all residents, maintain recreational facilities and common areas. The Avilara golf course and clubhouse as well as The Four Season Resort Avilara are privately owned facilities open to the public subject to fees, rules and regulations. Avilara, Inc. is not responsible for any damage to property or personal injury.



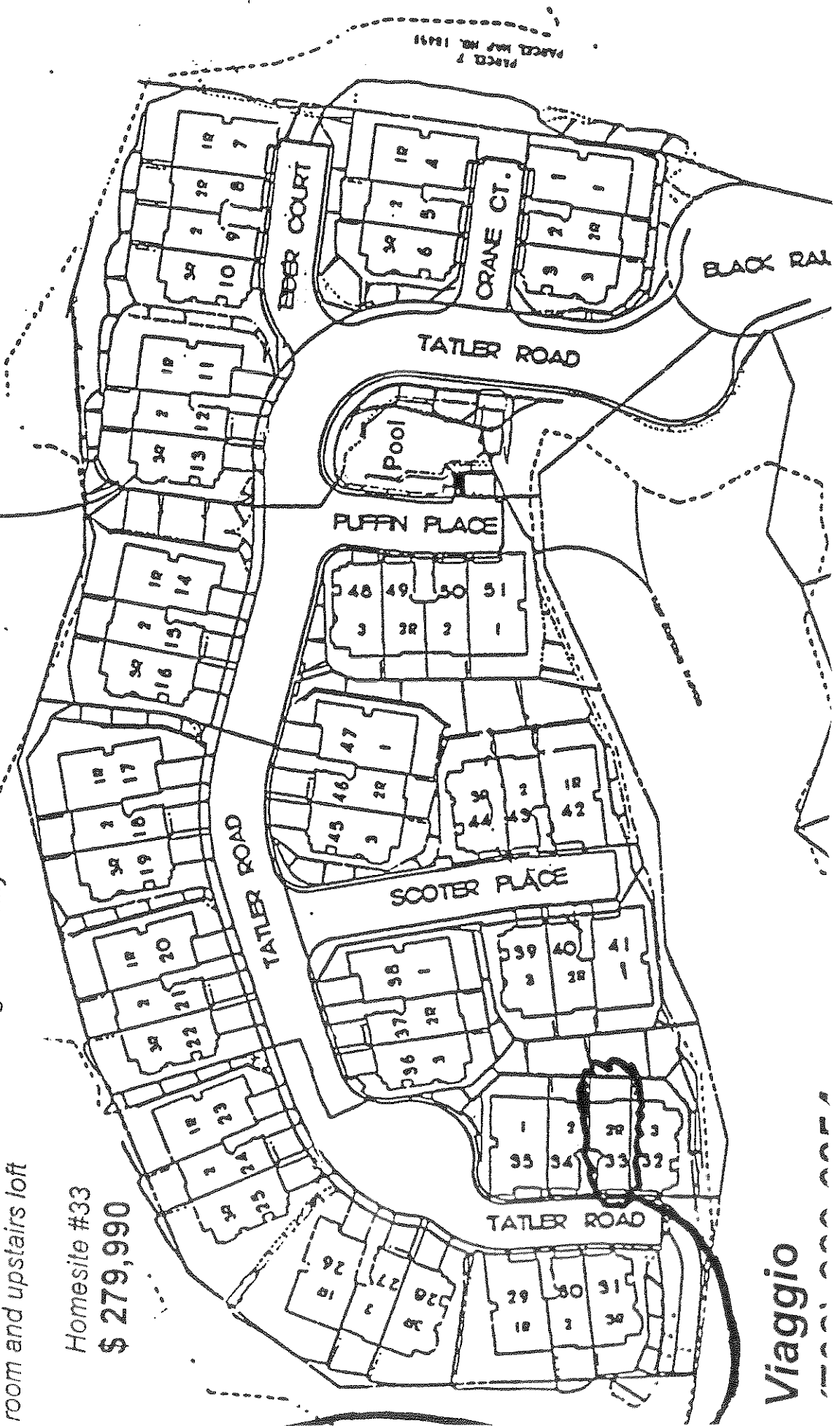
Golf Course

Models

Just Back on the Market!!

Peek at the open space views from the "Juillet" balcony and border to the green belt areas in this beautiful Vienna plan with the great family room and upstairs loft

Homesite #33
\$ 279,990



Viaggio

