

A
new
neighborhood
by
Pardee Homes



Esmeralda
OCEAN VIEW HILLS



*All hands on deck, and set
your course for Esmeralda,
where the fun and beauty
of south Bay will greet your
family in the comfort of*

*one spectacular location. When you arrive, new shopping,
entertainment and recreational opportunities will abound
all around Ocean View Hills, as will attractions like
Baja California and some of San Diego's most gorgeous
beaches. In fact, you'll be close to just about everything
a growing family could want or need, including work
and school. At Esmeralda, you'll sail into an amazing
neighborhood, and discover a world of new ways to
smile together.*



PLAN ONE

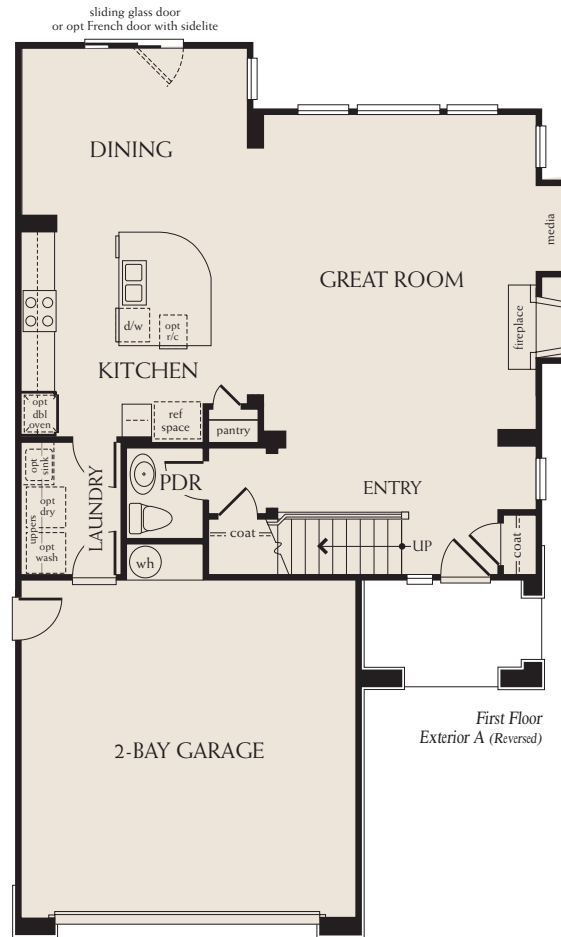
MODEL: Exterior A (Reversed)

3 Bedrooms
2 1/2 Baths
2-Bay Garage
1,849 sq. ft. (approx.)

STANDARD

Exteriors A and B:
3 Bedrooms
2 1/2 Baths
2-Bay Garage
1,849 sq. ft. (approx.)

Exterior C:
3 Bedrooms
2 1/2 Baths
Bonus Room
2-Bay Garage
2,144 sq. ft. (approx.)



Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.



MODEL: Plan One A (Reversed) — Spanish



Plan One B — Italian



Plan One C (Reversed) — Tuscan

Note: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

PLAN TWO

MODEL: Exterior B

- 4 Bedrooms
- 3 Baths
- Bonus Room
- 3-Bay Garage
- 2,350 sq. ft. (approx.)

STANDARD

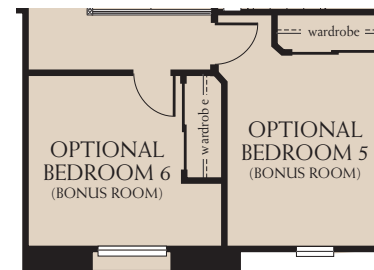
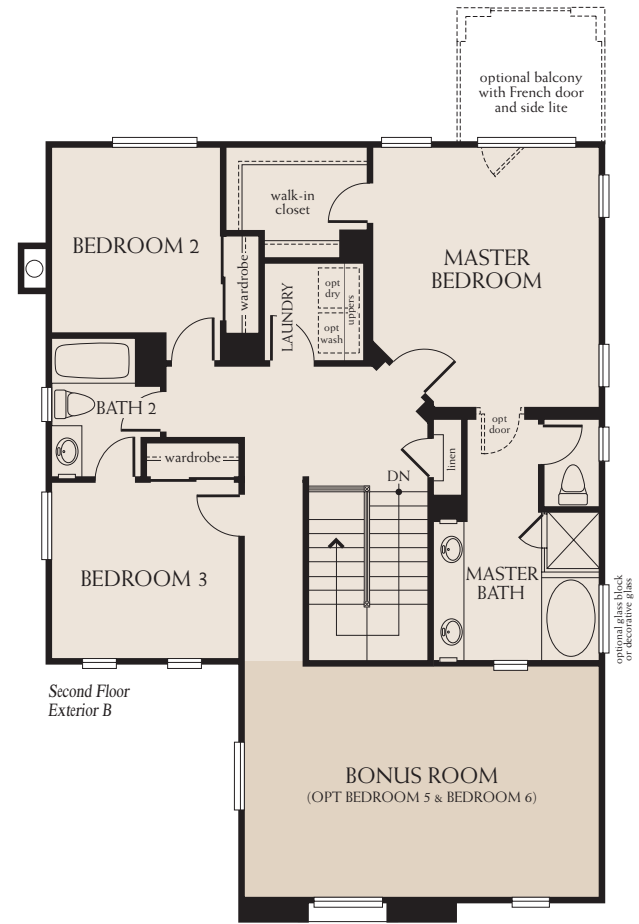
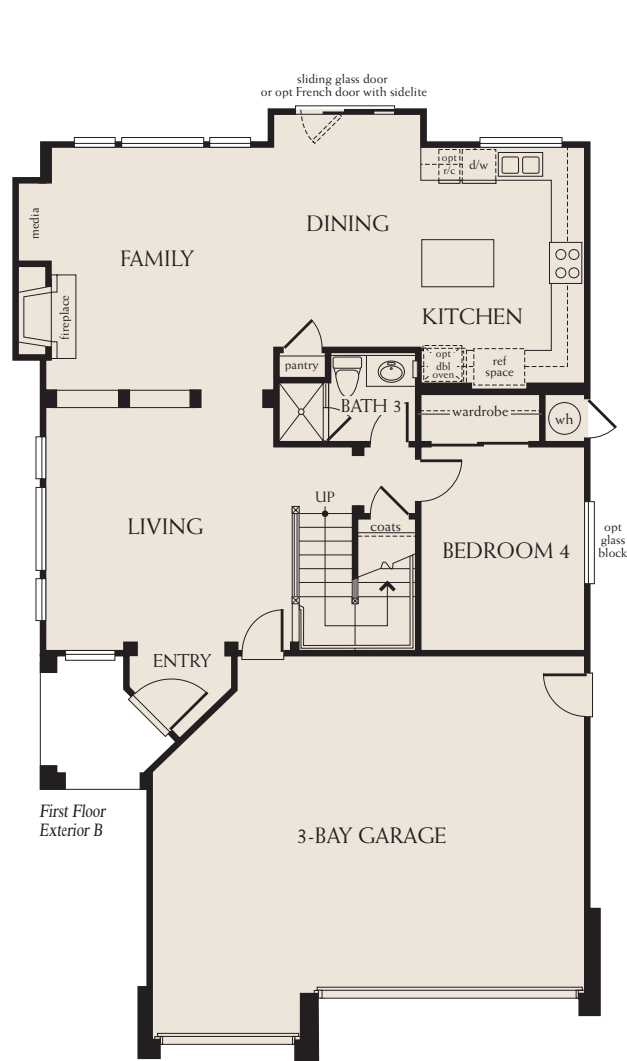
- Exterior A:
- 4 Bedrooms
 - 3 Baths
 - 2-Bay Garage
 - 2,115 sq. ft. (approx.)

Exteriors B and C:

- 4 Bedrooms
- 3 Baths
- Bonus Room
- 3-Bay Garage
- 2,350 sq. ft. (approx.)

Available with *Optional Bedrooms 5 and 6* at Bonus Room

Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.



OPTIONAL
Bedrooms 5 & 6 at Bonus Room



Plan Two A (Reversed) — Spanish



MODEL: Plan Two B — Italian



Plan Two C (Reversed) — Tuscan

Note: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

PLAN THREE

MODEL: Exterior C

STANDARD

Exteriors B and C:

5 Bedrooms

4 Baths

Loft

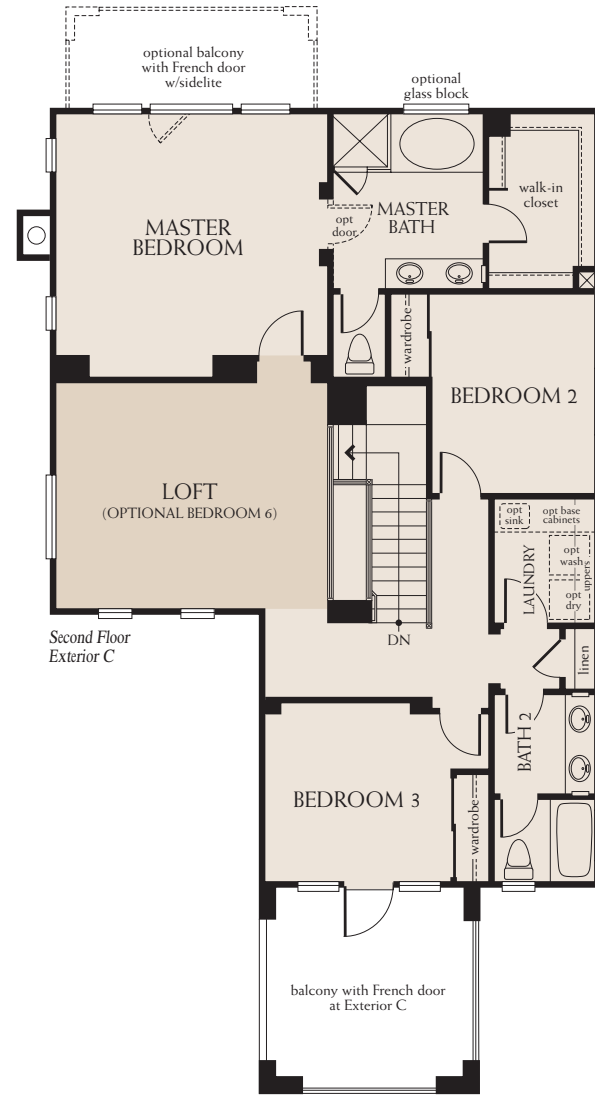
2-Bay Garage

2,704 sq. ft. (approx.)

Available with up to 6 Bedrooms



First Floor
Exterior C



Second Floor
Exterior C



OPTIONAL
Bedroom 6 at Loft

Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.



Plan Three B (Reversed) — Italian



MODEL: Plan Three C — Tuscan

Note: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

PLAN FOUR

STANDARD: Exterior B
(Reversed)

4 Bedrooms
3 Baths
Bonus Room
3-Bay Expanded Garage
2,745 sq. ft. (approx.)

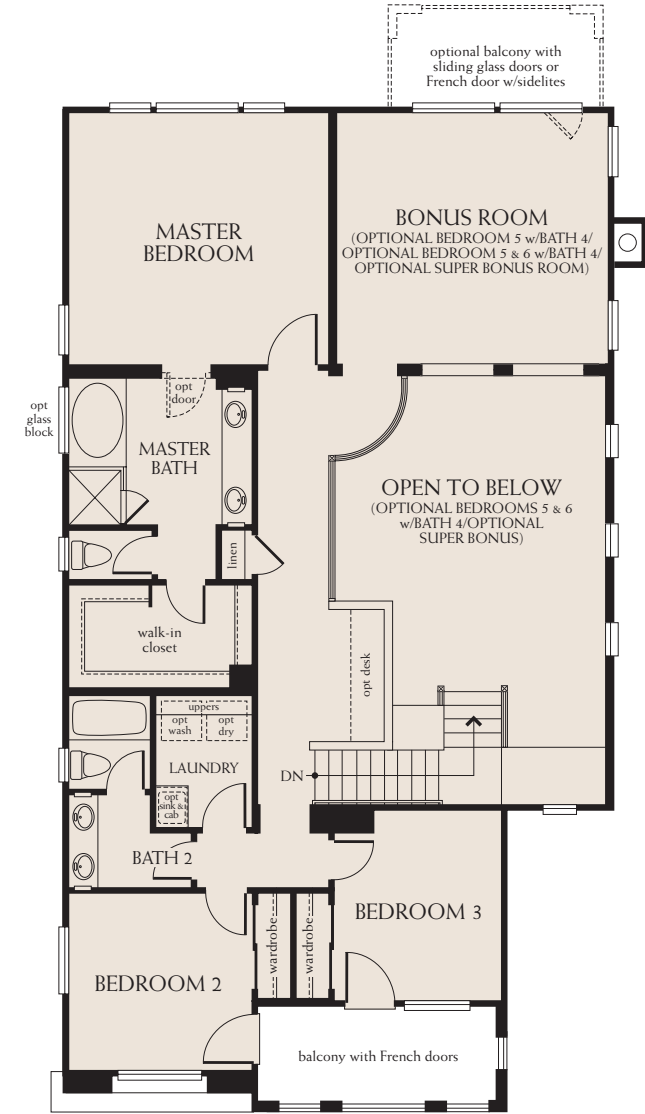
STANDARD

Exteriors A, B and C:

4 Bedrooms
3 Baths
Bonus Room
3-Bay Expanded Garage
2,745 sq. ft. (approx.)

Available with *Optional Bedroom 5*
with *Bath 4* at Bonus Room

Available with *Optional Bedroom 5* and *6*
with *Bath 4* or *Optional Super Bonus Room* —
at *Open to Below/Bonus Room* —
2,963 sq. ft. (approx.)



Second Floor
Exterior B (Reversed)

Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.



Plan Four A — Spanish



MODEL: Plan Four B (Reversed) — Italian



Plan Four C — Tuscan

Note: All renderings are artist's conceptions. Landscaping, trees and shrubs are not included in the purchase price.

INCLUDED WITH YOUR HOME

Expressive Exteriors

- ❑ Architecturally specified exterior color palettes complement the street scene
- ❑ Therma Tru® fiberglass entry door in pre-selected styles and colors (vary per plan and exterior)
- ❑ Decorative antique brass finish entry door hardware by Schlage® (style varies per exterior)
- ❑ Metal sectional roll-up garage door and garage door openers (designs vary per exterior)
- ❑ Side and rear yard fencing (varies per homesite; see sales representative for specific locations)
- ❑ Weatherproof exterior electrical outlets at select locations
- ❑ Exterior gas barbecue outlet
- ❑ Exterior light fixtures in complementary styles and finishes (vary per exterior)
- ❑ Aluminum windows with dual-paned, spectrally selective glass
- ❑ Front yard landscaping package

Impressive Interiors

- ❑ Stately entry foyer with a choice of wood parquet or ceramic tile flooring in a variety of colors; vinyl flooring in laundry room, kitchen and secondary baths
- ❑ Plush carpeting over pad in a choice of designer-selected colors (locations vary per plan; see sales representative or options consultant for specific alternatives)
- ❑ Rounded drywall corners
- ❑ Elegant painted baseboard and complementary door casing
- ❑ Complementary interior door hardware by Schlage in pewter finish
- ❑ Raised-panel interior passage and wardrobe doors
- ❑ Fireplace with white wood mantle, glass doors and ceramic tile face and hearth in family room/great room (design varies per plan)
- ❑ 50-gallon water heater
- ❑ Designer-selected interior light fixtures and architecturally specified recessed lighting
- ❑ Custom-crafted staircase with generously proportioned painted newel posts, balusters, skirt board and handrail

- ❑ Separate interior laundry room
- ❑ Spacious linen and coat closets
- ❑ Energy efficient fluorescent lighting, dimmer switches and occupancy sensors in select locations
- ❑ Smoke detectors with warning buzzer and battery back-up
- ❑ Convenient secondary bathrooms with Delta® plumbing fixtures and white self-rimming sink, toilet, fiberglass tub and shower combination with cultured marble countertop and splash
- ❑ Security system

Your Sizzling Hot Kitchen

- ❑ Gourmet kitchen with convenient food preparation island
- ❑ Refrigerator space plumbed for automatic icemaker
- ❑ Hand-set 6" x 6" white ceramic tile countertop with 6" splash and full-height backsplash behind cooktop
- ❑ Recessed panel beech cabinet doors in honey finish
- ❑ Convenient under-cabinet task lighting
- ❑ Dual-compartment, white pressed-steel sink with Delta® chrome faucet
- ❑ Spacious food storage pantry
- ❑ General Electric® appliance package in a selection of white, bisque or black, including:
 - Microwave oven over cooktop
 - Quiet Power™ dishwasher with two wash arms
 - 30" four-burner cooktop with sealed burner design
 - 30" built-in single self-cleaning oven

The Master Bedroom Suite

- ❑ Spacious suite with luxurious bathroom, private dressing area and walk-in closets with raised-panel wardrobe doors
- ❑ Adult-height his-and-hers lavatories with cultured marble countertops, white porcelain sinks and compartmentalized water closet
- ❑ Lasco® fiberglass deep soaking bathtub and decorative Delta chrome plumbing fixtures
- ❑ Recessed-panel honey beech cabinet doors
- ❑ Separate hot-mopped walk-in shower with 6" x 6" ceramic tile surrounds and clear glass shower enclosure

Wiring For Today's Technology

Each home at Esmeralda comes complete with a fully integrated, multimedia wiring system, including numerous types of pre-configured outlets such as high-speed Category 5 wiring and coaxial cable configured for video, telephone, data and networking capabilities. (Please see a sales representative or options consultant for more specific information about the structured wiring within each home.)

For your Comfort and Convenience

- ❑ Certified by an independent energy inspector and designated as ComfortWiseSM

ComfortWiseSM Energy Program by ConSol

ConSol, Inc. is an energy efficiency consulting company headquartered at 7407 Tam O'Shanter Drive #200, Stockton CA 95210-3370; Tel: (209) 474-8446; Fax: (209) 474-0817; website: www.comfortwise.com. After conducting certain investigations to verify eligibility standards have been met, ConSol awards the ComfortWise designation to a home.

Details of the ComfortWise program designation, and details of the energy savings of a home certified as ComfortWise, may be obtained by contacting ConSol, who has provided all such information. Pardee Homes believes such information to be true, but has not independently verified it and, therefore, shall have no liability for any inaccurate statements or other information by, of, or about the ComfortWise program. Actual energy savings may vary.

AVAILABLE WITH YOUR HOME*

Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Center. Please see your sales representative for additional customizing opportunities.

Choices for Your Gourmet Kitchen

Appliances

- General Electric® Profile™ or stainless steel appliance package
- Choice of General Electric Profile refrigerator
- Reverse Osmosis system
- EverHot®

Cabinetry

- Cabinet doors in a variety of finishes and door styles
- Glass door panels (locations vary per plan)
- Appliance panels for select refrigerators
- Extended-height cabinetry
- Cabinet uplighting
- Rollout shelves
- Recycling center

Countertops

- An extensive variety of decorative ceramic tiles, stone, 12" x 12" tile or slab countertop material choices
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Low Voltage Opportunities

- A choice of designer-selected interior light fixtures as shown in models
- Additional recessed incandescent and fluorescent lights
- Reinforced outlets for ceiling fans, hanging fixture or wall sconces
- Hot water recirculating pump
- Additional dimmer switches
- Additional duplex outlets
- Exterior holiday light outlets

- Additional telephone, cable or data outlets, plus home office outlet with dual Category 5 and coaxial cables
- Pre-wiring and trim for interior speakers, satellite television and home theater system
- Security system with deluxe trim package

Finish Carpentry Selections

- Crown molding in select locations
- Window casing package
- Decorative stool-and-apron window trim package
- Decorative leaded glass windows
- Built-in media centers, shelves and bookcases as shown in model
- French doors with sidelites in various locations per plan
- Garage storage systems
- Glass inserts on select garage doors (vary per exterior)
- Pre-cast concrete fireplace mantels and hearths in a variety of colors and finishes (Plans 2 & 3)

Stair Systems

- All-maple stair system (handrail, newel post, balusters) or maple stair system with wrought iron balusters
- Stained handrail

Bathroom Suites

- Tub enclosures in secondary bath tubs
- Ceramic tile, 12" x 12" marble tile or slab master bath countertop and tub deck
- Customized backsplash designs including tile and stone liners, decos and mosaics (as shown in models, per plan)
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of finishes and colors
- Glass block in master bath window(s)

Other Alternatives

- Fire sprinklers
- Custom window coverings

- Electronic safe
- Soft water system
- General Electric washer and dryer
- Laundry sink (per plan)
- High-efficiency 13 SEER air conditioning

*Available at additional cost and subject to construction cutoff dates.

Important Notes About Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included with Your Home" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Information is accurate as of the date of publication.

Renderings by Visionscape Imagery. (ZD 18960, BP, 06/07)

THE PARDEE HOMES LEGACY



DERBY HILL
San Diego, California



SHENANDOAH
Moorpark, California



SEGOVIA
Ladera Ranch, California



BELLA FIORE
Las Vegas, Nevada

When you purchase a new home, you are entering a relationship of mutual trust with your homebuilder — one that begins while your home is under construction and lasts throughout the many years of ownership to follow. With Pardee Homes, this relationship is based on a long and rich legacy of quality and forward thinking, allowing you to rest assured that your trust is well-placed because it is consistently well-earned.

Satisfaction Is Our Proudest Achievement. As many as 9 out of 10 Pardee homeowners throughout Southern California and Southern Nevada agree that they would refer Pardee to their family and friends.

Our Environmental Commitment Leads the Industry.

Pardee's resolve to incorporate environmentally sound solutions into new-home production has led to our groundbreaking LIVINGSMART® program.

Innovation Is Our Way of Doing Business.

Always looking ahead for thoughtful innovations, Pardee continuously improves the construction and livability of our new homes, the communities that house them and the process of making one of them your own.

Our Experience Means Unparalleled Value.

Established in 1921, Pardee is one of the most knowledgeable homebuilders in the business, incorporating value and meticulous craftsmanship into each quality home we build.

Ultimately, the Pardee Homes Legacy is more than a history of doing things the right way. It's an indicator of the trust we share with each homebuyer and the commitment we've made to achieve your personal satisfaction. Our legacy begins anew with you and with a home for the way you want to live.

THE WAY **YOU** WANT TO LIVE



Los Angeles County • Ventura County • Orange County • Inland Empire • San Diego County • Sacramento • Las Vegas

BuyingSmart™

A better way to purchase your new home



BuyingSmart with Pardee Homes can make your new home buying experience easier, more enjoyable and completely satisfying for some very simple reasons.

- You can enjoy a premium position on our neighborhood Interest List, even if you defer purchase.
- Once you've completed your prequalification with Pardee Home Loans, you can have confidence that the home of your dreams is within reach.
- You can take advantage of our easy one-stop-shopping with competitive loans from Pardee Home Loans and a stunning selection of lifestyle options.

See a sales representative to begin your personal BuyingSmart experience with Pardee Homes. You're going to love it.



Driving Directions: From 805, take 905 east to the signal at Caliente Ave and turn right. Turn right again on Airway Rd, which will turn left onto Otay Mesa Rd. Follow to Crescent Bay Drive. Turn right and follow signs to the Esmeralda Sales Gallery.



Esmeralda

OCEAN VIEW HILLS

5114 Bay Crest Lane, San Diego, CA 92154

Tel: (619) 661-6433 ■ Fax: (619) 661-1510

www.pardeehomes.com

All information is accurate as of the date of publication.

