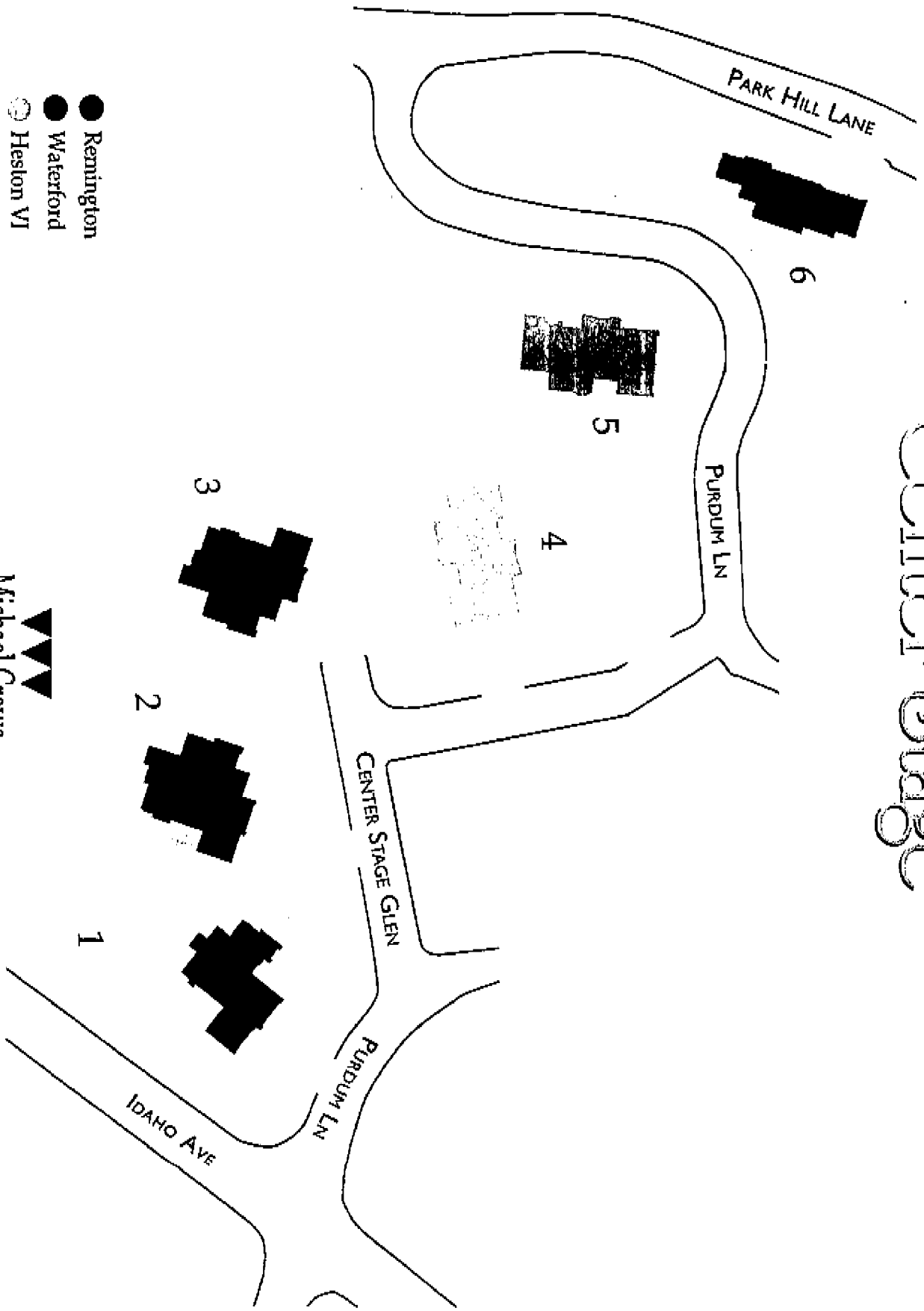


Center Stage

- Remington
- Waterford
- Heslon VI
- Center Stage



Michael Crews
DEVELOPMENT



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Blue Ribbon Custom Home Sites



Escondido

Center Stage

Lot	Floor Plan	Bedrooms / Baths	Sq. Feet	Price	Status
1	Remington 4-car	5/3	2,885	\$849,900	Available
2	Waterford 4-car	5/3	3,704	\$999,900	Available
3	Waterford 4-car	5/3	3,704	\$999,900	Available
4	Heston VI 4-car	4/3	3,492	\$999,900	Available
5	Heston VI 4-car	4/3	3,492	\$999,900	Available
6	CenterStage 3-car	4/2.5	3,005	\$1,159,900	Available

Prices subject to change without notice
Prices effective from 1/30/07

Michael Crews Development Sales Office
(760) 751 - 1212

OUTSTANDING INCLUDED FEATURES

QUALITY CONSTRUCTION

- Engineered foundations based on soil analysis from each home site.
- Modern elevations with extensive gables, hips and irregular roof pitches for curb appeal.
- Front entry garage is fully drywalled and painted with metal roll-up doors. Garage door opens one per plan.
- Distinctive 3.5 ft. concrete driveway and concrete sidewalk to front door.
- Decorative exterior lighting.
- Concrete integral tile roofs.
- Front yard landscaping with timed sprinklers.
- 16" on center wall studs inside and out. 2"x4" pressure treated plates on exterior walls.
- 1/2" sheetrock on all walls and ceilings. Light orange peel texture throughout.
- Vaulted and flat plate minimum 9° ceiling.
- Solid copper plumbing throughout. All joints to be above slab.
- Hand carved oak and leaded glass front door.

DISTINCTIVE INTERIOR FEATURES

- Raised six panel interior doors with satin nickel hardware.
- Custom raised maple cabinetry throughout with wide variety of popular color stains. Full finished white interiors, Euro slide drawer guides, adjustable shelves and concealed hinges.
- Linen cabinets in hallways.
- Two tiered chandelier in dining room.
- Mirrored bypass closet doors and walk-in closet in master bedroom.
- Subtle recessed lighting and designer fixtures throughout home.
- Softfired/coffered ceilings (where applicable).
- Custom-styled radius bullnose corners on interior walls.
- 18x18 porcelain tile in foyer, kitchen, bathrooms and laundry room.
- White Decora rocker light switches throughout home.
- Premium quality carpeting in a selection of decorator colors.
- Ceiling fan with control switch in family room, breakfast nook and master bedroom.

LUXURIOUS BATHS

- Wood/gas burning fireplaces in a choice of cultured stone or full brick. Wood mantle stained to match cabinets in select models.
- Designer selected satin nickel plumbing fixtures and accessories in all baths.
- Laundry rooms include utility sinks and slab travertine counter tops, hook-ups for gas or electric dryers.
- Two tone interior paint.

COURTLY ENTERTAINING

- Spacious entertaining style kitchen with breakfast nook.
- GE Profile stainless steel 30" built-in double ovens, 36" 5 burner gas cooktop, separate microwave oven, and multi-cycle dishwasher.
- Kitchen granite slab counter tops in a selection of designer colors.
- Two compartment stainless steel sink with pullout spray faucet.
- Generous pantry space.
- Under cabinet lighting in kitchen.

CONVENIENCE & ENERGY EFFICIENCY

- Structured wiring system with 4 port multi media plate includes CAT5 wiring; telephone and cable outlets in convenient locations throughout home.
 - Pre-wiring for security system and surround sound in family room.
 - Air conditioning multi-zoned per plan.
 - Vinyl dual-glazed windows with screens to keep the home cool in summer and warm in winter.
 - Water-saving fixtures and toilets that meet or exceed all regulations.
 - Energy efficient water heaters.
- ### DESIGN CENTER OPTIONS
- (Options at an additional cost)
- Jetted or spa quality tubs.
 - Home entertainment systems.
 - Custom floor designs.
 - Detailed tile accents.

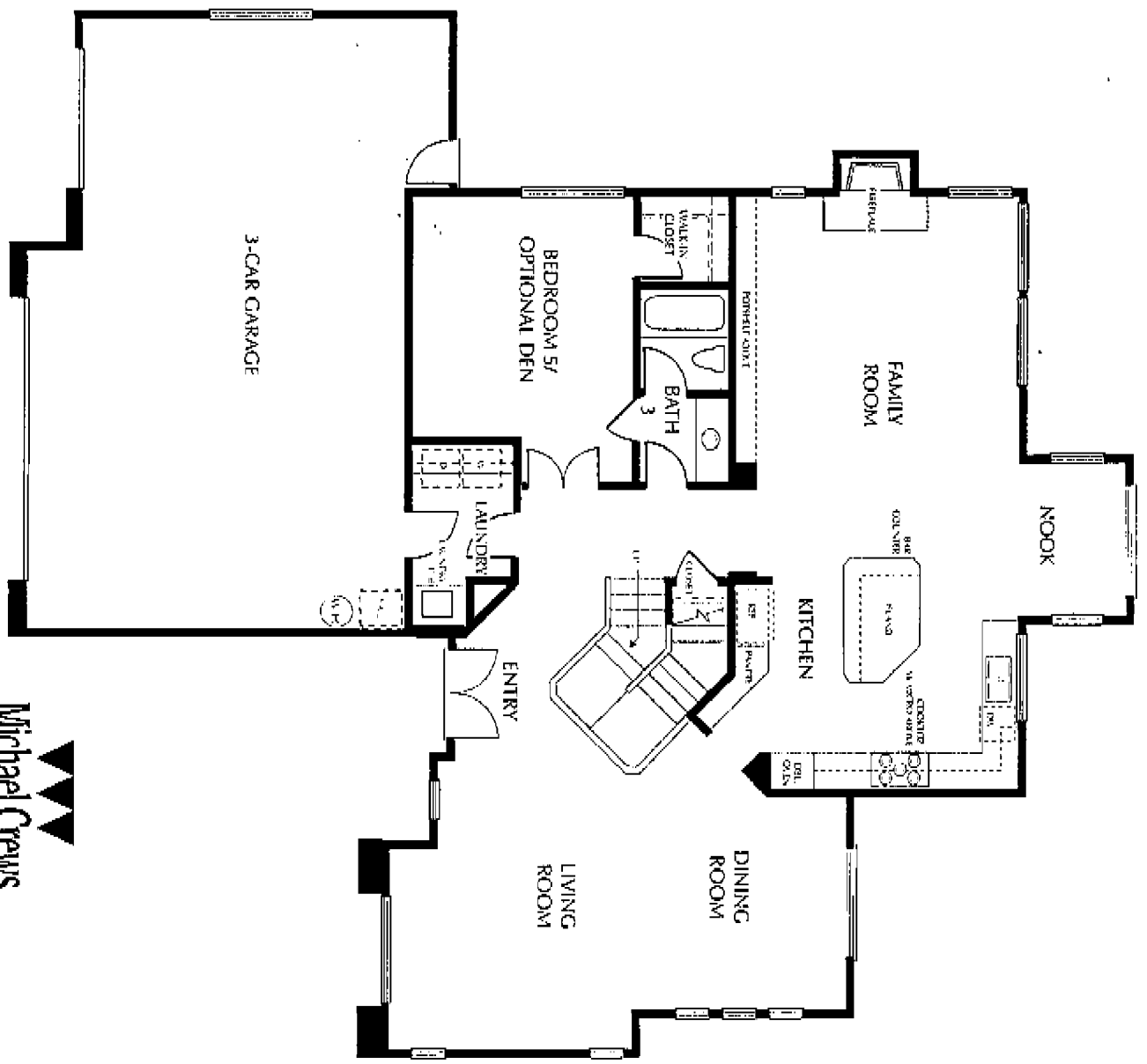
*Michael Crews Development reserves the right at its sole discretion to make changes or modifications to plans, floor plans, elevations, specifications, materials, features, and exterior colors without prior notice. Features may vary in some plans.

D E V E L O P M E N T

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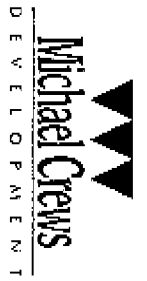
See Something New



The Remington

First Story
 5 Bed/Den opt./3 Bath
 2,885 sq. ft.

Excludes items and square footage for optional upgrades. Development reserves the right at its sole discretion to make modifications to this floor plan, elevations, specifications, materials, fixtures, and equipment without notice.



See Something New?

CRENS DEVELOPMENT - The Remington - 06.15.05

The Remington

Second Story
5 Bed/Den opt./3 Bath
2,885 sq. ft.



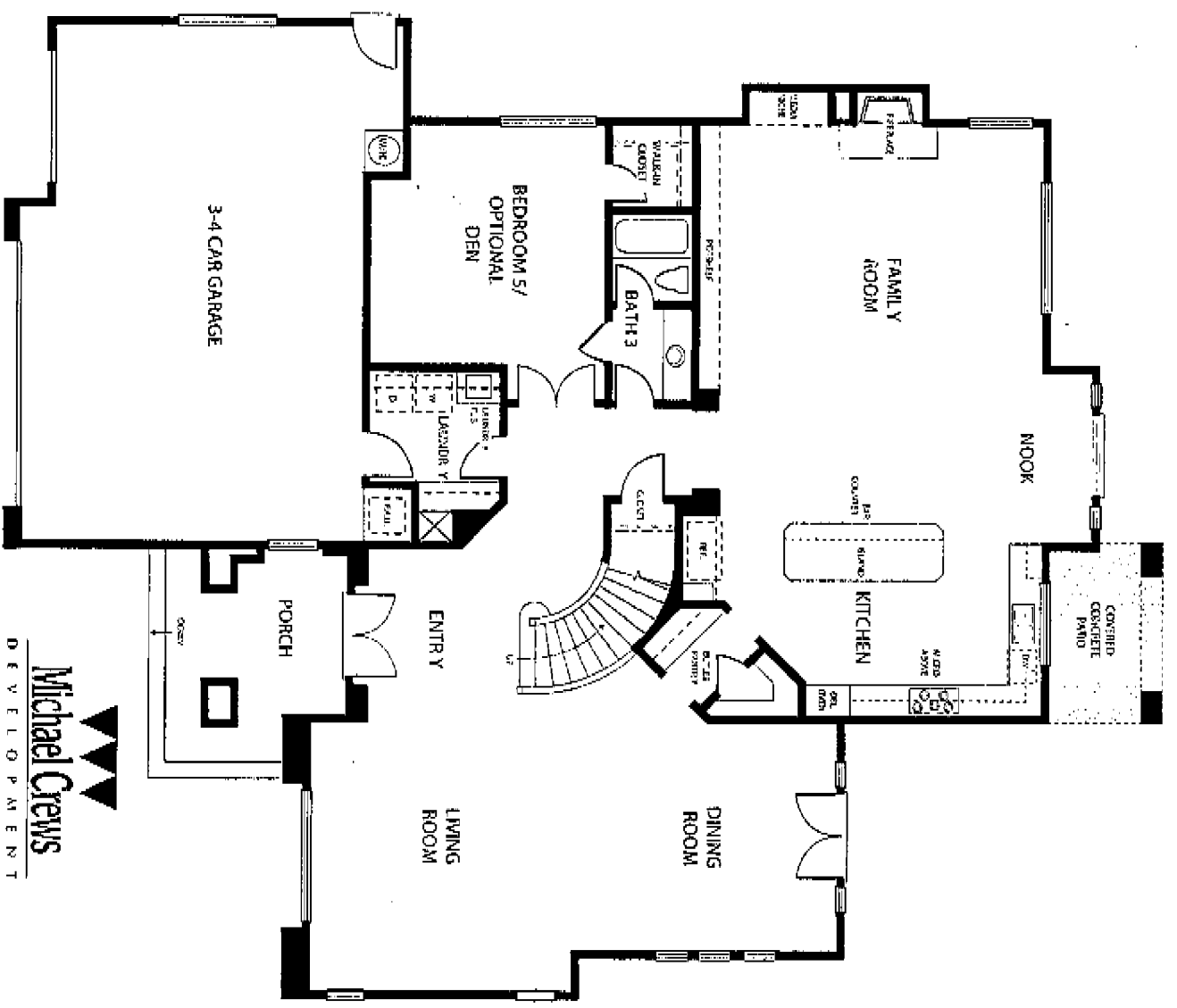
Room dimensions and square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to plans. Use plans, elevations, specifications, materials, fixtures, and exterior colors as shown for reference only.

Michael Crews

DEVELOPMENT

See Something New

CREW'S DEVELOPMENT Inc. Remington (615) 305



Room dimensions 2'-0" square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to maps, floor plans, elevations, specifications, materials, fixtures, and finishes colors without further notice.

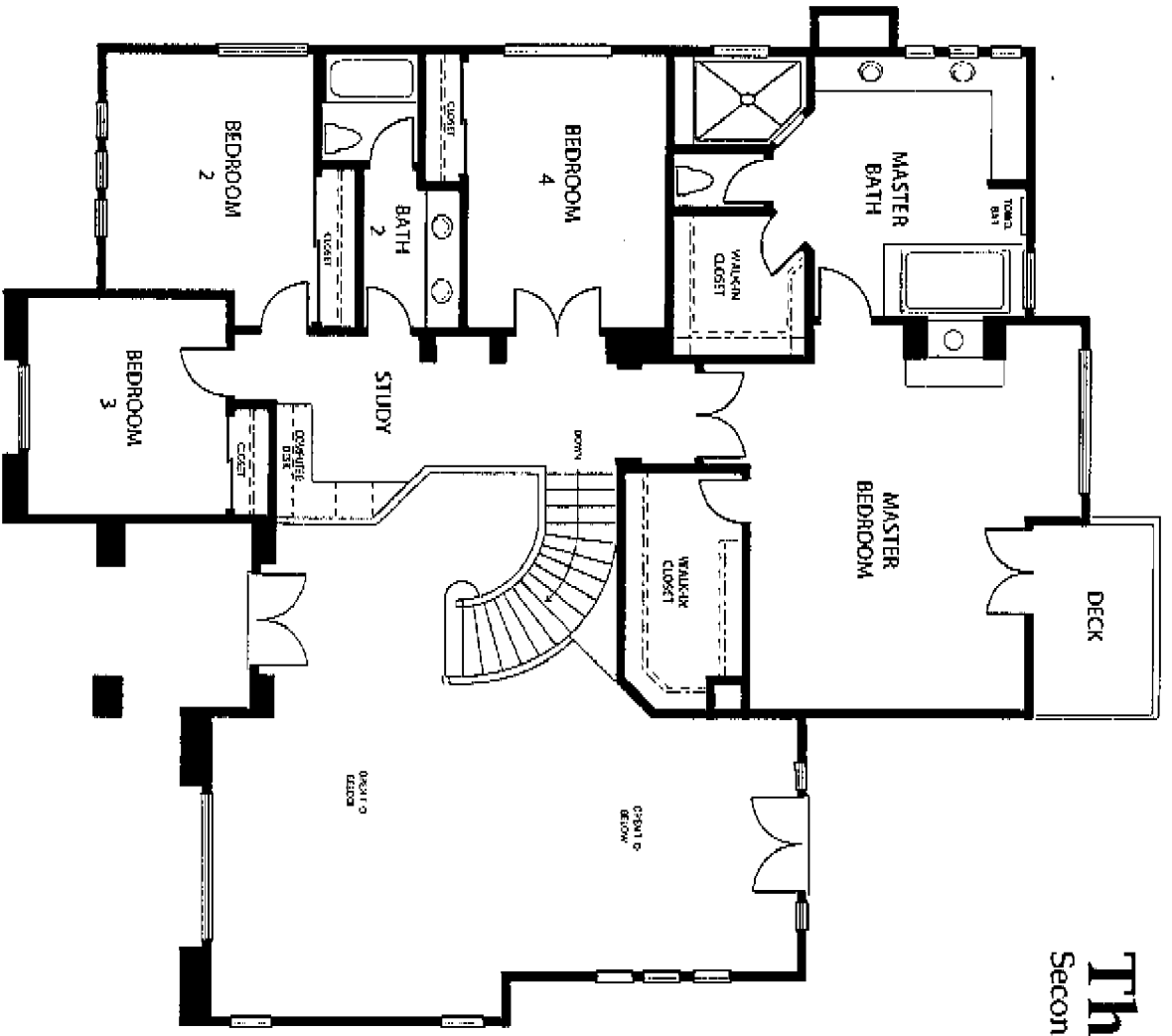
Michael Crews
DEVELOPMENT
See Something New

The Waterford

First Story
5 Bed/Den opt./3 Bath
3,704 sq. ft.

The Waterford

Second Story



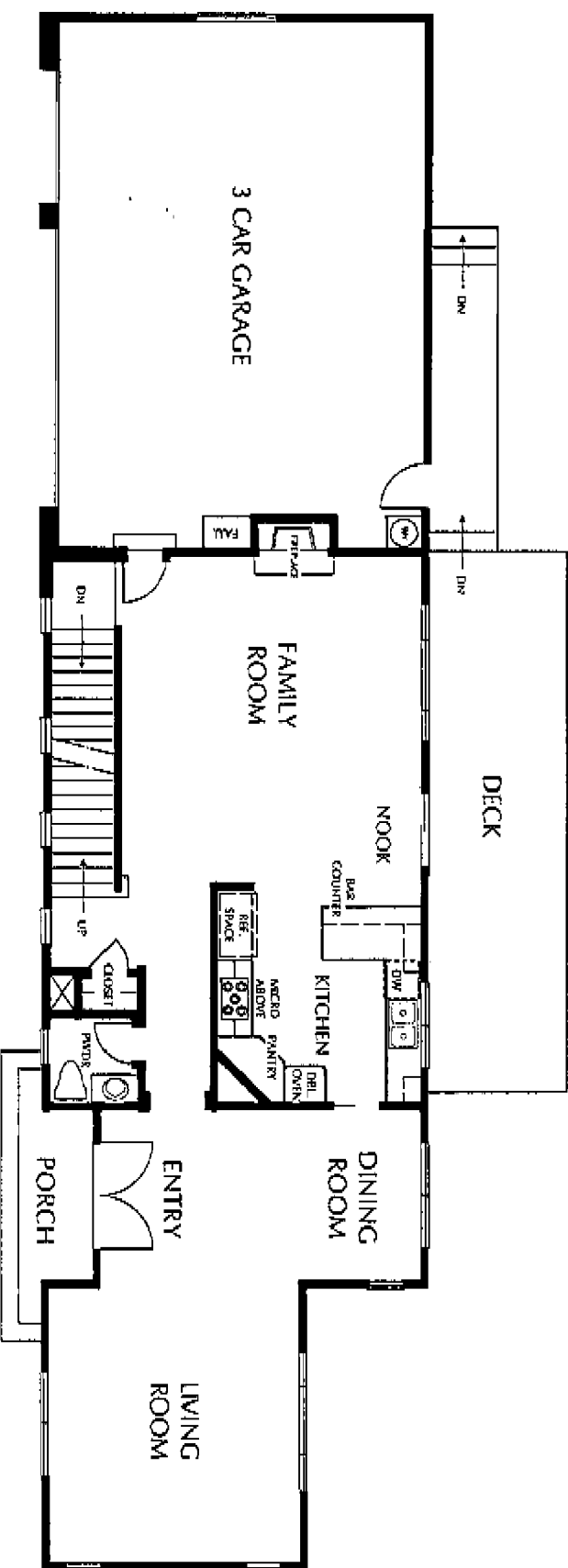
Room dimensions and square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to maps, floor plans, elevations, specifications, materials, fixtures, and exterior colors without prior notice.

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See Something New

(OPEN DEVELOPMENT) The Waterford: 06/26/05

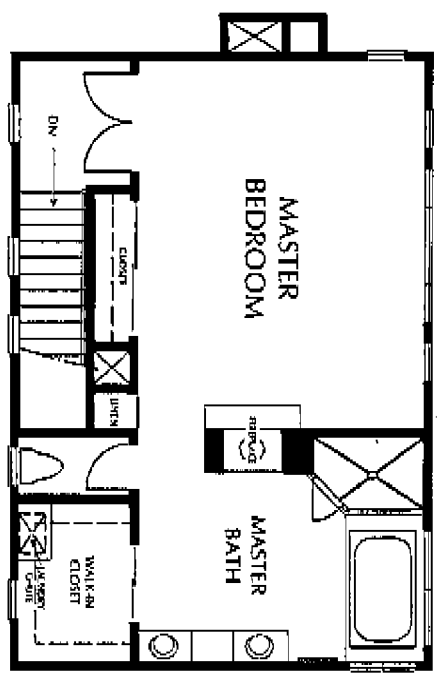
Center Stage

Main Level
4 Bed / 2.5 Bath
3,005 sq. ft.



Basic dimensions and square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to cases, floor plans, elevations, specifications, materials, fixtures, and exterior colors without prior notice.



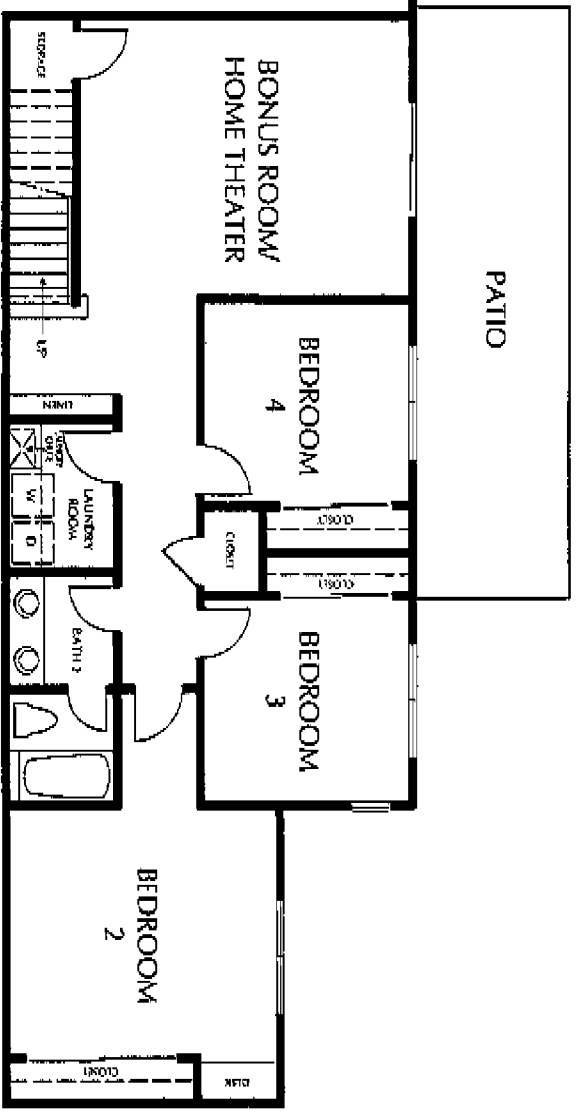


UPPER LEVEL

Center Stage

Upper & Lower Levels
4 Bed / 2.5 Bath
3,005 sq. ft.

LOWER LEVEL



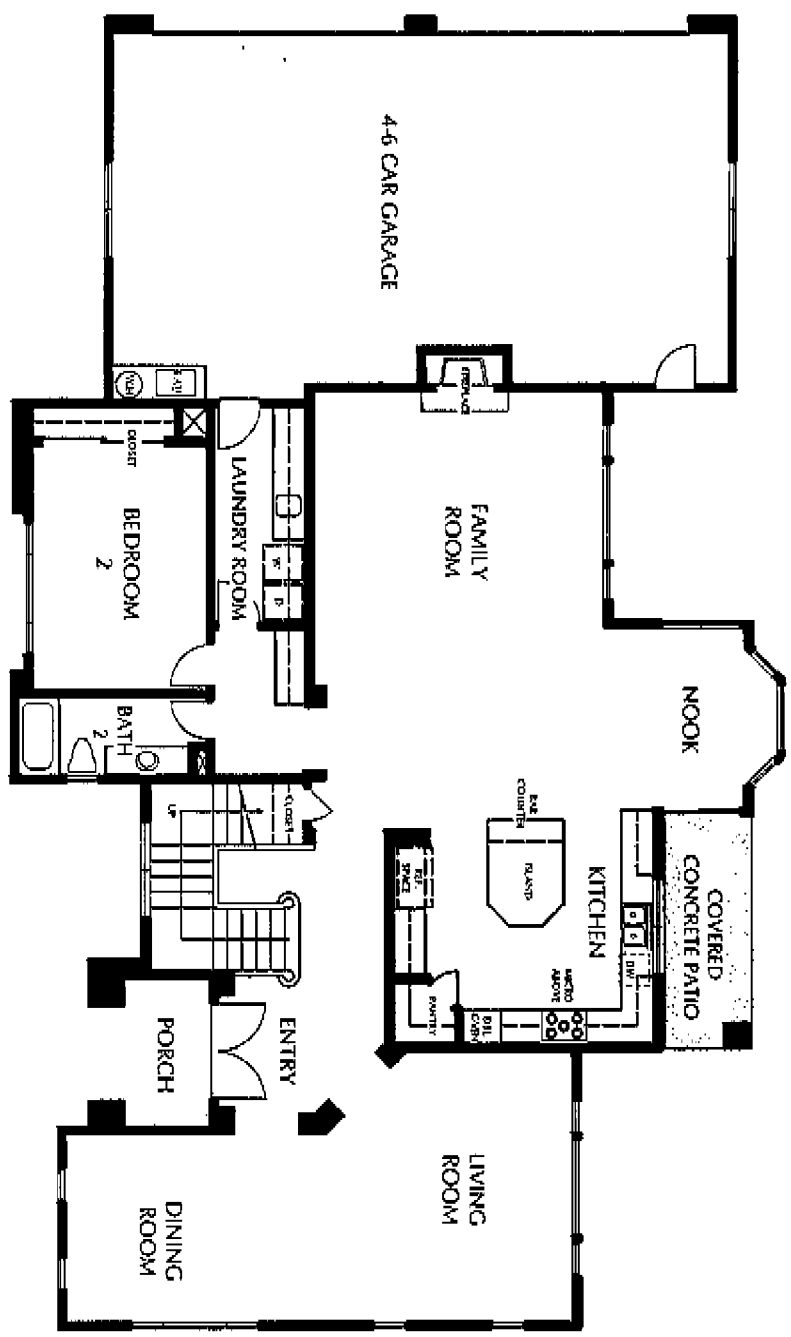
Room dimensions and square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to cups, floor plans, elevations, specifications, materials, features, and number of units without prior notice.

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See Something New

(REMS DEVELOPMENT) Center Stage (05/07/06)

The Heston VI

First Story
 4 Bed/Den opt./3 Bath
 3,492 sq. ft.

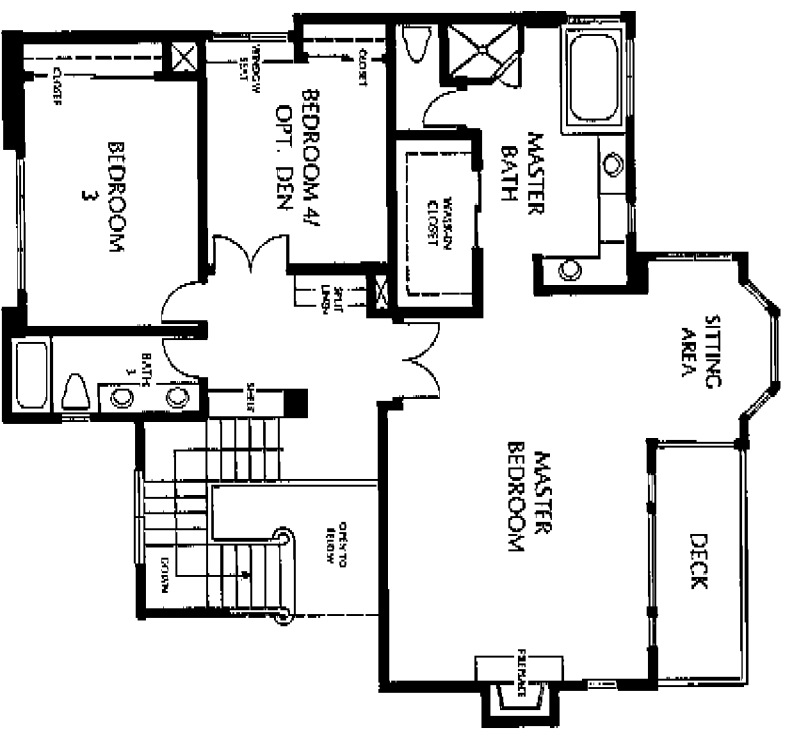


Room dimensions and square footage may vary. Michael Crews Development reserves the right at its sole discretion to make modifications to maps, floor plans, elevations, specifications, materials, fixtures, and finishes either without prior notice.

Michael Crews
 DEVELOPMENT
See Something New

CSMS DEVELOPMENT Heston VI 02/16

Room dimensions and square footage may vary. Michael Crews Development reserves the right as to site dimensions in each tract/district to erect, build, place, elevation, specifications, materials, features, and interior colors without prior notice.



The Heston VI
 Second Story
 4 Bed/Den opt./3 Bath
 3,492 sq. ft.



Michael Crews

DEVELOPMENT

See Something New