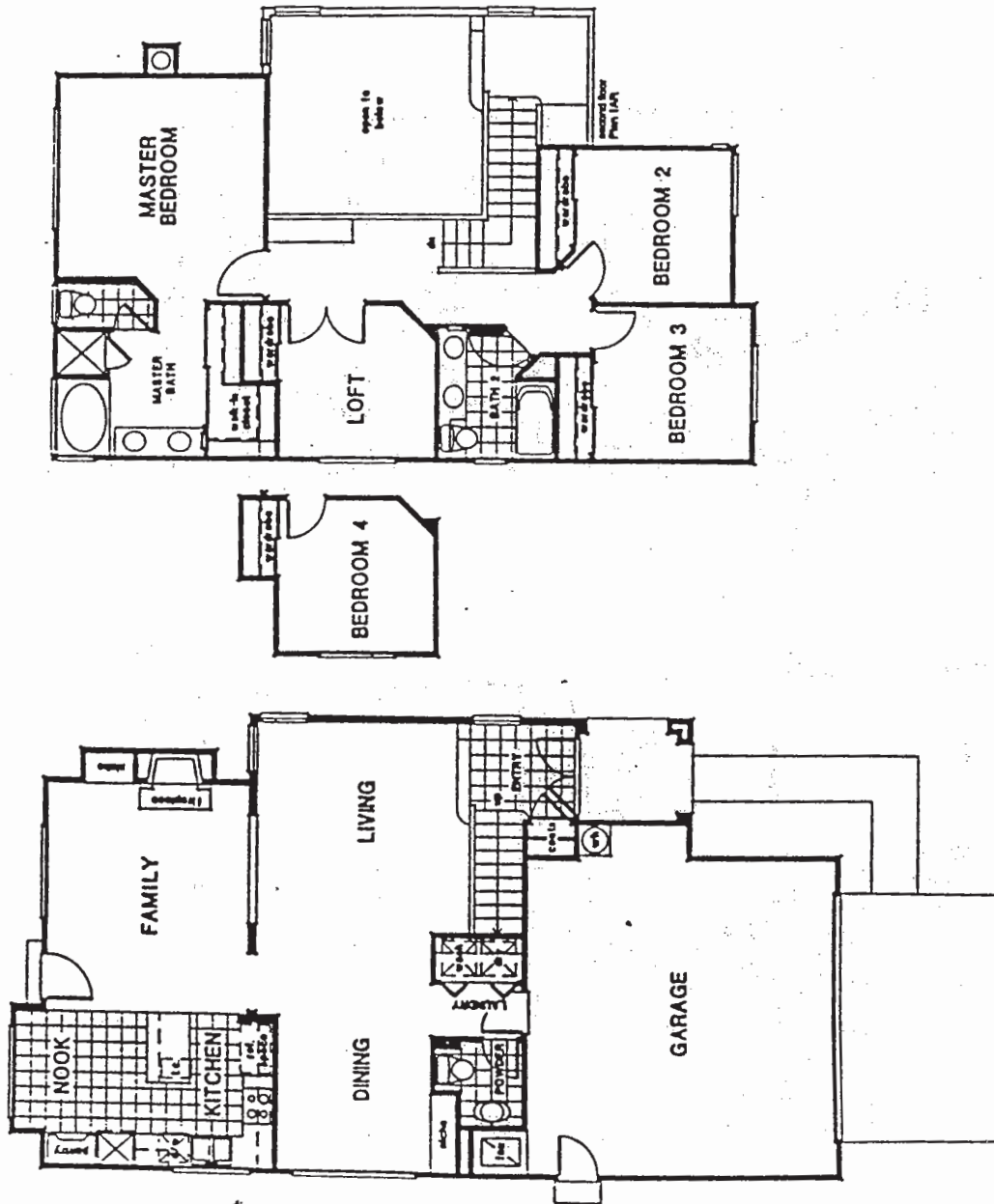


Del Mar Bluffs

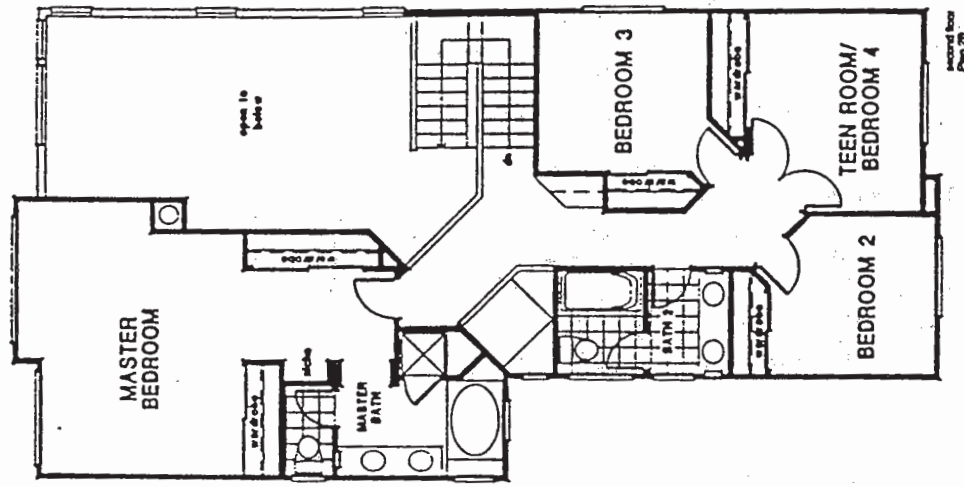
Plan 1AR

4 Bedrooms/Optional Loft
2 1/2 Baths
Approximately 1,848 Square Feet

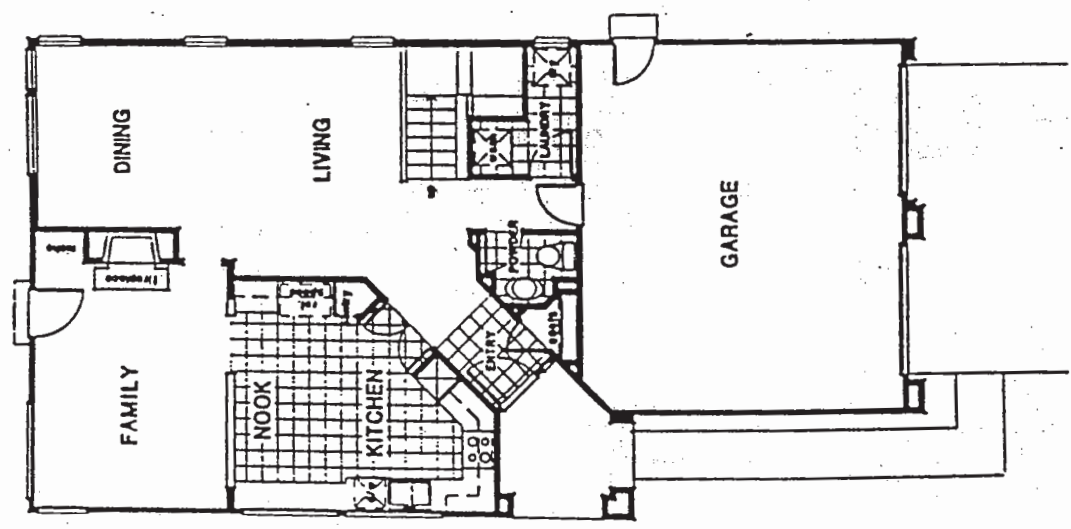


Plan 2B

4 Bedrooms/Optional Teen Room
2 1/2 Baths
Approximately 2,083 Square Feet



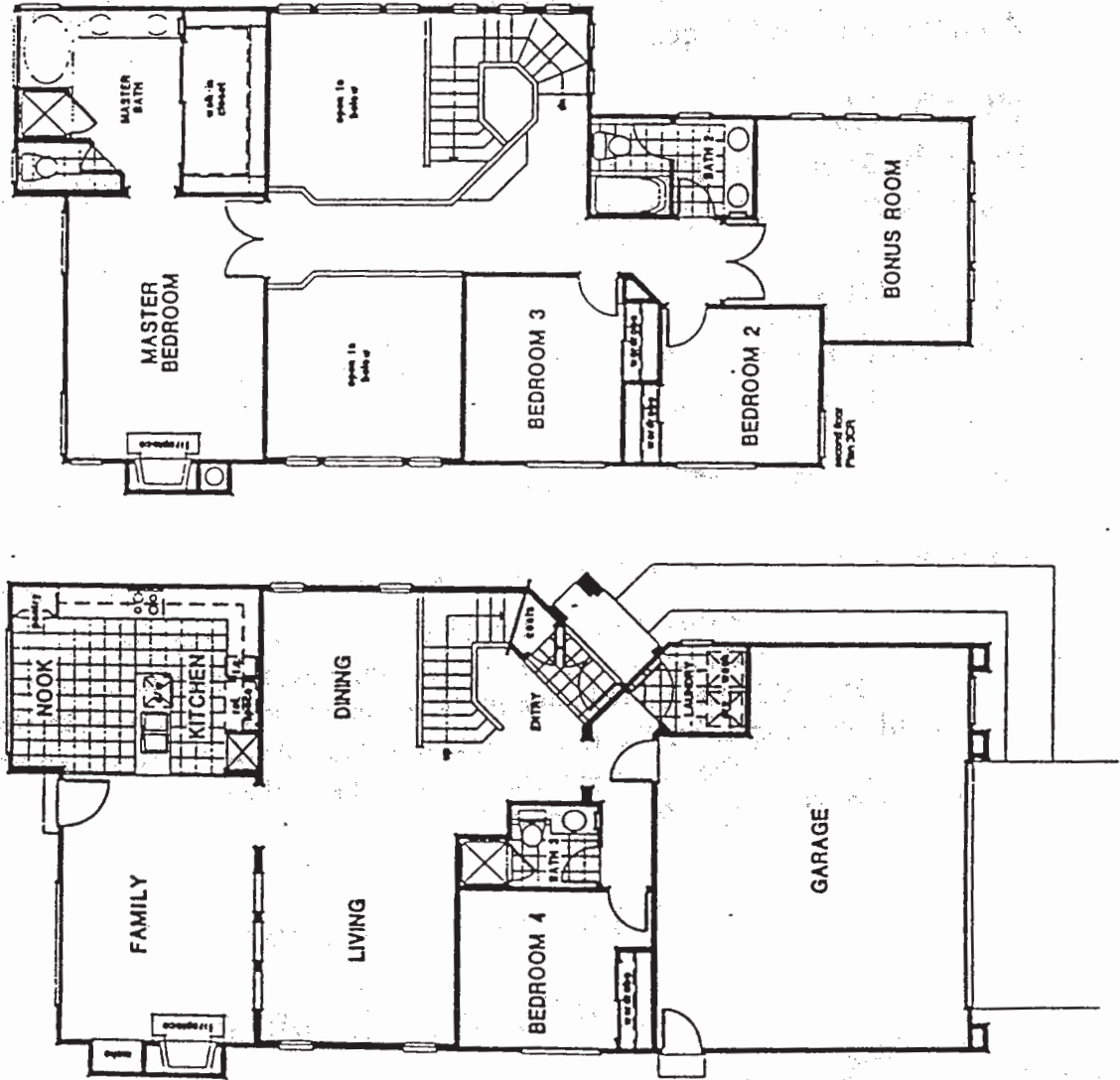
Second floor
Plan 2B



Plan 3CR

4 Bedrooms/Bonus Room
3 Baths

Approximately 2,390 Square Feet



DEL MAR HIGHLAND'S "NEWEST" BEST VALUE !!

Ask our Sales Representative for a personalized analysis
of our financing and low closing costs!

Preview our models now by computer presentation!
Our model completion date is July/August'93.

PLAN 1

Four bedrooms/two and one-half baths
Approximately 1848 square feet

FROM: \$289,900

PLAN 2

Four bedrooms/two and one-half baths
Approximately 2083 square feet

FROM: \$299,900

PLAN 3A

Four bedrooms/three baths
Approximately 2192 square feet

FROM: \$309,900

PLAN 3B/C

Four bedrooms plus bonus room/three baths
Approximately 2390 square feet

FROM: \$319,900

* All plans have two car garages

Prices, terms and availability are subject to change
without notice. Prices do not include optional items.

Presently the models are under construction and are restricted to
adult viewing only. Hard hats are required, please see sales representative.

We thank you for not smoking in the sales office.

* Your Sales Representative *

MARY-ELLEN ROBINSON



Pardee Construction
Company



Features

The Street Scene

- Classic architecture with custom European detailing
- Dramatic window styles including mullioned and clerestory
- Paneled wood entry doors with distinctive hardware
- Metal sectional garage doors. Raised panel design varies per elevation

Gracious Living Area

- Traditional parquet flooring or custom design thirteen inch ceramic tile in foyers
- Spacious Living Rooms with dramatic vaulted ceilings
- Formal Dining Rooms
- Plush carpeting in choice of designer colors included in Living Room, Dining Room, Family Room, Master Suite (including master dressing room), secondary bedrooms, halls and stairway
- Ceramic tile face and hearth at fireplaces in all Family Rooms
- Two panel 'classique' interior passage doors
- Decorative interior door hardware

Elegance in Detail

- Decorative lighting fixtures and architecturally specified recessed lighting
- Exciting new faucet designs in Master Bath, Bath 3 and Powder Room
- Marble tile face and hearth on fireplace at Master Bedroom — Plan 3
- Ceramic tile countertops — Master Bath and Bath 3, Plan 3
- Pedestal sink in Powder Room — Plans 1 & 2

Gourmet Kitchens

- Three inch ceramic tile countertops
- Elegant cabinetry in choice of four finishes
- Double sink with new Eurostyle faucet
- Island workspace — Plans 1 & 3
- Built-in self-cleaning oven and microwave, gas cook top, and dishwasher. All appliances in choice of white or black

- Refrigerator space equipped with water line for ice-maker
- Spacious storage pantry
- Quality vinyl floor covering
- Recessed lighting and under-cabinet task lighting
- Cozy nook areas

The Master Suite

- Elegant Master Bedroom suites
- Walk-in closets and generous dressing areas
- Large soaking tubs and separate stall showers
- Dramatic sloping ceilings

For Your Safety and Comfort

- Thermostatically controlled forced-air heating
- Pre-wired for television, cable TV, telephones, security, intercom, music systems, and ceiling fans in Master Bedroom and Family Room
- Smoke detectors with warning buzzer
- Energy saving insulation
- Electric outlet and gas line for dryer
- Water-saving plumbing innovations
- Automatic garage door opener with two controls

Options — If You Please

- (available at additional cost)*
- Upgrade carpet and pad
- Upgrade hard surface flooring materials
- Mirrored wardrobe doors for secondary bedrooms
- Ceiling fans in Master Bedroom and Family Room
- Clear glass tub enclosures — secondary baths
- Trash compactor
- Air conditioning

Custom Design Options

- (available at additional cost)*
- BOSE music and entertainment systems
- Kitchen countertops:
 - Granite twelve inch tile in choice of five colors
 - Corian in choice of eight colors and two edge selections
- Designer three inch tile in choice of five colors
- Accent liners in choice of colors

- Master Bath and Bath 3, Plan 3 countertops:
 - Designer three-inch tile in choice of five colors
 - Accent liners in choice of colors
- Three custom closet shelving and storage systems
- Security system
- Intercom
- Central vacuum

Important Notes

Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above. Decorator items are not included in the purchase price. 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 carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price.

The items listed herein, with the exception of the optional features listed above, are presently being included in all houses, 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 substitutions of color due to unavailability of a particular item from a particular manufacturer, or for other reasons. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. 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 lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conceptions. (June, 1993)

