

A Family Legacy

The true legacy of 4S Ranch is family. From the arrival of Native Americans to the present, this has been a place families called home. The community's plan for four schools within the highly regarded Poway Unified School District, plus parks, open space and an interconnected trail system exemplifies this family focus. Even the 634-acre 4S Business Park is centered around the idea that when business and home are close, a family has more time to spend together. Nearby is the Poway Center for the Performing Arts, the Poway Rodeo, the California Center for the Arts in Escondido and California State University San Diego. Lake Poway and the 1,234-acre Lake Hodges will help keep you in touch with the natural coastal-canyon beauty of northern San Diego. Hiking, biking, windsurfing, kayaking, canoeing, sailing and fishing are all available in abundance. 4S Ranch further recognizes the central importance of family with the inclusion of its Private Family Preserve, dedicated to the Ralph's family of grocery fame who purchased the 3,500-acre 4S Ranch property in 1938. The historical ranch and farm buildings still speak to the importance of having a special place to gather together... a place to create the memories that become the enduring fabric of family life.

Give your family that most special of gathering places... a unique space that is the backdrop of family memory, the center of your life together.

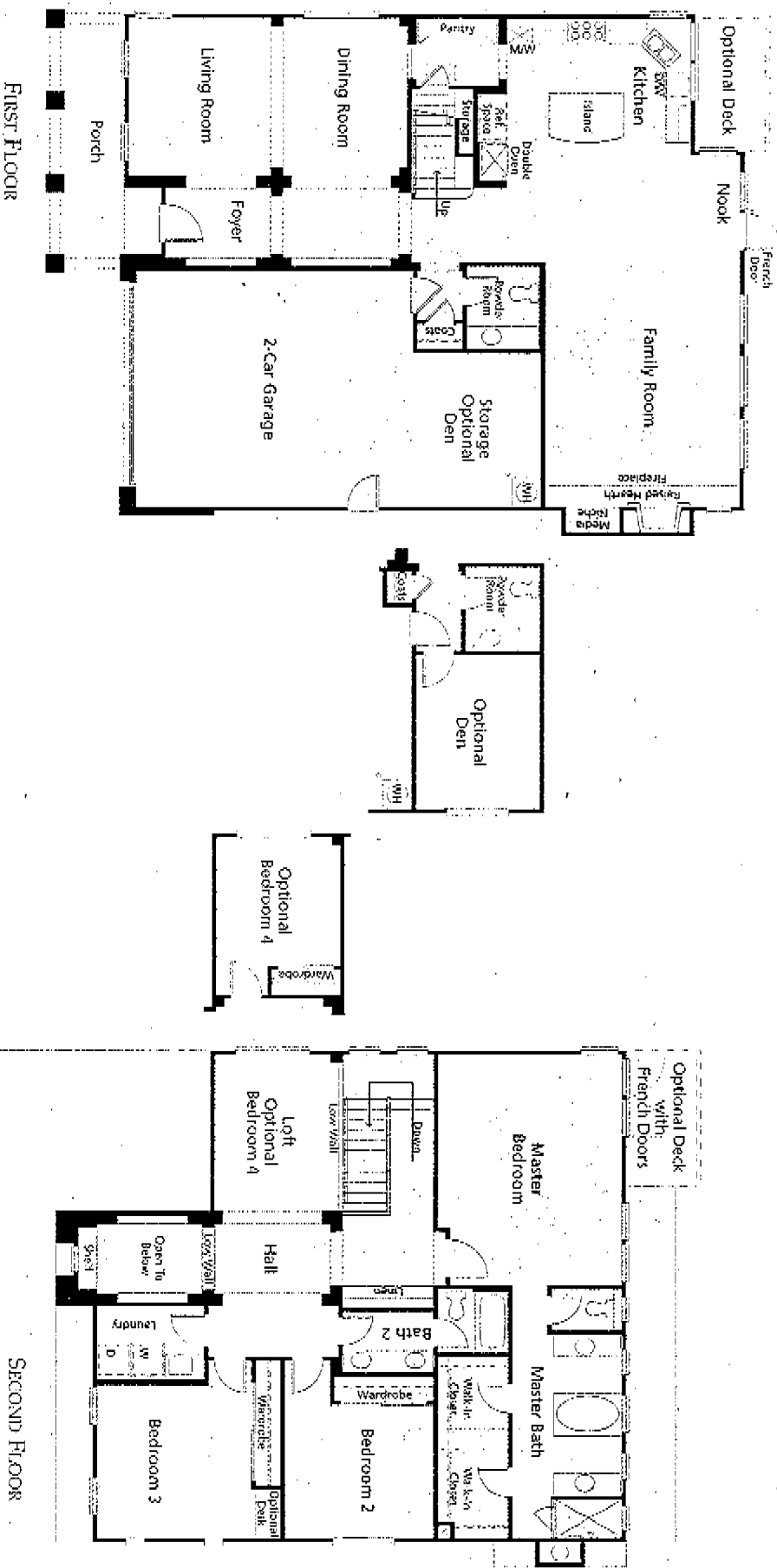
Give them LEGACY.

Residence One (not modeled)

2,829 to 2,959 Square Feet

Three Bedrooms and Loft • Two Baths and Powder Room • Formal Dining Room

Optional Bedroom 4 at Loft • Optional Den/Office at Garage Storage



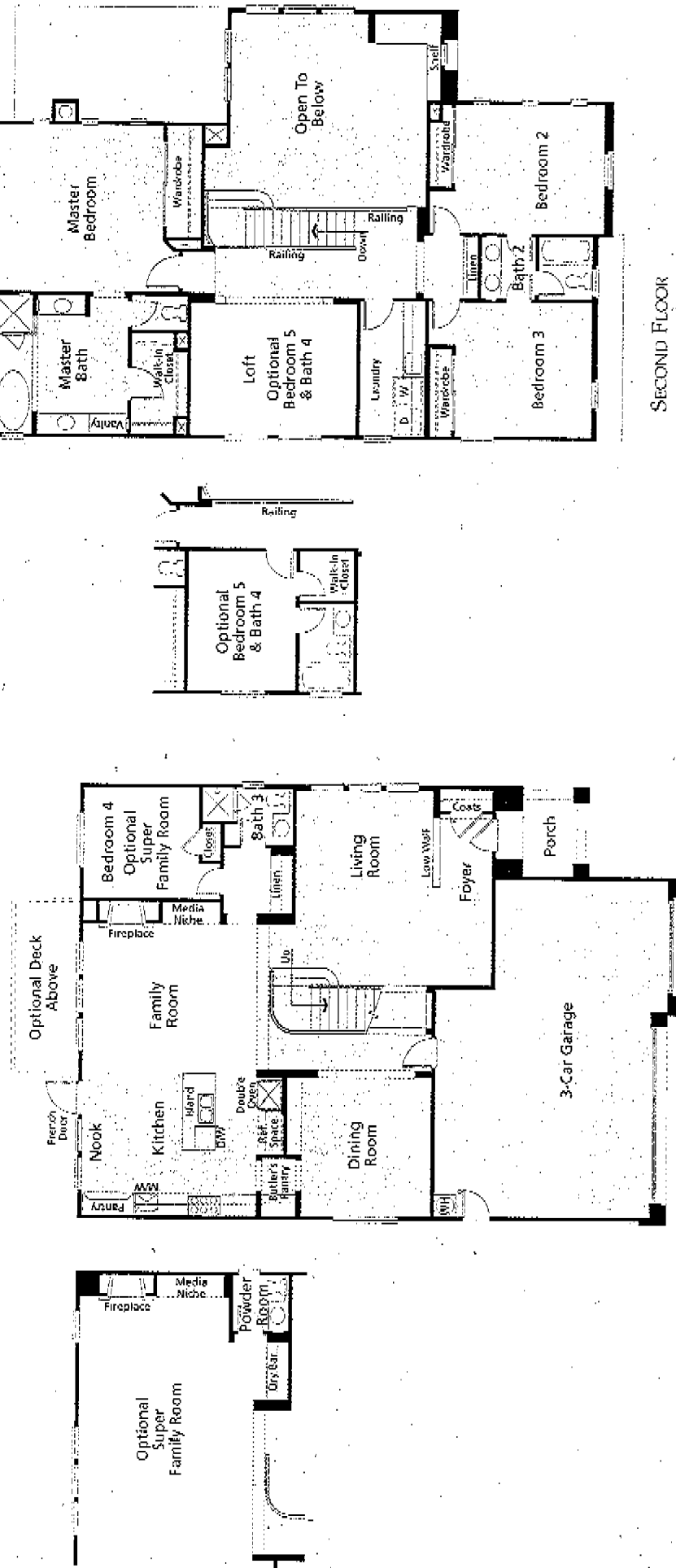
Residence One, "A" Elevation (not modeled)

Square footages are approximate and may vary. In a continuing effort to improve the overall quality of every home we build, the seller reserves the right to change floor plans, specifications and prices without prior notice. Window and square footage configurations may vary with exterior architectural design and may not be what is shown in this brochure.

Residence Two

2,908 Square Feet

Four Bedrooms plus Loft • Three Baths • Optional Super Family Room at Bedroom 4
Optional Bedroom 5 and Bath 4 at Loft



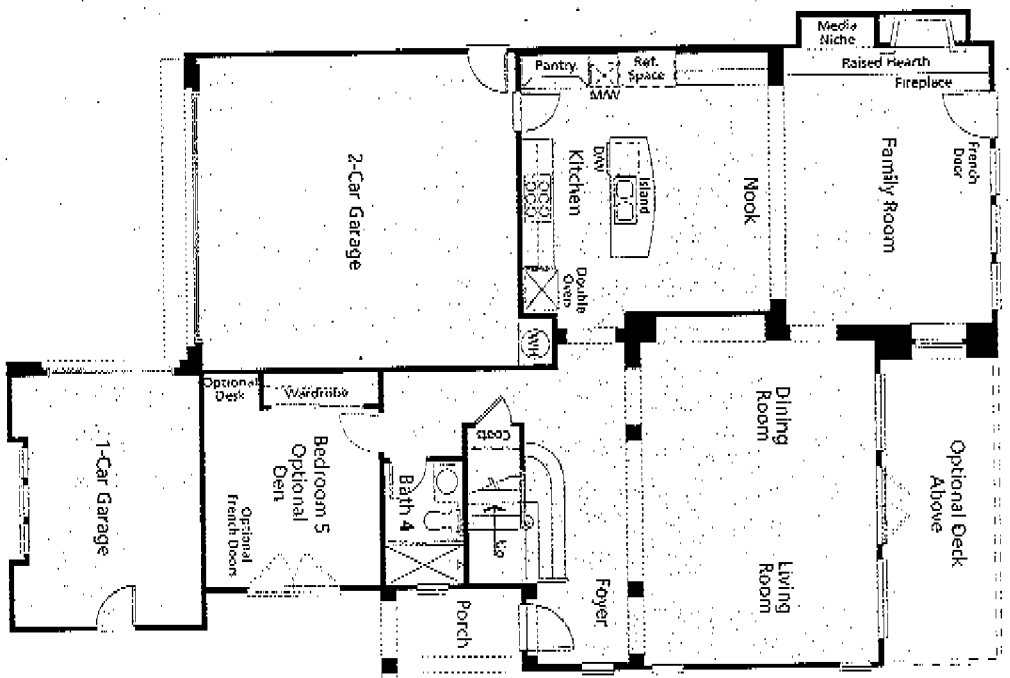
FIRST FLOOR

SECOND FLOOR

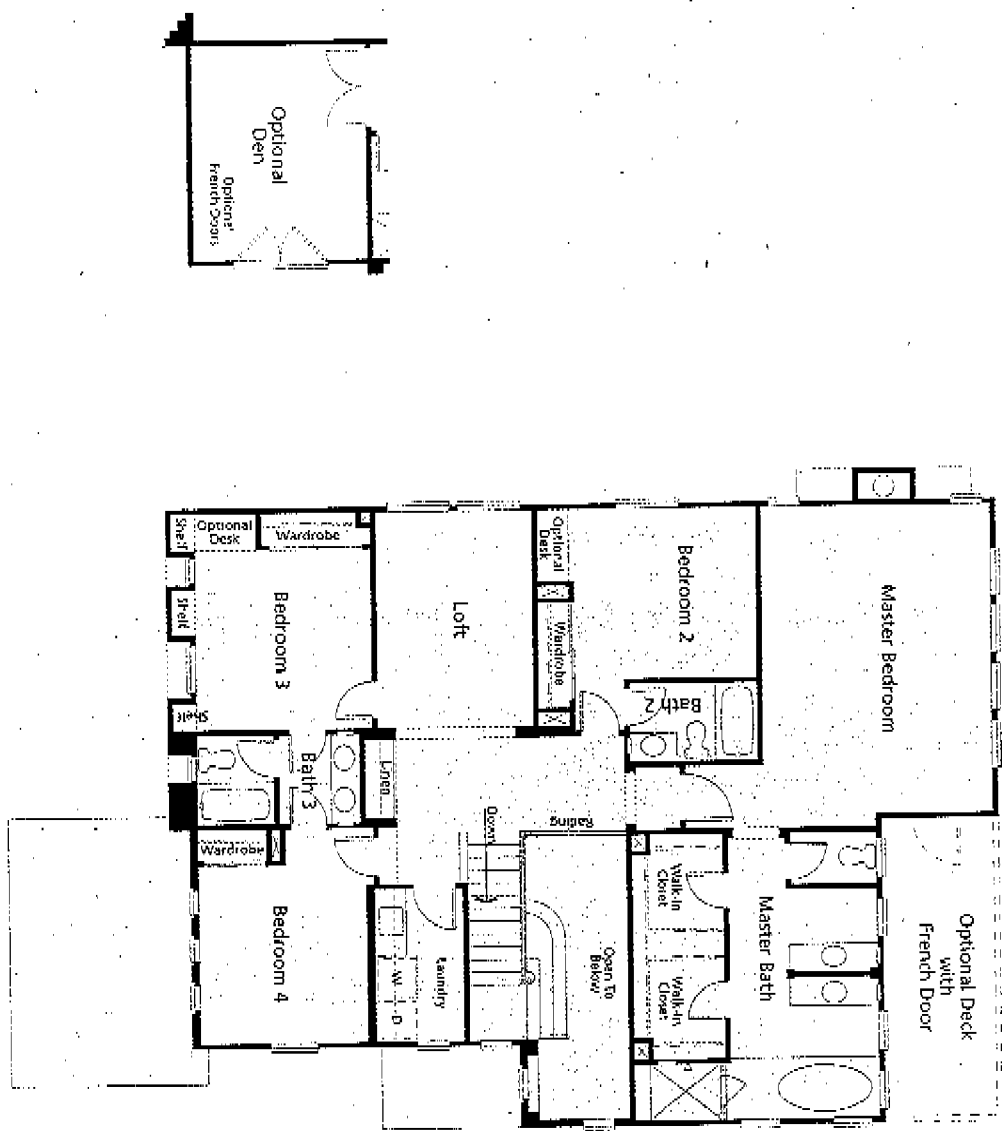
Residence Two, "BR" Elevation (as modeled)

Small text at the bottom of the page: Square footages are approximate and may vary. In a continuing effort to improve the overall quality of every home we build, the seller reserves the right to change floor plans, specifications and prices without prior notice. Window and square footage configurations may vary with exterior architectural design and may not be what is shown in this brochure.

RESIDENCE THREE
 2,987 Square Feet
 Five Bedrooms plus Loft • Four Baths • Optional Den at Bedroom 5



FIRST FLOOR



Residence Three, "BR" Elevation (as modeled)

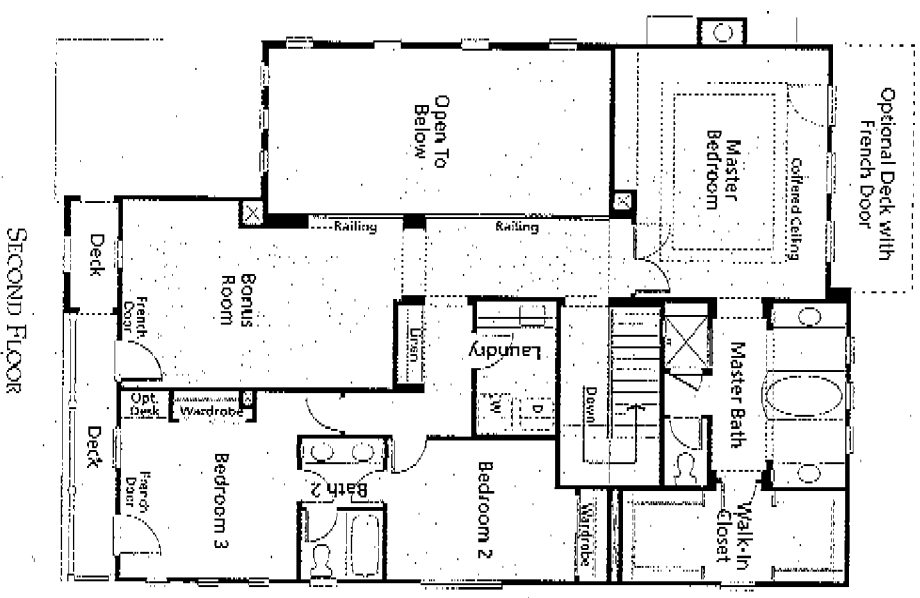
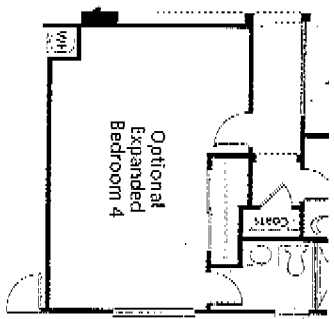
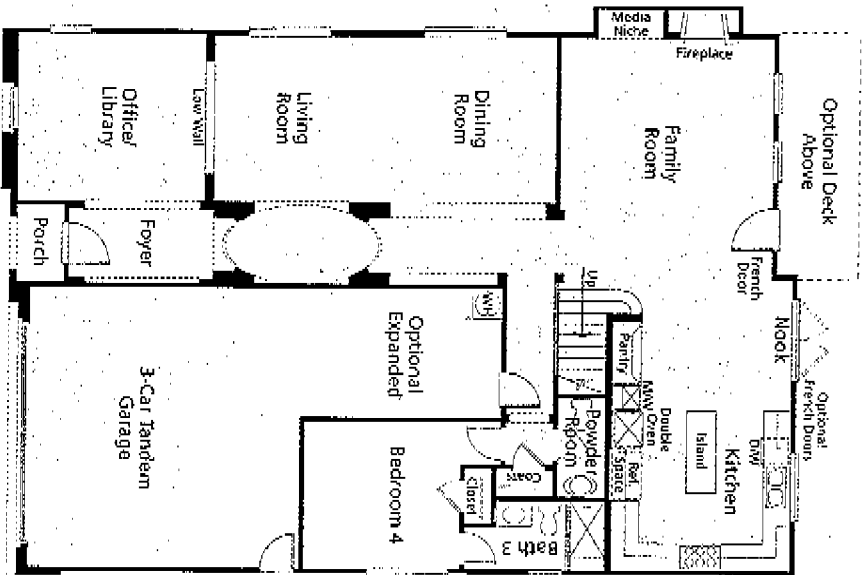
SECOND FLOOR

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RESIDENCE FOUR

3,288 to 3,424 Square Feet

Four Bedrooms and Bonus Room • Three Baths and Powder Room • Formal Dining Room
Optional Expanded Bedroom 4 at Tandem Garage



Residence Four, "A" Elevation (as modeled)

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EXTERIOR EXPRESSIONS	INTERIOR ARTISTRY	ARCHITECTURAL RECESSED LIGHT FIXTURES (<i>per residence</i>)	WIRING
<ul style="list-style-type: none"> Fire resistant concrete-tile roofs for beauty and durability - Color-coordinated with exterior schemes Wrought iron detailing (<i>per residence</i>) Sand-finished stucco Extensive use of brick, stone and wood siding (<i>per elevation</i>) Wood and iron fencing (<i>per lot plan</i>) Occasional use of masonry walls at points of entry and along collector streets (<i>per lot plan</i>) Quality low-maintenance dual-glazed vinyl-frame windows Concrete driveways and walkways Elegant entry doors Illuminated house address numbers Baldwin® front door hardware with deadbolt lock Two- and Three-car garages with textured interior walls <ul style="list-style-type: none"> - Added storage space (<i>Residence One</i>) - Three-car garage plans vary (<i>per residence</i>) Automatic roll-up garage door with two transmitters (<i>double garage or two one-car garages</i>) Professionally designed color schemes Gas stub to rear of house for future barbecue Weatherproof electric outlets, front and rear Two exterior hose bibs 	<ul style="list-style-type: none"> Exciting, architecturally designed arched passages and volume spaces in entries, living rooms and dining rooms (<i>per residence</i>) Gas forced-air heating and included electric air conditioning system with dual night set-back thermostat controls Elegant formal dining rooms (<i>per residence</i>) Silent-touch electrical switches Media niches for entertainment centers Radius wall corners Raised-panel interior doors Quality interior hardware by Schlage® Coordinated hardware, pre-selected for all interior doors in oil rubbed bronze finish Raised-panel cabinetry Elegant white thermofoil matte-finish Euro-style cabinetry in kitchen, master bath and powder room Upper cabinets with 14" depth White laminated interior drawers White thermofoil matte finish Euro-style cabinetry in all secondary baths Concealed Euro-style hinges Spacious linen storage 12" x 12" ceramic-tile entry flooring Quality designer carpets in living, dining, family rooms, hallway, stairs, baths, all bedrooms/dens and bonus rooms 12" x 12" ceramic-tile floor in kitchen and nook (<i>per residence</i>) 	<ul style="list-style-type: none"> Elegant hand-finished maple handrails and stair treads with enamel paint grade balustrades A choice of stains (<i>Light Honey or Medium Walnut</i>) for handrails. Balusters are painted Wood-burning fireplace in family room <ul style="list-style-type: none"> - Architecturally designed fireplace faces (<i>per residence</i>) - Stuffed for gas log lighters French doors (<i>selected areas</i>) Hand set 6" x 6" ceramic-tile on all bath counter tops Hand set 6" x 6" ceramic-tile tub/showers Powder and secondary bath lavs with chrome finish fixtures by Price Pfister® Vitreous china basins in all baths Plate glass, beveled-edge bath mirrors Mirrored medicine cabinets Spacious walk-in closets (<i>per residence</i>) Raised panel wardrobe doors (<i>per residence</i>) Closets with ventilated shelving Inside laundry room: <ul style="list-style-type: none"> - Equipped for washer and gas dryer - Deep laundry room sink - White laminated upper cabinets (15" depth) - Easy care no-wax vinyl floor Toilets toilets (<i>rated #1 by Consumer Reports</i>) 	<ul style="list-style-type: none"> - Phone, voice/data transmission and cable outlets using Category 5 and RG-6 cable at kitchens, family rooms, all bedrooms and dens - Central Hub Enclosure (<i>Service Center</i>): All phone and cable wiring is terminated in a central enclosure - Broadband communication system capability Exquisite decorator-selected light fixtures Smoke detectors in all hallways and all bedrooms
			<p>DETAILS OF THE GOURMET KITCHEN</p> <p>Kitchen appliances:</p> <ul style="list-style-type: none"> - 36" DCS® 6-burner commercial-style cooktop - Whirlpool® double ovens, one self-cleaning - Commercial-style stainless steel hood vent - Whirlpool® built-in microwave oven - Whirlpool® Quiet Power 6 cycle dishwasher 42" cabinet opening for refrigerator space Central island cabinet and work station (<i>per residence</i>) Elegant 8" x 8" ceramic-tile countertops (<i>standard colors</i>) Full splash, diagonal pattern behind cooktop and 8" splash above countertops White thermofoil Euro-style raised panel cabinetry

Recessed water line stubbed for refrigerator

Oversize island food preparation and eating bars (*per residence*)

Under cabinet fluorescent task lighting

Spacious pantry storage

Breakfast nook (*per residence*)

Long-life 36" two-compartment cast iron sink

Price Pfister® chrome plumbing fixture with extended flex spout

MASTER SUITE REFINEMENTS

Luxuriously sized rooms

Large walk-in closets (*per residence*)

Dual pullman cabinets with lavs

Hand-set 6" x 6" ceramic-tile showers and seats with clear glass enclosures

- Recessed shampoo niche

Luxury oval bathtubs

Chrome-finish lav fixtures by Price Pfister®

White thermofoil matte finish Euro-style cabinetry

Tall recessed medicine cabinets

ENERGY-EFFICIENT COMFORTS

Economical air-conditioning and forced-air gas heating with pilotless ignition

75-gallon energy-efficient hot water heater with automatic pilotless ignition and five-year manufacturer's warranty

Recirculating hot water system with timer control

Water-saving toilets

Water-saving shower heads

Weather stripping on all exterior doors

Pilotless ignition gas cooktops

Timer-controlled digital night set-back thermostats

Energy-saving double-pane insulating windows

Gas hook-up in laundry area

Fully insulated attic areas and all living areas abutting exterior walls (*R-13 for exterior walls, R-30 for ceilings and attic areas*)

All home duct systems tested for efficiency by independent third party

CUSTOMIZING OPPORTUNITIES

Wood cabinets in a variety of upgraded stain finishes

Built-in refrigerator/freezer

Built-in trash compactor

Built-in wine cooler

Matching stainless steel panels for optional trash compactor and optional built-in refrigerator

Upgraded selections for granite, Corian® and tile

Custom flooring selections

Rear deck and French doors

Loft to bedroom (*Residences One & Two*)

Bedroom converted to den (*per residence*)

Garage Storage converted to Den (*Residence One*)

Super Family Room (*Residence Two*)

Expanded Bedroom Four (*Residence Four*)

French doors (*per residence*)

Mirrored walk-in closet door (*master bedrooms*)

Mirrored wardrobe doors (*secondary bedrooms*)

Glass tub enclosure (*clear or obscure glass*)

Rain gutters with downspouts (*per residence*)

Pre-construction only

- Custom electrical
- Intercom system
- Security alarm system
- Central vacuum system
- Personalized computer network wiring systems (*by appointment*)
- Interior and/or exterior speakers

Plumbing options:

- Additional shower heads
- Jetted spa tub in master bath
- Additional gas exterior outlets
- Additional hose bibs

Availability of all Customizing Options is subject to cut-off dates as established and as revised from time to time by Seller.

Fine Points

Some homes may be priced higher or lower due to pre-installed options and/or special offerings. Pricing reflects current phase release. In the interest of continuous improvement and to meet changing market conditions, Christopher Homes, Inc. reserves the right to modify maps, floorplans, exteriors, specifications, features and product types without notice or obligation. All square footages are approximate. In a continuous effort to improve products, Christopher Homes, Inc. reserves the right to change floorplans, specifications and prices without notice. Special wall and window treatments, custom paint colors, upgraded floor coverings, landscaping, custom-designed walls and patio treatments and many other items featured in and around the model homes are decorator-suggested and not included in the purchase price. Please see new home consultant should you have any questions. All renderings, floorplans and maps are artists' concept and not necessarily to scale. Window locations vary per plan. Fencing and walls, if included, will vary according to size and location of homesites. As a Legacy at 45 Ranch homeowner, you automatically gain full membership and voting rights in the community's Master Homeowner Association. This Association sees to the care of all master-planned common areas. Such community maintenance is financed by the monthly assessment paid by all members of the Association. Complete details are available upon request. Christopher Homes, Inc. makes its homes available for sale without regard to race, color, religion, sex or national origin.