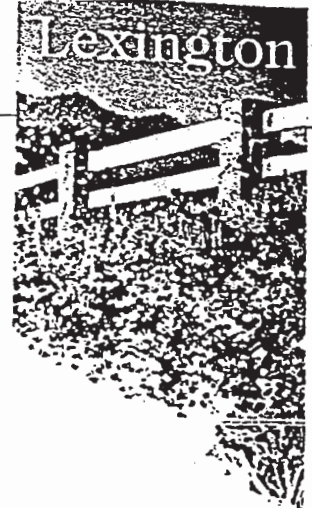


Lexington

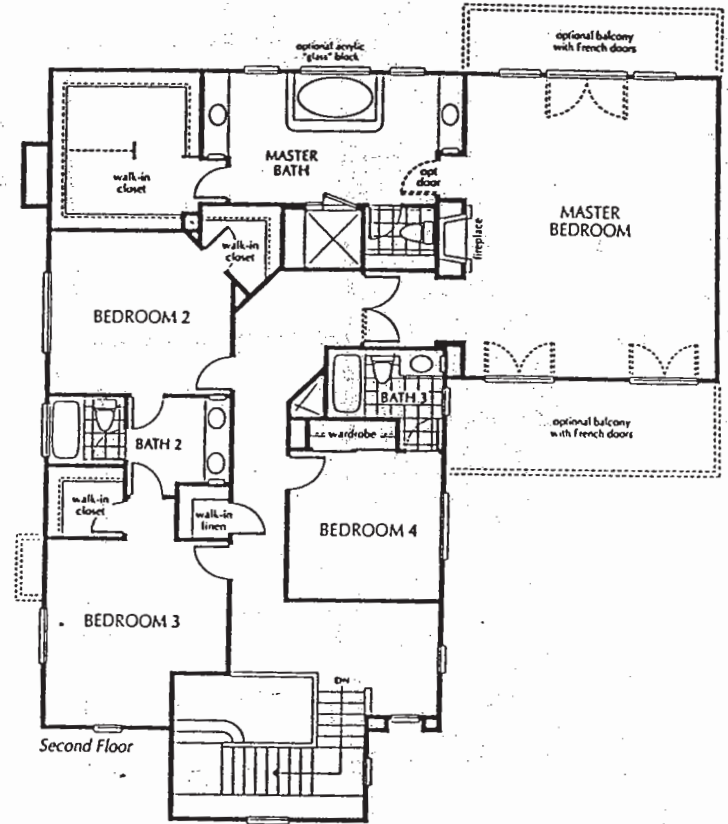
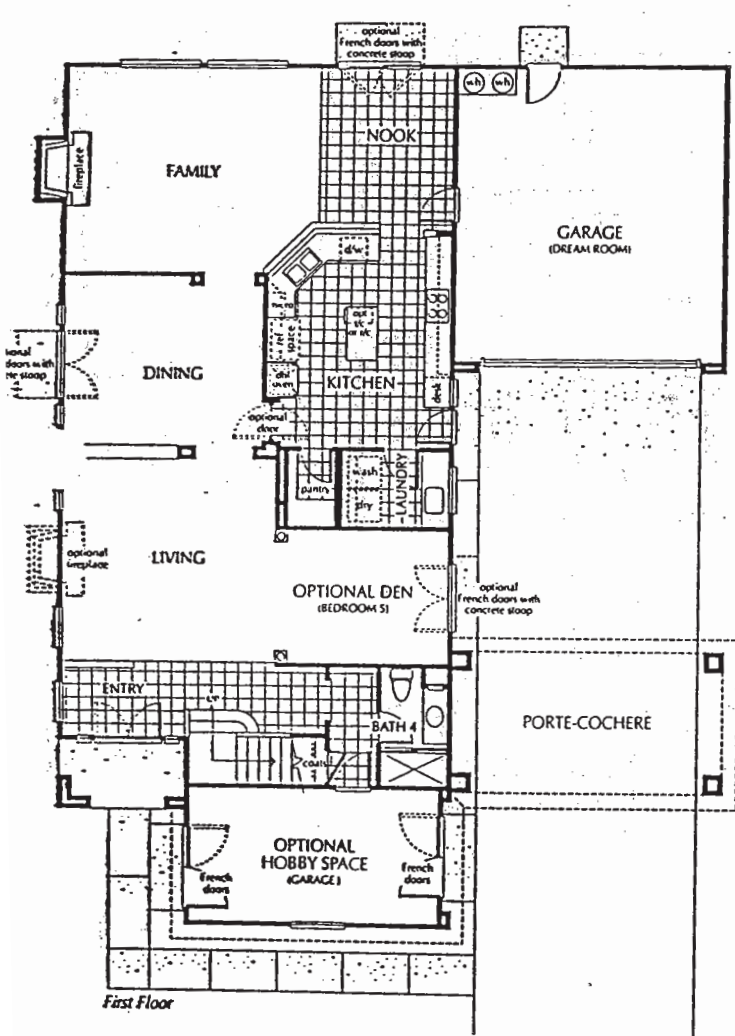
Residence One



Model: Residence 1B

5 Bedrooms • 4 Baths • 3-Car Garage
(Optional Den and Hobby Space shown)

3,708 Square Feet
(Approximately)

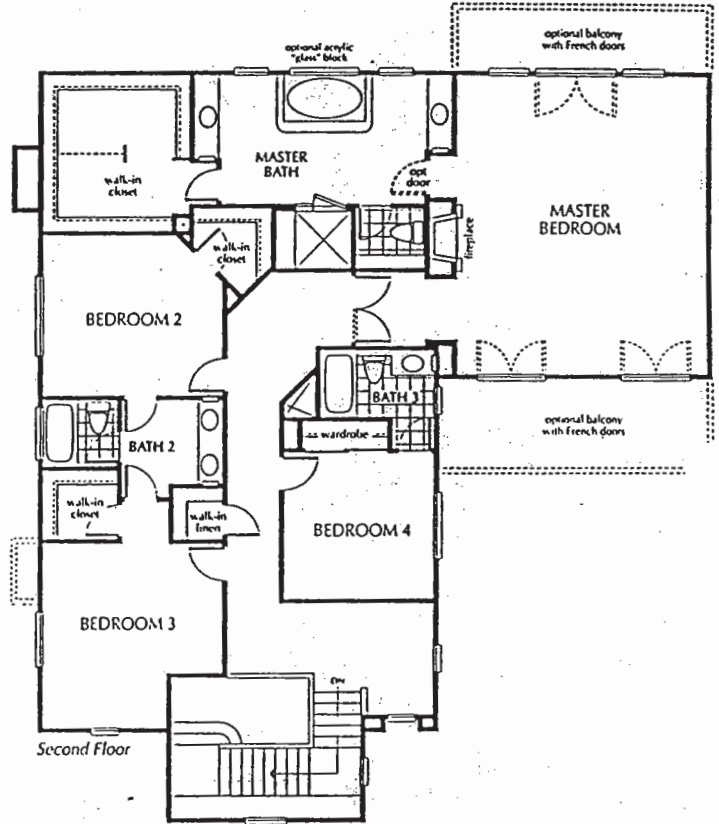
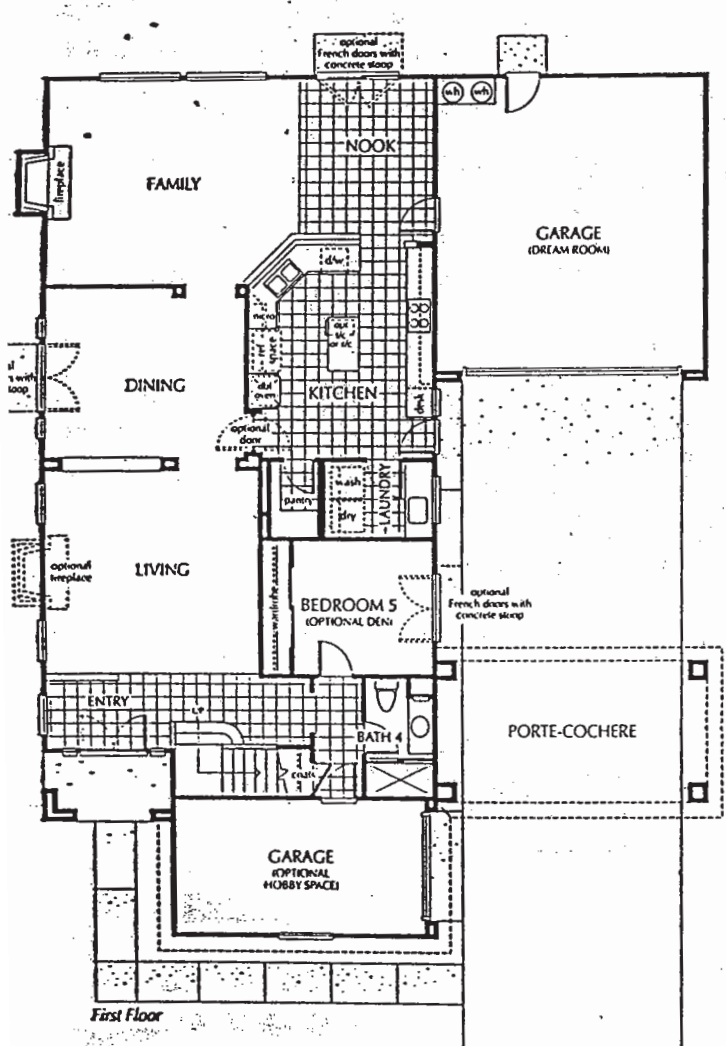


Residence One

Standard: Residence 1

5 Bedrooms • 4 Baths • 3-Car Garage.

3,505 Square Feet
(Approximately)

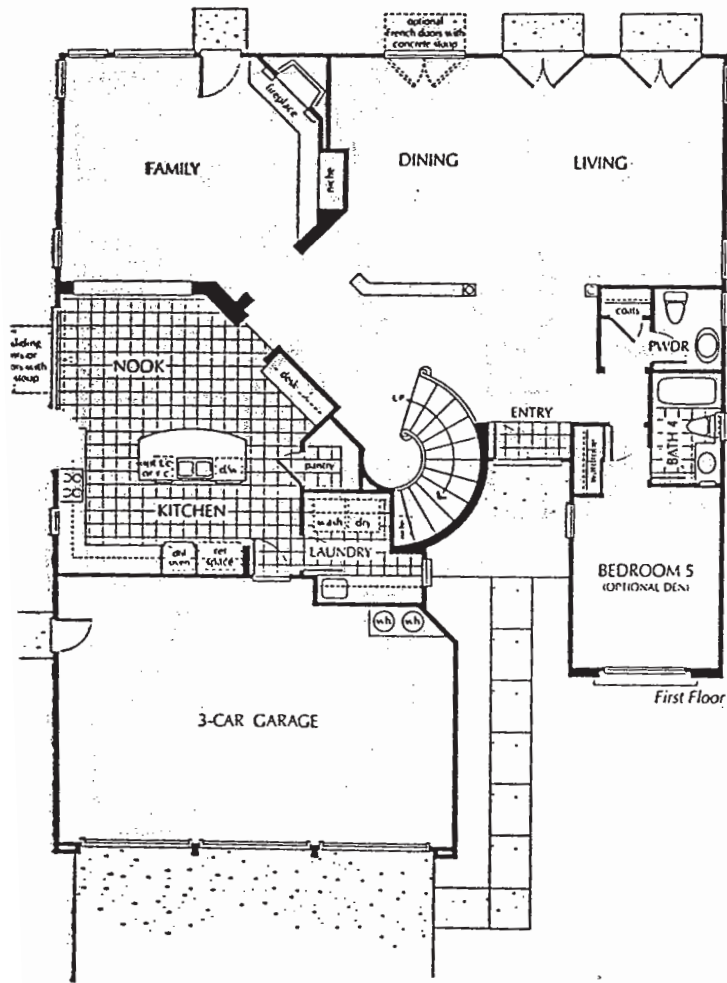
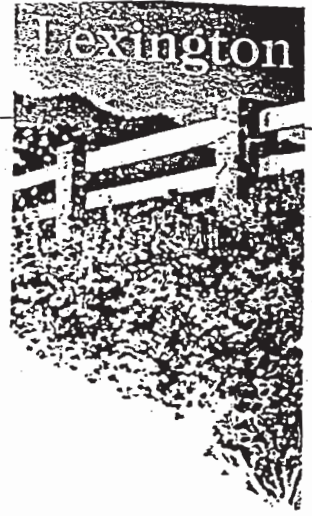


Residence Two

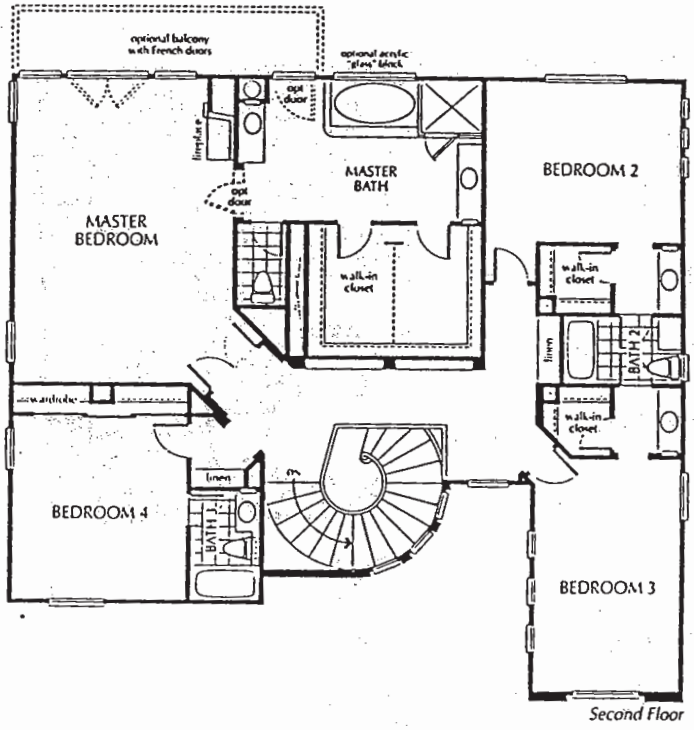
Model/Standard: Residence 2CR

5 Bedrooms • 4 1/2 Baths • 3-Car Garage

3,847 Square Feet
(Approximately)

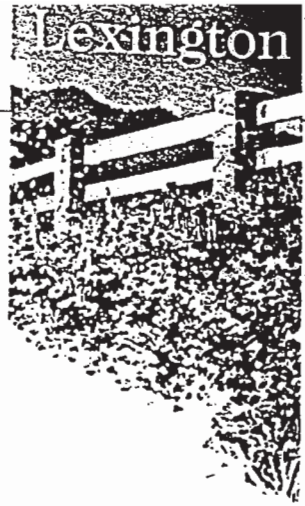


First Floor



Second Floor

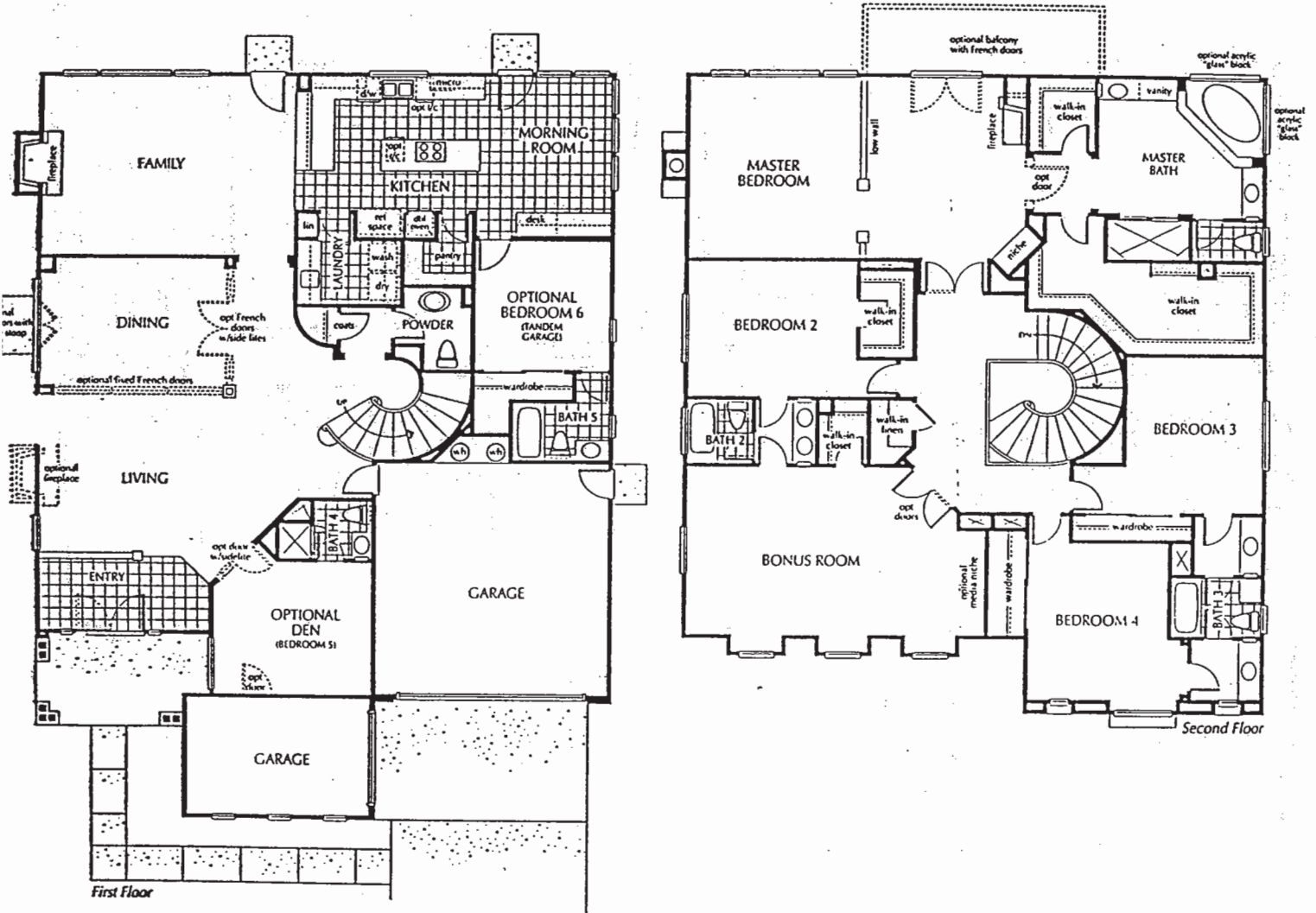
Residence Three



Model: Residence 3A

6 Bedrooms and Bonus Room • 5 1/2 Baths • 4-Car Tandem Garage
(Optional Den and Bedroom 6 shown)

4,670 Square Feet
(Approximately)

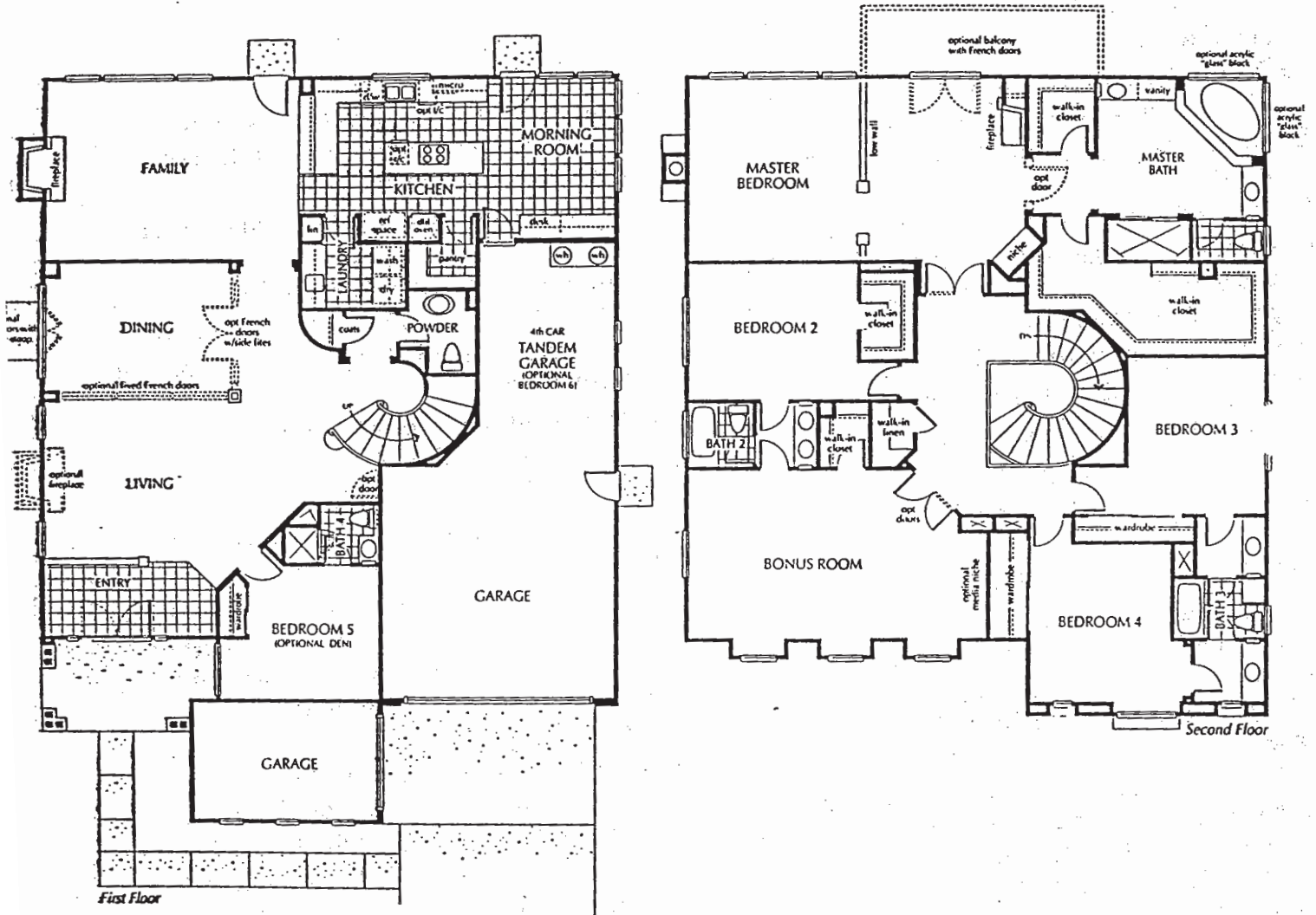


Residence Three

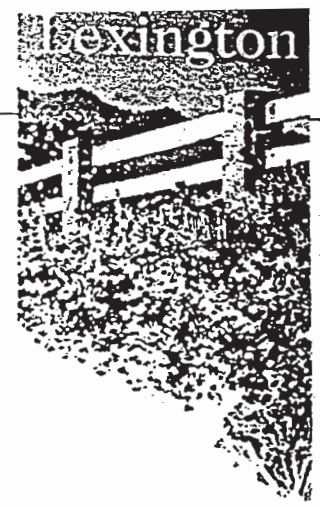
Standard: Residence 3

5 Bedrooms and Bonus Room • 4 1/2 Baths • 4-Car Tandem Garage

4,433 Square Feet
(Approximately)



Features



THE IMPRESSIVE EXTERIOR

- Traditional architecture - some exteriors accented with brick, wood siding or stone and wrought-iron details
- Classic porticos at all entrances; some elevations feature courtyards
- Solid maple painted entry doors by International Wood Products® — style varies per elevation
- Decorative Baldwin® front door hardware with polished brass 'Lifetime' finish
- Architecturally specified exterior color palette
- Concrete Spanish-style and flat roof tiles
- Three-car garage with metal sectional roll-up garage doors with glass panels and automatic garage door opener with two controls
- Side- and rear-yard wood fencing
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- Exterior barbecue gas outlet
- Porte Cochere carport — Residence 1

GRACIOUS LIVING AREAS

- Formal entry with choice of 12" x 12" ceramic tile or traditional wood flooring
- Plush carpeting over pad in choice of designer colors — see floor plans for specific areas
- Wood-burning fireplaces with glass doors featuring decorative wood fireplace surround and ceramic tile face and hearth in the Family Room — ceramic tile in choice of selected colors
- Dramatic 10' ceilings and elegant interior architectural details
- Wood jamb liners and Colonial casing in Living Room and Dining Room windows
- Traditional polished brass chandelier and architecturally specified recessed lighting
- Polished brass oval knob interior door hardware

- Single-lite French doors and sliding tempered glass doors (per residence) to private outside areas
- Decorative raised-panel Colonist® interior-passage doors
- Elegant custom-detailed staircase with extra deep skirting and maple or oak handrail
- Decorative Colonial style door casings and baseboards
- Wood clad paneled columns — Residences 2 & 3
- Powder Room with traditional pedestal lavatory by Kohler® — Residences 2 & 3
- Large wardrobe or walk-in closet with mirrored doors in secondary bedrooms
- Hand-set four-inch ceramic tile vanity top with decorator selected hardware and custom white matte cabinetry in secondary baths
- Separate interior Laundry Room with cultured marble counter top, large laundry sink and white matte cabinetry
- Walk-in linen closet — Residences 1 & 3
- Programmable electronic thermostat by Honeywell® for controlled Carrier® forced-air heating
- Decora® wide rocker light switches and electrical outlets by Leviton®
- Prepared for air conditioning
- Prewired for ceiling fan — Family Room, Bonus Room, Hobby Room, Den and all bedrooms

(continued on back)

FEATURES *(continued)*

- RG6 cable TV in all bedrooms
- Prewired with high speed Category 5 ISDN-compatible phone lines and jacks
- Smoke detectors with warning buzzer and battery back-up
- 220V electric and gas service for clothes dryer
- Dimmer light switch in Dining Room

YOUR TECHNOLOGY FEATURES

- Communications hub for future home network possibilities
- Prewired with high speed Category 5 wire and RG6 cable throughout home
- Information outlet in Family Room featuring two phone jacks and two coaxial cable outlets for connecting to the information super highway
- Additional 100 amp subpanel for future electrical needs

THE GOURMET KITCHEN

- Hand-set eight-inch ceramic tile counter tops
- Custom raised panel cabinetry in choice of two finishes: natural maple or high-gloss white
- Kohler® cast-iron high-low sink with white Delta® gourmet pull-out spray faucet
- Quality vinyl flooring by Congoleum® in choice of designer colors
- General Electric® appliances including Profile® 5-burner cooktop and double ovens—convection upper and thermal lower and built-in microwave. Residence 3 includes downdraft cooktop.
- General Electric® Quiet Power Plus® dishwasher
- All appliances in choice of white or black finish.
- Convenient center island in all kitchens
- Spacious walk-in pantry

- Under cabinet task and recessed lighting
- Prewired for telephone and TV
- Built-in desk to match Kitchen cabinetry

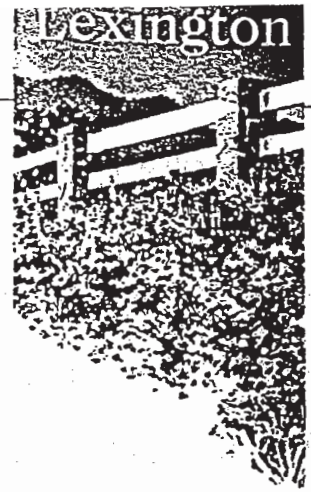
THE ELEGANT MASTER BEDROOM SUITE

- Spacious Master Bedroom Suite designed to include private sitting and dressing areas, and walk-in closets with mirrored doors and Closetmaid® wire shelving
- Lustrous hand-set six-inch ceramic tile and decorative Delta® polished brass plumbing hardware with brilliance 'Lifetime' finish in the Master Bath
- Compartmentalized Master Bath with his and her adult-height vanities and large Kohler® sinks
- White matte finish custom cabinetry with polished brass knobs
- Kohler® elegant soaking tub and separate walk-in shower with ceramic tile surrounds and clear safety glass enclosure
- Gas fireplace with electronic ignition start, with ceramic tile face and hearth in choice of selected colors
- Water saver toilets by Kohler®

FOR YOUR SAFETY AND COMFORT

- Weather-stripping on exterior doors
- Two-50 gallon energy saving water heaters with quick recovery
- Programmable electronic thermostats by Honeywell®
- Glass fireplace doors
- Milgard® wood clad dual-glazed front elevation windows and Milgard® vinyl dual-glazed windows in balance of house
- Recirculating Grundfos® water heater pump

Options



THE ALTERNATIVES*

- Upgraded carpet and pad
- Upgraded hard surface flooring
- Dual-zone air-conditioning by Carrier®
- Security system
- Video entry security system
- Channel Plus® security system
- Intercom
- Central vacuum
- Living Room fireplace with wood mantle and marble tile face and hearth — Residences 1 & 3
- Choice of designer selected upgraded Dining Room chandelier
- State-of-the-art home theater and/or music system including big screen television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Raised panel Colonist® closet doors in secondary bedrooms
- Surge protector for entire home
- Communications package for home network including two dedicated Category 5 telephone lines, dual video inputs and quad electrical outlet
- Interior and exterior single-lite French doors in selected locations
- Recessed and track lighting in various locations
- Ceiling fans with or without light kit in choice of finishes
- Decorator selected 4" x 4" colored ceramic tile or accent liners in choice of selected colors in secondary baths
- Tub enclosures for secondary bathrooms with choice of clear or obscure glass
- Front entry oak door and sidelites with leaded-glass inserts
- Automatic garage door opener for two-car garage door
- Decorative wrought iron gate at Residence 1 Porte Cochere

- Additional phone, cable TV, and electrical outlets
- Dimmer switch to replace any existing light switch
- Garage storage cabinets
- Stair rail with wrought-iron pickets and maple or oak handrail in choice of finishes
- Freezer outlet in garage
- Additional weatherproof exterior electrical outlet
- Crown molding in Living Room, Dining Room, Den and Master Bedroom
- Ledger stone fireplace face and hearth with maple mantel in choice of finishes in Family Room — Residence 2
- Window jamb liners and casing in Family Room and Master Bedroom
- Pool table light in Family Room or Bonus Room
- Deluxe white matte finish built-in closet system for Master Bedroom closet by Closetmaid®
- Quiet Zone® acoustic management insulation by Owens Corning®

THE KITCHEN POSSIBILITIES*

- Granite slab or tile, Corian® or ceramic tile with accent liners on Kitchen counter top in choice of selected colors (as shown in models)
- General Electric® trash compactor
- Imperial® vent hood with cabinet panel face

(continued on back)

OPTIONS *(continued)*

- General Electric® washer and dryer (super-size capacity)
- General Electric® Profile® refrigerator in stainless steel finish
- General Electric® Monogram® built-in style refrigerator in choice of white or black finish with cabinet panels
- Viking® stainless steel finish appliance package including double ovens, cooktop, vent hood and dishwasher
- Viking® stainless steel finish refrigerator
- Viking® warming drawer
- Raised-panel cabinetry in choice of mocha, merlot or dark fruitwood finished maple, limed-finished oak, or moss green or faux champagne finished maple
- Glass front inserts for upper Kitchen cabinetry in specified locations
- Instant hot water dispenser in Kitchen by ISE®
- Recycling center cabinet
- Pull-out shelves under cooktop — Residences 1 & 2
- Dutch door to exterior — Residence 1

THE MASTER BEDROOM SUITE SELECTIONS*

- Decorator selected color tiles, marble and granite tile or ceramic tile with accent liners in the Master Bath, in selected colors (as shown in models)
- Master Bath with cabinetry in choice of honey maple, mocha, merlot and dark fruitwood finished maple, limed-finished oak, moss green or faux champagne
- Spa jets in Kohler® bath tub
- Delta® hand-held shower in Master Bath tub
- Door between Master Bedroom and Master Bath
- Master Bedroom balcony with Dex-o-tex® decking and single-lite French doors at selected lots
- Acrylic "glass" block in bath areas
- Raised panel Colonist® doors at closet

CUSTOMIZE BY ROOM*

- Residence 1 — Bedroom 5 or Optional Den 3rd car garage or Optional Hobby Room
- Residence 2 — Bedroom 5 or Optional Den
- Residence 3 — Bedroom 5 or Optional Den 4th car tandem or Optional Bedroom 6

*Available at additional cost and subject to construction cutoff dates

IMPORTANT NOTES FOR FEATURES & 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 "Features" or as shown on the floor plans. Some options may not be available after construction cut-off 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 in Pardee homes. We reserve the right to substitute manufacturers and make other changes. Certain items included in our homes are warranted by the individual manufacturer 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 optional items.

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. All square footage is approximate. Renderings are artist's conception. AZ 5314 November 1997

State-of-the-Art Communications Technology



Communications technology is changing rapidly, and San Diego is leading the way with the infrastructure necessary for the future. Pardee is giving Lexington homeowners ready access to the new technology now available in San Diego with highly advanced wiring packages in every home.

Lexington homes are built to satisfy the communications and entertainment needs of today's most sophisticated homeowners. Moreover, the technology in these homes is so ahead of the times it will accommodate services not yet introduced. For example, the cutting-edge wiring in Lexington homes allows families to network their computers and peripherals, share videos from separate rooms, receive satellite and cable TV service simultaneously and telecommute with speed and clarity.

STANDARD FEATURES

The standard features of Lexington's communications packages are anything but standard:

Every Family Room and every Bedroom is equipped with two high-speed Category 5 wires that handle digital as well as analog communication.

Using two wires in each room allows Lexington residents to network their home and or subscribe to the new digital services available.

Every Family Room and every Bedroom is also wired with two coaxial cables. Having two cables makes it possible to receive current and future services coming in over cable lines while networking entertainment options within the home.

Every Family Room includes an *Information Outlet* (two Category 5 telephone lines, dual video inputs and fourplex electrical outlets), which provide access to sophisticated information and entertainment options including:

- video by phone
- video movies and games on demand

- closed-circuit television (useful for security)
- satellite distribution (without having to give up standard cable service)

At the heart of every home is a *Communications Hub* that pulls all the technology and capabilities together. This hub, discreetly housed in the coat closet, provides easy and convenient access for current and future networking needs. Many of the optional features described below connect at this central place.

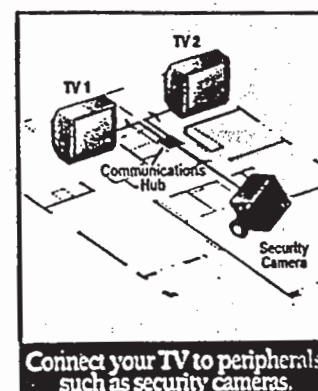
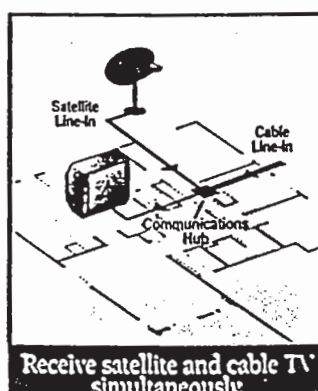
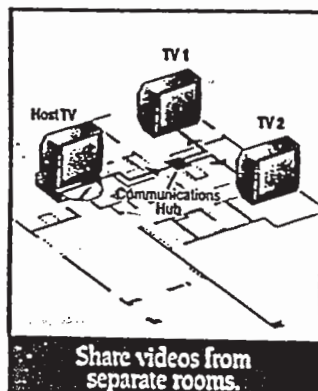
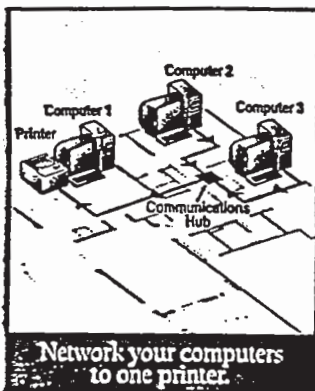
OPTIONAL FEATURES

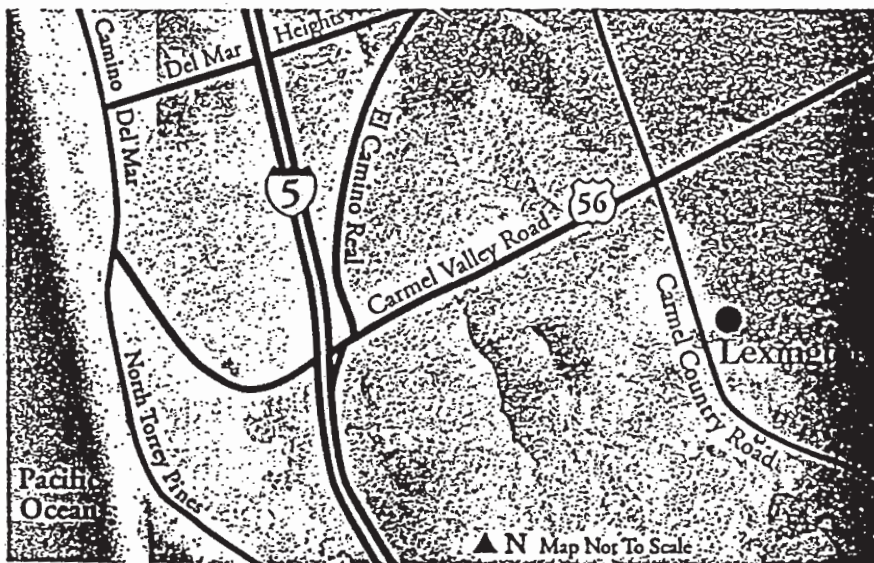
You may also choose to equip your home with these other communication and entertainment features demonstrated in the Residence 3:

- Additional *Information Outlets* (see above) for each of the Bedrooms
- Dual Category 5 phone jacks in every Bedroom
- Dual coaxial cable outlets in every Bedroom
- State-of-the-art home theater and/or music systems, including big screen television, laser disc player, receiver and built-in Klipsch® speakers (as displayed in models)
- Security camera
- Surge protector for entire home
- Channel Plus® modulator
- The Allied Telesyn® eight-port data hub

NETWORK YOUR HOME

Here are some examples of how you and your family might take advantage of Lexington's sophisticated communications capabilities. (Remember, Pardee has put the wiring in place, you may require additional hardware to activate certain applications and services.)





From I-5, take Carmel Valley Road east, which becomes Highway 56. Follow 56 east to Carmel Country Road and go right (south). Follow Carmel Country Road up the hill and turn left on Clover Hurst Way. Follow signs to models.

Lexington

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For more information, call 1-888-4-PARDEE or shop our web site at www.pardee-homes.com.



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