

Mirasol

7431 Rancho Cabrillo Trail, San Diego, Ca 92127

Phone: (858) 756-5433 Fax: (858) 756-5721

MIRASOL NEIGHBORHOOD FACT SHEET

DISTINCTIVE COMMUNITY CHARACTER

Pardee Homes is pleased to introduce its beautiful Mirasol neighborhood. Mirasol offers privacy and architectural authenticity in a gated enclave adjacent to Santaluz. Mirasol is conveniently close to shopping, recreation and schools.

QUALITY CRAFTED HOMES

Masterfully crafted one and two-story plans will offer from approximately 3140 up to 5118 square feet of living space, with up to 4 bedrooms, 4-1/2 baths and 3 to 4 bay garages. The single story Plan 1 features an Optional Casita Suite and Plan 3 features an optional Guest Suite with an additional 5th bath. And, like every new home Pardee builds, the homes at Mirasol will incorporate significant energy efficiencies, earning the prestigious ENERGY STAR® designation.

PERSONAL TOUCHES

In addition to providing superlative standard features, homes at Mirasol can be personalized to suit your individual lifestyle. Assisted by a professional options consultant at our Design Center, you can see all the possibilities and make selections from an abundance of optional amenities.

EDUCATIONAL VALUES

The Poway Unified School District ranks amongst San Diego's finest. Mirasol children are currently slated to attend Adobe Bluffs Elementary School, Black Mountain Middle School and Mt. Carmel High School. A new, state-of-the-art elementary school is planned nearby, and Mirasol is also close to excellent private schools.

Attendance boundaries are established by the District and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the Poway Unified School District at (858) 679-2570-or visit their website at: powayusd.com

BEAUTIFUL COMMUNITY SPACES

The common areas will be maintained by the Mirasol Homeowners Association and residents of Mirasol will automatically become members of the association with initial monthly dues of approximately \$270 and \$228 a month at build out.

NEIGHBORHOOD PHASES

As envisioned, Mirasol will consist of 52 homes, to be constructed in six phases. First phase move-ins are anticipated for early summer 2004.

TAXES & MELLO-ROOS

The estimated combined tax rate and Mello-Roos is based on the best available information at this time and it is approximately 1.9%.

For more information, please call (888) 4PARDEE, or visit our website: pardeehomes.com.

Note: all information is subject to change (2/15/04)



Residence One

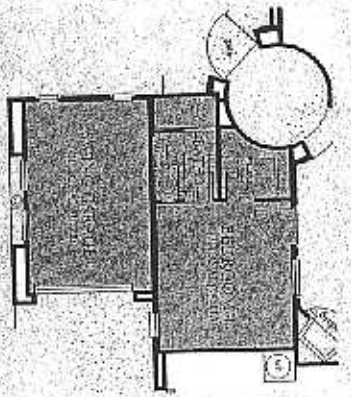
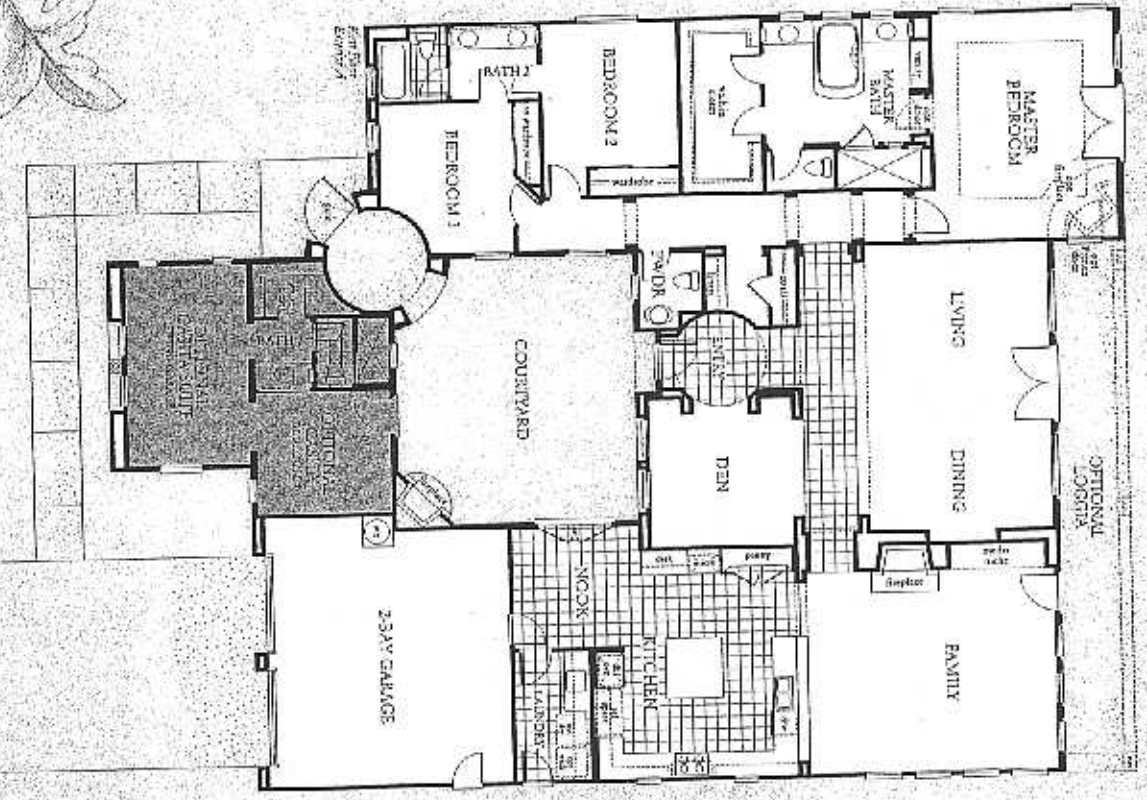
Model: Exterior A

- Single-Story
 - 3 Bedrooms
 - Den
 - Casita Suite
 - 3 1/2 Baths
 - 2-Bay Garage
 - 3,321 sq. ft. (approx.)
- (Optional Casita Suite shown at Bedroom 4 and Swing Garage)

- Standard:**
- Exteriors A, B and C
 - 4 Bedrooms
 - Den
 - 3 1/2 Baths
 - 2-Bay + Swing Garage
 - 3,140 sq. ft. (approx.)

PRELIMINARY

Orange



Standard

Floor plans subject to change. For floor plan options, see sales representation.

Residence Two

Model: Exterior C

- Two-Story
- 4 Bedrooms
- Den
- Loft
- 3 1/2 Baths
- 4-Bay Tandem Garage
- 3,972 sq. ft. (approx.)

(Optional 4-Bay Tandem Garage shown)

Standard:

- Exterior A, B and C
- 4 Bedrooms
- Den
- Loft
- 3 1/2 Baths
- 3-Bay Tandem Garage
- 3,972 sq. ft. (approx.)

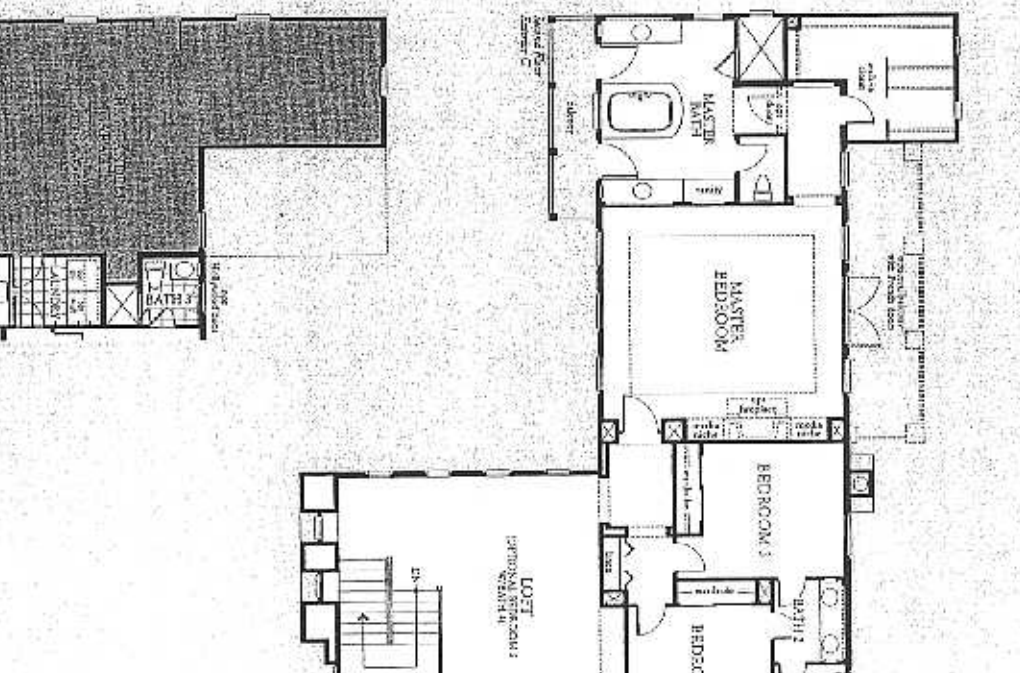
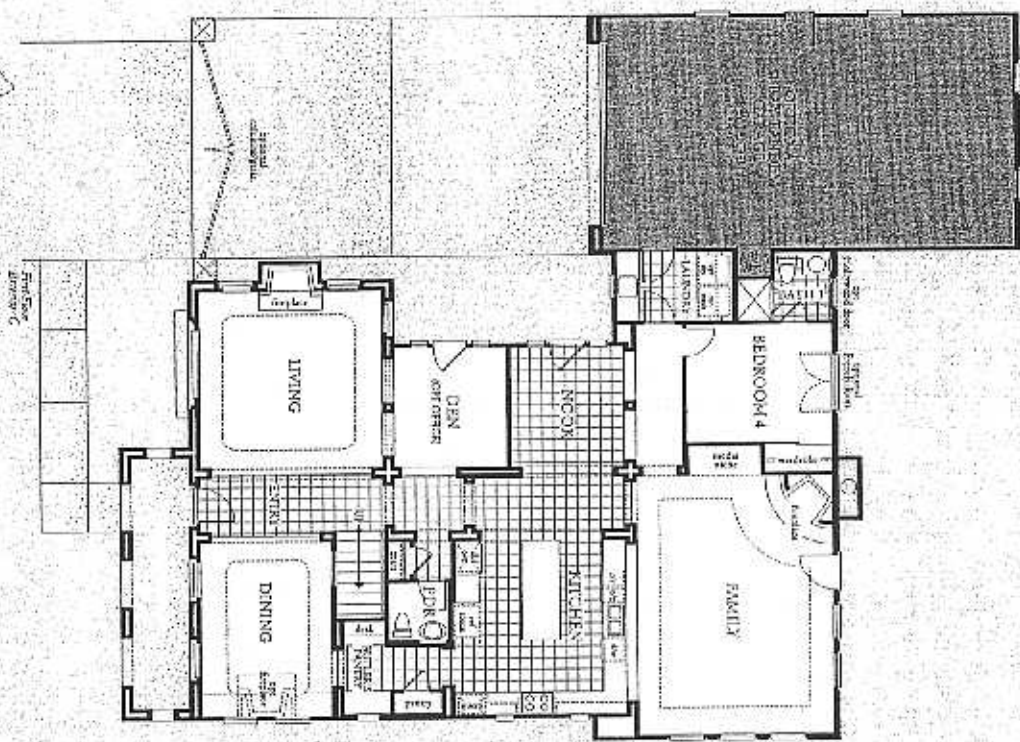
Available only up to 5 Bedrooms
with 4-Bay Tandem Garage



PRELIMINARY



Change for the better.™ John Deere® 234*



Standard

Floor plans subject to change. For floor plan options, see sales representation.

Residence Three S

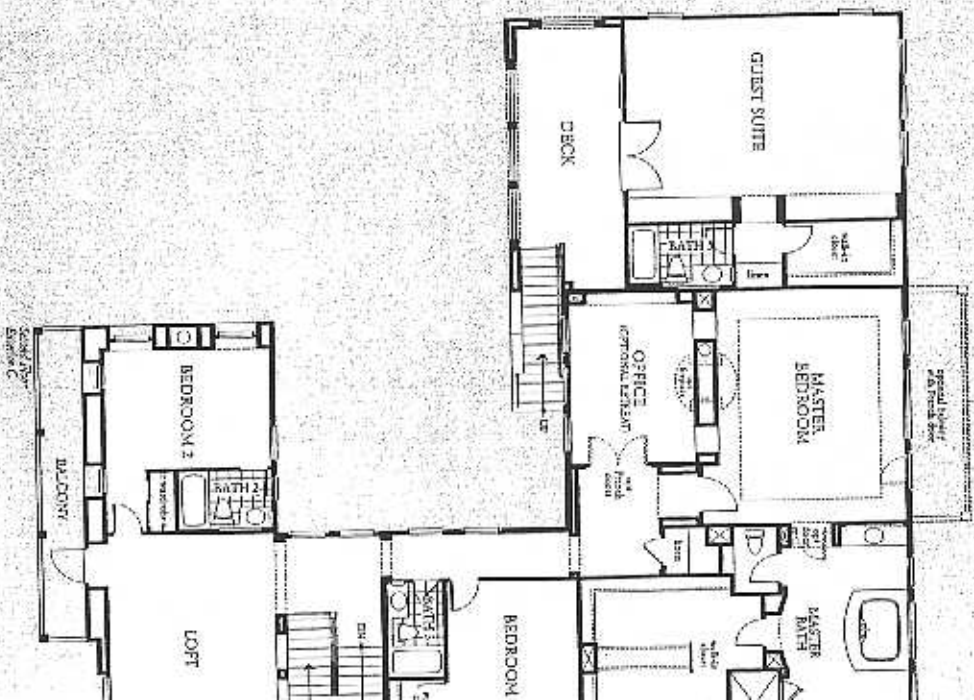
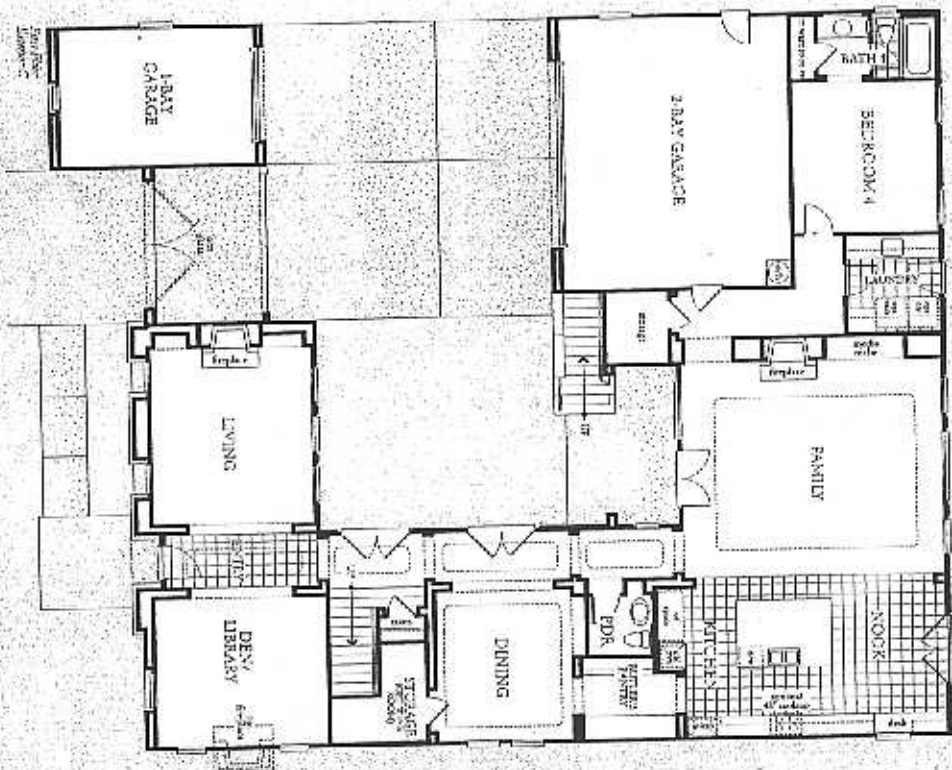
Model: Exterior CS

- Two-Story
- 4 Bedrooms
- Den/Library
- Office
- Loft
- Guest Suite
- 4 1/2 Baths
- 3-Bay Garage
- 5,118 sq. ft. (approx.)

Guest Suite is only available on select exteriors

Standard:

- 4 Bedrooms
 - Den/Library
 - Office
 - Loft
 - Guest Suite
 - 4 1/2 Baths
 - 3-Bay Garage
 - 5,148 sq. ft. (approx.)
- Exterior CS and CS
5,148 sq. ft. (approx.)
- Available with Opened Walk
Rear at Office



PRELIMINARY



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Residence Three

Exterior C - Not Modeled

- Two-Story
- 4 Bedrooms
- Den/Library
- Office
- Loft
- 4 1/2 Baths
- 3-Bay Garage
- 4,542 sq. ft. (approx.)

Standard:

- 4 Bedrooms
- Den/Library
- Office
- Loft
- 4 1/2 Baths
- 3-Bay Garage

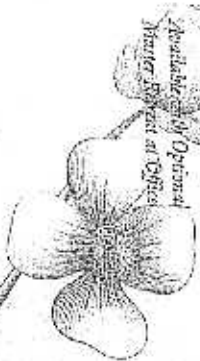
Exterior A:

4,572 sq. ft. (approx.)

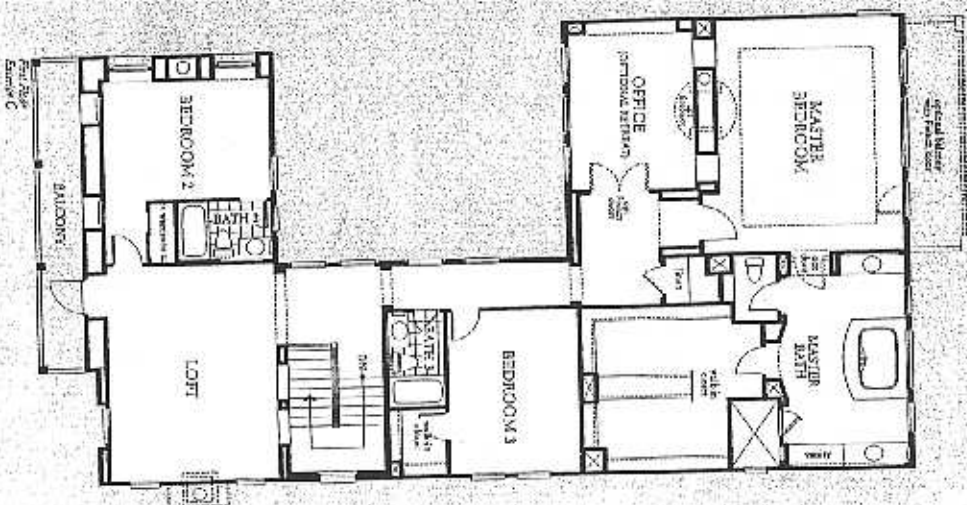
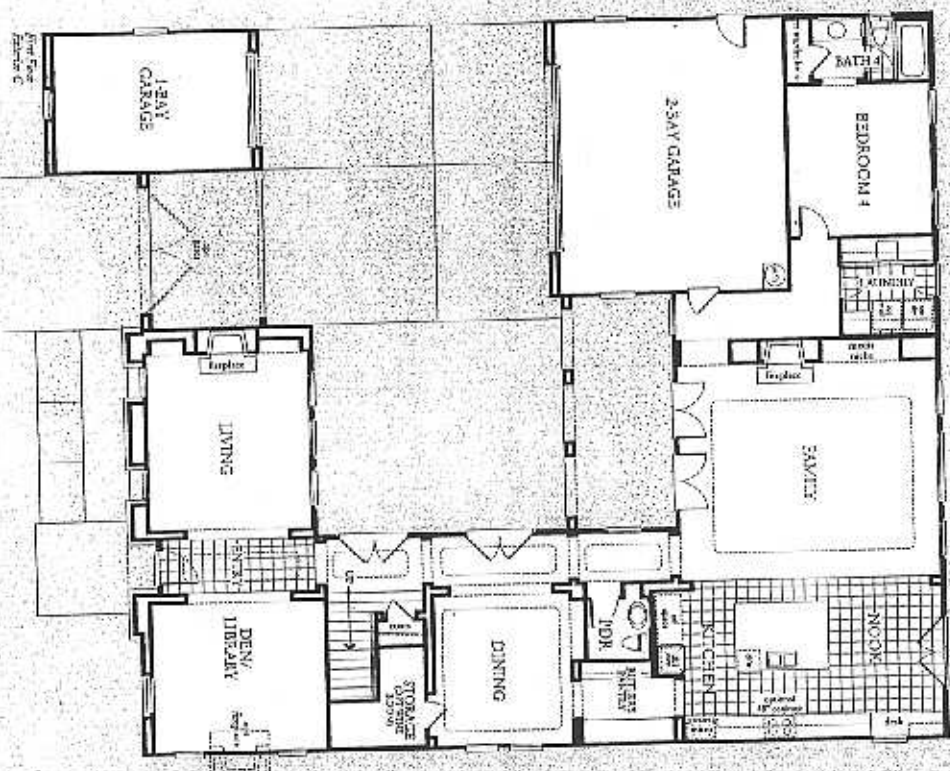
Exterior B and C:

4,542 sq. ft. (approx.)

Available: w/ Optional
Master Bedroom at Option



PRELIMINARY



These plans subject to change. For floor plan options, see sales representative.