



Sales Information Center

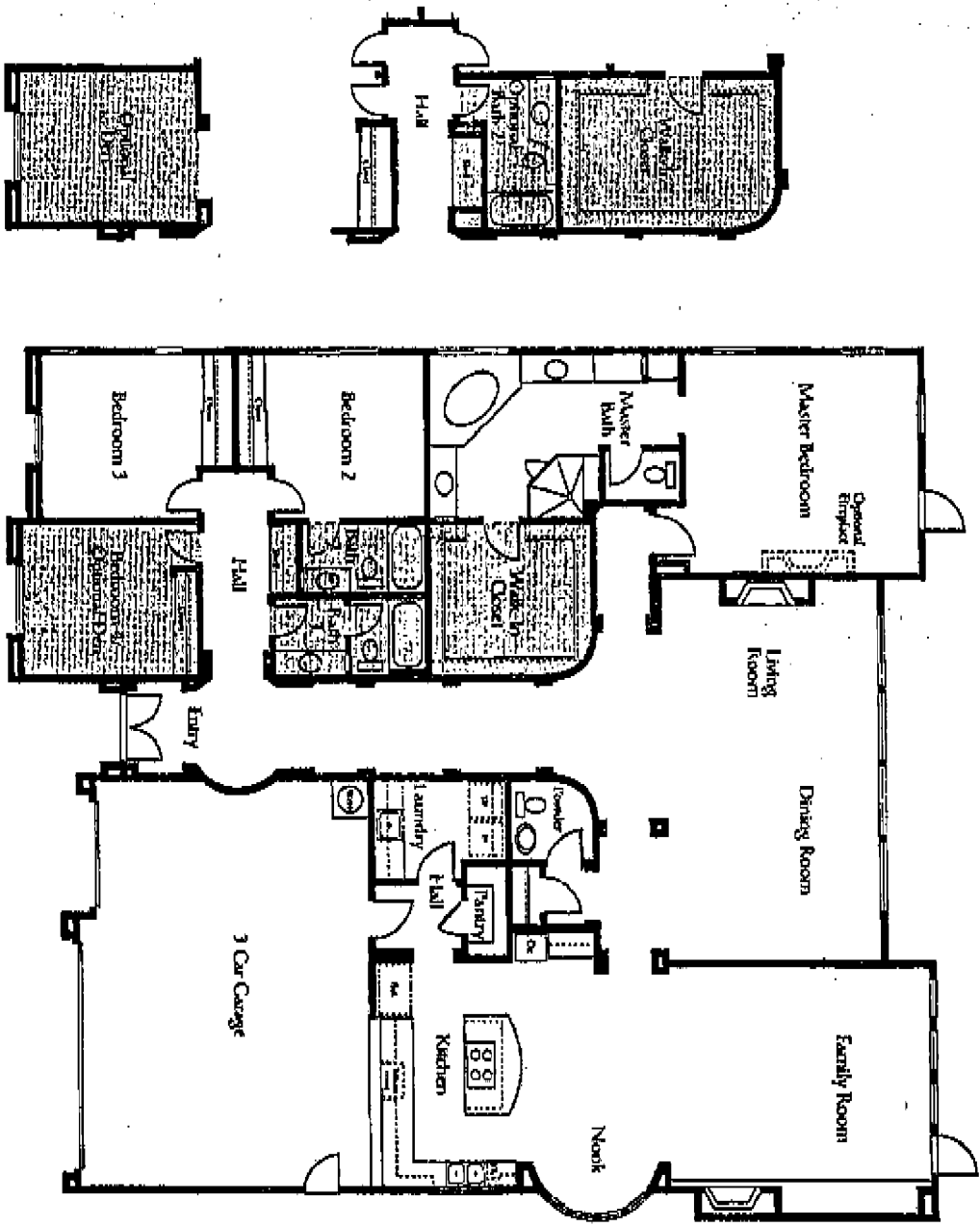
10607 Edenouks

San Diego, CA 92131

(619) 693-8600

Introduction

Distinguished by groves of graceful eucalyptus trees and a serene ambiance, Scripps Ranch has long been regarded as one of San Diego County's most desirable places to live. Lushly landscaped parks, scenic walking trails and well-maintained playing fields provide an incomparable environment for residents. Attractive residences with manicured lawns reflect a sense of community pride. Here on a secluded ridge offering magnificent sweeping views of the nearby valley, Brehm Builders is creating a truly outstanding neighborhood in prestigious old Scripps Ranch. You will find superbly crafted homes offering expansive living areas and appointments of uncommon luxury and detail. You can individualize your home at The Arbors by selecting from a wide array of options designed to meet your family's requirements and lifestyle. The Arbors at Scripps Ranch. Where dreams and reality meet.



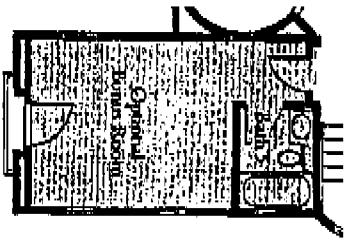
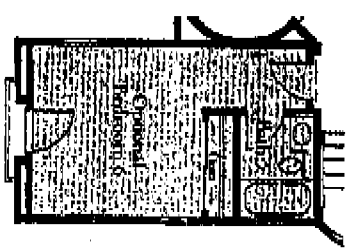
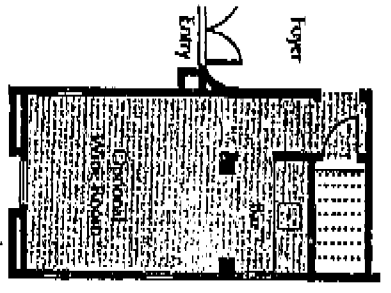
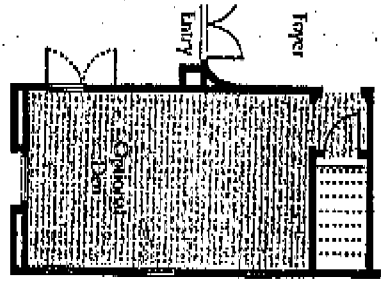
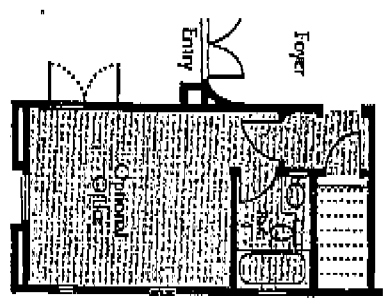
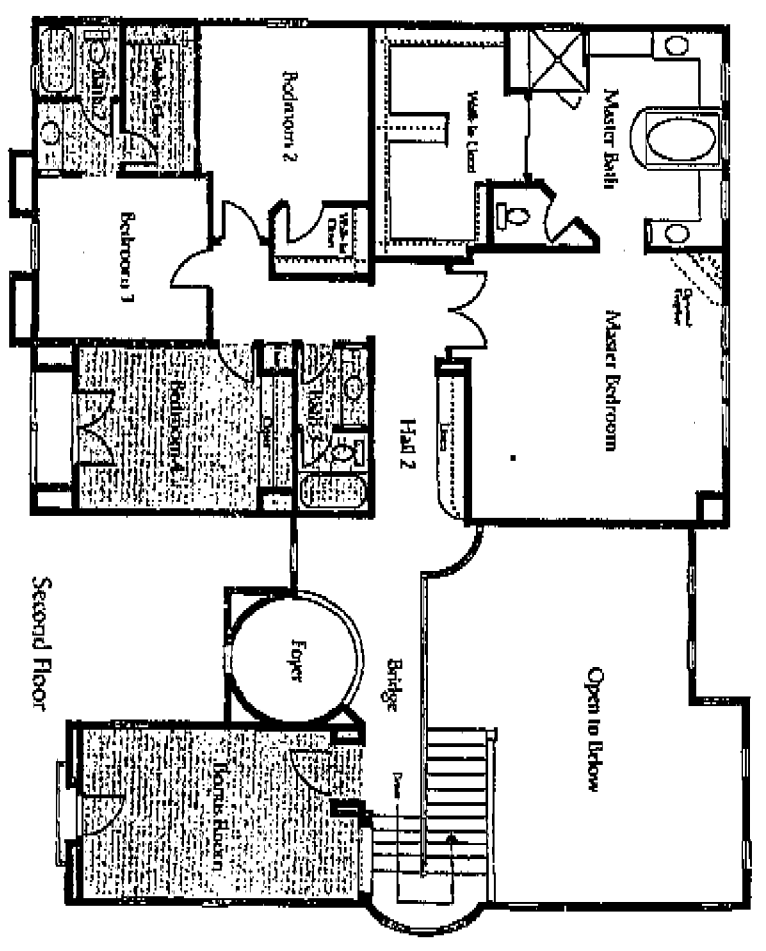
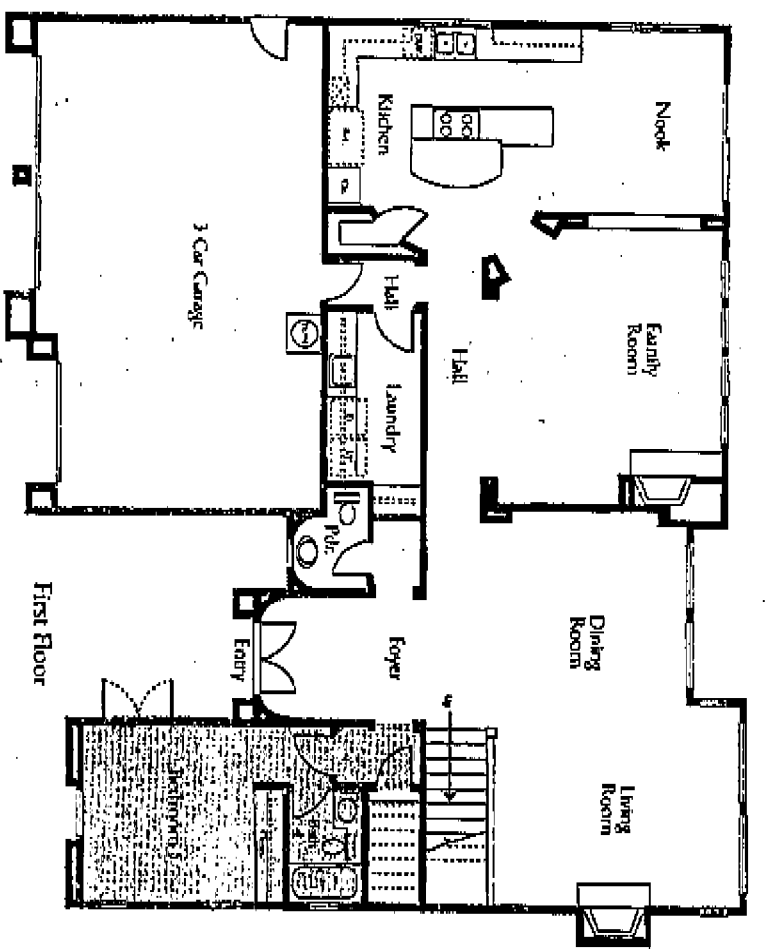
Preliminary Floor Plans
 In an effort to comprehensively improve our products, Andler Builders reserves the right to change floor plans, specifications and prices without notice or obligation. 4/07

The ARBORs

at Scripps Ranch

Residence 1

2,995 SQ FT, 3 - 4 BEDROOMS WITH 2 1/2 - 3 1/2 BATHS



The ARBORES
of *Seville* GRASS

Residence 3

3,670 - 3,905 SQ FT, 5 - 6 BEDROOMS WITH 4 1/2 - 5 1/2 BATHS

Preliminary Floor Plans
In an effort to continually improve our products, Dream Builders reserves the right to change floor plans, specifications and prices without notice or obligation. ©1997



The Outstanding Appointments

The Distinctive Exteriors

- Outstanding architectural elevations graced with ambiance of yesteryear
- Richly blended exterior color palettes highlighted with country stone or limestone accents
- Concrete tile roof professionally blended to complement the hues of the exterior palette
- Three-car garage featuring metal sectional roll-up doors
- Garage door opener with four-button controller
- Fully finished garage with drywall and texture finish
- Dramatic eight-foot sand-blasted panel entry doors
- Elegant oil-rubbed bronze entry hardware with deadlocking latch

The Luxurious Living Areas

- Formal foyer entries with ceramic tile flooring
- Gracefully designed custom staircases accented with oak-finished handrails and built-in step lights in selected plans
- Plus carpeting throughout major living areas, available in designer colors
- Wood-burning fireplaces with pre-cast facades in living room and family room
- Elegant living areas with dramatic use of vinyl windows and voluminous ceilings
- Attractive powder rooms with pedestal sink and widespread faucets
- Distinctive raised panel interior doors
- Radius corner wall detailing in selected locations
- White Decora light switches
- Designer art niches in select locations
- Convenient interior laundry room with utility sink and storage cabinet
- Large secondary bedrooms with spacious wardrobe closets; selected plans feature adjoining baths
- Elegant secondary baths with attractive oak-finished cabinetry, hand-set ceramic tile vanity tops, decorator-selected plumbing fixtures and full-width vanity mirror.

The Gourmet Kitchen

- Hand-set ceramic tile countertops with backsplash
- Three compartment sink with one-piece chrome and white faucet and pull-out spray
- Detailed natural oak-finished cabinets with adjustable shelving, roller drawers, hidden hinges and white-lined interiors
- Gourmet center islands for cooking, preparation and casual dining
- Kitchen Aid gourmet appliances include:
 - Sleek, tempered-glass built in cook-top with five sealed gas burners
 - Self-cleaning electric double oven with convection upper
 - Whisper-quiet multi-cycle dishwasher
 - Built-in microwave oven
- Refrigerator area pre-plumbed with recessed automatic icemaker hook-up
- Recessed decorator and under-cabinet fluorescent lighting
- Bright, sunny breakfast nook

The Exquisite Master Suite

- Elegant roman-style tub and separate shower with clear glass enclosure and ceramic-tile surround
- Hand-set ceramic tile countertops with double china basin and widespread faucets
- Private water closet area
- Expansive walk-in closet with ample storage space and shelf configuration

The Construction and Energy-

Saving Features

- Dual glazed windows for energy and sound benefits
- R-13 exterior wall insulation
- R-30 attic insulation
- Dual gas forced-air heating and central air conditioning systems, adjustable registers and programmable night set-back thermostats
- Smoke detectors in all bedrooms

- Copper interior water lines
- Gas log lighter valve at fireplaces in living and family rooms
- Water-saving plumbing fixtures: ultra low-flow water closets and low-flow shower heads
- 50-gallon or 75-gallon glass lined water heater

The Customizing Options

The Arbors at Scripps Ranch offers many fine customizing opportunities. We invite you to indulge your individual desire and envision your new home with luxury and quality custom features. To list just a sample of the endless opportunities:

- Optional custom room features per selected plans include: home office/den, exercise room, additional secondary bedrooms, retreat/sitting room, wine room and bonus room
- A complete line of professional-style gourmet cooking equipment and refrigeration line from Viking
- Undercounter Wine Captain from U-Line
- Sound surround home entertainment system
- Designer tiles, granite and Corian to personalize your countertop, roman tub and shower
- Built-in cabinetry and media centers

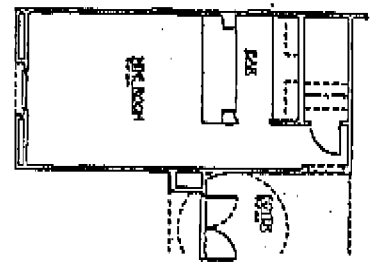
Our design experts are available to assist you in your selections. Please see your sales consultant for details.

The Scripps Ranch Community

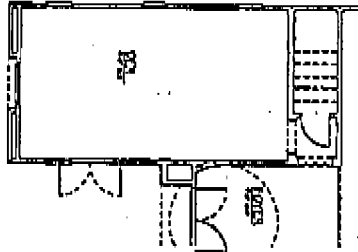
- Jerabek Elementary School
- Wangenheim Middle School
- Scripps Ranch High School
- Scripps-Miramar Ranch Library
- Miramar Lake

Brahm Builders reserves the right to incorporate modifications and changes to plan design, specifications, materials, features, prices, parking, fencing and plot plan without prior notice. Production home dimensions and window sizes and locations may vary from model homes, but are in substantial conformance with plans. Some options may not be available depending on the stage of construction. Features may vary depending on floor plan, architectural design, location and elevation. All square footages are approximate. Please see your sales representative for details.

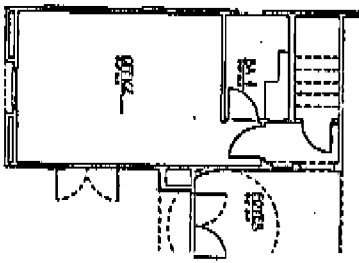




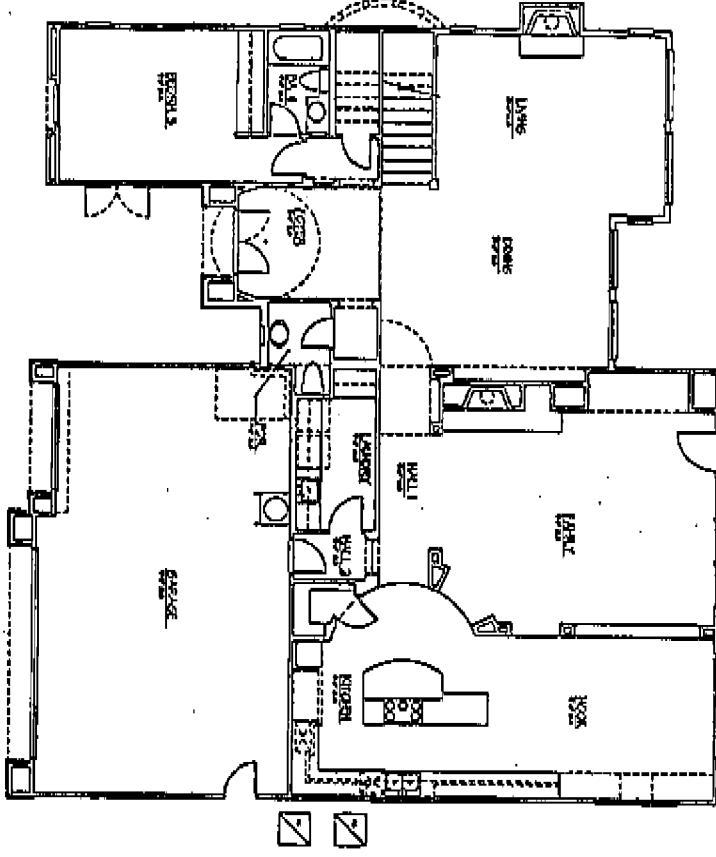
FLOOR PLAN OPTION 3 RESIDENCE 5



DEN OPTION 3 RESIDENCE 5



OFFICE OPTION 3 RESIDENCE 5



FIRST FLOOR PLAN

RESIDENCE FOUR

THE ARBORS AT SCRIPPS RANCH

TOT. 4355 sq ft

AREA CALCULATION

THIRD FLOOR	2190 SQ. FT.
SECOND FLOOR	1675 SQ. FT.
TOTAL LIVING	4095 SQ. FT.
GARAGE	450 SQ. FT.



NOTES

1. SEE GENERAL NOTES ON SHEET 01.
2. SEE GENERAL NOTES ON SHEET 02.
3. SEE GENERAL NOTES ON SHEET 03.
4. SEE GENERAL NOTES ON SHEET 04.
5. SEE GENERAL NOTES ON SHEET 05.
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9. SEE GENERAL NOTES ON SHEET 09.
10. SEE GENERAL NOTES ON SHEET 10.

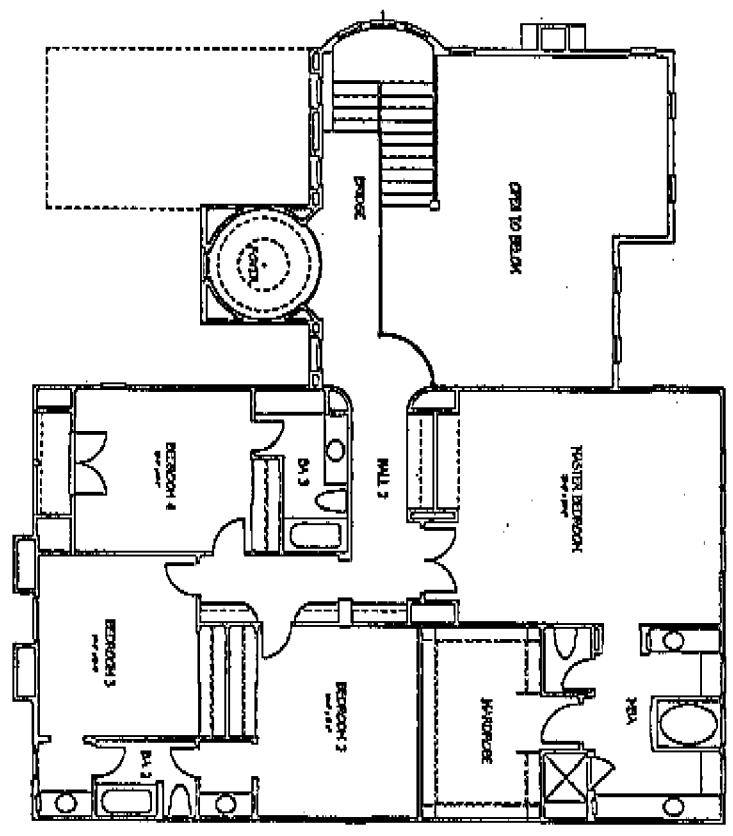
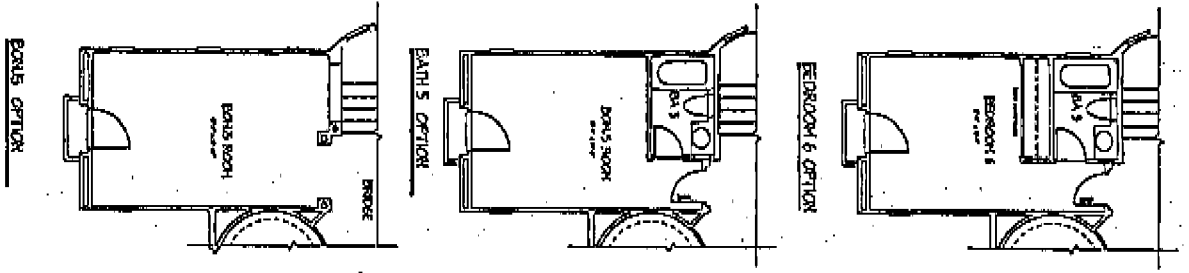
FLOOR PLAN NOTES

ROBERT HIDEY ARCHITECTS

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Primary In an effort to continuously improve our product
FOR PLANS Barkin Builders reserves the right to change floor plans,
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SECOND FLOOR PLAN
 1/4" = 1'-0"
 1/8" = 1'-0"

THE ARBORS
 AT SKIPPERS RANCH
RESIDENCE FOUR

AREA CALCULATION

FIRST FLOOR	3700 SQ. FT.
SECOND FLOOR	1400 SQ. FT.
TOTAL LIVING	4200 SQ. FT.
3 CAR GARAGE	475 SQ. FT.



These drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for the construction of the project or for any errors or omissions in the drawings. The client shall be responsible for obtaining all necessary permits and for the accuracy of the information provided. The architect shall not be responsible for any delays or cost overruns caused by the client or by third parties. The architect shall not be responsible for any damage to the property or for any personal injury or death. The architect shall not be responsible for any environmental impact or for any cultural resources. The architect shall not be responsible for any historical or archaeological resources. The architect shall not be responsible for any seismic hazard or for any geotechnical conditions. The architect shall not be responsible for any utility lines or for any other underground or overhead utilities. The architect shall not be responsible for any other conditions that may affect the project. The architect shall not be responsible for any other conditions that may affect the project.

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AREA CALCULATION

FIRST FLOOR	3700 SQ. FT.
SECOND FLOOR	1400 SQ. FT.
TOTAL LIVING	4200 SQ. FT.
3 CAR GARAGE	475 SQ. FT.

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