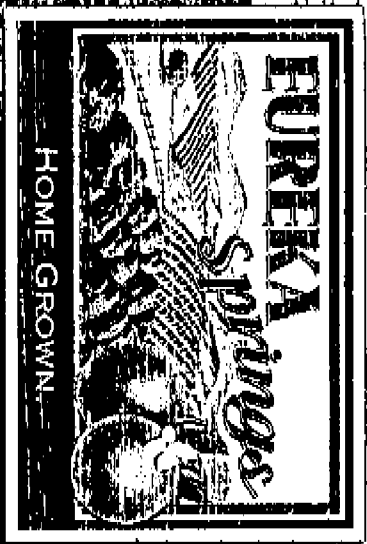


The GROVES



The Groves

PRELIMINARY FEATURES LIST

MAKING YOUR HOUSE A HOME

All the special things

- Flexible floorplans
- Ceramic tile entries
- Volume ceilings in selected areas
- Designer baseboards and door casings
- Panel Colonial interior doors
- 36" fireplace with pre-cast surround at great room or family room
- Painted handrails and Newell Posts
- Bullnose drywall corners
- Moen® chrome fixtures
- White Decora® light switches
- Designer selected light fixtures
- Wire shelf and pole closets
- Pre-wired for cable (RC6 Q) in family room and all bedrooms
- Pre-wired for telephone (CAT 5F) in kitchen and all bedrooms
- Interior laundry area
- 6" x 6" white ceramic tile with 6" backsplash at master bath
- Calured marble countertops with 4" backsplash in secondary baths
- Vinyl flooring at kitchen, laundry and bathrooms
- Schlage interior door hardware throughout
- Exhaust fan in all baths
- Lennox brand air conditioning unit (Dual system unit in Residence 3 & 4)

GOURMET KITCHENS

The heart of your home

- Beech recessed panel cabinetry in "mocha" finish
- Gourmet kitchen islands
- Granite countertops with a 6" backsplash in a choice of two pre-selected colors
- Whirlpool® white finish appliances
 - 4-burner gas cooktop with 36" hood
 - Built-in, microwave and self-cleaning oven combo
 - Multi-cycle Energy Star dishwasher
- Kohler white double sink with sound insulated garbage disposal
- Spacious breakfast nooks
- Plumbed for automatic ice maker
- Spacious pantries
- Recessed lighting

MASTER SUITE

Your private sanctuary

- Beech recessed panel cabinetry in "mocha" finish
- Spacious walk-in closets

MASTER SUITE CONTINUED

- Double china basins with Moen® chrome fixtures
- 6" x 6" white ceramic tile countertops and vanities
- Clear glass shower enclosures
- Compartmentalized water closet at master bath
- Separate tub and shower

ENERGY SAVING FEATURES

Helping you help the environment

- Dual glazed vinyl windows throughout
- Gas dryer stub out at laundry
- Fully insulated exterior walls and ceilings in living areas
- Forced air gas heating systems with flush-mounted programmable thermostat
- Energy efficient, 50 gallon glass lined gas water heater
- Water saving plumbing fixtures throughout
- Lennox A/C included

EXTERIORS

The details that make it yours

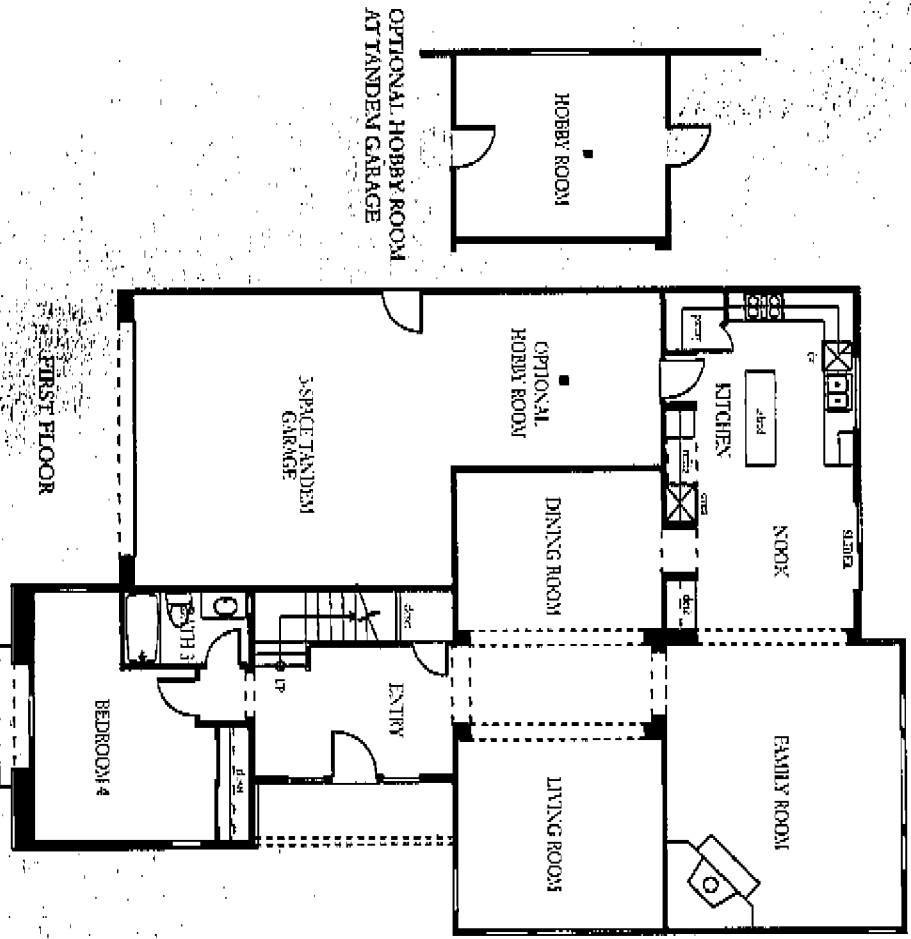
- A variety of distinctive exteriors
- Coordinated exterior color palette
- Long lasting concrete tile roofs
- Wood rear and side yard fencing
- Concrete driveways and walkways
- 2-3 space garages
- Home Team Pest Defense® system

CENTEX DESIGN CENTER OPPORTUNITIES

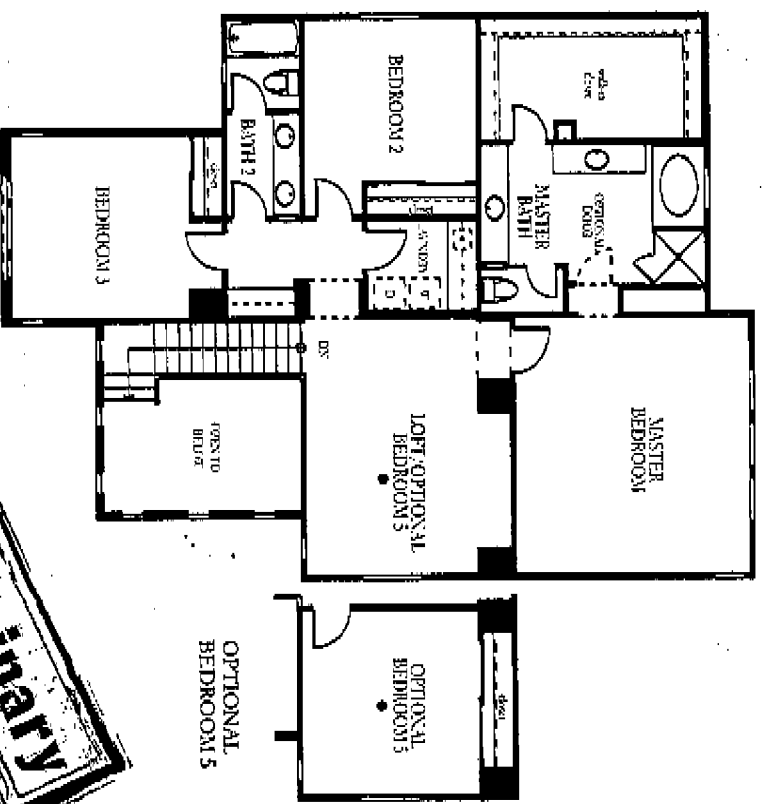
The Art of Personalization

Centex Homes - Southern California Coastal Division invites you to personalize your new home in an exciting variety of ways. Both your Sales Representative and our professional Design Counselors can present an inspiring array of personalized choices. From exciting room options to custom countertops from specialized cabinetry to a host of home electronics and pre-wiring packages, we do our utmost to provide an unmatched level of personalizing services to home buyers. Discover all of the opportunities offered through our Centex Design Center. See your sales representative for further details.

Buyer reserves the right to make changes including but not limited to floorplans, specifications, features price, fencing & plot plan without prior notice. Some options may not be available depending on the stage of construction. 8/23/06



FIRST FLOOR



SECOND FLOOR (AS MODELED)

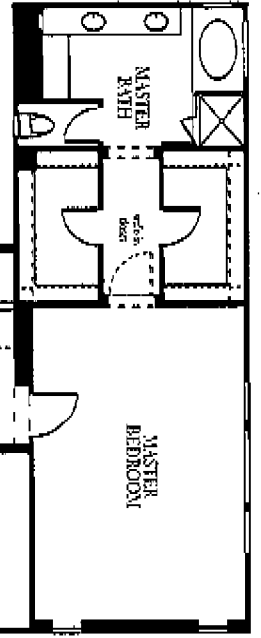
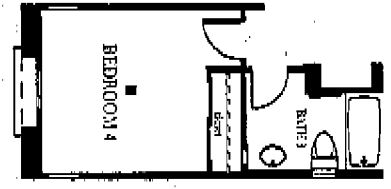
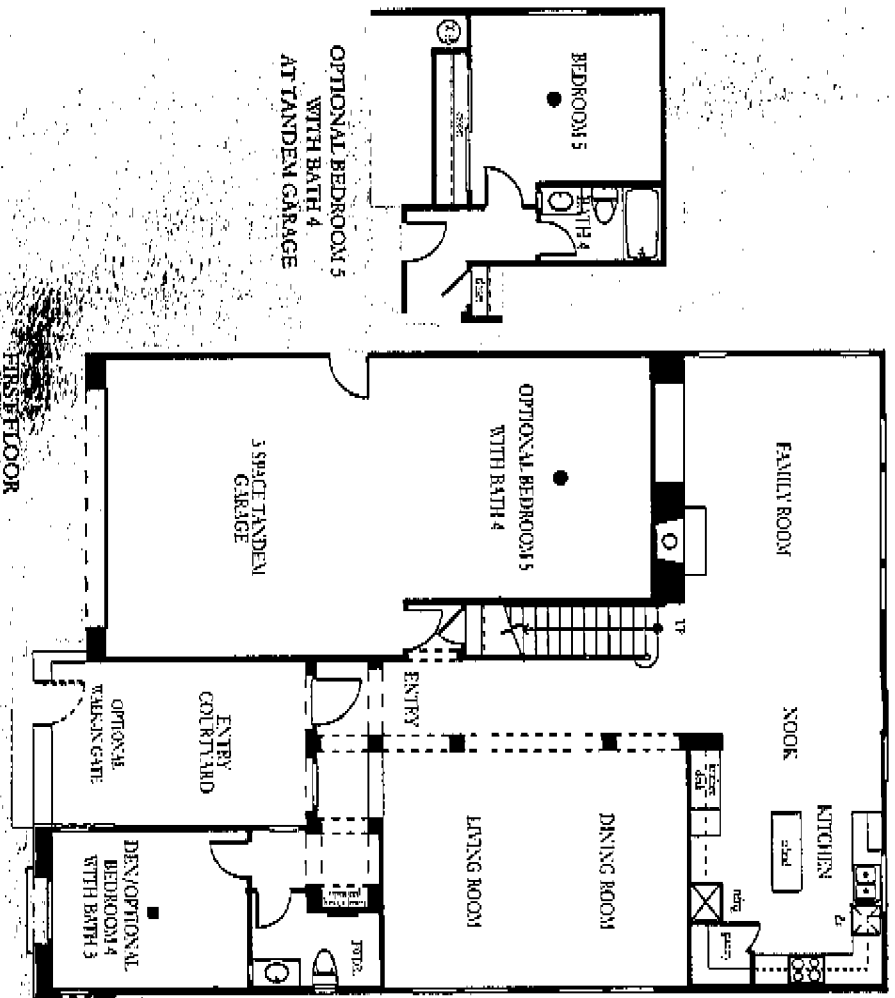
PLAN FOUR

THE GROVES RESIDENCE FOUR

- Two Story
- 2,970 sq. ft.
- 4 Bedrooms, 3 Bathrooms
- Loft
- 3-Space Tandem Garage
- Optional Bedroom 5 in lieu of Loft
- Optional Hobby Room at Tandem Garage



Prices and features are effective as of date of publication and subject to change without notice. Square footages are approximate. Broker must bring client into the sales center and register them on their first visit. Preliminary Brochure published August 2006.



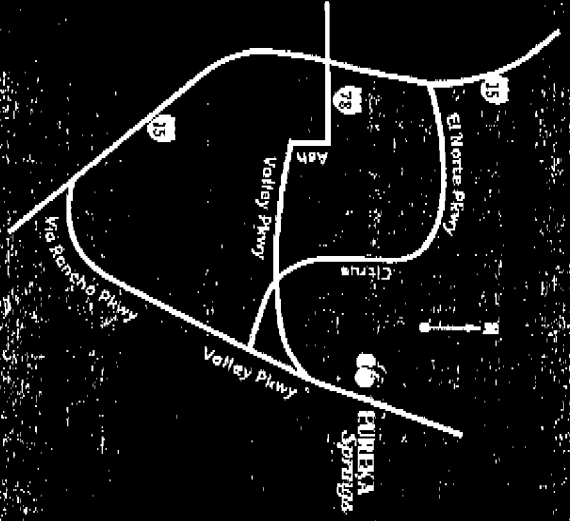
SECOND FLOOR

Preliminary

THE GROVES RESIDENCE THREE

- Two Story
- 2,765 sq. ft.
- 3 Bedrooms, 2 1/2 Bathrooms
- Den
- Entry Courtyard
- 3-Space Tandem Garage
- Optional Bedroom 4 w/Bath 3 at Den
- Optional Bedroom 5 w/Bath 4 at Tandem Garage

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