

# THE RANCH

## RESIDENCE ONE (Not Modeled)

Single Story or Two Story Home  
(Optional Flat Available)  
3,044 - 3,748 Square Feet  
3 to 4 Bedrooms, 3.5 to 4.5 Baths  
3 to 5 Car Garage

*Priced from \$552,990*

## RESIDENCE TWO

Single Story Home  
3,639 - 3,798 Square Feet  
3 to 4 Bedrooms, 3.5 Baths  
3 to 5 Car Garage

*Priced from \$639,990*

## RESIDENCE THREE

Two Story Home  
(Optional Flat Available)  
3,675 to 4,393 Square Feet  
4 to 6 Bedrooms, 4.5 to 5.5 Baths  
3 Car Garage

*Priced from \$604,990*

## RESIDENCE FOUR

Two Story Home  
(Optional Flat Available)  
4,421 - 4,957 Square Feet  
4 to 6 Bedrooms, 4.5 to 5.5 Baths  
3 to 4 Car Garage

*Priced from \$654,990*


## RESIDENCE FIVE

Two Story Home  
(Optional Flat Available)  
4,609 - 5,203 Square Feet  
4 to 7 Bedrooms, 4.5 to 5.5 Baths  
4 Car Garage

~~*Priced from \$689,990*~~  
*Temporarily Sold Out*  
*Until Next Phase*

- \* All Square Footages are approximate.
- \* All Prices, specifications and designs subject to change without prior notice.
- \* \$10,000 Deposit Required.
- \* Subject to Prior Sale

*Mary Chaparro, Sales Representative*  
*Lorraine Kratz, Sales Representative*  
(760) 944-7830

Approved:   
02/06/98

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# THE RANCH - FEATURES

## GOURMET KITCHENS

- ◆ FINE OAK FINISHED CABINETRY WITH WHITE INTERIORS
- ◆ GOURMET ISLANDS ON ALL PLANS
- ◆ CERAMIC TILE COUNTER TOPS WITH FULL TILE BACK SPLASH AT COOKTOP
- ◆ KITCHEN AID APPLIANCES
- ◆ GAS COOK TOP (GLASS) WITH MATCHING RANGE HOOD
- ◆ SELF-CLEANING DOUBLE OVEN WITH CONVECTION UPPER
- ◆ MULTI CYCLE DISHWASHER
- ◆ FULL SIZE BUILT-IN MICROWAVE
- ◆ SPACIOUS BREAKFAST NOOKS
- ◆ RECESSED LIGHTING
- ◆ MOEN EURO STYLE PULL-OUT SINGLE LEVER FAUCET
- ◆ HI-LOW CAST IRON/PORCELAIN SINK
- ◆ SOUND INSULATED GARBAGE DISPOSAL
- ◆ PLUMBED FOR AUTOMATIC ICE MAKER
- ◆ SPACIOUS PANTRIES
- ◆ UNDER CABINET TASK LIGHTING

## EXTERIORS

- ◆ DRAMATIC ENTRIES
- ◆ A VARIETY OF DISTINCTIVE EXTERIORS
- ◆ LONG-LASTING TILE ROOFS
- ◆ COORDINATED EXTERIOR COLOR PALATES
- ◆ 3 TO 4 CAR GARAGES WITH FULL DRYWALL INTERIOR
- ◆ SECTIONAL ROLL UP GARAGE DOORS WITH OPENERS
- ◆ GAS STUB OUT FOR OUTDOOR BARBEQUE
- ◆ POST-TENSIONED FOUNDATION SYSTEM
- ◆ DECORATIVE EXTERIOR LIGHTING
- ◆ FRONT PORCHES (SELECTED PLANS)
- ◆ RAIN GUTTERS IN SELECTED AREAS
- ◆ PRE-WIRED FOR CATV IN FAMILY ROOM AND ALL BEDROOMS

## ENERGY SAVING

- ◆ MILGARD VINYL FRAMED, DUAL GLAZED WINDOWS THROUGHOUT
- ◆ FULLY INSULATED EXTERIOR WALLS & CEILINGS
- ◆ DUAL ZONED GAS FORCED AIR HEATING WITH SETBACK THERMOSTATS
- ◆ HEAT SAVING GLASS FIREPLACE DOORS
- ◆ RECIRCULATING HOT WATER SYSTEM WITH TIMER
- ◆ 75 GALLON ENERGY EFFICIENT GAS WATER HEATERS
- ◆ WATER SAVING PLUMBING FIXTURES THROUGHOUT
- ◆ PRE-PLUMBED FOR SOLAR WATER HEATER

## INTERIORS

- ◆ CERAMIC TILE ENTRIES & KITCHENS
- ◆ VOLUME CEILING IN SELECTED AREAS
- ◆ OAK HANDRAILS, NEWED POSTS & TREAD ENDS
- ◆ FINE OAK FINISHED CABINETRY
- ◆ BULLNOSE CORNERS IN SELECTED AREAS
- ◆ POLISHED BRASS DOOR HARDWARE
- ◆ CHROME DOOR HARDWARE WITH MATCHING BATH FIXTURES AT BATHROOMS
- ◆ GENEROUS LINEN CLOSETS & STORAGE AREAS
- ◆ WOOD BURNING FIREPLACES WITH CUSTOM HEARTHES & MANTELS
- ◆ WHITE DECORA LIGHT SWITCHES
- ◆ DESIGNER SELECTED LIGHT FIXTURES
- ◆ INTERIOR LAUNDRY AREAS WITH SINK & STORAGE CABINETS

## MASTER SUITE

- ◆ SPACIOUS DOUBLE DOOR ENTRIES
- ◆ WALK-IN CLOSETS WITH ENAMELED INTERIORS
- ◆ MIRRORED WARDROBE DOORS - IN SELECTED PLANS
- ◆ DOUBLE CHINA BASINS WITH MOEN WIDESPREAD FIXTURES
- ◆ FULL CERAMIC TILED SHOWER & TUB SURROUNDS

# THE RANCH

## Lot and Usable Pad Areas

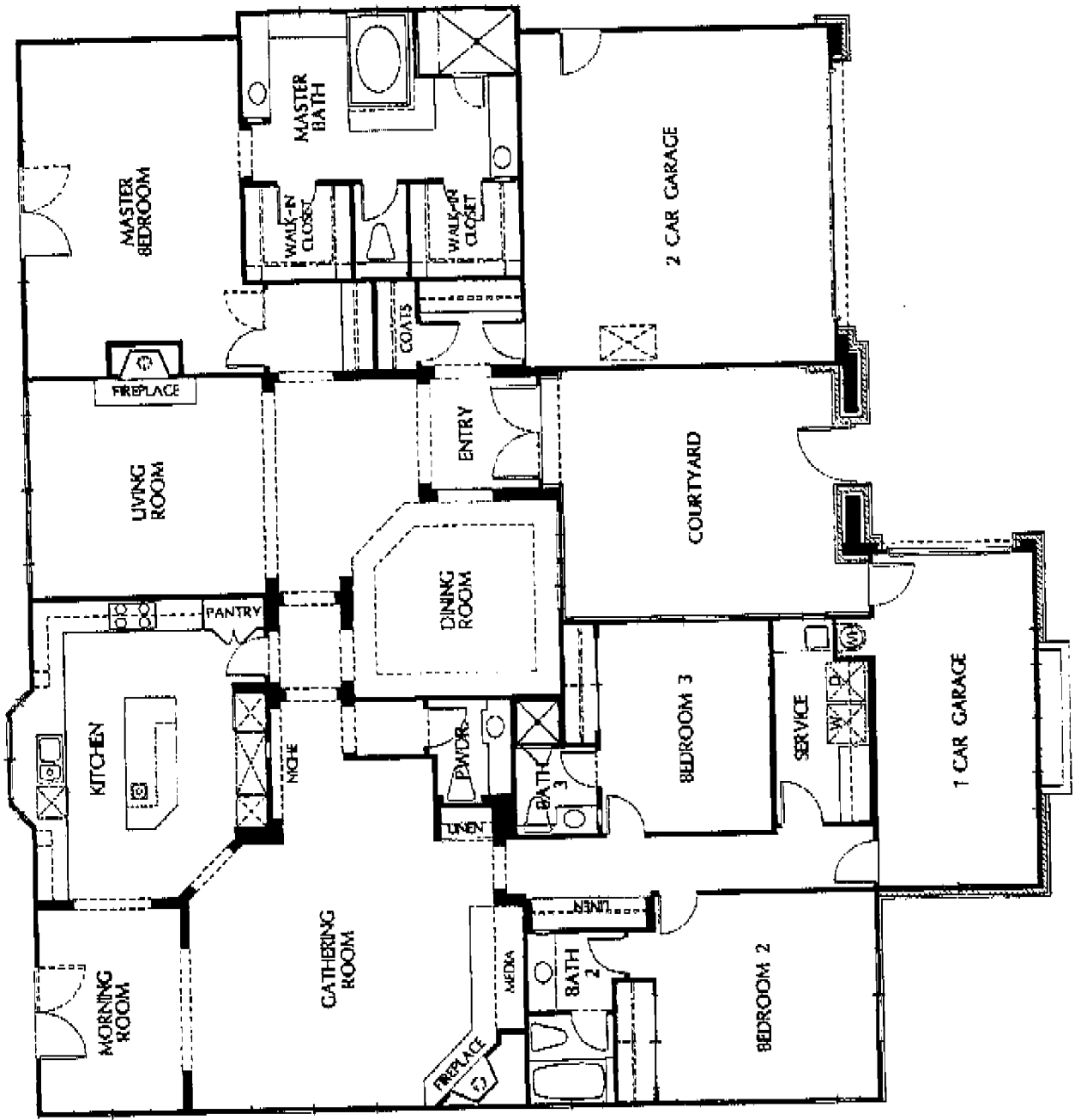
### Phase 8

Lot Number	Lot Areas (sf)	Usable pad Area (sf)
137	26,868	26,300
138	34,083	29,700
139	30,799	25,300
140	54,686	31,400
141	27,960	13,700
142	28,017	14,200
143	30,877	16,600
144	31,392	17,400
145	28,388	15,100
146	26,927	13,500

Lot Areas are calculated from the recorded map for Rancho Verde, Unit 2. Usable Pad Area was measured from the approved grading plans, and includes the area bounded by the front property line and the top, or toe, of the slope, or property line, or limits of grading on the sides and rear of the lot. Actual grading operations may have varied at these locations. Actual pad area may be more or less than shown above.

RESIDENCE ONE

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



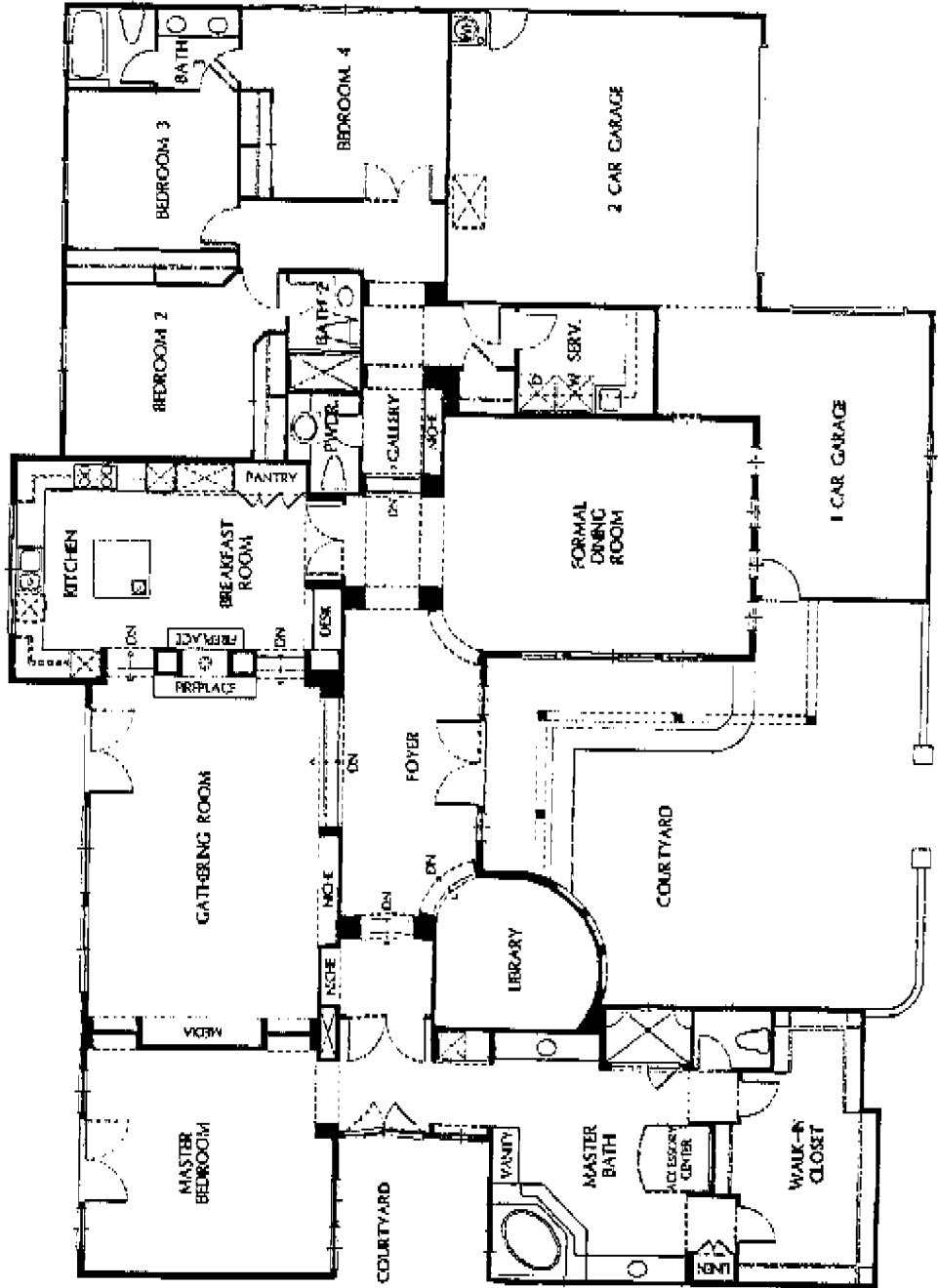
RESIDENCE TWO

# RESIDENCE TWO

## 3639-3749 SQ.FT, 4 BEDROOMS WITH 3 1/2

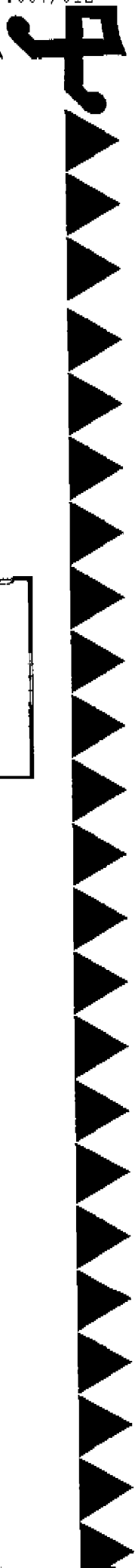
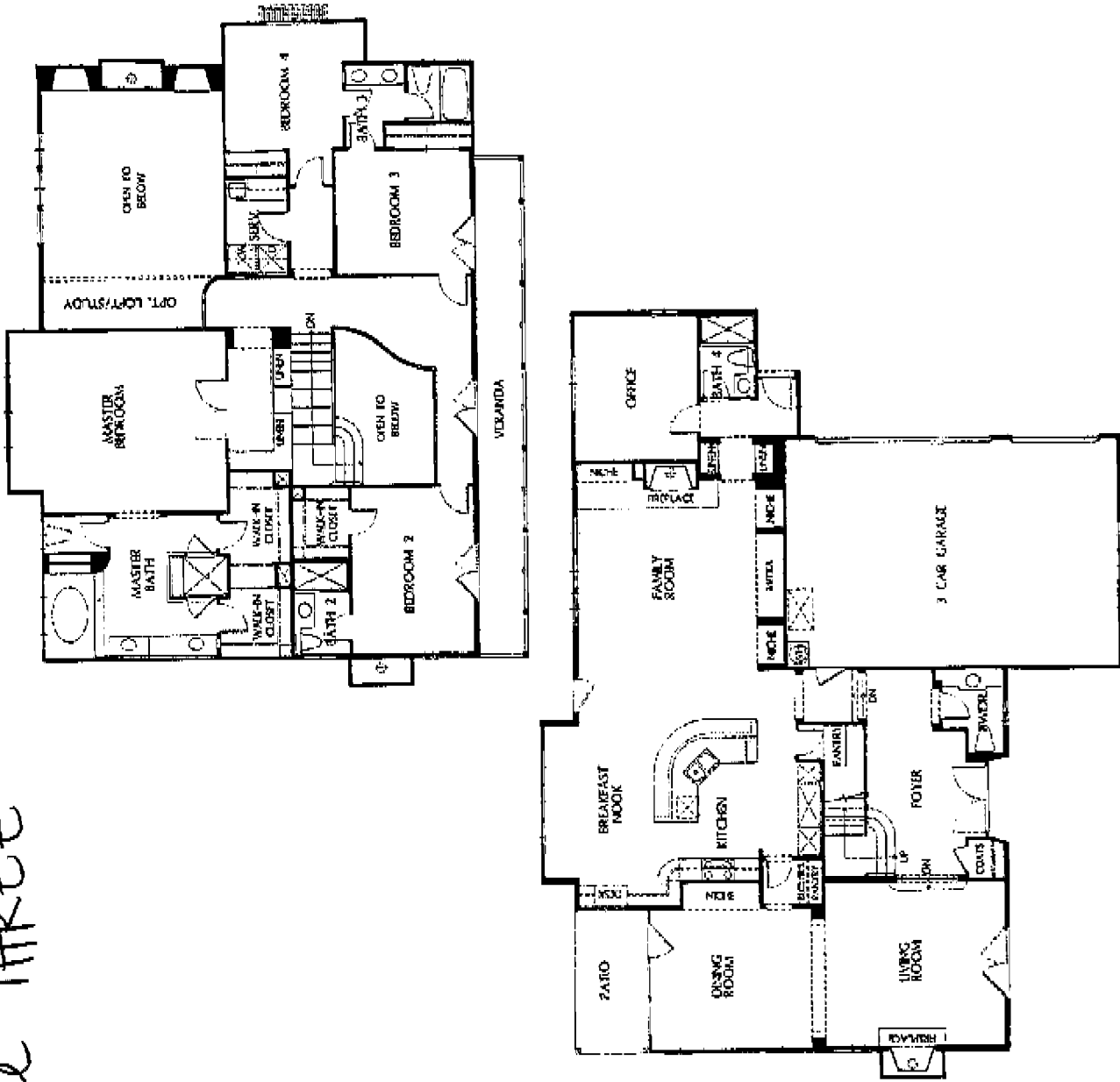


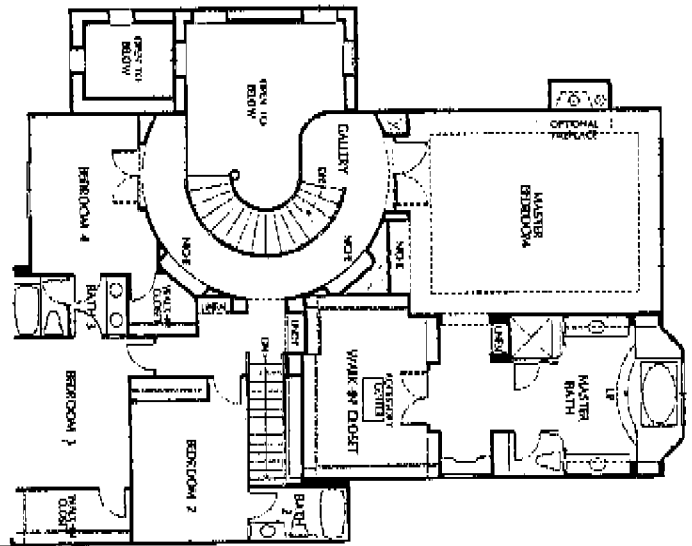
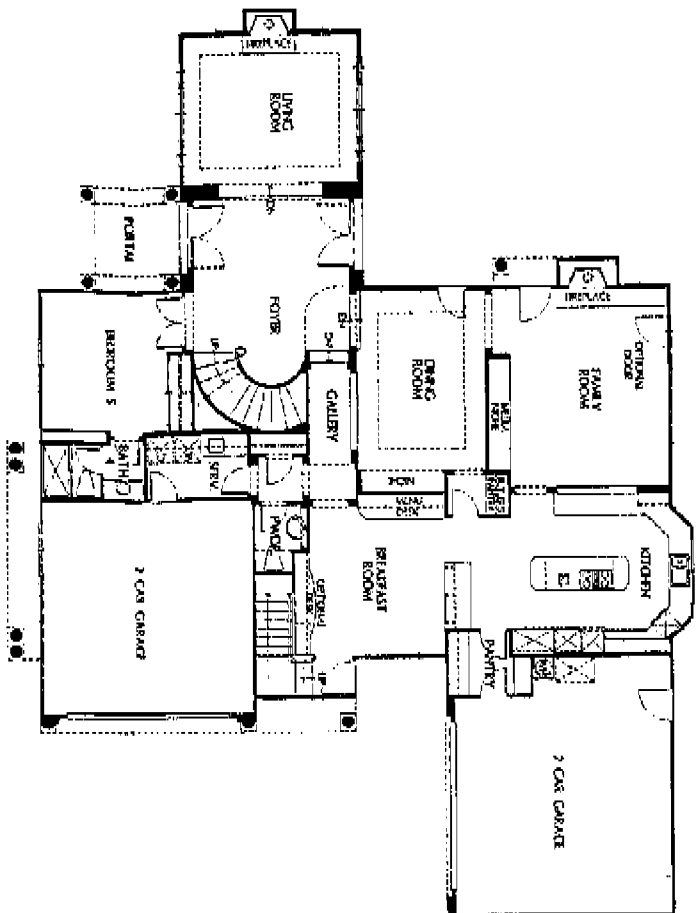
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# RESIDENCE THREE

Residence THREE





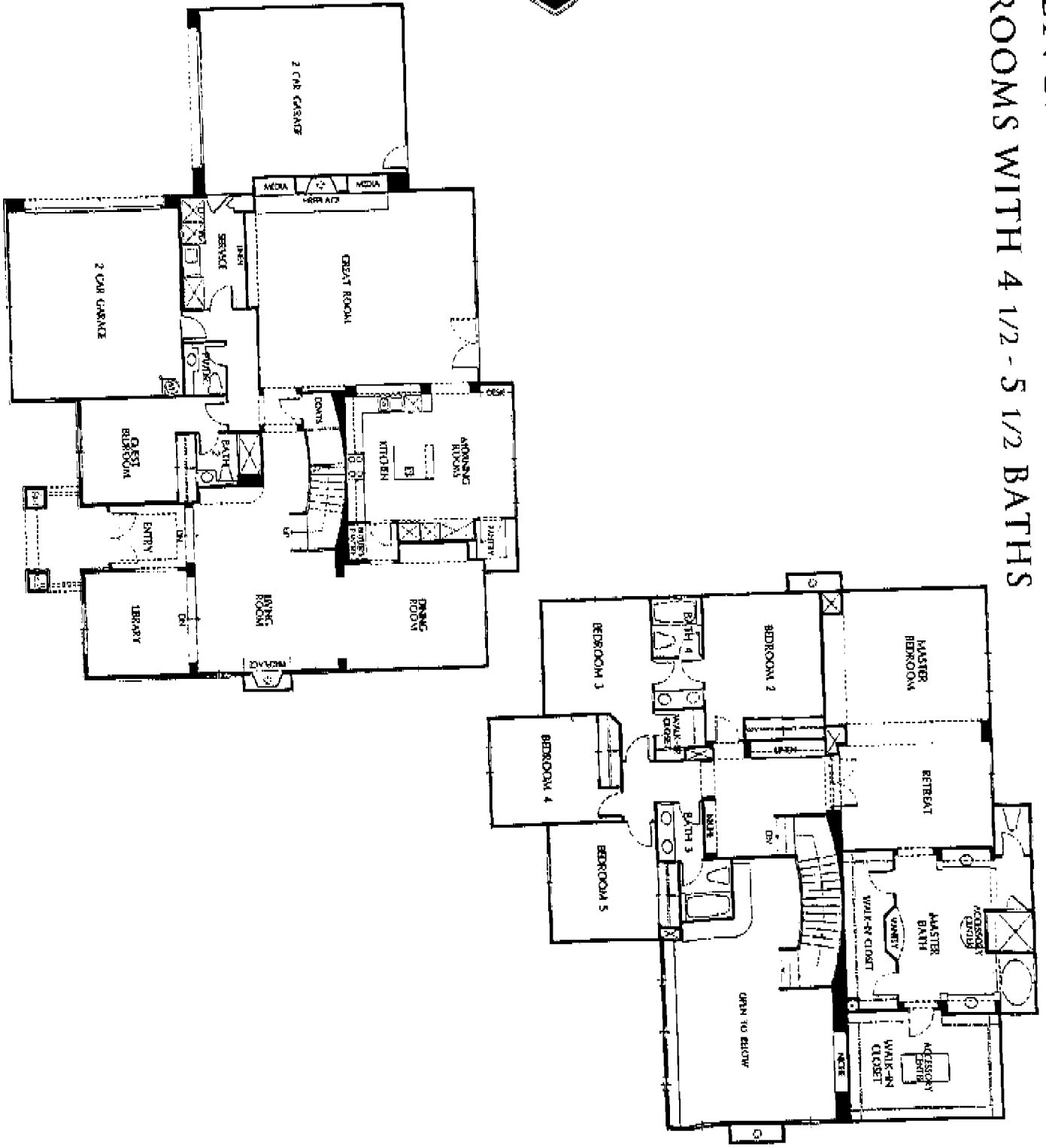
4442-4957 SQ FT, 4-6 BEDROOMS WITH 4 1/2 -



RESIDENCE FIVE

# RESIDENCE FIVE

## SOFT, 5-7 BEDROOMS WITH 4 1/2 - 5 1/2 BATHS



... from home builders for over three decades.



Centex Homes, America's leading Home Builder, has been nationally ranked in the top ten home builders for over three decades. Centex is nationally known and highly respected for its achievements as a Fortune 500 company. Our reputation for Quality, Value and Pride was not built overnight. It came from years of commitment toward continuous improvement and education at all levels within Centex Homes. It came from listening to you, our customer, understanding your needs and requirements and always striving to "meet your expectations".

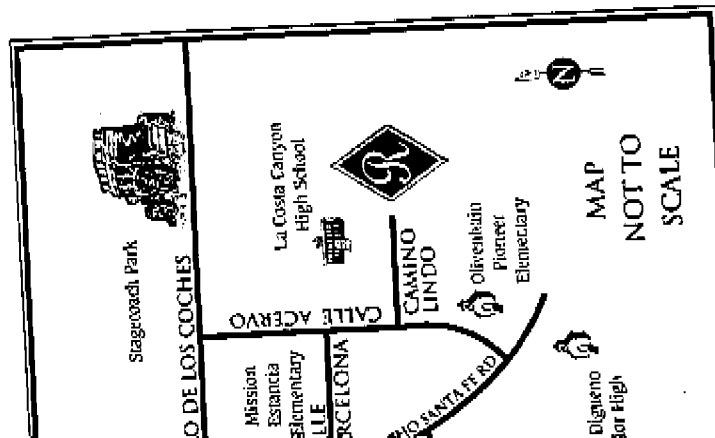
Nationwide, Centex Homes has been in the forefront of the home building industry, building hundreds of new neighborhoods of quality homes in many price ranges, in communities that feature the best of services and offer a variety of lifestyles.

Including numerous Centex neighborhoods established in California, the company has over 40 home building Divisions throughout the United States from California to Florida and from the tip of Texas to the lakes of Minnesota.

Centex Homes, one of the Nation's largest home builders, is a subsidiary of Centex Corporation, a New York Stock Exchange Company with annual revenues over three billion dollars. We are putting these tremendous resources to work by providing our customers with a quality home, built with "Centex Pride" and the best value you can find today.

Above all else, Centex is committed to satisfying you, our customer. Our dedication to customer service is so paramount that we consider it a prime reason for you to buy a Centex home. The Centex Commitment to Customer Satisfaction is our promise

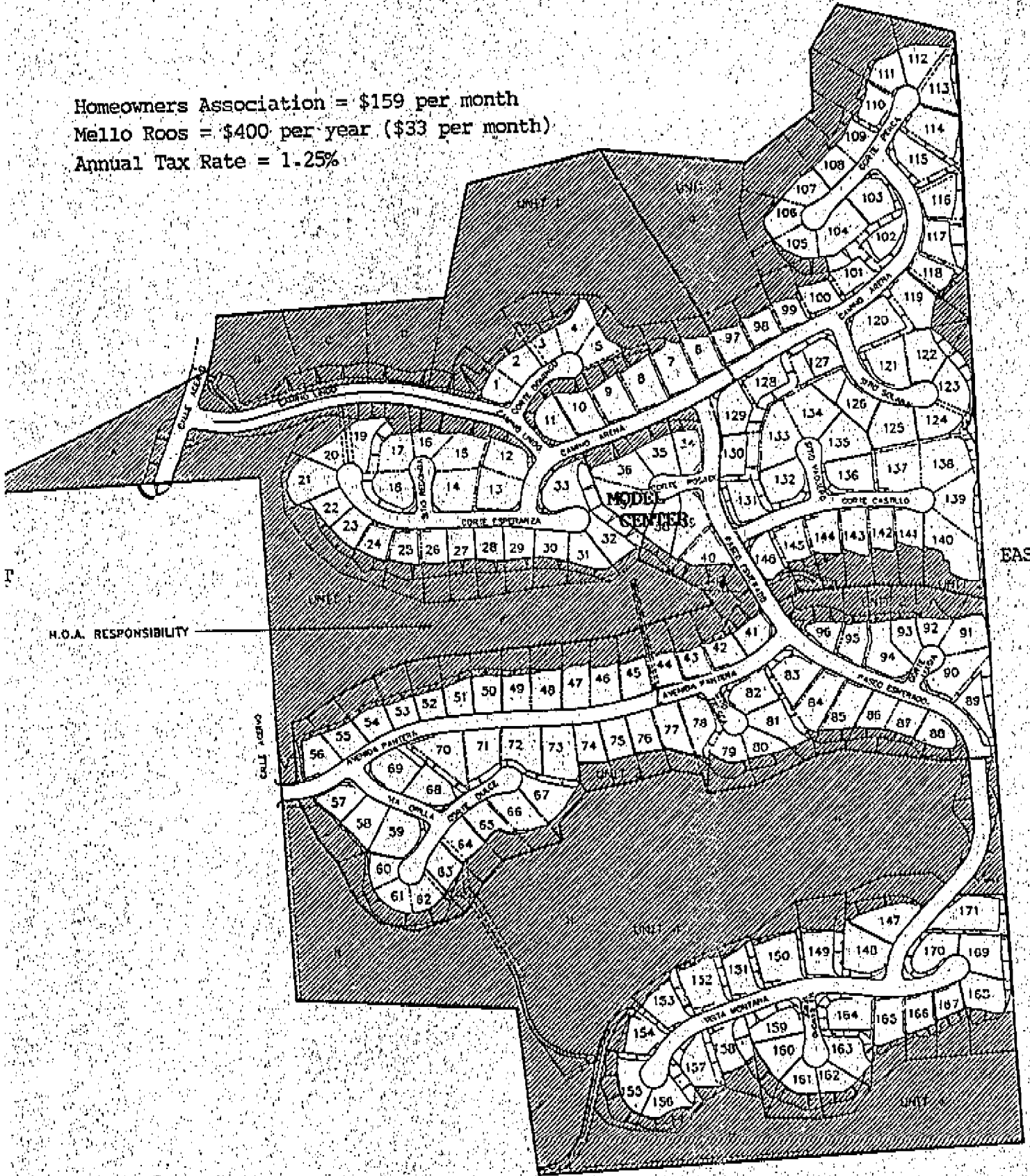
◆ A COMMITMENT TO QUALITY ◆



# The Ranch

NORTH

Homeowners Association = \$159 per month  
 Mello Roos = \$400 per year (\$33 per month)  
 Annual Tax Rate = 1.25%



H.O.A. RESPONSIBILITY

EAST

SOUTH

1" = 500'

**CENTEX HOMES**  
 San Diego Division

**THE RANCH**  
 AREAS OF THE PROJECT TO BE MAINTAINED BY THE H.O.A.

**EXHIBIT**  
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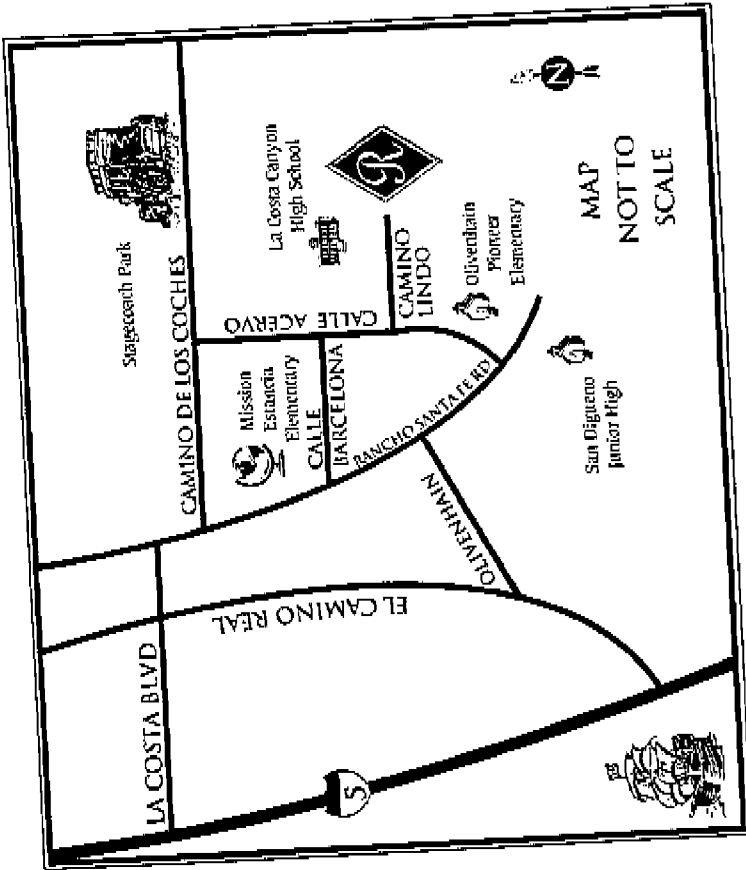
Centex Homes, America's  
Centex is nationally known  
value and Pride was not  
all levels within Centex  
always striving to "meet"

Nationwide, Centex Homes  
of quality homes in many

Including numerous Centex  
throughout the United States

Centex Homes, one of the  
Exchange Company with  
work by providing our customers

Above all else, Centex is  
we consider it a prime responsibility



# CENTEX HOMES

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3 ROOMS WITH 3 1/2 BATHS