Americana

At Scripps Ranch Villages

A Community of Brookfield Homes
PLN ONE - THE ROCKWELL
Two Story - Approx. 2,502 Square Feet
4 Bedrooms - 3 Baths
Three Car Garage

FROM $298,900 - $301,900
(Temporarily Sold Out)

PLN TWO - THE WHITMAN
Two Story - Approx. 2,834 Square Feet
5 Bedrooms - 4 Baths
Three Car Garage

FROM $321,900
Only 1 Home Available

PLN THREE - THE ELLINGTON
Two Story - Approx. 3,039 Square Feet
5 Bedrooms + Bonus Room - 4.5 Baths
Three Car Garage

FROM $337,900
Only 1 Home Available

Sales Representatives
Lorene Angelos Rice
Donna Alessandra

PHASE 2B OPENS FEBRUARY 21

Effective Date: January 31, 1998

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans specifications, materials, features and colors without notice. Prices may be increased or decreased at any time. Product type is subject to availability. Optional features may be included at additional cost subject to construction cutoff dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and not to scale.
HOME, IN ONE FORM OR ANOTHER, IS THE GREAT OBJECT OF LIFE.

Josiah Gilbert Holland (1839-1901)
American Editor and Writer

So, what is your ideal vision of home? Do you imagine scenic vistas of open valleys and rolling hills? A peaceful setting with parks and recreation nearby? A neighborhood that actually feels like a neighborhood? And a home that has unique character and feel?

Perhaps then, an Americana home within the well-established family community of Scripps Ranch Villages will be the perfect match for you. Americana offers distinctive Craftsman and Monterey style homes featuring spacious floorplans, designer kitchens and three-car garages. All homes are comfortably situated on lots averaging 7,500 square feet, (that's plenty of room for both a gas grill and a swingset).

But comfort, convenience and amenities don't end at your doorstep. Scripps Ranch Villages spans 1,200 acres of rolling countryside generously interspersed with parks, greenbelts, botanical gardens and nature trails. Spring Canyon Park, for example, includes 18 acres of ballfields, basketball and volleyball courts, playgrounds and picnic areas.

For those of you with kids, you'll appreciate the quality of the community's schools, including Dingeman Elementary, Scripps High and a new middle school, Thurgood Marshall, opening in 1998.

Come discover Americana at Scripps Ranch Villages. You may just find the place you've been waiting to call home.
THE ROCKWELL

Plan One, Two Stories, 3 Car Garage, 4 Bedrooms, 3 Baths, Aprox. 2,502 Square Feet

Den, office or bedroom, you get a full bath just steps away.

You can practically live in this closet. (Along with your clothes.)
THE WHITMAN

Plan Two, Two Stories, 3 Car Garage, 5 Bedrooms, 4 Baths, Aprox. 2,834 Square Feet

With a fire in the fireplace, and a movie playing, your family center is the center of comfort.

A laundry room with a sink right where it's most useful: steps from your bedrooms and linen closet.
THE ELLINGTON

Plan Three: Two Stories, 3 Car Garage, 5 Bedrooms and Bonus Room or 6 Bedrooms, 4½ Baths, Aprox. 3,039 Square Feet

Our most flexible plan — a home that grows as your family grows.

Plenty of room for cars, carts, boats, and well, you decide.
EXTERIOR DETAILING

Individual exterior custom color schemes
Side and rear yard fencing
Dramatic eight-foot entry doors with bronze hardware
Dual-glazed windows in living areas
Roll-up steel garage doors with two transmitters
Electrical outlet in rear and front of house
Stubbed for gas barbecue at rear of house
Concrete roof tiles
Charming porches on selected homes
Sand finished stucco for easier maintenance
3-car garages with drywall interior

COMPREHENSIVE KITCHENS

Shaker style oak cabinets with hidden hinge door
White interior and adjustable shelves in upper cabinets and pantry
No Cost Choice: White or almond ceramic tile countertops
No Cost Choice: White or Black appliances
GE® 30" double oven
GE® four-burner gas cooktop with hood
Built-in GE® microwave
GE® dishwasher
Moen® pul out sprayer
Plumbed for ice maker
Dual compartment cast iron sink
Gourmet cooking islands
Generous pantries
Sunny breakfast nooks

MASTER SUITES

Expansive walk-in closets
Oak cabinets
No Cost Choice: White or almond ceramic tile countertops or cultured marble
Dual sinks with attractive wide-spread chrome Moen® faucets
Separate oval tub and shower enclosure with white or almond ceramic tile

EXCEPTIONAL INTERIORS

Designer-selected ceramic tile in entries
Wood-burning fireplaces in family rooms with custom hearths and mantels
Volume ceiling in selected rooms
Staircase with risers and tread ends
Plush carpeting throughout the living areas
Smoke detectors in required areas
Radius drywall corners
Generous linen closets and storage areas
Recessed lighting in selected areas
Decora® Rocker switches with dimmer in dining rooms
Air conditioning
Entertainment niches for media
Interior laundry rooms with sink

WATER AND ENERGY SAVERS

Night setback thermometer
Gas forced-air heating
Upgraded R-30 insulation in ceilings over living area
Low flow toilets
Low flow shower heads
50 gallon water heater with earthquake strap

SECONDARY BATHS & POWDERS

Oak cabinets
Easy to use Moen® faucet
Convenient solid surface counters in secondary bathrooms
Ceramic tile countertop in powder room (Plan 3)
Ceramic tile showers in downstairs bathrooms (Plans 1 & 2)

SPECIAL CONSTRUCTION DETAILS

Truss joist floor system with 3/4" subfloor with glue, nails and screws
Copper plumbing throughout
ISDN ready (CAT 5 twisted pair) high speed wire in kitchen, master and den
RG6 cable in family, master and den
**Americana Options**

Here is where you can make one of our homes truly yours. These are individual options that you can choose to enrich the look of your home and add to your personal enjoyment. You'll find most of these options in our Imagination Room.

<table>
<thead>
<tr>
<th>Exterior Additions</th>
<th>Bath Personalization</th>
<th>Comfort Enhancements</th>
<th>Security and Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry door with glass</td>
<td>Optional ceramic tile countertops</td>
<td>Fan Option</td>
<td>Security systems</td>
</tr>
<tr>
<td>Leaded glass window designs in selected areas</td>
<td>and backsplashes</td>
<td>Music System with built-in speakers</td>
<td>Additional garage door openers &amp; transmitters</td>
</tr>
<tr>
<td>Decks off master bedrooms</td>
<td>Clear or obscure glass tub enclosures</td>
<td>Home Theater system with surround sound in the family room</td>
<td>Additional electrical options</td>
</tr>
<tr>
<td>Glass panels in garage doors</td>
<td>in secondary baths</td>
<td>Master bedroom retreat (Plan 3)</td>
<td>US Tec-Digital Networking System</td>
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<tr>
<td>Rain gutter package (in selected areas)</td>
<td>Jetted master tub</td>
<td>Fireplace in living room (Plan 1)</td>
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<table>
<thead>
<tr>
<th>Gourmet Kitchen Refinements</th>
<th></th>
<th>Den, bonus room and garage flex space</th>
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</thead>
<tbody>
<tr>
<td>GE® Profile five-burner cooktop</td>
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<tr>
<td>GE® Professional cooktop</td>
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<tr>
<td>Built-in style GE Profile® refrigerator</td>
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<tr>
<td>Dishwasher and refrigerator panels to match cabinets</td>
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<tr>
<td>Cabinets: Choice of maple, oak or thermo foil white cabinets and optional glass fronted cabinets. Cabinets come in four stain colors and two door styles.</td>
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<tr>
<td>Solid surface Corian® or granite countertops</td>
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</tr>
<tr>
<td>Optional ceramic tile countertops and backsplashes</td>
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| Organizational Benefits            |                                            |                                      |                                  |
|------------------------------------|-------------------------------------------|-------------------------------------|                                  |
| Built-in media centers             |                                            |                                      |                                  |
| Built-in desk (Plan 1), Built in library wall (Plan 2) |                        |                                      |                                  |
| Built in dining room buffet (Plans 2 & 3) |                        |                                      |                                  |

**How You Can Find Us:**

Take I-15 to Scripps Poway Parkway and go east. Turn right (south) on Spring Canyon Road and follow the signs. Turn left (north) on Spruce Run Drive and left on Wiles Creek Road.

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice.
Our Values and Visions

We believe that we have a responsibility to our community, and continually strive to provide homes that are designed to anticipate the potential of years ahead, as well as reflect the time-tested elements of years past.

We address our customers individually, because each of us has different preferences and each of us desires a home that mirrors our unique selves. Brookfield homes are designed to recognize, to nurture and to celebrate personal identity.

We are in the business of providing architecturally distinctive homes that combine human comfort with the natural beauty of our environment. The neighborhoods and master-planned communities we build are balanced and harmonious; arranged to fulfill the promise of the land.

We conduct ourselves with courtesy, integrity, respect and honesty. In doing so, we continually strive to exceed our customers' expectations and to enrich the lives of all those around us.

Our Commitment to You

In each of the thousands of homes built since our inception in 1956, we have adhered to the principles which guide us. Brookfield Homes is managed locally by an experienced team that has a vested interest in the business, homes and neighborhoods we build. We live in the community and contribute to its prosperity and quality of life through our work and community service.

While independently and locally operated, Brookfield also draws strength from affiliation with community development and home building operations across the United States and Canada. Brookfield Homes is part of one of North America's largest real estate companies, Brookfield Properties Corporation, a public company with community development, home building and commercial property operations.
Just the Facts.

About Sabre Springs
Date opened: 1985
Total acres: 1,513.5
Acres of open space: 795.3 (approx. 53%)
Neighborhoods planned: 14
Active neighborhoods: 11
Homes planned: 5,290
Awards: Orchid Award for Sabre Springs environmentally sensitive master plan from the American Institute of Architects, the American Association of Interior Designers, the American Planning Association and the Association of Environmental Professionals.
Parks: 1 existing with 1 more proposed.
Location: Interstate 15 at Poway Road; 22 miles from downtown.

About Nearby Poway
Location: Geographic center of San Diego County.
Recreation: 2,850 acres of dedicated open space; 141 acres of developed parkland; Lake Poway/Clyde E. Rextrode Wilderness Area, a regional park that includes fishing, boating, playgrounds, picnic grounds and trails.
Attractions: Old Poway Historical Park, a 5-acre park featuring turn-of-the-century buildings, walking trails, gazebo, restaurant, historical society museum and period steam locomotive and station.
Cultural/Entertainment: Poway Center for the Performing Arts; capacity: 815 seats.
Newspaper: Poway News-Chieftain, a weekly community newspaper.

About the Schools
District: Poway Unified School District,
13626 Twin Peaks Road, (619) 748-0010.
Elementary School: Morning Creek,
10925 Morning Creek Drive, (619) 748-4334.
Southcreek Elementary School, proposed near the intersection of Poway Road and Springhurst Road.
Middle School: Meadowbrook,
12320 Meadowbrook Lane, (619) 748-0802.
High School: Rancho Bernardo,
13010 Paseo Lucido, (619) 679-2560.

About Pardee Construction Company
Founded: 1921
David E. Landon, President
Vance T. Meyer, Executive Vice President
Active areas: San Diego; Ventura; Orange County; Los Angeles; Las Vegas, Nevada.
Accomplishments: Largest builder in San Diego County and, with Pardee Construction Company of Nevada, one of the largest in Las Vegas.
Sabre Springs Project Manager: David Poole, Assistant Vice President, Pardee Construction Company, 110 West C Street, Suite 2200, San Diego, California 92101; (619) 525-7240.

Sabre Springs

All acreage percentages, distances, etc. are approximate.
AN OVERVIEW

Perhaps no residential community is more revered for its unique family lifestyle than Scripps Ranch.

Nestled amidst 1,200 acres of gently rolling countryside adjacent to Miramar Lake, the neighborhoods of Scripps Ranch Villages were designed to accommodate families of all kinds. There will be beautiful condominiums and townhomes. Luxurious single-family homes. And magnificent estate residences.

To preserve the famed look and feel of Scripps Ranch, nearly 500 acres of open space has been set aside for a variety of outdoor pursuits. Throughout Scripps Ranch Villages, you'll find neighborhood parks. Ball fields. Arboretums. And meandering nature trails.

Other vital community amenities will include two new schools. A church. Retail center. Business park. And fire station.

Most importantly, the Scripps Ranch Villages master plan assures current and future residents of an exceptional quality of life...in one of San Diego's most desirable settings.