NEW COMMUNITIES enjoy the prestige and acclaim of 4S Ranch, a 2,900-acre master-planned community situated in the canyons of North San Diego. Rich in local history and natural beauty, this unmatched setting is now home to an inspiring ensemble of distinctive neighborhoods, who together make up this vibrant and extraordinary new community.

4S Ranch is much like the small town of yesteryear. A place where residents take pride in their well-groomed streets. And where local schools will be truly local — most within walking distance. 4S Ranch is also surrounded by open space and interlaced with miles of walking trails that connect neighborhoods to local convenience stores and the 4S Commons town center. Few residential communities measure up to the charm and appeal of this new hometown.

It is here at 4S Ranch that award-winning Buie Communities has chosen to build Belle Rive, an elegant collection of custom-quality, single-family residences. These new homes will fulfill your every expectation; they have been designed to please the most particular.

Luxury, comfort, and convenience are evident throughout. Each model comes with its own roster of fine appointments and amenities. Gourmet kitchens with food preparation islands, generous-sized pantries, and top-of-the-line appliances. Great rooms or family rooms with wood burning fireplaces and media niches. Grand master suites with huge walk-in closets and lavish baths. You even have a choice of room-use options that make it possible to customize your new home to suit your specific needs.

Belle Rive at 4S Ranch. An extraordinary enclave of 82 custom-quality, single-family residences designed and built by a true master builder. Belle Rive is a place you'll be proud to call home.
APPOINTMENTS

Under cabinet fluorescent task lighting
Genius sized pantries for storage
Heavy duty garbage disposal

MASTER SUITE APPOINTMENTS

37" high dual pullman oak cabinets
Handcut 6 X 6 ceramic tile countertops
Spacious walk-in closet
Oval tub with separate glass-enclosed shower

Handcut ceramic tile showers with clear glass enclosures and recessed shampoo niche
Designer chrome fixtures
Expansive walk-in closets in master suite

EXTERIOR DETAILS

Color-blended, five resistant, long-life concrete tile roofs
Nine expertly designed exterior elevations
Architecturally specified exterior color palette
Full side and rear yard fencing with access gate
Complect front yard landscaping
Full-size concrete driveways

Convenient electrical outlet at rear yard
Exterior gas outlet for barbecue
White vinyl, crisscrossed, multi-paned windows
Designer-selected lighting fixtures

ENERGY CONSERVATION FEATURES

R-15 exterior wall insulation
R-30 ceiling insulation
Energy-efficient gas forced-air heating with pilotless ignition and night setback for energy savings (dual zone in Plan 2 & 3)
73-gallon glass-lined water heater

Energy-efficient exterior door weather stripping throughout
Dual-pane windows throughout

Water saver toilets

BROADBAND TECHNOLOGIES

Pre-wired for telephone with CAT 5e
Phone-data outlets in kitchen and master bedrooms

Four universal outlets
(phone/data/cable TV with CAT 5e and RG6 quad shield coastal cable)
On-Q structured wiring system (voice/video) for remaining rooms

CUSTOMIZING OPTIONS

Mirror wardrobe doors
Various room options including garage conversions (first floor options must be pre-plumbed)
Stain-grade handrails and pickets
Custom crafted staircases with custom balusters

Floor covering upgrade packages
Glass tub enclosures in secondary baths
Cabinet fan option in all bedrooms and family room

Kitchen counter and backplash upgrade packages
Cabinets upgrade packages
Kitchen appliances and color options

Alarm system

Upgraded wiring packages for additional CAT 5e phone lines, RG6 cable, and computer networking
Additional home technology enhancements
Pre-wiring for home theater/entertainment systems

THE COMMUNITY OF 55 RANCH

10 miles of biking and hiking trails
55-acre community park with athletic fields
Three neighborhood parks
Future elementary school

Belle Rive
AT 55 RANCH

G A L E N O R A N E S
Central air conditioning
(dual zone in Plan 2 & 3)
Hand wired smoke detectors
Gas and electric dryer hook-up and sink
(Plans 2 & 3) in laundry area
3-car garages with roll-up doors and automatic openers
Interior laundry room with upper cabinetry
Centrally located linen cabinets

DISTINCTIVE LIVING AREAS

Designer-selected, wall-to-wall carpeting in living room, dining room, hallways, master bedroom and dressing area, secondary bedrooms, and family room
No-wax vinyl in kitchen, secondary baths, and laundry

Elegance ceramic tile entry foyer
Nine and ten foot ceilings most rooms on first floor
Contemporary staircases with oak handrail and step with painted balusters and novel posts
Metal niche in family room

Wood burning fireplace featuring designer pre-cast concrete surround and clear tempered glass doors
Rounded drywall corners in selected areas
Raised panel cabinetry interior doors

WELL DESIGNED KITCHENS

Hand-tile ceramic tile countertops
with backsplats
Contemporary oak cabinetry with smooth glide drawers
Kitchen Aid appliances including gas cook top with self-cleaning double ovens, multi cycle dishwasher, and microwave oven

Porcelain enameled double bowl sink with single lever pull out faucet
Deluxe counter top islands for casual dining and food preparation
Pre-plumbed for automatic ice maker
Recessed lighting

PRUDENTIAL
#0817 P.003 /011
The Loire

Two Story, 2,764 Square Feet
2,482 Square Feet with
Den/Bedroom 2 Option, 3 Bedrooms
plus Loft with option for Bedroom 4
or Master Retreat, 2 1/2 Baths
Optional Den or Bedroom 2 downstairs
with Full Bath, 3-Car Tandem Garage
(2 with Den or Bedroom 2 Options).

From $__________________

The Rhône

Two Story, 2,865 Square Feet
2,446 Square Feet with
Bedroom 6 Option, 4 Bedrooms
plus Loft with option for Bedroom 4
3 Baths, Den (with option for Bedroom 5)
Optional Bedroom 6 downstairs
3-Car Tandem Garage
(2 with Bedroom 6 Option).

From $__________________

The Seine

Two Story, 3,047 Square Feet
2,948 Square Feet with
Bedroom 6 or Den Option,
5 Bedrooms (4 with Loft or
Master Retreat Option), 3 Baths
Optional Bedroom 6 or
Den downstairs, 3-Car Garage
(2 with Bedroom 6 or Den Options).

From $__________________
The Loire/ Plan 1

Two Story: 2,264 Square Feet, 2,482 Square Feet with Den/Bedroom 5 Option. 3 bedrooms plus Loft with option for Bedroom 4 or Master Retreat, 2 1/2 Baths, Optional Den Or Bed 5 Downstairs with Pull Bath, 3 - Car Tandem Garage (2 with Den or Bedroom 5 Option).

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The Rhone / Plan 2

Two Story: 2,865 Square Feet, 3,016 square Feet with Bedroom 6 Option. 3 Bedrooms plus Loft with option Bedroom 4, 3 Baths, Den (with option for Bedroom 5) Optional Bedroom 6 downstairs, 3-Car Tandem Garage (2 with Bedroom 6 Option).

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The Seine / Plan 3

Two Story: 3,047 Square Feet, 3,248 Square Feet with Bedroom 6 Option. 5 Bedroom (4 with Loft or Master Retreat Option), 3 Baths, Optional Bedroom 6 or Den downstairs, 3-Car Garage (2 with Bedroom 6 or Den Option).

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Belle Rive Sales Office
Jan Schoolbred
15015 Cross Stone Drive
PHONE: 858.312.1351

January 31, 2003

Homeowner's Association Dues: $95.00 Per Month
Please see Sales Agent for details

Belle Rive Development Company, LLC, and Bule Communities, LLC. reserve the right to revise prices upward or downward without notice or obligation. Maps, plan specifications, materials, features and colors are subject to change and availability. Optional features may be included at additional cost and are subject to construction cutoff dates.
The **Loire**

**Plan 1**

Two Story

2,264 Square Feet

3,482 Square Feet with

Den/Bedroom 5 Option

3 Bedrooms plus Loft

with option for Bedroom 4

or Master Retreat

2 1/2 Baths

Optional Den or

Bedroom 5 downstairs

with Full Bath

3-Car Tandem Garage

(2 with Den or

Bedroom 5 Options)

Artists' renderings. Window placement and wall grade will vary from the models depending upon the exterior elevation.
The Rhône

Plan 2

Two Story

2,865 Square Feet

3,016 Square Feet with

Bedroom 6 Option

3 Bedrooms plus Loft

with option for Bedroom 4

3 Baths

Den (with option for Bedroom 5)

Optional Bedroom 6 downstairs

3-Car Tandem Garage

(2 with Bedroom 6 Option)

Elevation A

Elevation B

Elevation C

Artist's renderings. Window placement and wall facades will vary from the models depending upon the exterior elevation.
The **Seine**

**Plan 3**

Two Story

3,047 Square Feet

3,248 Square Feet with Bedroom 6 or Den Option

5 Bedrooms

(4 with Loft or

Master Retreat Option)

3 Baths

Optional Bedroom 6

or Den downstairs

3-Car Garage

(2 with Bedroom 6

or Den Options)

*Notes: The renderings, window placements, and wall finishes will vary from the actuals depending upon the exterior elevation.*