KAUFMAN AND BRAND OF SAN DIEGO, INC.

All plans include nook, family room, retreat off master bedroom, and interior laundry room.

Spanish Mediterranean Rancho Bernardo Model homes are currently under construction and are scheduled for completion and Grand Opening in mid-July, 1989, and grand opening in mid-August, 1989, and will be open for inspection.

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Projected Move-In Date: (Phase 1) approximately September, 1989

Expected Price Range: From under $250,000

Projected Sales Start: May 1989

Location: Rancho Bernardo

Spanish Mediterranean Architectural Style: Ranch style

Special Features: All plans include nook, family room, and interior laundry room.

Total Units: 76

Lot Sizes: 4,000 SF

APRIL 21, 1989

FACT SHEET

THE PROMENADE AT CALIFORNIA MAISON

CALIFORNIA MAISON

<table>
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<tr>
<th>Plan</th>
<th>Level</th>
<th>Square Footage</th>
<th>Coverage</th>
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Homeowners Fee: Yes. 1989

Projected Move-In Date: (Phase 1) approximately September, 1989

Expected Price Range: From under $250,000

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KAUFMAN AND BRAND OF SAN DIEGO, INC.

Lot Numbers:

76

Total

4,000 SF
CALIFORNIA MAISON
UNIT NO. 5 FEATURES
PROMENADE

1. 8' Entry Doors
2. European Columns
3. Interior Laundries
4. Master Bedroom Retreats
5. 10' Plates, 1st Floor
6. Finished Garages with Fluorescent Lighting
7. Walk-In Closets
8. Entry Courtyard Walls
9. Coffered Dining Room Ceilings
10. Powder Rooms with Pedestal Lav & Oval Mirrors
11. Two-story Ceilings
12. Wood Hand Rails
13. Dual Glazed Windows

OPTIONAL:
1. Balconies
2. Dining Fixtures
3. Automatic Garage Door Openers

Note: Builder reserves the right to change floorplans and specifications prior to sale or reservation.