Phase 1 Pricing

Proposed move in is August

Lot 2  Plan 3AR  $ 599,520
Lot 4  Plan 3BR  $ 603,520
Lot 22 Plan 3C  $ 594,520

Phase 2A Pricing

Proposed move is September

Lot 19 Plan 1CR  $ 565,900

Community Representatives:

Glenda Macready, Oscar Ortega, and Janis Williams

3/26/2007
## Price List

### Residence One

<table>
<thead>
<tr>
<th>Feature Details</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximately 2698 Sq. Ft.</td>
<td>From $ 565,900</td>
</tr>
<tr>
<td>4 Bedrooms, with Great Room * Optional Bedroom 5 at loft.</td>
<td></td>
</tr>
<tr>
<td>3 Bathrooms</td>
<td></td>
</tr>
<tr>
<td>2-car Garage</td>
<td></td>
</tr>
</tbody>
</table>

### Residence Two

<table>
<thead>
<tr>
<th>Feature Details</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporarily Sold Out</td>
<td>From $ N/A</td>
</tr>
<tr>
<td>Approximately 2889 Sq. Ft.</td>
<td></td>
</tr>
<tr>
<td>5 Bedrooms, with Family Room &amp; Library *Optional Master Retreat at Bedroom 4</td>
<td></td>
</tr>
<tr>
<td>*Optional Bunk Room at Bedrooms 2 &amp; 3, * Optional Master Deck/included Patio,</td>
<td></td>
</tr>
<tr>
<td>3.5 Bathrooms</td>
<td></td>
</tr>
<tr>
<td>2 Car Garage &amp; 1 Car Garage-Compact Split, 2-car Garage (2X), 3 car Garage (2Z)</td>
<td></td>
</tr>
</tbody>
</table>

### Residence Three

<table>
<thead>
<tr>
<th>Feature Details</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximately 3,058</td>
<td>From $ 594,520</td>
</tr>
<tr>
<td>5 Bedrooms with Family Room * Optional Den at Bedroom 5 &amp;</td>
<td></td>
</tr>
<tr>
<td>*Optional Teen Room at Bedroom 4 * Optional Master Deck/included Patio</td>
<td></td>
</tr>
<tr>
<td>4 Baths</td>
<td></td>
</tr>
<tr>
<td>3-Car Garage Tandem</td>
<td></td>
</tr>
</tbody>
</table>

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**Community Representatives:**

Glenda Macready, Oscar Ortega, and Janis Williams  
03/8/2007

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A FLAIR FOR ELEGANT INTERIORS
- Elegant arches throughout the home
- Frazee Paint in “Impressive Ivory”
- Dramatic entry doors
- Antique brass finish lever door hardware
- Textured walls and bull nose corners throughout
- Designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Gas/wood-burning fireplace in Family/Great Room
- Recessed can lighting
- Framed mirror above a Kohler® pedestal sink in all powder baths
- Family/Great Room pre-wired for ceiling fan
- Stair rail system stained to coordinate with cabinet color
- Silent touch Decoram™ light switches
- Raised panel wardrobe doors in all secondary bedrooms
- Extra built-in shelving in all closets
- Corian® countertops with Moen® chrome fixtures in all secondary bathrooms
- Interior laundry room with white melamine cabinets, Corian® countertops and utility sink

A HEARTH FOR SPACIOUS MASTER SUITES
- Dramatic coffered ceiling
- Large walk-in closets with mirrored wardrobe doors and built-in shelving
- Adult height designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Corian® countertops with Moen® widespread faucets and dual china sinks
- 60” oval tub with white ceramic tile surround
- Shower with white 6”-by-6” ceramic tile and clear glass enclosure
- Kohler® suites that includes sink, toilet and oval tub
- Master bedroom pre-wired for ceiling fan
- Master Retreat (Plan 3)

A FOCUS ON QUALITY, COMFORT AND COMMUNICATION
- Dual-glazed Almond vinyl windows
- High-efficiency air conditioning and gas heating with digitally programmable night set-back thermostat
- High-speed data wiring, including CAT-5 phone & RG6-Q4 cable outlets throughout
- Conduit provided to receive fiber optics

A TASTE FOR A SUMPTUOUS KITCHEN
- Stainless Steel GE® appliances:
  30” gas cook top with sealed burners
  Built-in 30” self-cleaning, single electric oven
  Built-in 30” microwave oven with turntable
  Built-in Energy Star 5-cycle dishwasher
- Granite slab countertops with 6” back splash & full splash at cook top in choice of several colors
- Designer cabinets in Almond or Ginger finish with semi-concealed hinges
- Stainless steel sink with disposal system and stainless steel Moen® faucet with pull-out spray
- Pot-and-pan drawers near cook top, mounted on dual roller guides, for extra storage
- Gourmet kitchen islands with breakfast bar

FEATURES LIST
Over a century of caring...it adds up to 126 years of
Shea traditions and an abundance of quality features, choices and
customer satisfaction at Chaparral Creek.

Chaparral Creek
2601 Pummelo Court
Escondido, CA 92026
Phone (760) 233-8038
Fax (760) 233-9602

SheaHomes
Caring since 1881
The above information is preliminary and is subject to change without prior notice. Shea Homes reserves the right to change elevations, specifications, materials and prices without notice. Various entities, such as architects, tax assessors and appraisers, sometimes use different methods to measure the square footage of a home. All square footages shown herein are approximate and not necessarily reflective of the same interpretation. Chaparral Creek is a community by Shea Homes Limited Partnership, an independent member of the Shea family of companies. See a Community Representative for further details.
PLAN 2-R
Approx. 2,889 sq. ft.

Two-Story
Living Room
Formal Dining Room
Family Room with
Fireplace and
Media Niche
Kitchen with Breakfast
Bar and Walk-in Pantry
Breakfast Nook
Master Bedroom
with Walk-In Closet,
Dual Sinks and Separate
Tub and Shower
4 Secondary Bedrooms
3.5 Bathrooms
Library
Second Floor
Laundry Room
3-Car Split Garage

Floorplan Alternates
Master Bedroom Retreat
at Bedroom 4
Bunk Room at
Bedroom 2 & 3
Deck off
Master Bedroom

Window location,
styles, sizes, balcony,
patio, ceiling heights
and room dimensions
may vary per elevation.

SheaHomes
Caring since 1881

* Per Select Homesites

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PLAN 3-R
Approx. 3,058 sq. ft.

- Two-Story
- Living Room
- Formal Dining Room
- Family Room with Fireplace and Media Niche
- Kitchen with Island and Walk-in Pantry
- Breakfast Nook
- Master Bedroom with Retreat, Walk-In Closet, Dual Sinks and Separate Tub and Shower
- 4 Secondary Bedrooms
- 4 Bathrooms
- Second Floor Laundry Room
- 3-Car Tandem Garage

Floorplan Alternates
- Den at Bedroom 5
- Teen Room at Bedroom 4

Window location, styles, sizes, courtyard, patio, ceiling heights and room dimensions may vary per elevation.

SheaHomes
Caring since 1881

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Two-Story

Living Room

Formal Dining Room

Family Room with
Fireplace and
Media Niche

Kitchen with Breakfast
Bar and Walk-in Pantry

Breakfast Nook

Master Bedroom
with Walk-In Closet,
Dual Sinks and Separate
Tub and Shower

4 Secondary Bedrooms

3.5 Bathrooms

Library

Second Floor

Laundry Room

2-Car Garage (2X)

3-Car Garage (2Z)

**Floorplan Alternates**

Master Bedroom Retreat
at Bedroom 4

Bunk Room at
Bedroom 2 & 3

Deck off

Master Bedroom

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**Plan 2X-R & 2Z-R**

Approx. 2,889 sq. ft.

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* Per Select Homesites