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

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

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

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

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 $352,990

Priced from $639,990

Priced from $604,990

Priced from $654,990

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

[rcchpirc]
THE RANCH - FEATURES

GOUREMT 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-flow 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 palettes
- 1 to 4 car garages with full drywall
  interior
- Sectional roll up garage doors,
  with openers
- Gas stub out for outdoor barbecue
- 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 glased
  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, newel 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
  hearths & 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**

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Lot Areas (sf)</th>
<th>Usable pad Area (sf)</th>
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</thead>
<tbody>
<tr>
<td>137</td>
<td>26,868</td>
<td>26,300</td>
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<tr>
<td>138</td>
<td>34,083</td>
<td>29,700</td>
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<tr>
<td>146</td>
<td>26,927</td>
<td>13,500</td>
</tr>
</tbody>
</table>

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 FIVE

SQ FT. 5-7 BEDROOMS WITH 4 1/2 - 5 1/2 BATHS

...can house 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 to

\* A COMMITMENT TO QUALITY \*
Homeowners Association = $159 per month
Mello Roos = $400 per year ($33 per month)
Annual Tax Rate = 1.25%
Centex Homes, America's
Centex is nationally known
Value and Pride was not just
all levels within Centex Home
always striving to "meet"

Nationwide, Centex Home
of quality homes in many

Including numerous Centex Home communities
throughout the United States.

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Exchange Company with
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CENTEX HOMES
AMERICA'S LEADING HOMEBUILDER
3571 Corte Rosado, Carlsbad, California 92009
619-944-7830 FAX: 619-944-7980

Rooms with 3 1/2 Bathrooms

Centex

Home with

Bedrooms

Bathrooms