

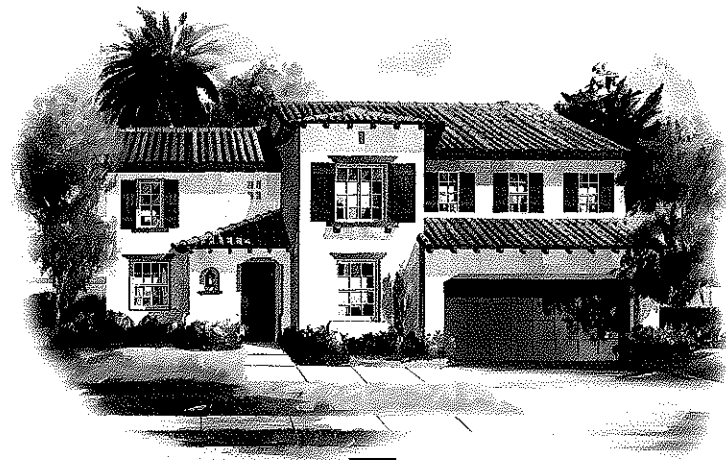
Grace

THE FINE ART OF LIVING



Residence One

Approximately 3,442 square feet



1A



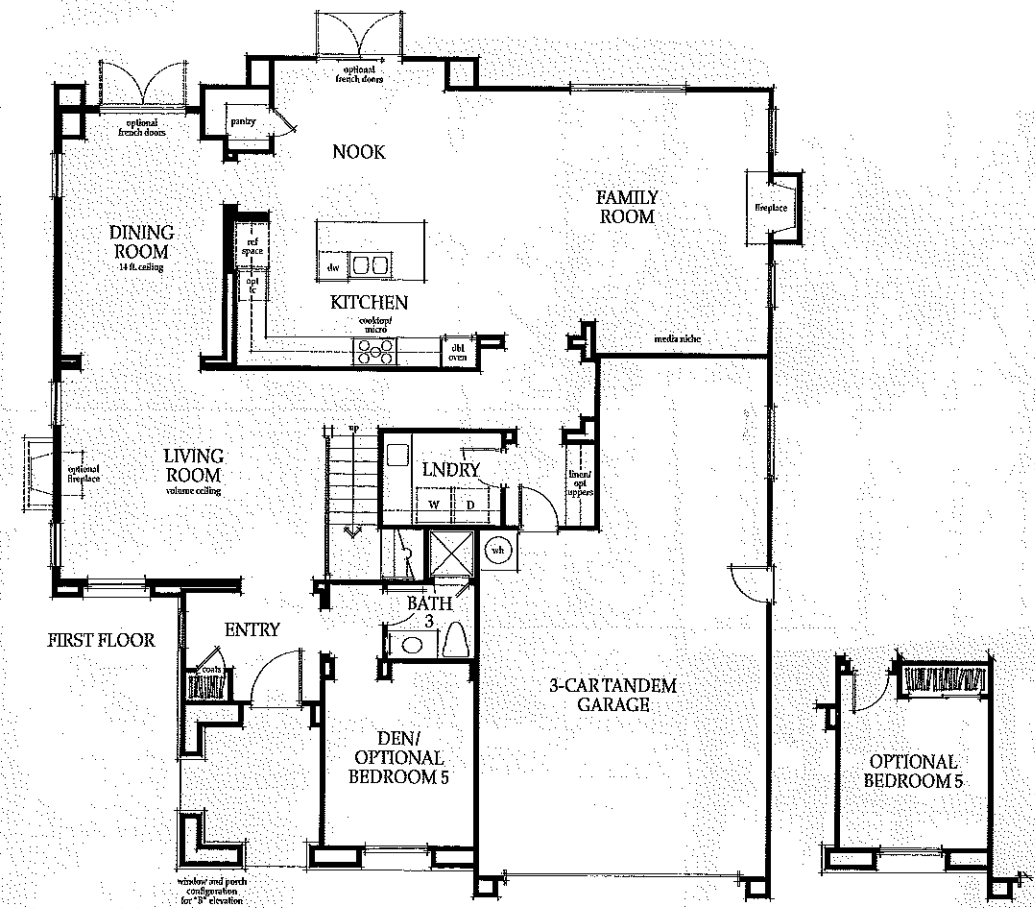
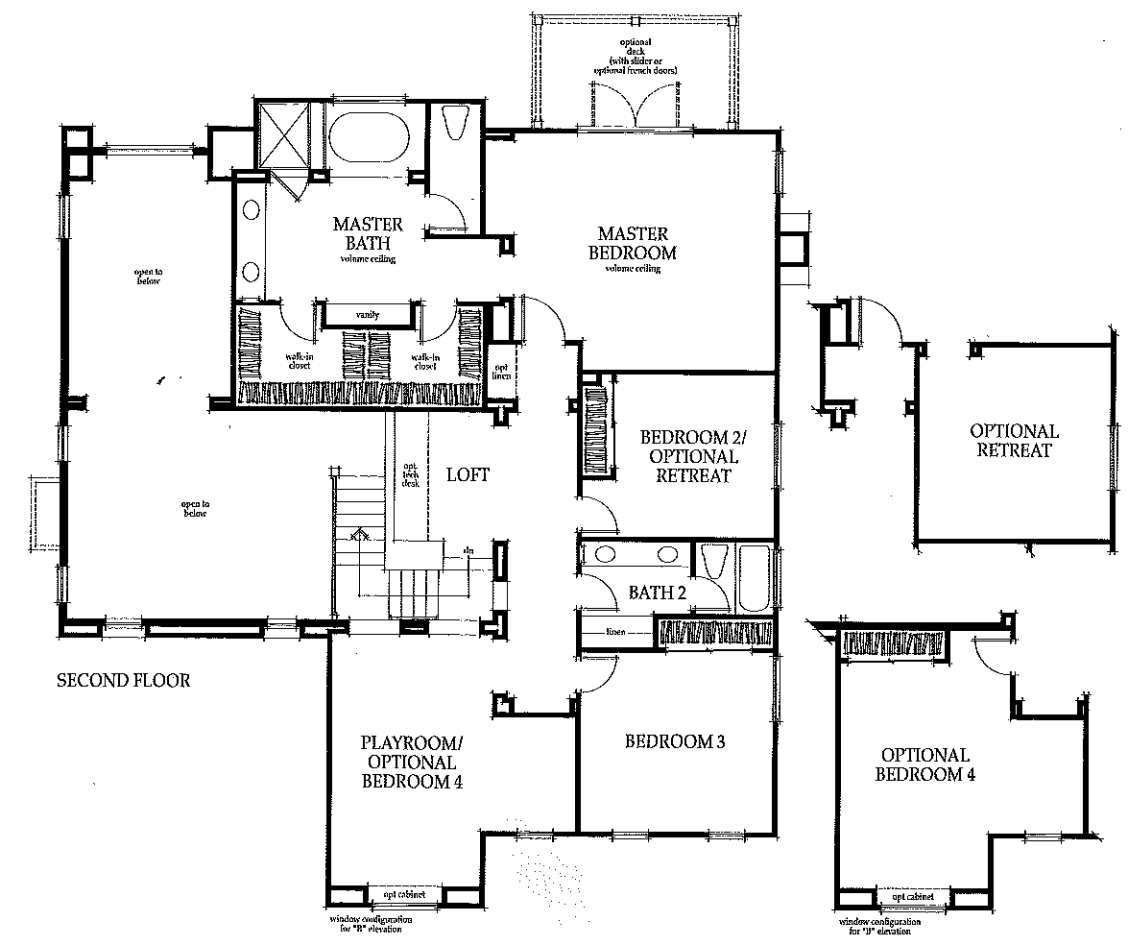
1B



1C



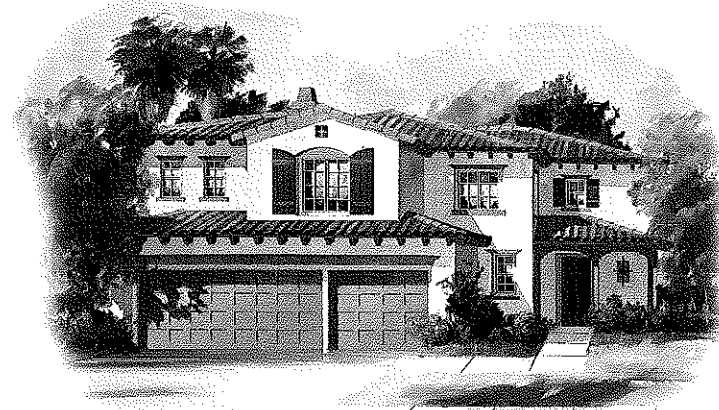
- 3 to 5 Bedrooms
- Den
- Loft
- Playroom
- Optional Retreat
- 3 Baths
- 3-Car Tandem Garage



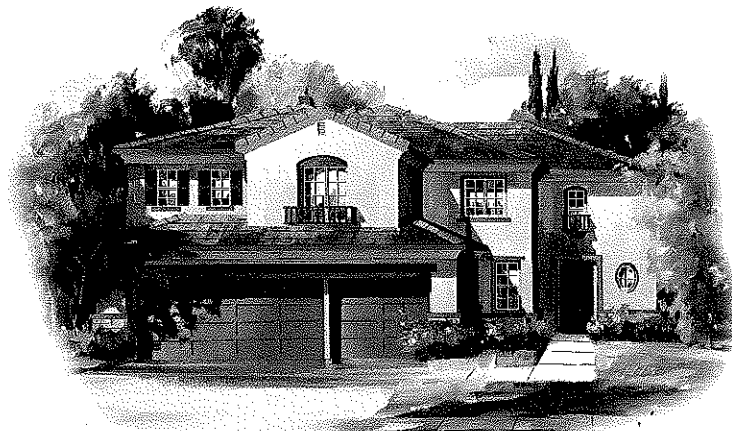
Floorplans and square footage will vary based upon elevations. This could effect window sizes and other architectural features. Optional room configurations may at times be unavailable in a currently selling and pre-plotted phase but still be available in an upcoming phase not yet released for sale. See Sales Representative for details. Renderings are artist's conceptions.

Residence Two

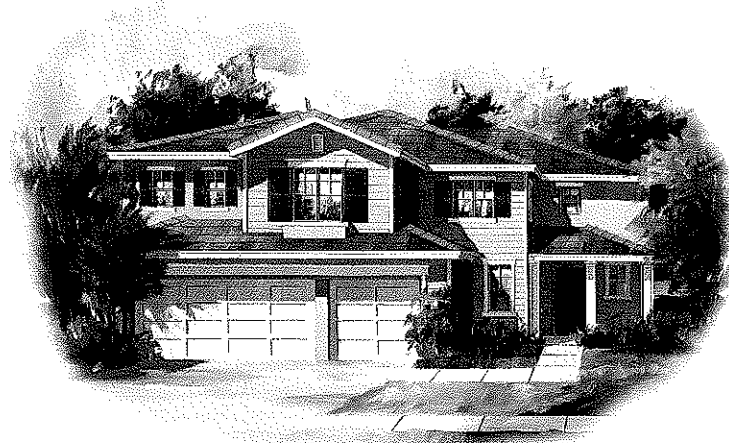
Approximately 3,490 square feet



2AR



2BR



2CR

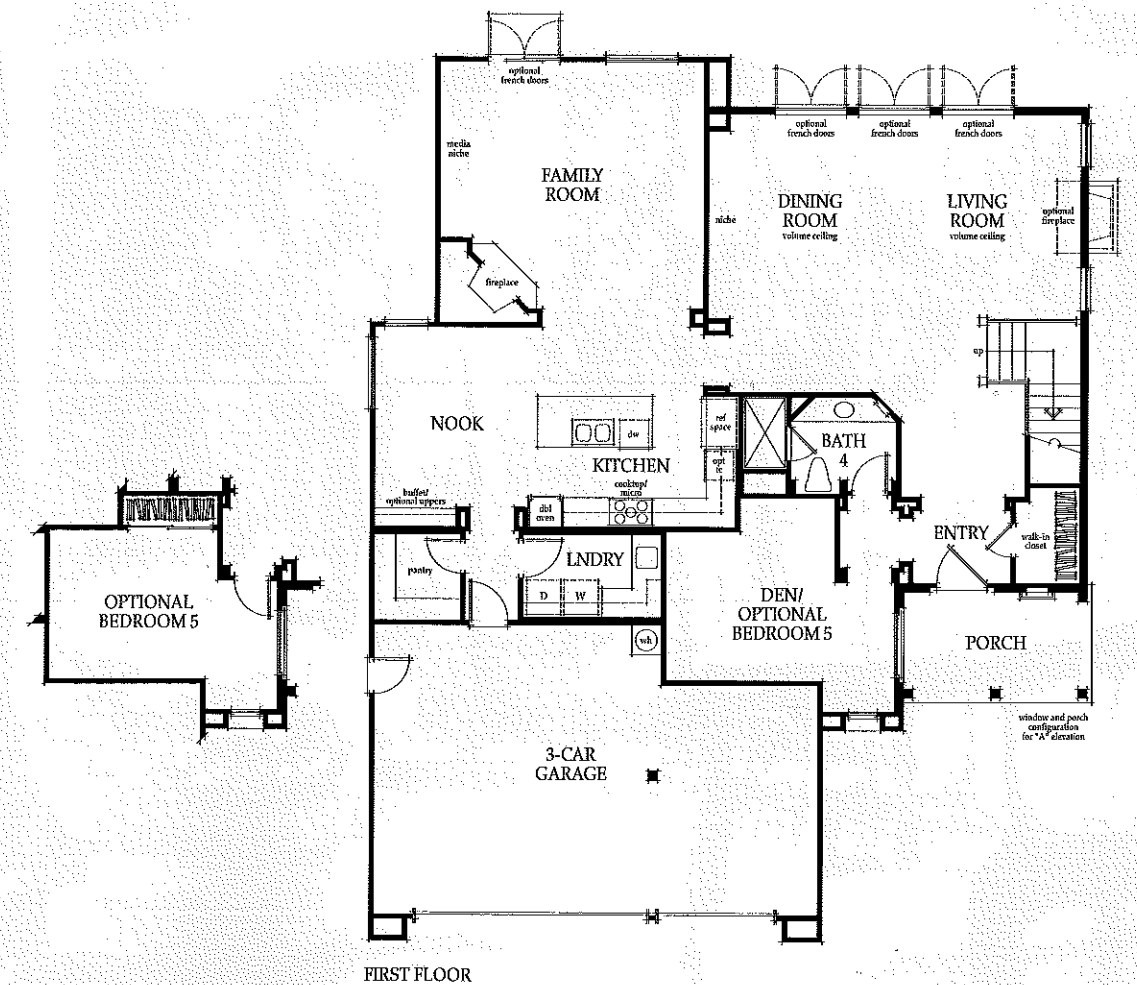
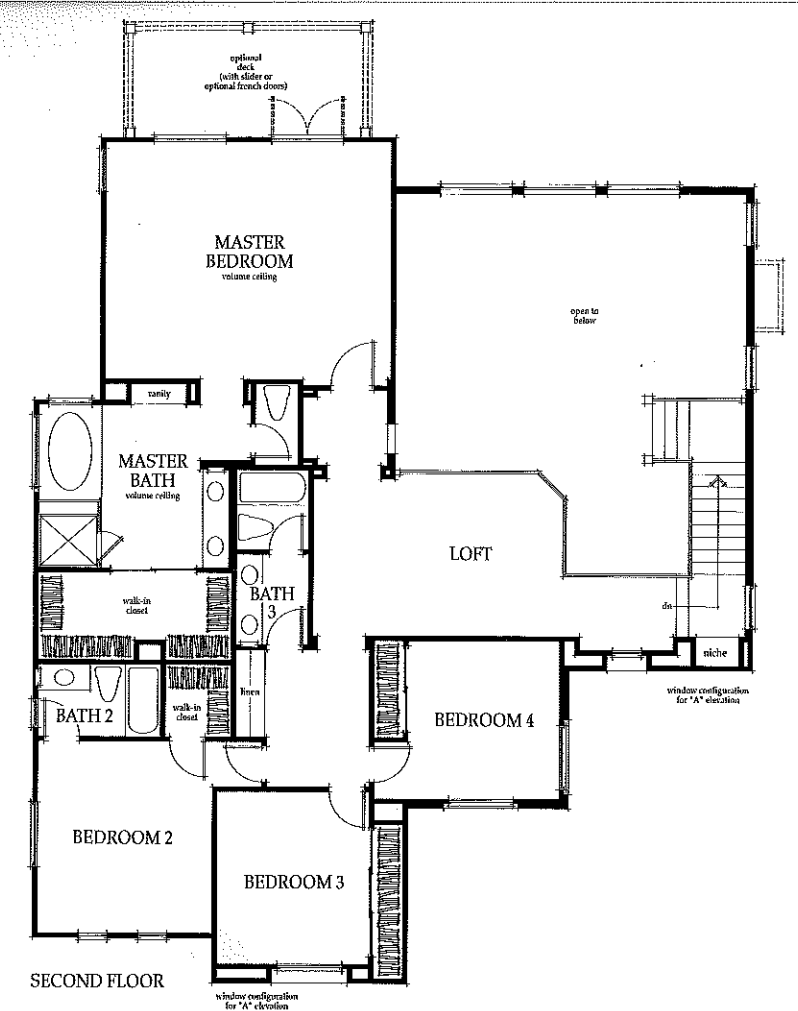
4 to 5 Bedrooms

Den

Loft

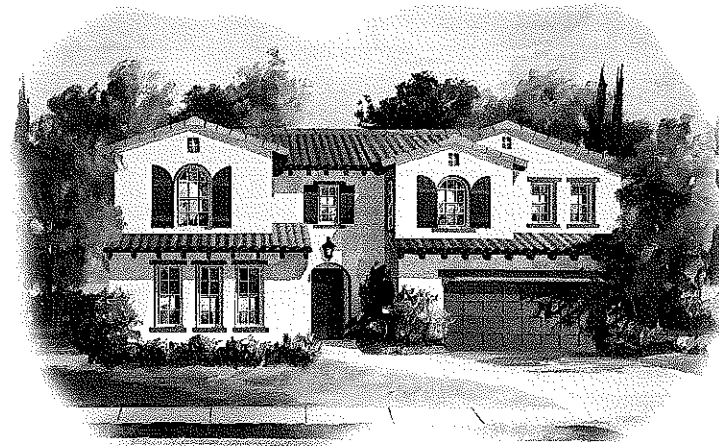
4 Baths

3-Car Garage



Residence Three

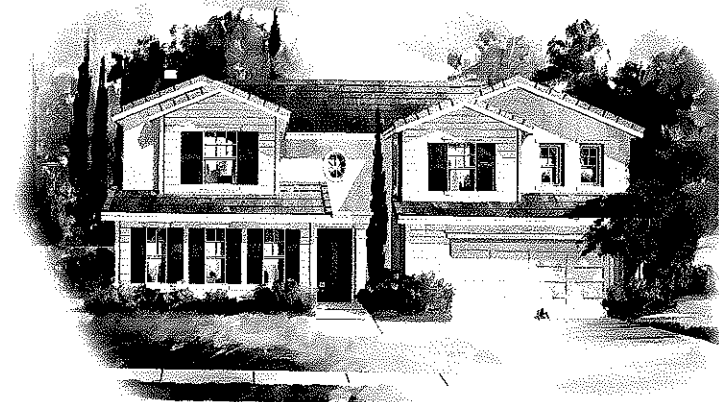
Approximately 3,674 to 3,842 square feet



3AR



3BR



3CR

5 Bedrooms

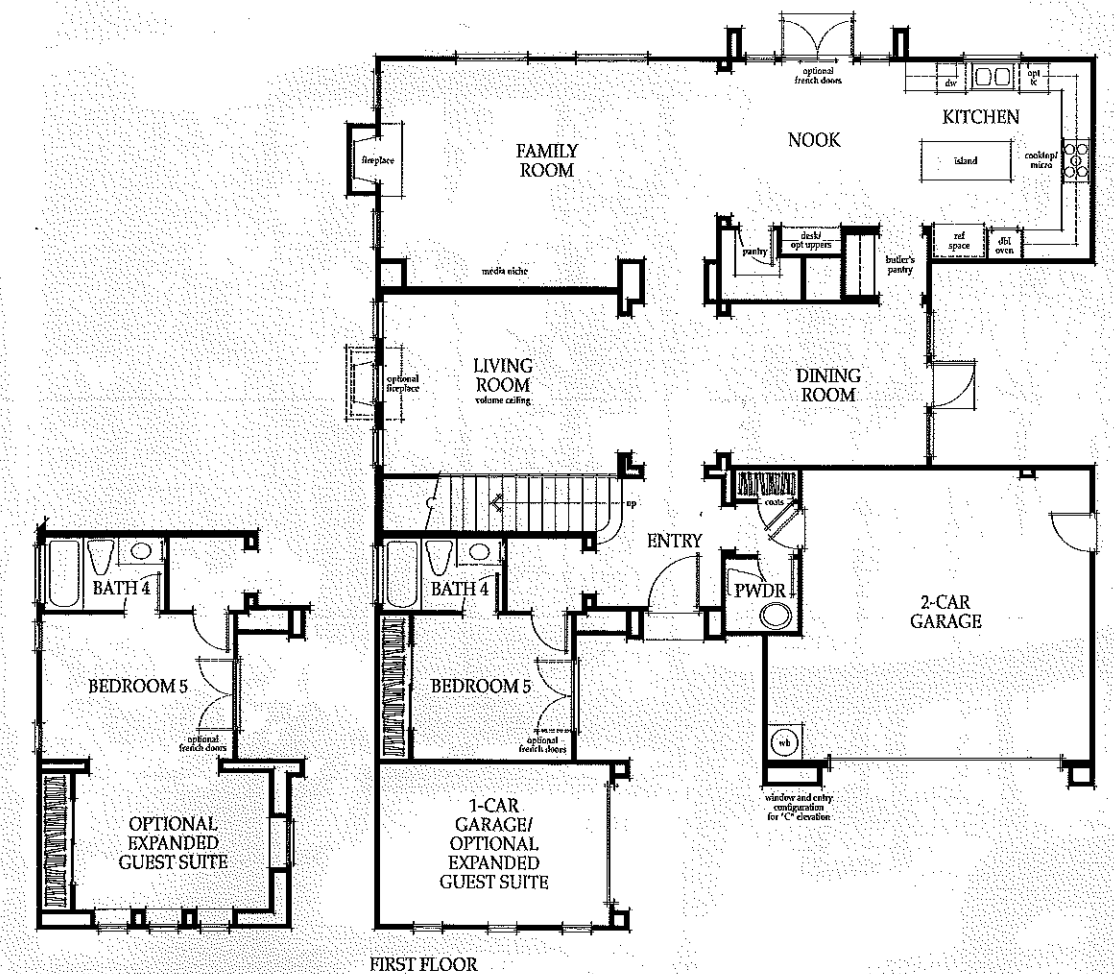
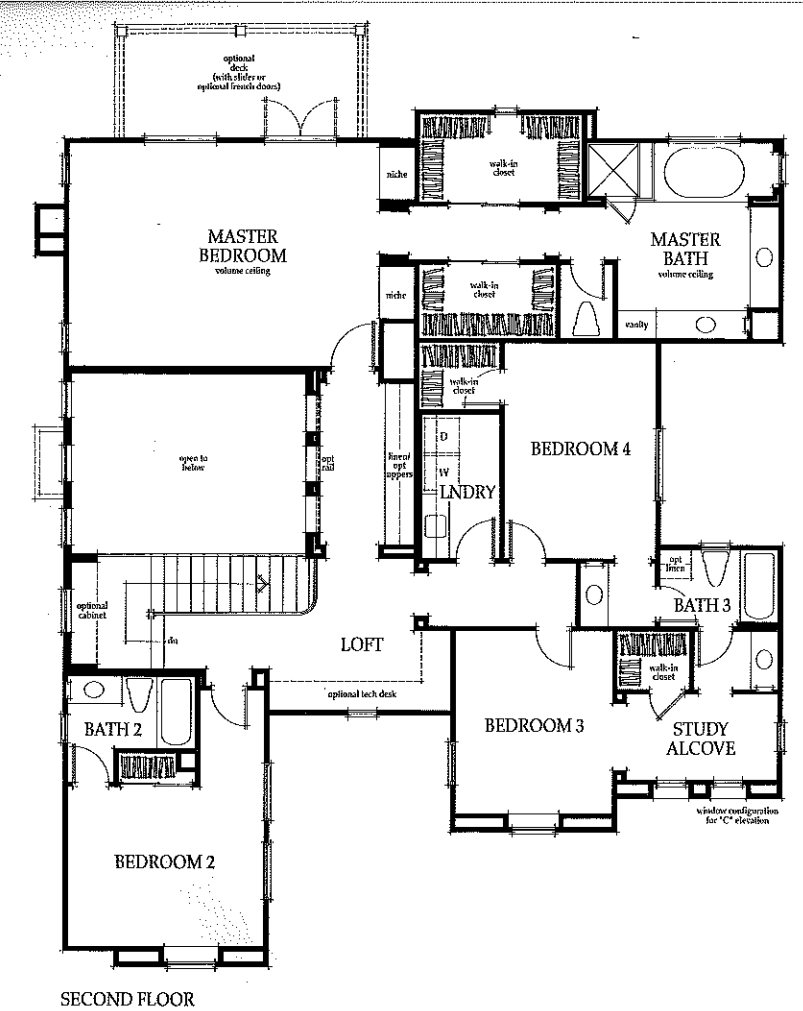
Loft

Study Alcove at Bedroom 3

4 1/2 Baths

Optional Expanded Guest Suite at Bedroom 5

3-Car Split Garage



Floorplan shown as a reverse. Floorplans and square footage will vary based upon elevations. This could effect window sizes and other architectural features. Optional room configurations may at times

Features

DISTINCTIVE EXTERIORS

Individualized architectural styles in a selection of Traditional, French Country, or Spanish

Exquisitely crafted exterior detailing enhanced by shutters, decorative siding, or stone veneer (per plan and elevation)

Professionally selected exterior color schemes

Fire resistant concrete tile roofs

Inviting eight foot raised panel entry door

Oil-rubbed bronze finish exterior entry door hardware

Night illuminated address numbers

Direct access 3-car garage in various configurations (per plan)

Sectional roll-up garage door(s) and automatic garage door opener

Rear and side yard block wall fencing and/or wrought iron fencing (per lot)

Rain gutters at front entry (varies per elevation)

GRACIOUS LIVING AREAS

Hand-set 12" x 12" ceramic tile flooring in entry

Nine foot ceiling height on first floor

Raised-panel interior doors with chrome finish interior hardware

Cape cod style 4" baseboards

Designer selected hanging light fixture in dining room

Subtle recessed downlighting in select areas

Traditional wood-burning fireplace in family room with precast surround and stub for future gas log lighter

Graceful hand-painted white stairway with continuous handrail, open treads, kickboard and skirt, turned balusters and post

Design enhancing rounded drywall corners

Attractive elongated toilets throughout

KITCHEN HIGHLIGHTS

Gourmet kitchen with a spacious island and walk-in pantry

Bright kitchen nook area

Raised-panel European style white thermo foil cabinets with knobs, concealed hinges and adjustable shelves

Convenient under-cabinet task lighting

Soffits above kitchen cabinets

Hand set 6" x 6" ceramic tile countertops and backsplash

Deluxe energy-efficient General Electric appliance package in your choice of black or white:

- Profile™ 30" built-in self-cleaning double oven with upper convection
- Profile™ 36" built-in 5-burner gas cooktop
- Profile™ Microwave oven/combination range hood

Multi-cycle dishwasher

Chrome finish kitchen faucet with pull-out spray wand

Refrigerator area plumbed for automatic icemaker

LUXURIOUS MASTER SUITES

Generous walk-in closets

Dual china sinks

Hand-set 6" x 6" ceramic tile countertops

Elegant chrome finished bath fixtures by Delta®

Raised-panel European style white thermo foil cabinets with knobs, concealed hinges and adjustable shelves

Beveled mirrors

Luxurious oval soaking tub with ceramic tile surround

Separate shower with ceramic tile surround and clear glass enclosure

VALUE ADDED FEATURES

Interior laundry room with utility sink and white thermo foil upper cabinets

Decora™ electrical switches and outlets

Painted closet shelves with stained wood pole

Pre-wired with RG-6 cable for television in family room at niche, den, loft, optional rooms, study areas, and all bedrooms to master panel (per plan)

Pre-wired with Category-5 for telephone in kitchen, den, loft, family room at niche, optional rooms, study areas, and all bedrooms to master panel (per plan)

Elegant chrome finished bath fixtures

Porcelain on steel secondary bathtubs

Hand-set ceramic tile countertops and shower/tub surround at secondary baths

Smoke detectors

Dual system forced air heating and central air conditioning

Post-tension slab foundation

Dry walled garage interior

Gas stub at rear of home

ENERGY SAVING ADVANTAGES

Energy-efficient low emission dual glazed vinyl framed windows

Fully-insulated exterior walls and ceilings in living areas

Energy saving 75-gallon water heater

Pilotless ignition furnace

Insulated heating ducts

Polycel caulking to reduce air infiltration

Exterior door weather-stripping

PERSONALIZING OPTIONS

Entry doors in a variety of styles and finishes

Cabinets in a variety of materials and finishes

Designer ceramic tile, granite, and Corian® countertop selections

A selection of built-ins (per plan)

Maple and wrought-iron stairway upgrades

General Electric stainless steel Profile™ and Monogram™ appliance packages

Trash compactor

Upper glass cabinets and roll out pot and pan tray (at select kitchen locations)

Re-circulating hot water system with timer control

Refrigerator

Washer and Dryer

Interior finish trim packages (enhanced baseboard, wood windowsills, and window casings) at select locations

Fireplace surround/mantel upgrades and gas log sets

French doors at select locations

Leaded glass at select windows

Mirrored wardrobe doors

Step lights at stairs

Jetted tub with in-line heater at master bath

Custom closet organizer at master

Shower enclosures for secondary baths

Hanging light fixtures and wall sconces (select locations)

High tech communication, entertainment, audio/video, and intercom music systems

Security system

Decorative window panes for sectional garage doors

Painted garage interior

Rain gutters (full house)

Esperance

At Tesoro del Valle

Terry Williams & Nancy Metelitz

661-775-0470 Phone / 661-775-3910 Fax

Lot Pricing – Phase 3

November 15th, 2003

LOT	PLAN	ADDRESS	OPTIONS/UPGRADES	PRICE
35	1C	29205 Las Palmas Court	Bed 4 ILO Playroom	\$597,245
37	2B	29219 Las Palmas Court	Bed 5 ILO Den, Fireplace @ Living room	\$609,950
40	2C	29241 Las Palmas Court	Fireplace @ Living room	\$615,970
53	3C	29226 Las Palmas Court	Expanded Guest Suite	\$639,570
54	1AR	29218 Las Palmas Court	Bed 5 ILO Den	\$593,955

PLAN ONE	PLAN TWO	PLAN THREE
Floor planning including: ▪ 3 to 5 Bedrooms ▪ Den ▪ Playroom ▪ 3 Baths ▪ Optional Retreat ▪ 3-Car Tandem Garage ▪ Approximately 3,442 Square Feet 3-Car Tandem Garage	Floor planning including: ▪ 4 to 5 Bedrooms ▪ Den ▪ Loft ▪ 4 Baths ▪ 3-Car Garage ▪ Approximately 3,490 Square Feet	Floor planning including: ▪ 5 Bedrooms ▪ Loft ▪ Study Alcove at Bedroom 3 ▪ 4 ½ Baths ▪ Optional Expanded Guest Suite at Bedroom 5 ▪ 3-Car Turn in Garage ▪ Approximately 3,674 to 3,842 Square Feet

In order to save everyone the inconvenience of a pre-release campout for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify guest registrants of phase releases but cannot be held responsible. It is the responsibility of prospective buyers to check with the sales office for actual phase release dates. Please ask sales representative for details.

Effective: 11-15-2003

In our continuing effort to improve our product, Richmond American Homes reserves the right to make changes or modifications to maps, plans specifications, materials, features and colors without notice. Prices are subject to change and availability. Optional features may be included at additional cost and are subject to construction cut-off dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls will vary according to size and location of lots. Homeowners Association(s) supported by all residents maintain common facilities.



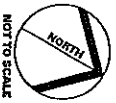
Home Sites

VIA LA CASA



This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve only as a general guide. The actual boundaries, building locations, driveways, wells and slopes may differ to some extent from the above depiction pending verification of actual field conditions and final construction.

RICHMOND
AMERICAN HOMES



ESPERANCE
RICHMOND
AMERICAN HOMES
OCTOBER 9, 2003