



MANZANITA TRAIL

A new LIVINGSMART® neighborhood by Pardee Homes



PACIFIC HIGHLANDS
RANCH

the natural choice for home and habitat



GREEN LIVING UNDER BLUE SKIES.

Living green takes on many forms. From calm ocean breezes cooling energy efficient homes, to eco-friendly landscaping blending harmoniously with nearly 1,300 acres of preserved open space. It can come from the award-winning schools, community recycling and water conservation efforts or maybe it's enjoying a private resort-style recreation center built with sustainable building practices. Come to Manzanita Trail, be part of a green community and smile, knowing you made a perfect choice for yourself and your world.

Pacific Highlands Ranch Recreation Center

LIVE GREEN / SAVE GREEN AT MANZANITA TRAIL.

WHAT IS LIVINGSMART®?

A leader in sustainable building practices, Pardee Homes was the first builder to go green in 1998. And we've learned a few things along the way.

With LIVINGSMART at Manzanita Trail, Pardee Homes is offering a distinctive way of life — one that preserves the land and its precious resources while making your home environment more comfortable and efficient. Come see the value of living green.



WHAT EACH PART OF LIVINGSMART OPTIONS AND FEATURES MEAN:

EARTHSMART: *Encourage conservation or use recycled or sustainable resources.*

WATERSMART: *Minimize water consumption to conserve precious resources.*

HEALTHSMART: *Support healthy indoor air and water quality.*

ENERGYSMART: *Reduce energy consumption, possibly lower energy bills.*

Look for our LIVINGSMART tour guide located in each model for further details.



PLAN ONE

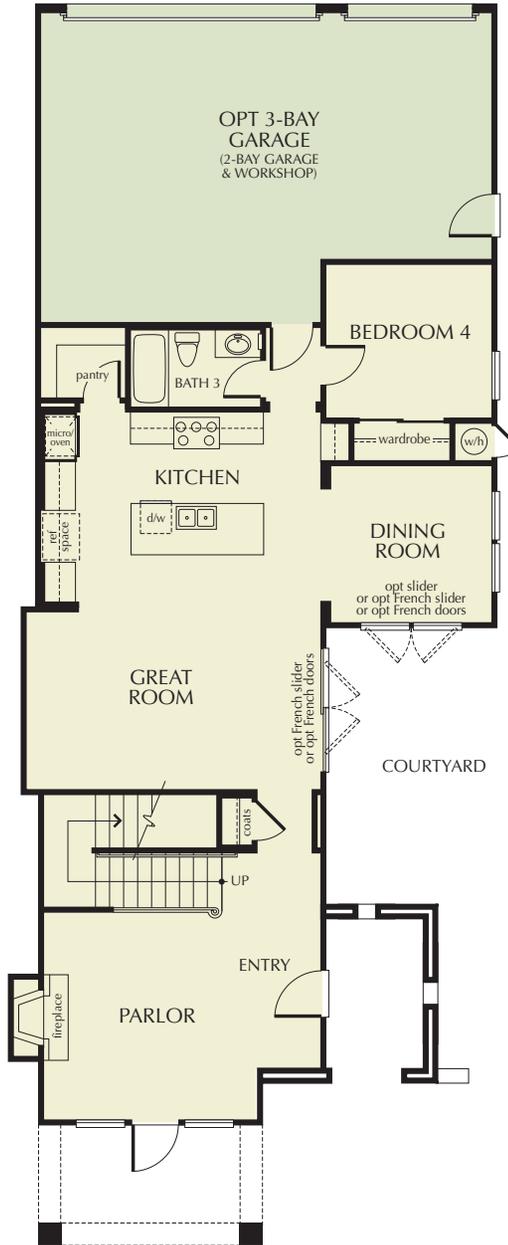
MODEL: EXTERIOR B
CALIFORNIA CRAFTSMAN
(Reversed)

4 Bedrooms
3 Baths
3-Bay Garage
2,357 sq. ft.

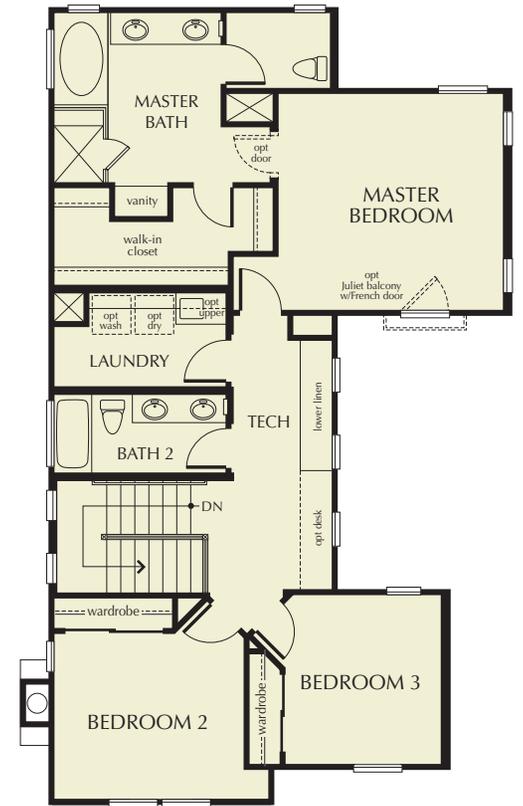
STANDARD:
EXTERIORS A, B, C

4 Bedrooms
3 Baths
Workshop
2-Bay Garage
2,357 sq. ft. (Exterior B, C)
2,362 sq. ft. (Exterior A)

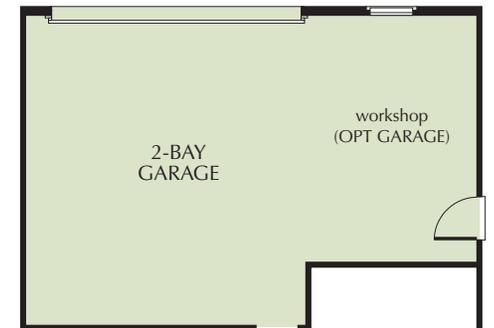
Available with up to 4 Bedrooms, 3 Baths



First Floor
Exterior B (Reversed)



Second Floor
Exterior B (Reversed)



2-Bay Garage with Workshop
in lieu of optional 3-Bay Garage

Floor plans subject to change. For floor plan options, see sales representative.
All square footage is approximate.



Plan 1A — SPANISH



MODEL: Plan 1B (Reversed) — CALIFORNIA CRAFTSMAN



Plan 1C — COASTAL COTTAGE

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



PLAN TWO

MODEL: EXTERIOR D
NAPA VALLEY

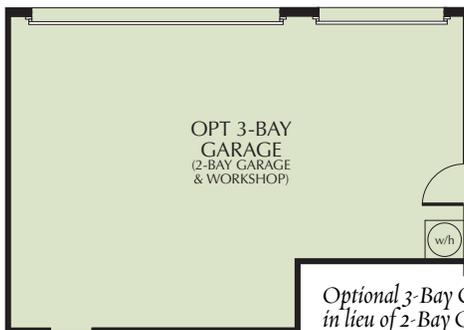
(Reversed)

- 3 Bedrooms
- 2.5 Baths
- Office
- Nook
- Workshop
- 2-Bay Garage
- 2,596 sq. ft.

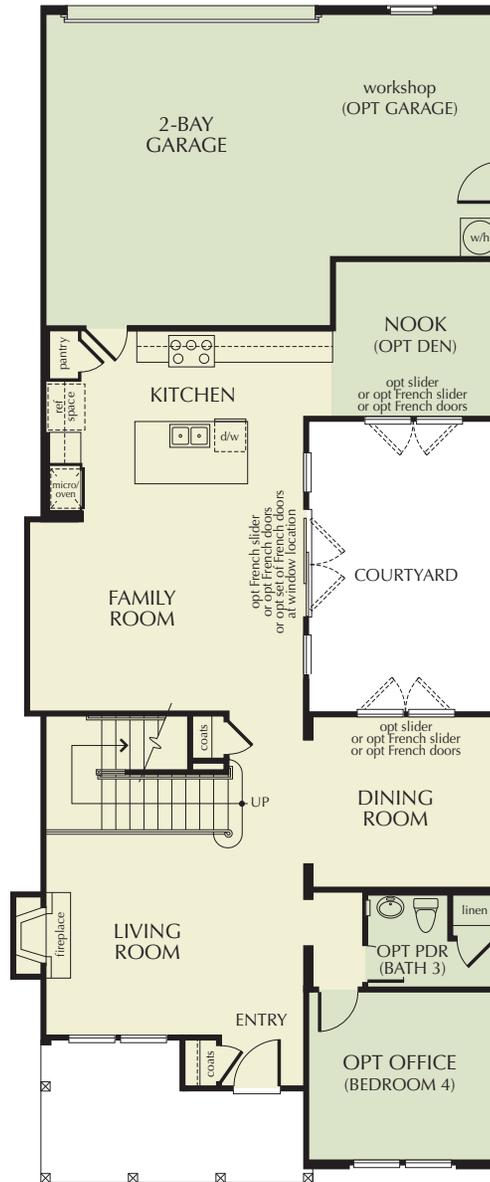
STANDARD:
EXTERIORS A, B, D

- 4 Bedrooms
- 3 Baths
- Nook
- Workshop
- 2-Bay Garage
- 2,593 sq. ft. (Exterior A)
- 2,588 sq. ft. (Exterior B)
- 2,596 sq. ft. (Exterior D)

Available with up to 4 Bedrooms, 3 Baths



Optional 3-Bay Garage
in lieu of 2-Bay Garage
and Workshop

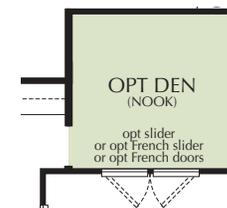


First Floor
Exterior D (Reversed)

Floor plans subject to change. For floor plan options, see sales representative.
All square footage is approximate.



Second Floor
Exterior D (Reversed)



Optional Den
in lieu of Nook



Bedroom 4 and Bath 3 in lieu of
optional Office and Powder



Plan 2A (Reversed) — SPANISH



Plan 2B — CALIFORNIA CRAFTSMAN



MODEL: Plan 2D (Reversed) — NAPA VALLEY

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



PLAN THREE

MODEL: EXTERIOR C
COASTAL COTTAGE
(Reversed)

4 Bedrooms
3 Baths
Loft
3-Bay Tandem Garage
2,789 sq. ft.

STANDARD:
EXTERIORS A, B, C

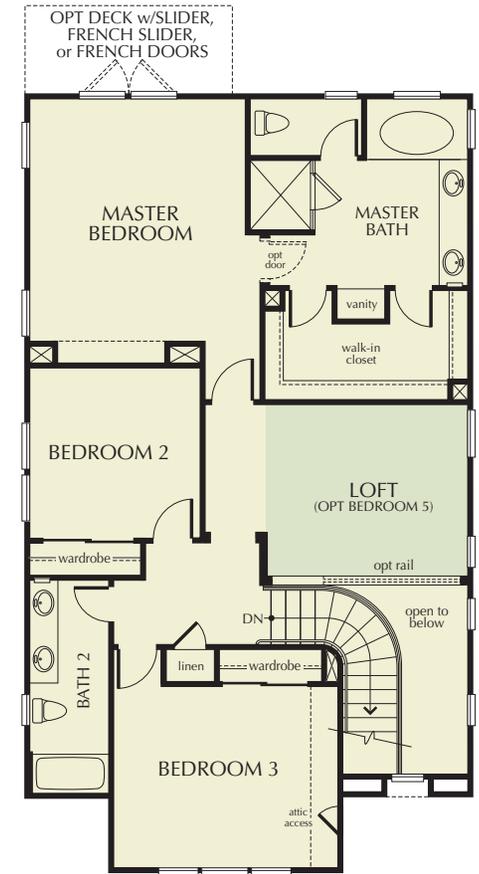
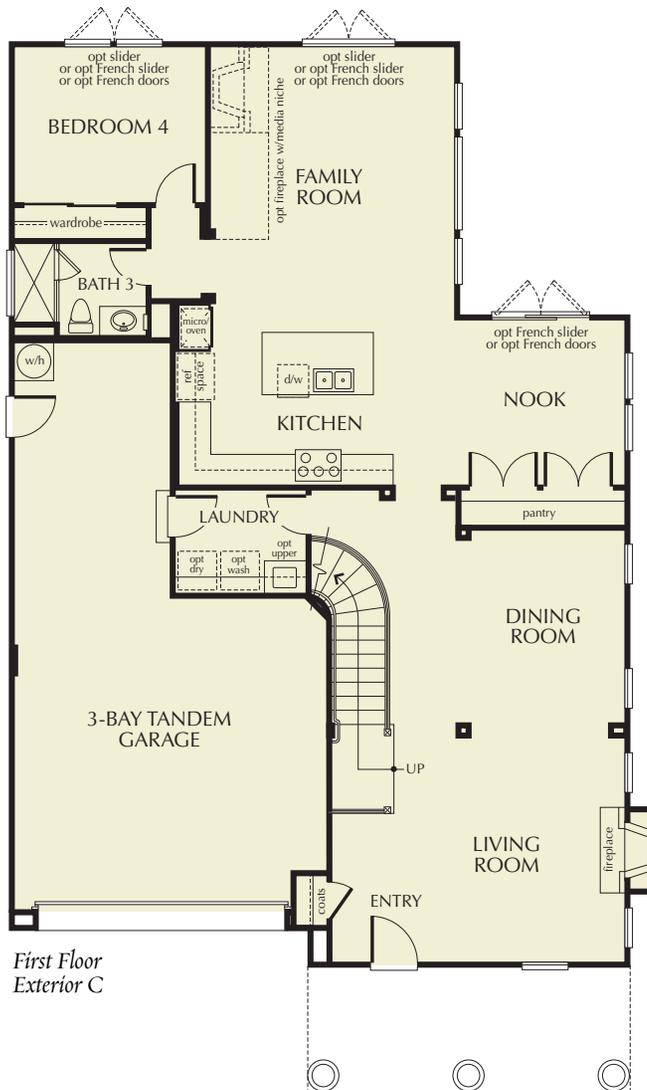
4 Bedrooms
3 Baths
Loft
3-Bay Tandem Garage
2,789 sq. ft.

Available with up to 5 Bedrooms, 3 Baths



**LIVING
SMART
HOME**

See our LIVINGSMART tour guide to learn about all the green features within this model home.



Optional Bedroom 5
in lieu of Loft

Floor plans subject to change. For floor plan options, see sales representative.
All square footage is approximate.



Plan 3A (Reversed) — SPANISH



Plan 3B — CALIFORNIA CRAFTSMAN



MODEL: Plan 3C (Reversed) — COASTAL COTTAGE

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.



PLAN FOUR

MODEL: EXTERIOR A SPANISH

- 4 Bedrooms
- 4 Baths
- Loft
- 2-Bay plus Swing Garage
- 3,056 sq. ft.

STANDARD: EXTERIORS A, B, D

- 4 Bedrooms
- 4 Baths
- Loft
- 2-Bay plus Swing Garage
- 3,056 sq. ft.

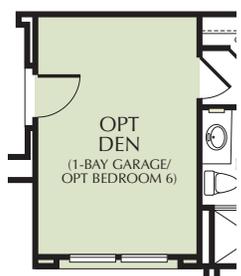
Available with up to 6 Bedrooms, 4 Baths



First Floor Exterior A



Second Floor Exterior A



Optional Den in lieu of 1-Bay Garage or optional Bedroom 6 (Adds 162 sq. ft.)



Optional Bedroom 6 in lieu of 1-Bay Garage or optional Den (Adds 162 sq. ft.)



Optional Bedroom 5 in lieu of Loft

Floor plans subject to change. For floor plan options, see sales representative. All square footage is approximate.



MODEL: Plan 4A — SPANISH



Plan 4B (Reversed) — CALIFORNIA CRAFTSMAN



Plan 4D — NAPA VALLEY

NOTE: All renderings are artist's conceptions. Landscaping, trees and shrubs as shown are not included in the purchase price.

LIVINGSMART[®] Empowers People Like You

Included with Your LIVINGSMART Home

The following LIVINGSMART features are an integral part of every Manzanita Trail home:

- 💡 Fluorescent lights in select recessed cans, significantly reducing energy consumption
- 💡 Dimmer switches and occupancy sensors, achieving optimum lighting efficiency and comfort (select locations)
- 💡❤️ Low-formaldehyde attic insulation, enhancing energy efficiency while using an innovative binder to virtually eliminate off-gassing of formaldehyde
- 💡 General Electric[®] ENERGY STAR[®] dishwasher
- ♻️ Plush, stain-resistant carpeting made from recycled material in choice of designer-selected colors
- ♻️ Engineered high-performance lumber, using up to 30 percent more of each tree than solid lumber
- ♻️ Architect-specified composite entry doors, featuring the rich look of wood without sacrificing any trees
- 💧 Low-flow faucets and showerheads, dramatically cutting water usage while maintaining desired water pressure
- ♻️ Convenient recycling center discreetly housed in kitchen cabinet
- 💡 Energy-efficient 13-SEER air conditioner
- 💡 Radiant barrier roof sheathing
- 💡 Low-E spectrally selective glass windows, which filter out heat and ultraviolet (UV) rays and provide optimal insulation
- ❤️ Low VOC paint

Available with Your LIVINGSMART Home

Along with an impressive package of included features, the LIVINGSMART program offers an extensive array of exciting, earth-friendly options. With the right combination, you can create a healthier living environment for your family while substantially reducing your dependence on the utility grid system for power.

LIVINGSMART Options*

Manzanita Trail homeowners may select from the following earth-friendly options:

- 💡 SunPower[®] roof-integrated solar electric power system generating solar electricity for your home (on select homes and exteriors)
- ❤️ High-efficiency air filtration system, greatly reducing airborne particles
- 💡 Fluorescent lights in addition to the standard package, significantly reducing energy consumption
- 💡♻️💧 Tankless water heater with control panel for temperature adjustments
- 💡 General Electric Advantium[®] oven with Speedcook technology, cooking up to eight times faster than conventional ovens
- 💡 General Electric ENERGY STAR refrigerator
- 💡 Programmable thermostat provides multiple time and temperature settings
- ❤️ Low VOC interior paint, virtually non-toxic and odorless

- ❤️ Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
 - ❤️ Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage
 - ❤️ Whole-house water-filtration system, reducing contaminants such as lead and chlorine
 - 💡💧 On-demand water recirculation pump at water heater
 - 💡💧 General Electric ENERGY STAR low-water, energy-saving and front-loading washing machine
 - 💡 Spectrally selective glass in French doors (based on per plan options), increasing energy efficiency
 - 💧 Dual-flush toilets which use half the water as regular toilets and utilize two options for flushing, minimizing the water needed to eliminate waste
 - 💧 WaterSmart controller for landscape
- * Available at additional cost and subject to construction cutoff dates.

♻️ EARTHSMART: *Encourage conservation or use recycled or sustainable resources.*

💧 WATERSMART: *Minimize water consumption to conserve precious resources.*

❤️ HEALTHSMART: *Support healthy indoor air and water quality.*

💡 ENERGYSMART: *Reduce energy consumption, possibly lower energy bills.*



INCLUDED WITH YOUR HOME

Homes of Distinction

The comfortable homes of Manzanita Trail create a picturesque neighborhood setting, richly flavored by indigenous architectural styles such as Spanish, California Craftsman, Coastal Cottage and Napa Valley.

- Architecturally specified exterior color palettes complement the street scene
- Therma Tru® Rustic Collection™ composite entry door in pre-selected styles and colors (varies per plan and exterior)
- Decorative aged bronze finish entry door hardware by Schlage® (style varies per exterior)
- Complementary interior door hardware by Schlage in aged bronze finish
- Carriage-style metal garage, sectional roll-up doors and garage door openers (designs vary per exterior)
- Weatherproof exterior electrical outlets in select locations
- Exterior light fixtures in complementary styles and finishes (varies per exterior)
- Extensive environmentally friendly construction (see LIVINGSMART® features)
- Vinyl windows with dual-paned, spectrally selective glass
- Rain gutters and downspouts at specific locations (varies per plan and exterior elevations)

Impressive Interiors

- 12" x 12" ceramic tile flooring in a variety of colors; at entry, kitchen and baths
- Plush carpeting over pad in a choice of designer-selected colors (varies per plan; see sales representative or options consultant for specific locations)
- Rounded drywall corners
- Elegant painted baseboard and complementary door casing
- Raised-panel interior passage and wardrobe doors
- Cozy fireplace with painted precast mantle (locations vary per plan)

- 50-gallon water heater (75-gallon water heater at Plan 4 only)
- Dramatic ceilings and elegant interior architectural details, including soffits in select locations (varies per plan)
- Designer-selected interior light fixtures and architecturally specified recessed lighting
- Custom-crafted staircases with generously proportioned newel posts, balusters and kick board with stained maple handrail
- Separate interior laundry room with cultured marble countertop, convenient laundry sink and cabinets
- Spacious linen and coat closets
- Decora® white rocker light switches with dimmer switch in the dining room and hallways
- Smoke detectors with warning buzzer and battery back-up
- Convenient secondary bathrooms with Delta® plumbing fixtures, sinks, toilet, 5' acrylic tub with 6" x 6" white ceramic tile surround and cultured marble countertop and splash

Wired For Today

Each home at Manzanita Trail comes complete with a fully integrated, multimedia wiring system, including numerous types of pre-configured outlets, such as high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a sales representative or design consultant for more specific information about the structured wiring within each home)

Sizzling Hot Kitchens

- Gourmet kitchens with convenient food preparation islands
- Refrigerator space plumbed for automatic ice-maker
- Precision-cut granite countertop with full-height backsplash behind cooktop
- European-style Maple veneer raised-panel cabinet doors with a selection of knobs
- Convenient under-cabinet task lighting
- Extended-height cabinetry (Plans 3 and 4)
- Dual-compartment, stainless steel under-mount sink with Delta chrome faucet
- Spacious food storage pantry

- GE® and GE Profile™ Mix appliance package in stainless steel, including:
 - GE Microwave oven over built-in 30" self-cleaning oven
 - GE Quiet Power ENERGY STAR® dishwasher with soil adjuster to conserve water
 - GE Profile 36" five-burner cooktop
 - GE Profile 36" high performance vent hood

Master Bedroom Suite

- Spacious master bedroom suite with luxurious bathroom, private dressing area and walk-in closets with raised-panel doors
- Adult-height his-and-hers lavatories with hand-set 6" x 6" ceramic tile countertops, white porcelain sinks and compartmentalized water closet, deep-soaking bathtub and decorative Delta chrome plumbing fixtures
- European-style Maple veneer raised-panel cabinet doors with a selection of knobs
- Separate walk-in shower with 6" x 6" ceramic tile surround and clear glass shower enclosure

AVAILABLE WITH YOUR HOME

Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your sales representative for additional customizing opportunities.*

Choices for Your Gourmet Kitchen

Appliances

- GE Profile stainless steel appliance packages
- GE Monogram® stainless steel appliance packages
- GE Profile and Monogram refrigerators
- Silgranit® sinks and a selection of stainless steel sinks

Cabinetry

- European-style cabinet doors in a variety of finishes and door styles
- Glass door panels in a variety of styles (locations vary per plan)
- Extended-height cabinetry (Plans 1 and 2)

Countertops

- A wide variety of granite slab and CaesarStone® solid surface countertop materials
- Customized backsplash designs including tile and stone liners, decos and mosaics

Electrical and Low Voltage Opportunities

- A choice of designer-selected interior light fixtures as shown in models
- Additional recessed incandescent and fluorescent lights
- Outlets for ceiling fans, hanging fixtures or wall sconces
- Additional dimmer switches
- Additional duplex outlets

- Exterior holiday light outlets
- Additional telephone, cable or data outlets
- Pre-wiring and trim for interior speakers and home theater systems
- Security system package

Finish Carpentry Selections

- Crown molding at select locations
- Window casing package
- Decorative stool-and-apron window trim package
- French doors and/or French Sliding Doors in select locations
- Garage storage systems
- Glass inserts in select garage doors (varies per exterior)

Fireplaces to Warm Your Home

- Pre-cast concrete fireplace mantels and hearths in a variety of textured colors

Stair Systems

- All maple stair system, including handrail, newel post in various stains
- Maple stair system with wrought iron balusters

Bathroom Suites

- Tub enclosures at secondary bath tubs
- Natural stone slab and CaesarStone countertop and tub decks for master bath
- Customized backsplash designs including tile and stone liners, decos and mosaics
- Spa jets in master bath soaking tub
- Mirrored wardrobe and closet doors
- Closet organizer systems in a variety of colors

*Available at additional cost and subject to construction cutoff dates.

Note: For EARTHSMART™, HEALTHSMART™, ENERGYSMART™ and WATERSMART™ options, please review the informative LIVINGSMART section in this brochure.

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included with Your Home", "Included with Your LIVINGSMART Home" or as shown on the floor plans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floor plans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, master bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

Other Important Notes

Renderings are artist's conceptions. All square footage is approximate. Information is accurate as of the date of publication.

Renderings by VisionScape Imagery. (GH 2/10)

PRELIMINARY



Driving Directions: From the I-5, take 56 East to Carmel Valley Rd and head north. Follow Carmel Valley Rd past Del Mar Heights Rd and turn left at Zinnia Hills Pl. Follow signs to the models.



MANZANITA TRAIL

AT PACIFIC HIGHLANDS RANCH

6190 Valerian Vista Place, San Diego, California 92130

Tel: (858) 509-3901 Fax: (858) 509-7945