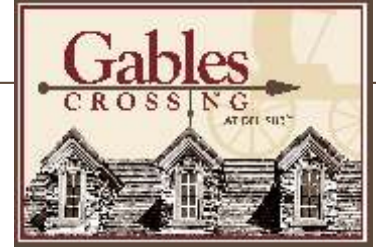




ABOUT GABLES CROSSING

Gables Crossing at Del Sur is a privately-gated collection of 15 proposed single-story luxury homes, where no two homes are exactly alike. These splendid homes harmonize Old World California Country architecture with unsurpassed quality and craftsmanship that has become a signature of McCullough-Ames. Attaining highly desired privacy, each lot averages over one acre with stunning valley and rolling mountain views, providing more than just elbow room and great separation from neighbors. Each new home greets you with an abundant stone exterior accented by colorful tiled rooftops, charming dormers and wood roll-up 4 car garages, all nestled in verdant landscaping. Some homes include front yard porches, back yard patios and secluded courtyards with outdoor fireplaces, perfect for lazy reading days and candlelit dinners. At Gables Crossing, comfort, lifestyle and quality of life are perfectly blended.



ABOUT DEL SUR

The community of Del Sur promises a vital lifestyle that celebrates Southern California's rich heritage, a healthy respect for the natural environment and the personality of an amiable small town. Conveniently located between the I-5 and I-15 freeways, just off SR-56, Del Sur is a short drive from the charming boutiques and restaurants of La Jolla, Del Mar and Rancho Santa Fe. The master-planned community, much of which has been crafted by local artisans, features wide expanses of open space and parks with solar heated swimming pools and more than 18 miles of hiking and biking trails within Black Mountain Ranch and proposed future locations for schools, a business park, and a town center. Del Sur is within the award-winning Poway Unified School District of which children are proposed to attend Del Sur Elementary, Oak Valley Middle and Mt. Carmel High School. Del Norte High School is currently under construction and estimated to open in the fall of 2009 (www.powayusd.org).



Del Sur

For more information, visit www.DelSurLiving.com or the Ranch House Welcome Center.

DIRECTIONS TO GABLES CROSSING

From I-5:

- EXIT SR-56 East
- EXIT Camino Del Sur - North
- Proceed 4.7 miles to Del Sur
- LEFT on Artesian Road
- Follow signs to Gables Crossing

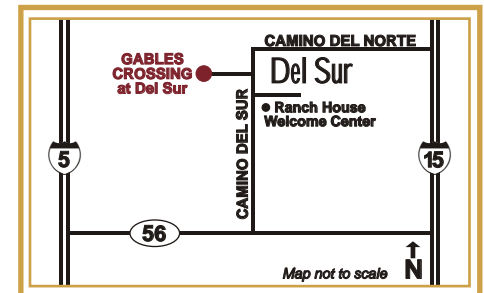
From I-15:

- EXIT Camino Del Norte - West
- RIGHT on Artesian Road
- Follow signs to Gables Crossing

Model Home Hours: Saturday-Monday, 11:00 AM to 5:00 PM

Sales Team: Michelle Weiler, 858.204.8162

Lori McCullough, 858.449.8855





RICHLY-APPOINTED AMENITIES

STUNNING EXTERIORS

- Concrete flat roof tile with 1 to 2-inch staggering and full-barrel set hips & ridges with two layers of 40 lb. felt underlayment
- Concrete stucco finish over one layer of Tyvek 'house wrap' underlayment vapor barrier, brown coat, scratch coat & color coat stucco finish. Builder-selected colors.
- Custom color wood roll-up garage doors on ½ horsepower motors with remotes
- Ledgestone exteriors accented at architectural elevations
- Landscaping installed at front yards
- Driveways, walkways, patios and courtyards to include 'Old World' pavers and/or colored concrete
- Milgard vinyl dual-glazed windows with "Low E" window glass tint
- Colored 5-inch seamless aluminum rain gutters with 3-inch round downspouts
- SolarSave® Roofing Tiles 700w Photo Voltaic System

LIVING AREAS

- Unique floor plans; no two homes are exactly alike
- "California Country" meets "Old World Italy" in-house designs by award-winning McCullough-Ames
- Fire sprinklers and smoke detectors throughout
- High efficiency multi-zone heating and air conditioning systems with digital controls
- Category 5E/RG-6 wiring for phone systems, computer network systems and TV systems
- Pre-wired for security system at doors, windows and for motion sensors
- Noritz tankless water heater system
- Custom crafted cabinetry at kitchen, kitchen island, bathrooms and laundry room
- High-end plumbing fixtures including Moen Chateau & Kohler
- Upgraded fixtures at kitchen, powder and master bath
- Stainless steel kitchen appliances including a 48-inch, 6-foot tall Dacor refrigerator/freezer, 48-inch oversized 6-burner Dacor cooktop with copper accents, Bosch dishwasher, Dacor double oven with copper accents and Dacor microwave
- Electrical fixtures to include recessed can lights and exterior decorative lighting
- Real stone Travertine, Junckers Hardwood & carpet flooring in selected rooms
- Solid granite slab counter tops with double bullnose edging at kitchen and center island
- Bathrooms with Travertine tile at floors, showers & counter tops with tile, slate or granite accents. Master bathroom counter top to be granite with tile accents.
- Master bathroom shower glass enclosure shall be 3/8-inch thick tempered heavy glass with satin nickel finish and solid brass hardware
- Epoxy coating over concrete slab floor in garages

CUSTOM FINISH CARPENTRY

- Custom stained doors
- Front door: 8-foot tall solid wood Knotty Alder with oil-rubbed bronze hardware
- Interior doors: 8-foot tall solid wood Knotty Alder square top, two panel
- French doors: fiber glass dual-glazed, single-lite with oil-rubbed bronze hardware
- Wainscoting: Custom-buttermilked, paneled wainscoting at selected areas
- Crown molding: Custom antique-finished crown molding at selected areas
- Hardware: Emtek oil-rubbed bronze door handles with matching dead bolts & hinges
- Shelving: ¾-inch MDF paint grade shelving with 2-inch solid running supports at edges at all wardrobe, pantry and storage closets
- Baseboards: 7 ¼-inch MDF paint grade baseboards throughout residence
- Wood beam ceiling: Custom 8"x8" wood beams at selected areas

McCullough-Ames Development, Inc. reserves the right to modify, without notice, the design, specifications, landscape and amenities of any home or home site within Gables Crossing at Del Sur. All prices, specifications and terms are preliminary and subject to change without notice.

