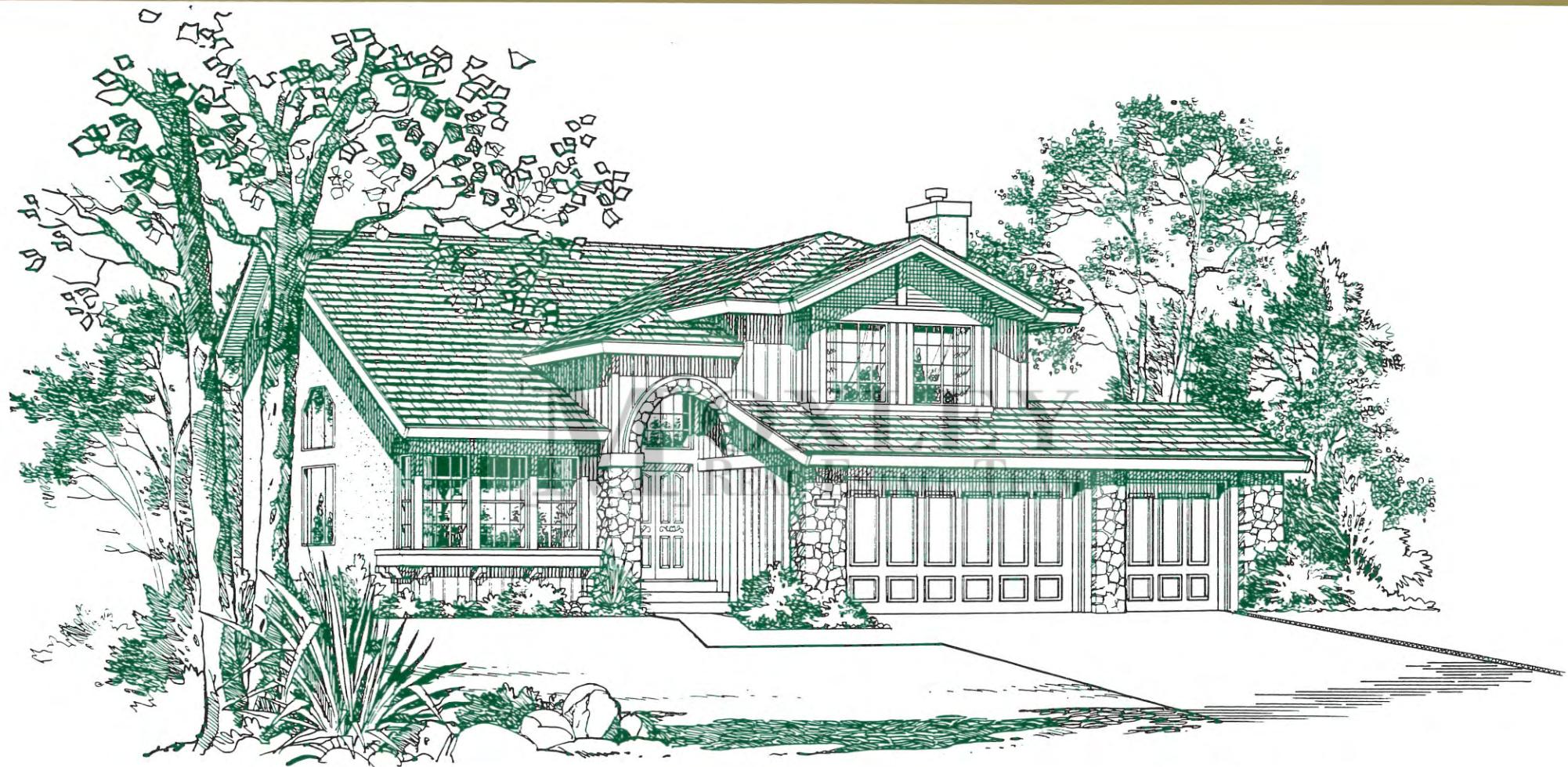




PONDEROSA

THE TULARE II



ARTIST'S CONCEPTION OF ELEVATION B
(MODEL)

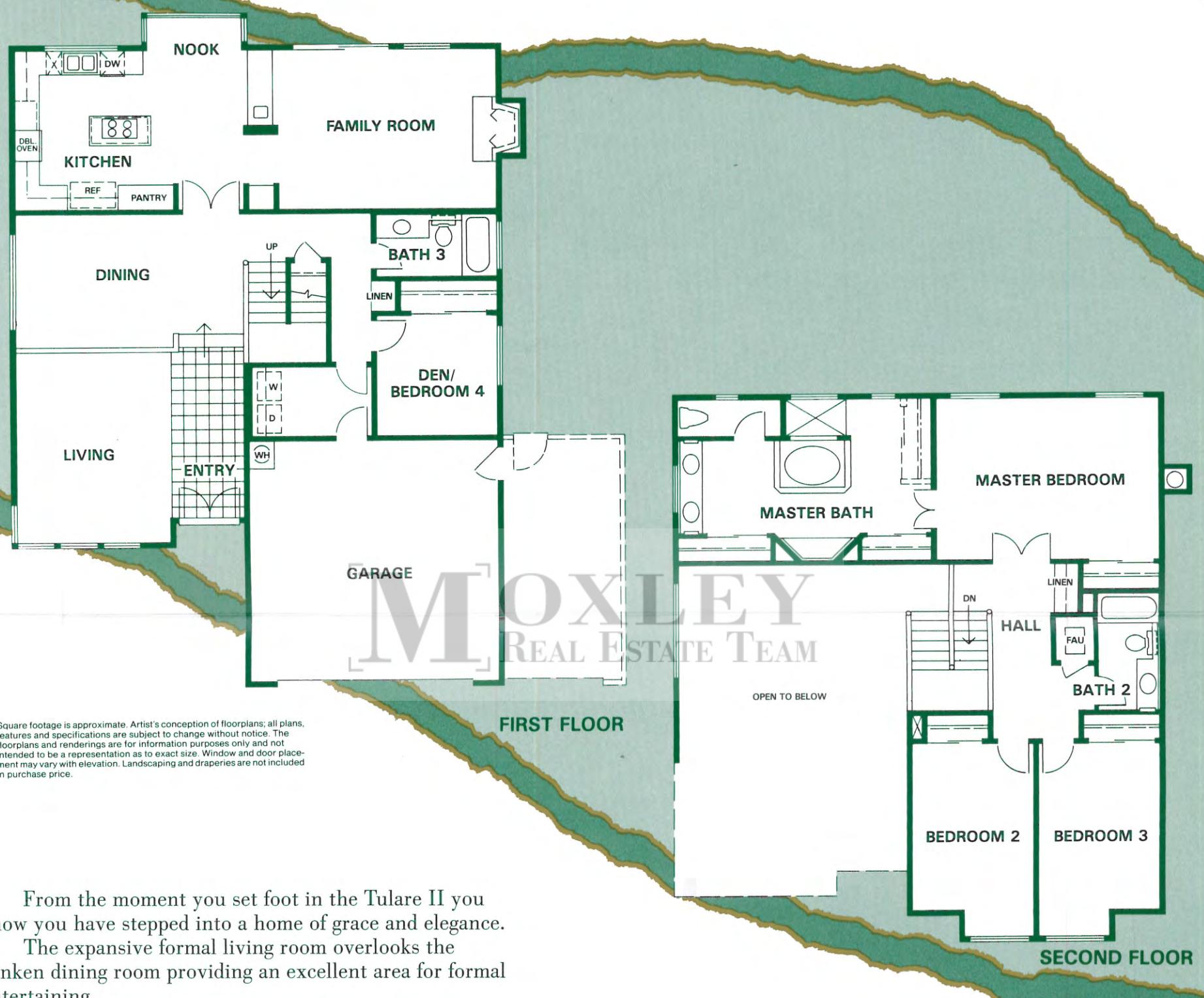


Country Fair II

Plan 2575

4 Bedrooms • 3 Baths • Two Story Home • 2,575 Square Feet

The Tulare II



From the moment you set foot in the Tulare II you know you have stepped into a home of grace and elegance.

The expansive formal living room overlooks the sunken dining room providing an excellent area for formal entertaining.

Equally well planned are the informal living areas of the Tulare II. The kitchen, complete with island cooktop and bay window nook is ideal for preparing a quick snack or a complete gourmet dinner. Separating the gourmet kitchen and family room is a specially designed wetbar which allows ease of entertaining from either the kitchen or family room side. The family room is additionally enhanced by the centrally located brick-faced fireplace.

The conveniently located downstairs bedroom and bath provides maximum privacy and convenience for your overnight guests.

Upstairs the elegant mastersuite is your retreat from the everyday world. The master bath is breathtaking with its double vanity, separate dressing table, oversized shower and elegant oval tub.

Two additional, spacious secondary bedrooms and an additional bath complete the second floor of the Tulare II.

You'll agree that the 2,575 square feet of the Tulare II shows, once again, Ponderosa's attention to fine floorplan design. The Tulare II, a home designed with today's family in mind.





ARTIST'S CONCEPTION OF ELEVATION A

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ARTIST'S CONCEPTION OF ELEVATION C

THE AMADOR II



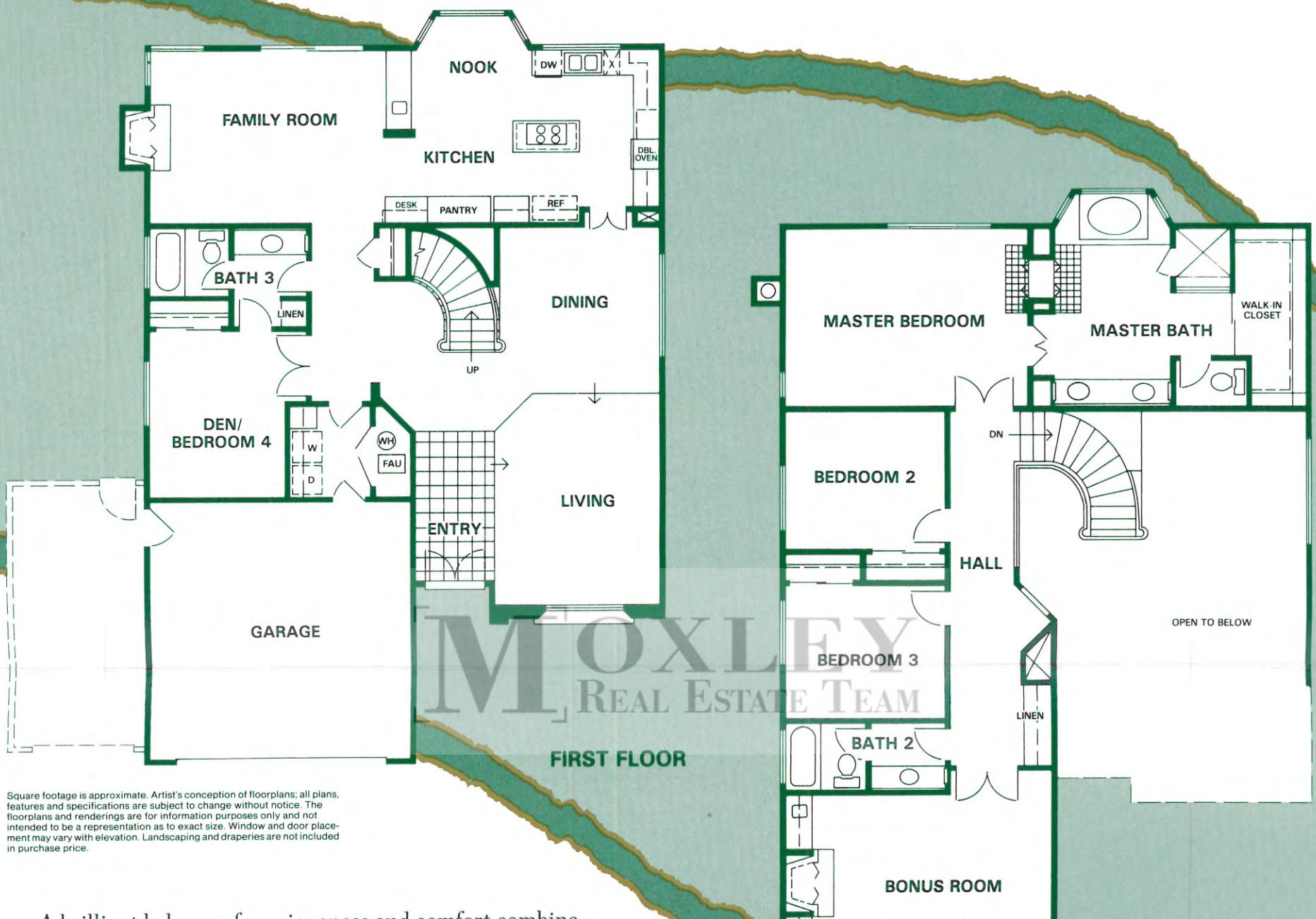
ARTIST'S CONCEPTION OF ELEVATION C
(MODEL)



Plan 2991

4 Bedrooms • 3 Baths • Two Story Home • 2,991 Square Feet

The Amador II



A brilliant balance of spaciousness and comfort combine to make the Amador II a home to be proud of.

The luxurious formal living and dining rooms are enhanced by the graceful, curved stairway with its oak railing and turned balustrades.

A sensitivity to the needs of family is seen in the spacious and comfortable kitchen and family room. Ample storage, a central cooking island and large bay window nook are only a few of the features designed with today's family in mind. The warmth of the brick-faced fireplace highlights the family room and invites cozy family gatherings.

The downstairs bedroom and bath can fill many needs, an "at home office," comfortable space for overnight guests, or just the right place for the older child, to name just a few.

Upstairs the mastersuite is unusually luxurious. Vaulted ceilings, a double-sided fireplace, a large oval tub set in a bay window and separate shower are only a few of the features that create this exciting retreat from the outside world.

Two secondary bedrooms, a secondary bath and ample linen space are ideal for a growing family.

To complete the upstairs is the exciting bonus room with brick-faced fireplace, wetbar and built-in oak cabinetry. An ideal place for family and friends.

Style, grace and comfort, all hallmarks of a Ponderosa home are evident throughout the 2,991 square feet of the Amador II. Come home to Country Fair II, make the Amador II your home today.





ARTIST'S CONCEPTION OF ELEVATION A

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ARTIST'S CONCEPTION OF ELEVATION B

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THE SOLANO II

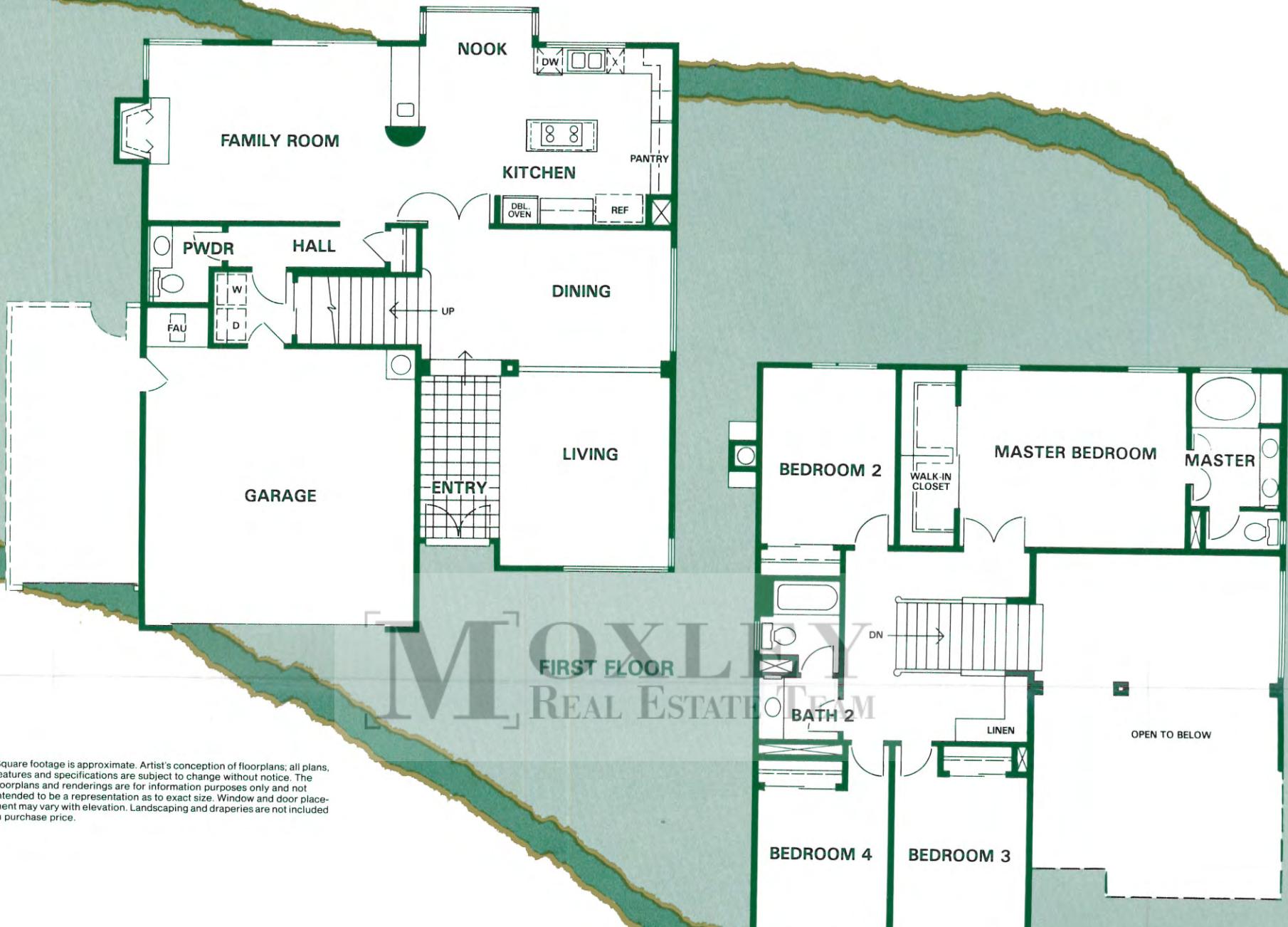


ARTIST'S CONCEPTION OF ELEVATION A
(MODEL)

Plan 2391

The Solano II

4 Bedrooms • 2½ Baths • Two Story Home • 2,391 Square Feet



Square footage is approximate. Artist's conception of floorplans; all plans, features and specifications are subject to change without notice. The floorplans and renderings are for information purposes only and not intended to be a representation as to exact size. Window and door placement may vary with elevation. Landscaping and draperies are not included in purchase price.

Step in to the Solano II and you've stepped in to a home of the '80's.

The raised entry and formal living room look down over a distinctive formal dining room framed with floor to ceiling columns and a dropped beam.

Double doors open into the kitchen and family room. Distinct architectural detailing is apparent in the rounded wall of the wetbar, separating these two rooms. The spacious kitchen and nook area, complete with island cooktop and double ovens beckons the gourmet cook or the person on the go. In the family room, the centrally located brick-faced fireplace dominates the room, while indoor/outdoor living is made easy with the large sliding glass door opening onto the patio area.

Upstairs is no less spectacular in this home. The large master bedroom suite with double-wide walk-in closet, vaulted ceiling and private dressing and bath area is located to provide maximum privacy and convenience.

The three additional bedrooms, just off the generous landing are grouped around a spacious hall bath.

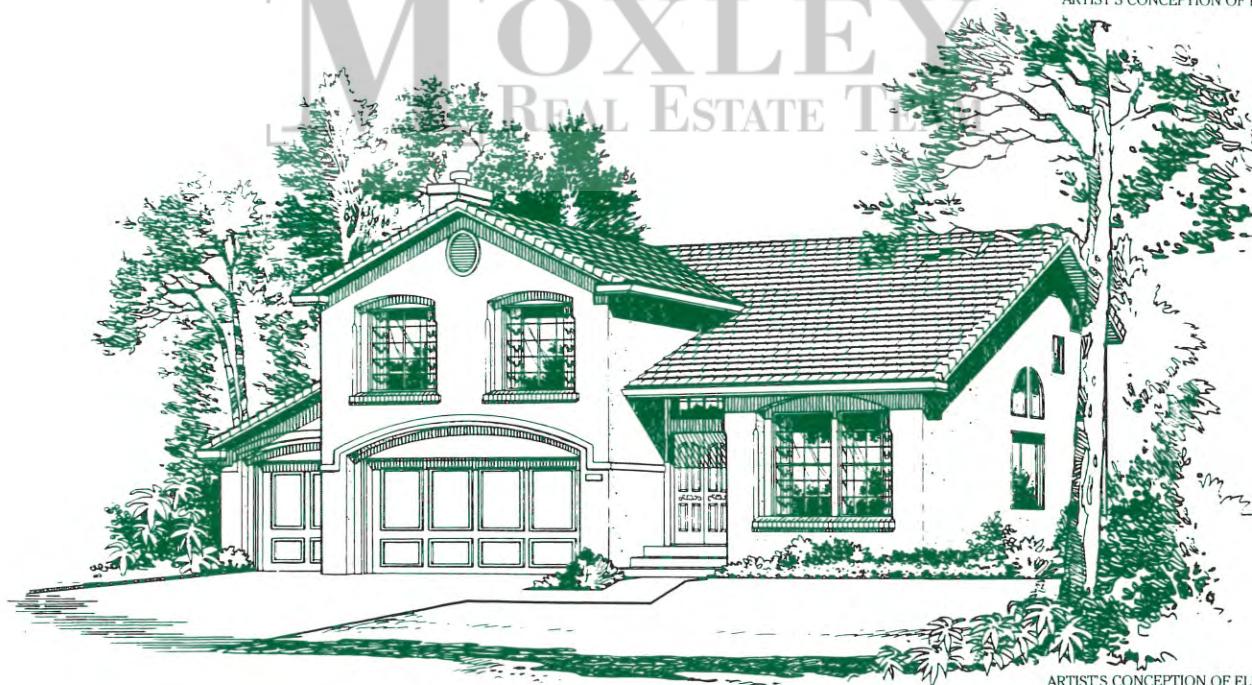
Just right for today's family of the '80's, the Solano II is an exciting living experience.





ARTIST'S CONCEPTION OF ELEVATION B

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ARTIST'S CONCEPTION OF ELEVATION C

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THE TRINITY II



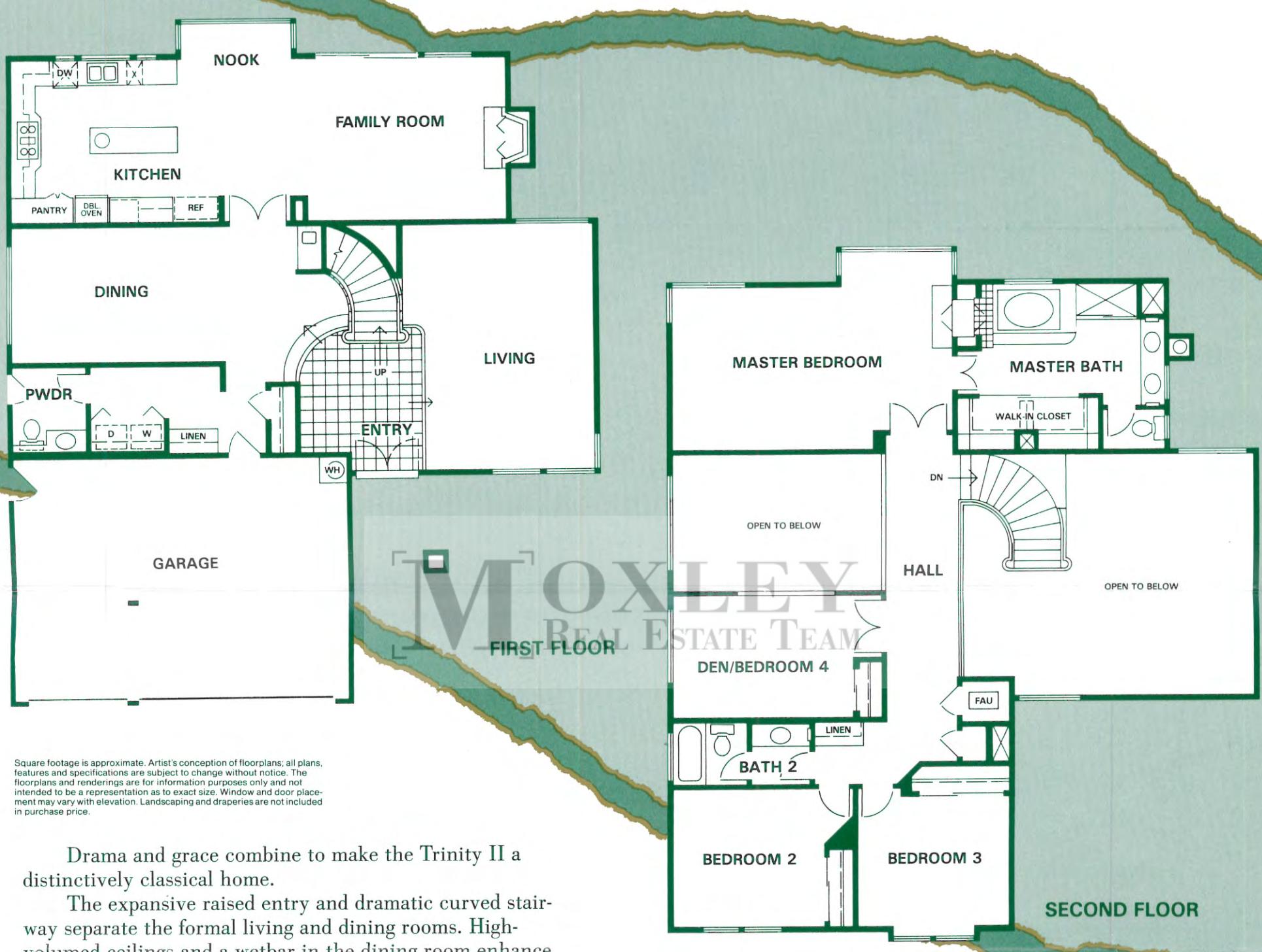
ARTIST'S CONCEPTION OF ELEVATION B
(MODEL)



Plan 2982

4 Bedrooms • 2½ Baths • Two Story Home • 2,982 Square Feet

The Trinity II



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Drama and grace combine to make the Trinity II a distinctively classical home.

The expansive raised entry and dramatic curved staircase separate the formal living and dining rooms. High-vaulted ceilings and a wetbar in the dining room enhance the grandeur of these two rooms.

Not to be outdone, the kitchen and family room offer their own brand of drama. Ample cabinet space and double ovens are only two features of this exciting kitchen. The unique island is complete with sink, disposal, cabinets and counter space. Just right for chatting with family members or friends, the spacious window-framed nook and large family room, complete with fireplace, are inviting and appealing.

Upstairs the landing doubles as a bridge overlooking the living room and dining room below. To the right, double doors open onto a luxurious master bedroom suite. Truly a haven, the master bedroom is spacious with numerous

windows and the focal point, a double, marble-faced fireplace with rich oak mantel which is also enjoyed from the master bath. Stepping into the master bath, the height of luxury is apparent with the step-up, sunken oval tub, large separate shower and double-wide walk-in closet.

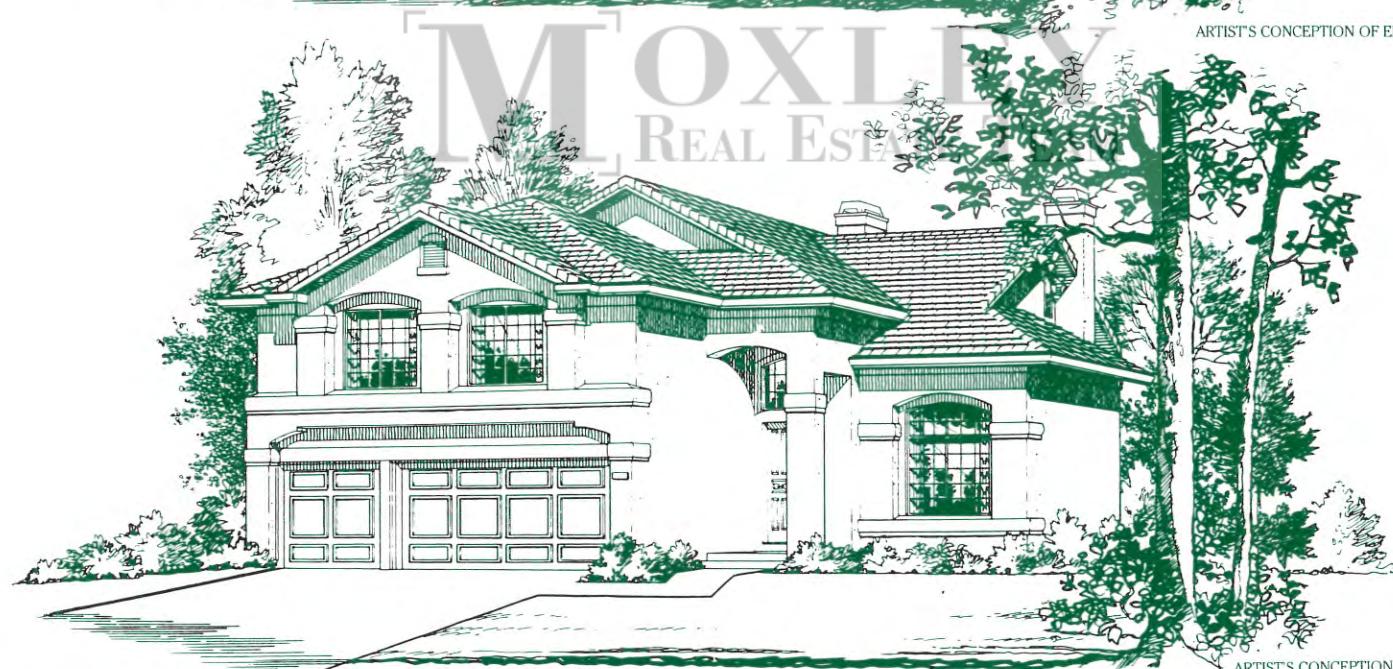
Down the hall, secondary bedrooms surround a conveniently located bath and linen cabinet.

This grandly designed home offers distinctive and separate formal living and family areas. The Trinity II is truly a home to be proud of.





ARTIST'S CONCEPTION OF ELEVATION A



ARTIST'S CONCEPTION OF ELEVATION C

**MONTEREY
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Country Fair II



onderosa sets the standard by which all California homebuilders are judged. Ponderosa's homes are designed and built with the comfort and convenience of the homebuyer in mind. They combine function and appeal in floorplans that place emphasis on maximum livability. Craftsmanship is apparent in every detail of the home. Community locations are selected with an eye toward the future, for their pleasing environments today and for years to come.

The Ponderosa Difference is apparent from the moment you enter one of its award-winning communities. From the attractive streetscapes to timeless architectural design, every neighborhood reflects the special care that goes into planning a Ponderosa community. The result is a memorable collection of premier homes.

The Ponderosa Difference is reflected in the inherent quality of its homes. Spacious living environments combine efficient use of space with dramatic styling. Special attention is paid to the details of design and construction, both inside and outside every home.

The Ponderosa Difference has evolved from a wealth of experience in fine homebuilding. Ponderosa, established in 1985 under local ownership, traces its roots back to 1968 when Ponderosa Homes was originally founded. Since that time, more than 15,000 beautiful new homes and more than a hundred prestigious residential communities have proudly carried the Ponderosa name. Today Ponderosa continues the rich tradition, building upon a foundation of design and craftsmanship for which the firm is well-known.

The Ponderosa Difference has been recognized by the homebuilding industry with prestigious awards for excellence in planning, architectural design, landscaping, merchandising programs, and sales. These awards attest to the high degree of professionalism represented by the firm and its people.

The Ponderosa Difference has earned the company one of the highest accolades of all: the respect of its homebuyers. While understandably proud to have received the acclaim of its peers in the industry, Ponderosa is prouder still of its reputation for innovation, craftsmanship, and service.

Today, the dedication to quality homebuilding continues in the homes and communities that bear the name Ponderosa. An ongoing program of market research and product analysis ensures that the newest additions to the Ponderosa family of home designs will be as innovative, as lifestyle-oriented and as comfortable as those being built today. Amenities are reviewed and revised in keeping with homebuyer demands. State-of-the-art construction methods and materials are introduced as new technology changes the art of homebuilding.

Wherever you want to live in the Bay Area, remember that Ponderosa is building a new neighborhood of which you can be proud.

Ponderosa... Different By Design.

M^{OXLEY} REAL ESTATE TEAM

F E A T U R E S

Living Areas

- Ceramic tile entries
- Dramatic vaulted ceilings
- Formal dining areas
- Heat circulating fireplaces with hand-laid brick or marble faces with oak mantles and glass doors
- Built-in wet bars with ceramic tile countertops (except plan 2012)
- Bonus room fireplace (plan 2991 only)
- 100% nylon carpeting
- Decorator selected lighting fixtures

Kitchens

- Cast iron double compartment sink
- Ceramic tile countertops
- Stained raised panel oak cabinetry
- Luminous ceilings with oak trim
- Convenient pantries
- General Electric double oven; with self-cleaning upper oven and conventional lower oven and separate microwave
- General Electric energy-saving "potscrubber" multi-cycle dishwasher
- General Electric trash compactor
- Thermador Electric cooktop
- ½ h.p. garbage disposal
- Pre-plumbed for ice maker with recessed shut-off valve
- Decorator selected vinyl flooring

Bedrooms

- Spacious master suites include:
- Dramatic vaulted ceilings
- Privacy locks on entry doors
- Walk-in closets or double wardrobe-closets (per plan)
- Separate dressing areas and private baths
- See-through heat circulating fireplaces with hand-laid marble faces, oak mantles and glass doors (plans 2982 & 2991)
- Mirrored wardrobe doors with beveled glass in all master bedroom and master dressing areas

Baths

- Stained oak cabinetry
- Cultured onyx oval tubs in master baths & separate cultured onyx showers (plans 2575, 2982 & 2991)
- Cultured onyx shower and tub surrounds
- Cultured onyx vanity tops
- Double vanity basins in all master baths
- Decorator selected polished brass & polished chrome finish plumbing fixtures in all master baths, powder rooms & secondary baths
- Full width vanity mirrors
- Clear glass shower enclosures in all master baths

Other Fine Country Fair II Features

- Pre-wired cable television outlets
- Pre-wired telephone outlets
- Underground utilities
- Custom finished walkways and driveways
- Garage door opener with two controls (double door only, additional control with 3-Car garage)
- Cedar shake or tile roofs (per evaluation)
- Full side and rear yard redwood fencing
- Insulated exterior walls and exterior ceilings
- Stained raised panel oak entry doors
- Decorator selected front door hardware with security deadbolt at all exterior doors
- Fifty-gallon energy saving water heater
- Programmable night set-back thermostat
- Central forced air heating and air conditioning
- Textured ceilings
- Traditional six-panel interior doors
- Decorator selected interior door hardware
- Colonial door casing on interior doors
- Interior laundry rooms with stained raised panel cabinetry

We reserve the right to revise plans, features, communities, design specifications and prices without notice or obligation. Certain optional items must be ordered before cut-off date. See sales representative for details.

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... DIFFERENT BY DESIGN

The Alameda II

Plan 2012
4 Bedrooms, 2 Baths
Single Story Home
2,012 Square Feet

The Solano II

Plan 2391
4 Bedrooms, 2½ Baths
Two Story Home
2,391 Square Feet

The Tulare II

Plan 2575
4 Bedrooms, 3 Baths
Two Story Home
2,575 Square Feet

The Trinity II

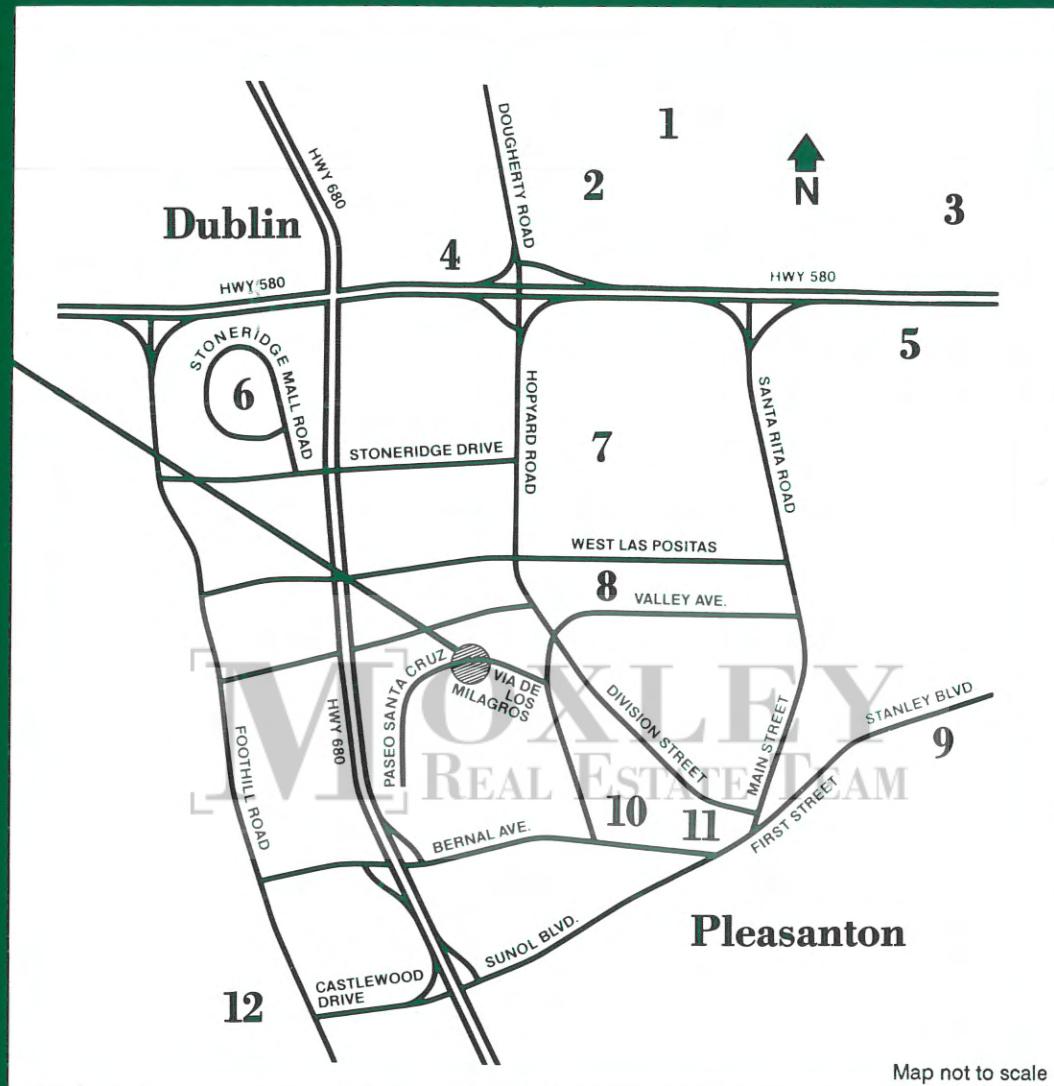
Plan 2982
4 Bedrooms, 2½ Baths
Two Story Home
2,982 Square Feet

The Amador II

Plan 2991
4 Bedrooms, 3 Baths & Bonus Room
Two Story Home
2,991 Square Feet



1. Mt. Diablo State Park
2. Tassajara Creek Regional Park
3. Chabot College
4. Dublin Sports Ground
5. Las Positas Golf Course
6. Stoneridge Shopping Center
7. Hacienda Business Park
8. Pleasanton Sports Park
9. Shadow Cliffs Regional Park
10. Alameda County Fairgrounds
11. Civic Center
12. Castlewood Country Club



(415) 846-0262
6849 Corte Munras
Pleasanton, CA
94566

Country Fair II's Pleasanton location has retained a picturesque charm while becoming one of Northern California's most important business centers.

The spectacular natural setting combines gentle rolling hills and open stretches of flatlands. Country bridges and tree-lined lanes add a relaxed rural flavor to the area. The quaint turn-of-the-century shops and restaurants of downtown Pleasanton are just minutes from attractive modern business parks, carefully designed to complement their beautiful surroundings.

Recreational opportunities abound. Nearby golf courses and tennis courts invite friendly challenges, and Pleasanton is renowned for its numerous neighborhood parks. For a different kind of recreation, explore Stoneridge Mall, the region's largest and most popular shopping center.

Country Fair II, a great place to live, in Pleasanton.



POUNDEROSA

THE ALAMEDA II



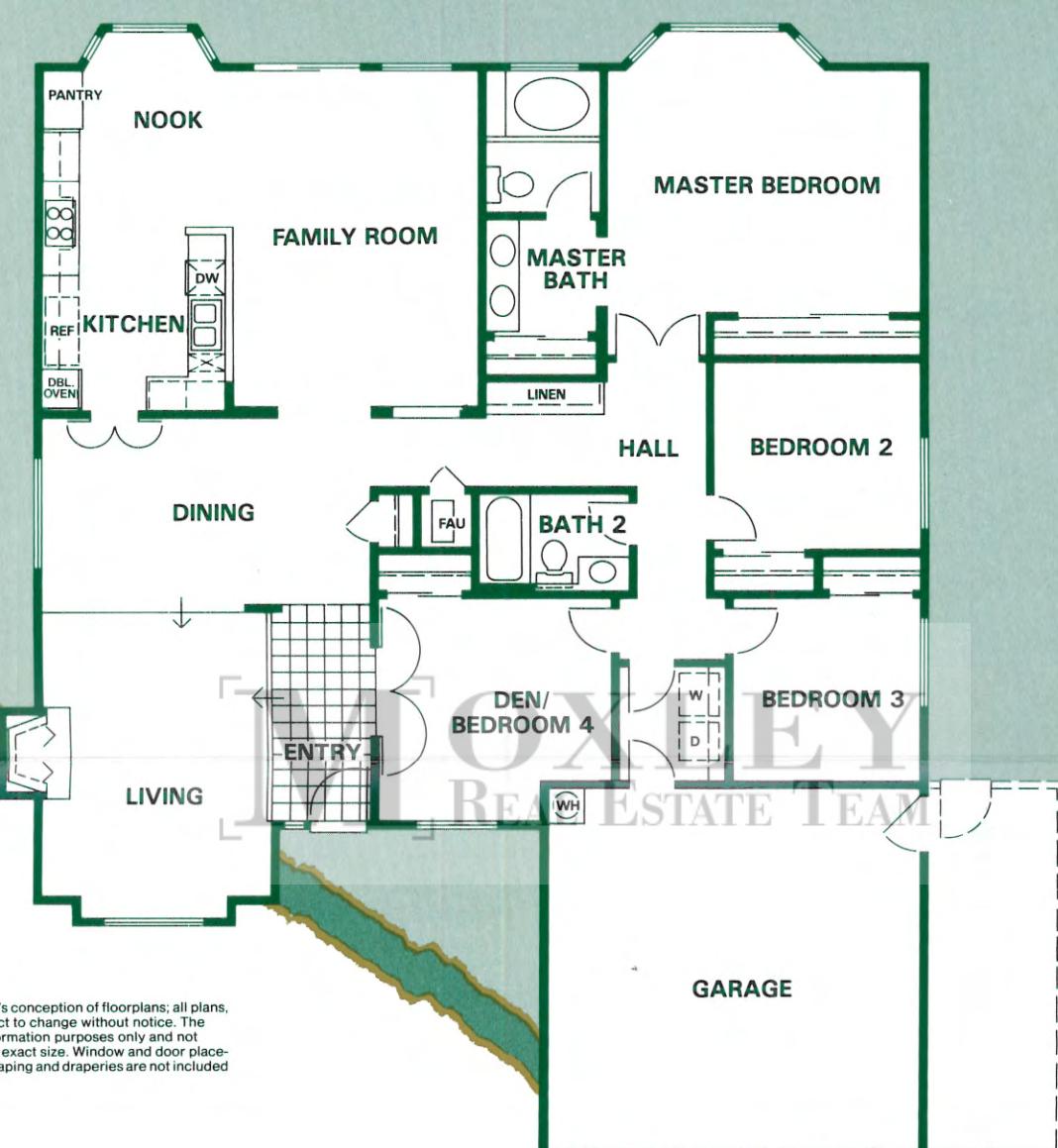
ARTIST'S CONCEPTION OF ELEVATION B
(MODEL)



Plan 2012

4 Bedrooms • 2 Baths • Single Story Home • 2,012 Square Feet

The Alameda II



Square footage is approximate. Artist's conception of floorplans; all plans, features and specifications are subject to change without notice. The floorplans and renderings are for information purposes only and not intended to be a representation as to exact size. Window and door placement may vary with elevation. Landscaping and draperies are not included in purchase price.

This lovely home offers spaciousness, style and charm all in a single story.

The formal, sunken living room, complete with fireplace, opens onto a large, formal dining room, ideal for entertaining.

The openness of the family room and country kitchen brings to mind the "great room" of days past, where family gatherings and mealtimes were special events as they are today.

Down the hall double doors open onto a spacious master bedroom suite. The large bay window, double closets and private dressing and bath area make this room a wonderful place to relax.

Located around a central bath, are three secondary bedrooms, one of which can be converted to a den for that convenient "at home office."

The interior laundry completes the Alameda II.

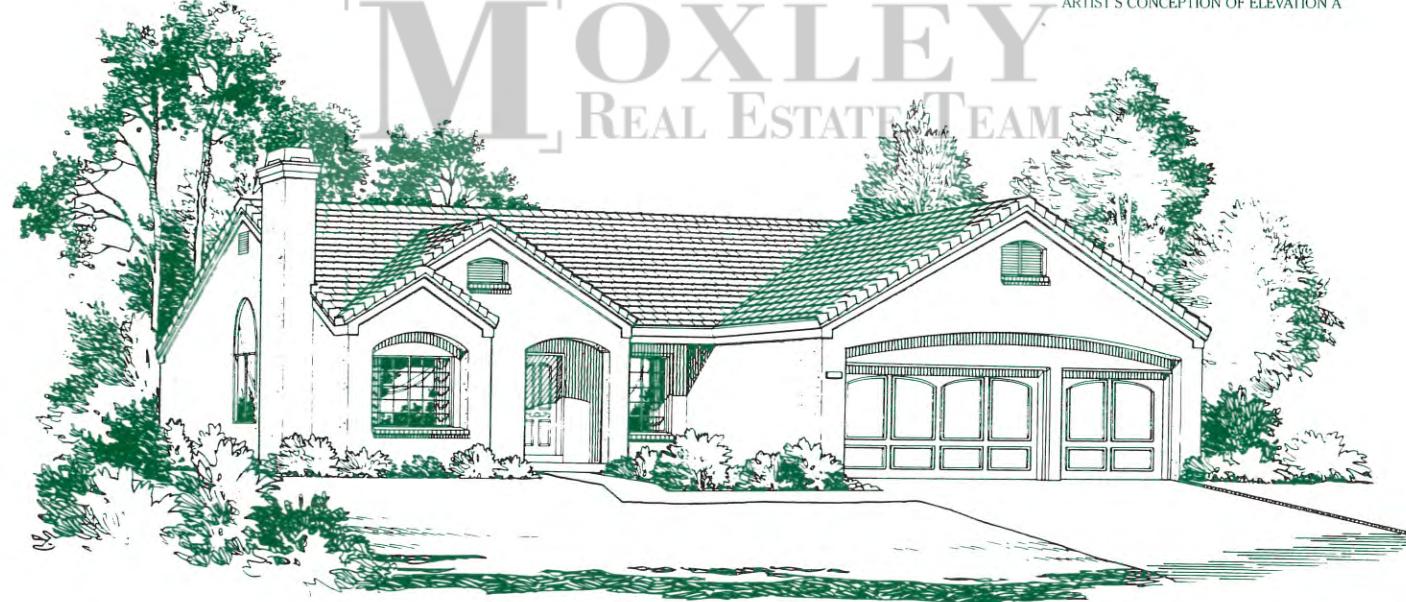
Once you experience this home you'll see the attention to detail and design that are hallmarks of a Ponderosa home.





ARTIST'S CONCEPTION OF ELEVATION A

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ARTIST'S CONCEPTION OF ELEVATION C



Country Fair II

Dotty
Jansen
5/25/90

FRONTYARD
LANDSCAPING
INCLUDED IN
PHASE VI

<u>PLAN</u>	<u>APPROXIMATE SQUARE FOOTAGE</u>	<u>PRICE RANGE</u>
THE ALAMEDA II	2012 4 Bedrooms - 2 Baths	FROM \$393, 000
THE SOLANO II	2391 4 Bedrooms - 2 1/2 Baths	\$400, 000
THE TULARE II	2575 4 Bedrooms - 3 Baths	FROM \$412, 000
THE TRINITY II	2982 4 Bedrooms - 2 1/2 Baths	\$451, 000
THE AMADOR II	2991 4 Bedrooms - 3 Baths Bonus Room	FROM \$456, 000

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For further information, please contact Dotty Jansen at (415) 846-0262.

Prices effective May 19, 1990; subject to change without notice.

SEE REVERSE SIDE
FOR INDIVIDUAL LOT PRICES

THE ALAMEDA II

<u>LOT/TRACT</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
41/5553	VI	BX	2717 Camino Casa Buena	\$394,000 AVAILABLE
43/5553	VI	BX	2733 Camino Casa Buena	\$393,000 AVAILABLE

THE SOLANO II

<u>LOT/TRACT</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
45/5553	VI	AX	2749 Camino Casa Buena	\$400,000 AVAILABLE

THE TULARE II

<u>LOT/TRACT</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
39/5553	V	CRX	3010 Paseo Granada	\$419,000 AVAILABLE
40/5553	VI	CRX	2709 Camino Casa Buena	\$412,000 AVAILABLE
51/5553	VI	CX	2752 Camino Casa Buena	\$414,000 AVAILABLE

THE TRINITY II

<u>LOT/TRACT</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
34/5553	V	BX	3050 Paseo Granada	\$462,000 SOLD
38/5553	V	AX	3018 Paseo Granada	\$453,000 SOLD
15/5553	V	CX	3045 Paseo Granada	\$451,000 AVAILABLE
56/5553	V	BX	6437 Calle Esperanza	\$439,000 SOLD
54/5553	V	CX	6415 Calle Esperanza	\$454,000 SOLD

THE AMADOR II

<u>LOT/TRACT</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
14/5553	V	ARX	3037 Paseo Granada	\$463,000 AVAILABLE
42/5553	VI	BRX	2725 Camino Casa Buena	\$457,000 AVAILABLE
44/5553	VI	CRX	2741 Camino Casa Buena	\$458,000 SOLD*
52/5553	VI	BRX	2744 Camino Casa Buena	\$456,000 AVAILABLE

✓

* Homes available to non-contingent buyers, subject to cancellation of current contingent contract. See Project Sales Manager for details.

Prices shown for sold homes may reflect recent price changes and are not necessarily the prices for which these homes originally sold.

Prices effective May 19, 1990; subject to change without notice.

X - denotes 3-car garage

R - reverse plan



PLAN

APPROXIMATE
SQUARE FOOTAGE

PRICE RANGE

THE ALAMEDA II

2012

4 Bedrooms - 2 Baths

TEMPORARILY SOLD OUT

THE SOLANO II

2391

4 Bedrooms - 2 1/2 Baths

TEMPORARILY SOLD OUT

THE TULARE II

2575

4 Bedrooms - 3 Baths

TEMPORARILY SOLD OUT

THE TRINITY II

2982

4 Bedrooms - 2 1/2 Baths

TEMPORARILY SOLD OUT

THE AMADOR II

2991

4 Bedrooms - 3 Baths
Bonus Room

TEMPORARILY SOLD OUT

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For further information, please call Dotty Jansen at (415) 846-0262.

Prices effective June 25, 1988; subject to change without notice.

SEE REVERSE SIDE
FOR INDIVIDUAL LOT PRICES

ALAMEDA II

<u>LOT #</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
23	II	A	6350 Paseo Santa Maria	276,000 SOLD

SOLANO II

<u>LOT #</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
25	II	B	6772 Paseo San Leon	294,000 SOLD
27	II	C	6780 Paseo San Leon	294,000 SOLD
30	II	BR	6792 Paseo San Leon	288,000 SOLD
21	II	A	6787 Paseo San Leon	292,000 SOLD

TULARE II

<u>LOT #</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
24	II	CR	6768 Paseo San Leon	305,000 SOLD
28	II	A	6784 Paseo San Leon	307,000 SOLD
29	II	BR	6788 Paseo San Leon	307,000 SOLD
7	II	CRX	6355 Paseo Santa Maria	322,000 SOLD
31	II	AR	6796 Paseo San Leon	307,000 SOLD
22	II	BR	6783 Paseo San Leon	307,000 SOLD

TRINITY II

<u>LOT #</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
30	II	BRX	7013 Corte Blanca	334,000 SOLD
8	II	AX	6351 Paseo Santa Maria	342,000 SOLD
22	II	BRX	6346 Paseo Santa Maria	342,000 SOLD
10	II	CX	6341 Paseo Santa Maria	342,000 SOLD
12	II	BX	6333 Paseo Santa Maria	342,000 SOLD
20	II	ARX	6338 Paseo Santa Maria	342,000 SOLD

AMADOR II

<u>LOT #</u>	<u>PHASE</u>	<u>ELEVATION</u>	<u>ADDRESS</u>	<u>PRICE</u>
23	II	B	6762 Paseo San Leon	337,000 SOLD
26	II	CRX	6776 Paseo San Leon	357,000 SOLD
9	II	ARX	6345 Paseo Santa Maria	352,000 SOLD
24	II	BRX	6354 Paseo Santa Maria	352,000 SOLD
20	II	CR	6791 Paseo San Leon	337,000 SOLD
19	II	AX	6795 Paseo San Leon	345,000 SOLD
18	II	CX	6799 Paseo San Leon	345,000 SOLD
11	II	CRX	6337 Paseo Santa Maria	352,000 SOLD
21	II	CX	6342 Paseo Santa Maria	352,000 SOLD
19	II	AX	6334 Paseo Santa Maria	352,000 SOLD

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Prices effective June 25, 1988; subject to change without notice.

X - denotes 3-car garage
R - reverse plan

RECENT
LISTINGS / SALES
COUNTRY FAIRE

ADDRESS	LISTING PRICE	MODEL	AMMENITIES	SOLD*
2777 Calle Alegre	269,950	Solano	Pool fully Lanscaped	Yes
2778 Calle Alegre	235,000	Calaveras	No pool no spa partial landscap- ing.	Yes
2798 Calle Alegre	312,950	Amadodr	No pool, no spa fully landscaped	No
2575 Corte Facil	299,950	Trinity	No pool, no spa fully landscaped	No
2447 Via Los Milagros	299,000	Trinity	No pool, no spa fully landscaped	No
2451 Via Los Milagros	245,000	Solano	No pool, no spa fully landscaped	Yes
5949 Via Del Cielo	329,950	Amador	Pool/landscaping	Yes
5958 Via Del Cielo	334,750	Amador	Spa/landscaping	No
5961 Via Del Cielo	320,000	Trinity	Pool/landscaping	Yes

* Prices actually obtained for recently sold homes will be supplied when homes close escrow.

Call Doug Hoggatt for sales information-462-2500.