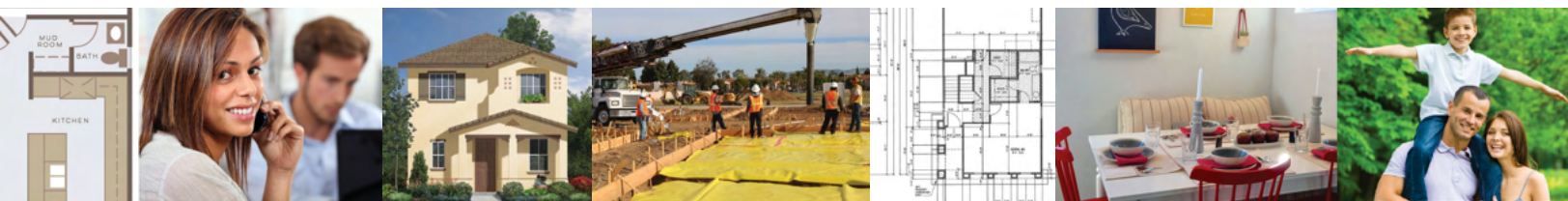


CELEBRATIONS II



CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

FEATURES

STANDARD FEATURES

EXTERIOR

- Architecturally designed, color coordinated street scenes with traditionally themed elevations
- Architecturally coordinated entry door with designer entry hardware
- Private front yard space with landscaping installed with rain sensing irrigation controller
- Distinctive eight-foot-high front doors
- Fire resistant lightweight concrete tile roofs
- Frontage to landscaped common areas with walking paths on most units
- Integrated acrylic stucco color to reduce cracking and provide better uniform color
- Pre-plumbed and prewired for solar photovoltaic energy
- Durable, insulated steel roll up garage doors with automatic opener

INTERIOR

- Ceramic tile entry and kitchen floors
- Durable vinyl flooring in baths and laundry areas
- Separate interior laundry room
- Nine foot ceilings throughout
- Walls finished with texture and bull nosed corners
- Durable carpets in all living, dining, bedroom, hall, den, loft, stairs and closet areas
- Decora light switches
- Can lighting throughout halls kitchens and baths
- Prewired for Cat 5 and cable in all bedrooms and living rooms
- USB ports in convenient locations
- Granite countertops in the kitchen
- Fire sprinklers throughout
- Ten optional cabinet colors
- Maple cabinet doors
- Stainless appliances
- Linen cabinet in hallway

ENERGY AND WATER USE EFFICIENCY

- 200 amp electrical panel
- Tankless water heater
- Whole house fan
- Dual glazed Low E white vinyl windows with argon gas
- R-19 exterior wall insulation and R-38 attic insulation for efficient temperature control
- Economic gas forced air heating
- Ultra-water saving plumbing fixtures and toilets
- Waterproofing third party inspections designed to verify all house penetrations are sealed properly
- Thermo controlled heating system with certified air ducts

CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

Beautiful landscaping

Designed for Mediterranean climate

Efficient water usage

Provisions for Solar & Electric Car

Active lifestyle community



CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

- PLAN 1 - AVAILABLE
- SOLD
- FUTURE OFFICE
- PARK
- PLAN 2 - AVAILABLE
- RESERVED
- EXISTING
- FUTURE ROOFTOP GARDENS SENIOR RETREAT
- PLAN 4 - AVAILABLE
- MODEL HOME



SOMIS
INVESTMENTS

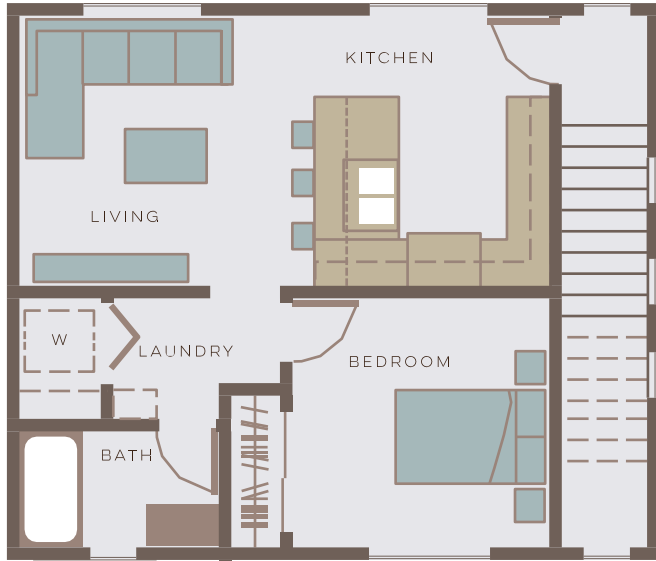


In an effort to continuously improve our homes and our presentation, Somis Investments reserves the right, without prior notice or obligation, to change maps, floorplans, exterior design, features, specifications, including options, materials, plotting and pricing. All square footages and dimensions (listed) are approximate. Renderings are artists concepts. Not all vehicles will fit into all garage spaces. Options and upgrades are additional costs. Construction timing may affect the availability for some finishes and builder reserves the right to exchange finishes for like kind. Models do not reflect any racial preference. BRE License #00922318

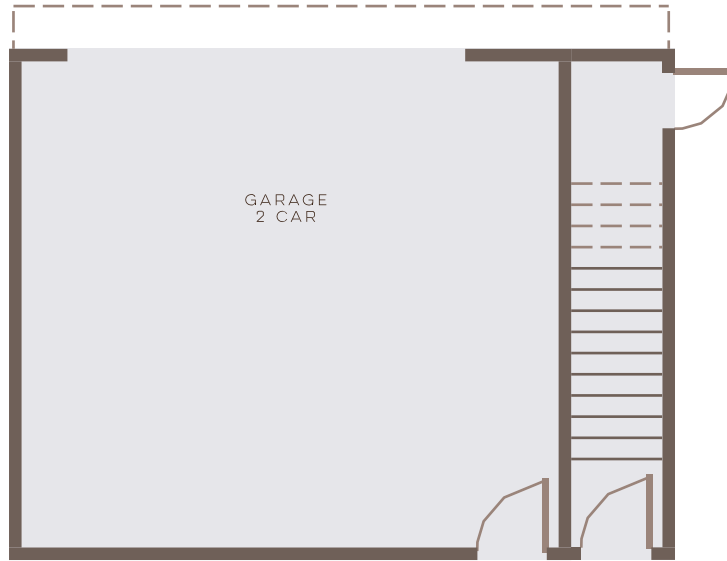
CELEBRATIONS II

L

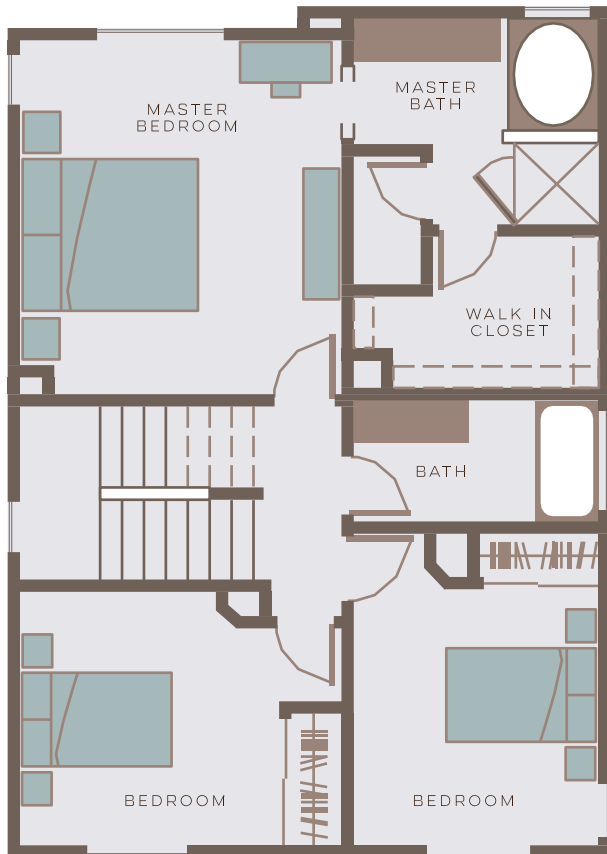
! "#! \$%&' () * + % ++ - %! %&- . * / % 0 1 + 2 * . 3 % 4 5 6 % 1) - 7 * . 3 % 4 8) * 9) * 9 +



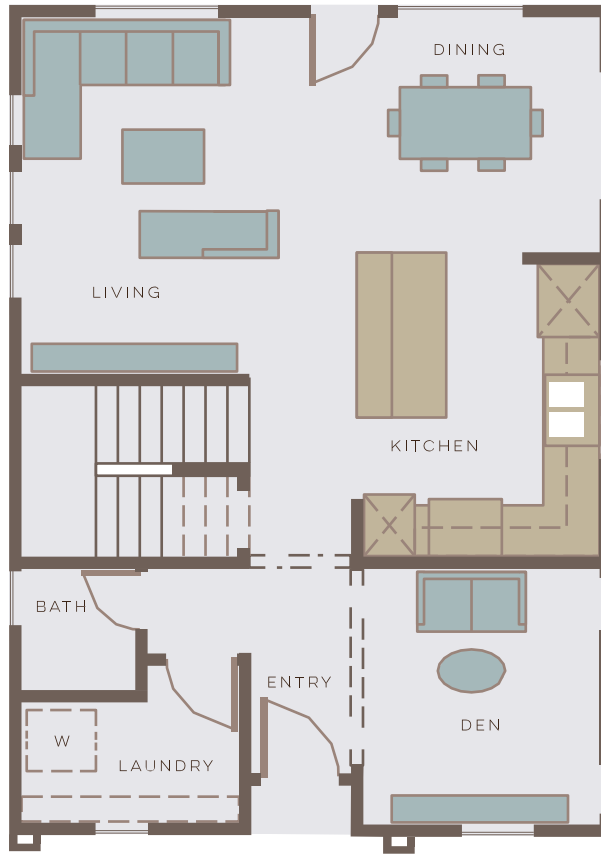
SECOND FL R



FIRST FL R



SECOND FL R



FIRST FL R

CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

PLAN 1

ELEVATIONS

1,526 square feet, 2 story, 3 bedroom, 2 5 bathroom, 2 car garage



ELEVATION A



ELEVATION B

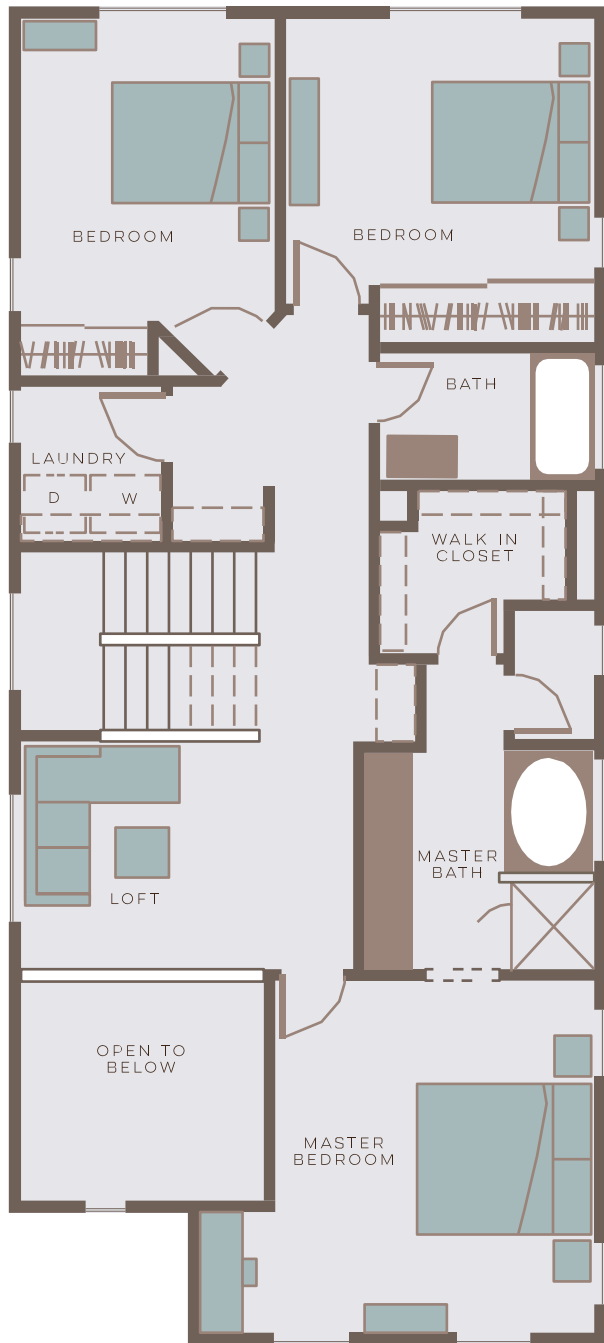


ELEVATION C

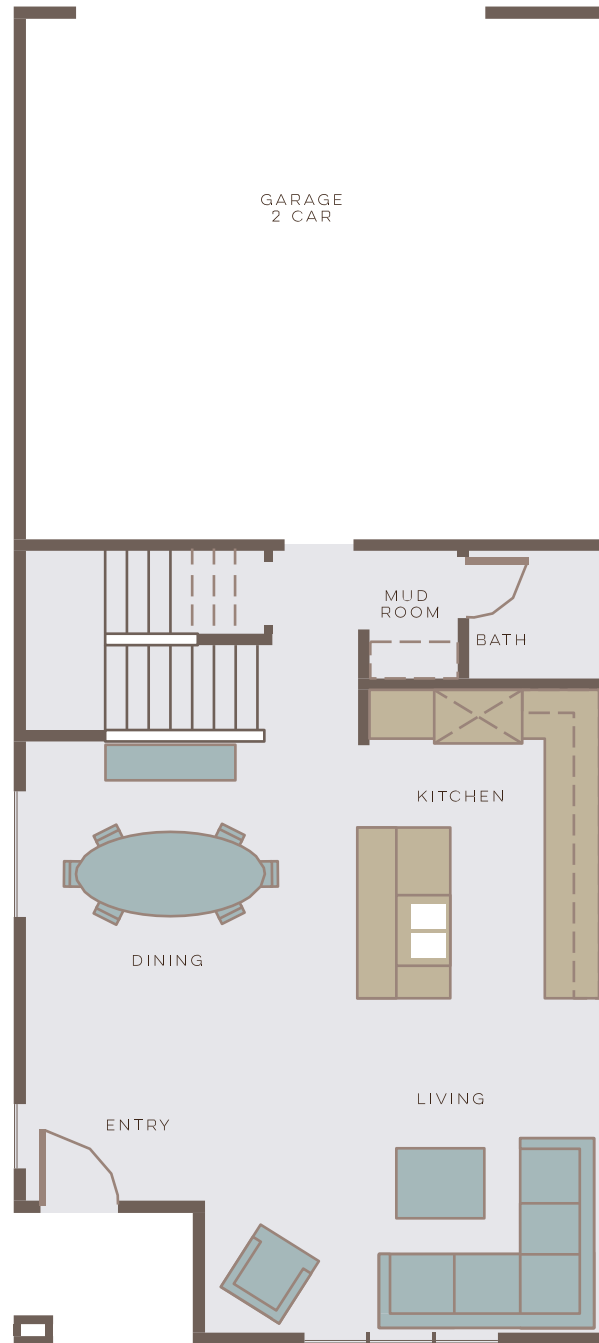
CELESTINE II

L

1,650 square feet, 2 stories, 3 bedrooms, 2.5 bathrooms, 2



SECOND FLOOR



FIRST FLOOR

CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

PLAN 2

ELEVATIONS

1,654 square feet, 2 story, 3 bedroom, 2 5 bathroom, 2 car garage



ELEVATION A

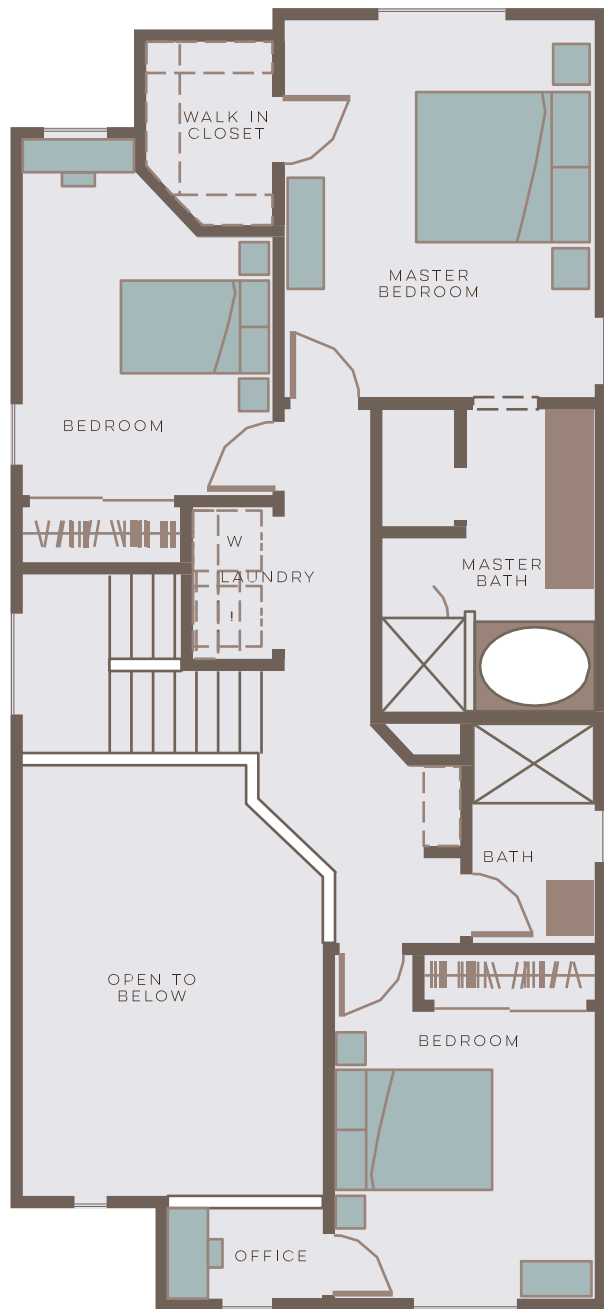


ELEVATION B

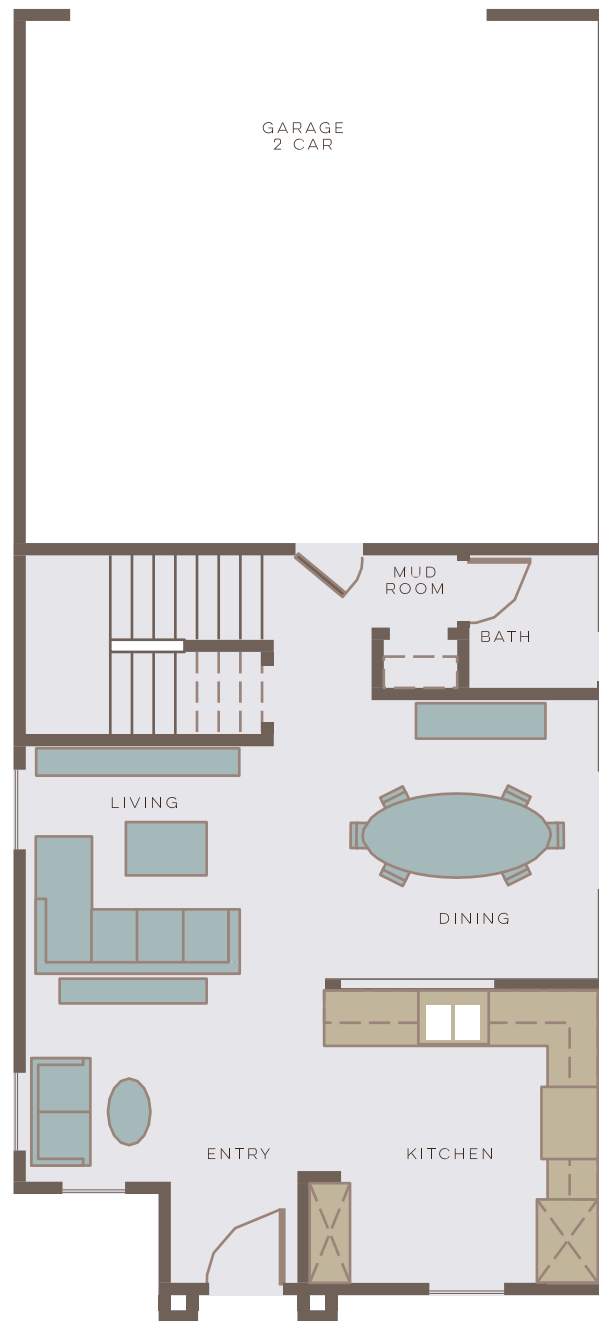
CELE RATI NS II

L

1, 97 square feet, 2 stories, 3 bedroom, 2.5 bathroom, 2



SECOND FLOOR



FIRST FLOOR

CELEBRATIONS II

Santa Maria, California www.celebrationsii.com

PLAN 4

ELEVATIONS

1,497 square feet, 2 story, 3 bedroom, 2 5 bathroom, 2 car garage



ELEVATION A



ELEVATION B