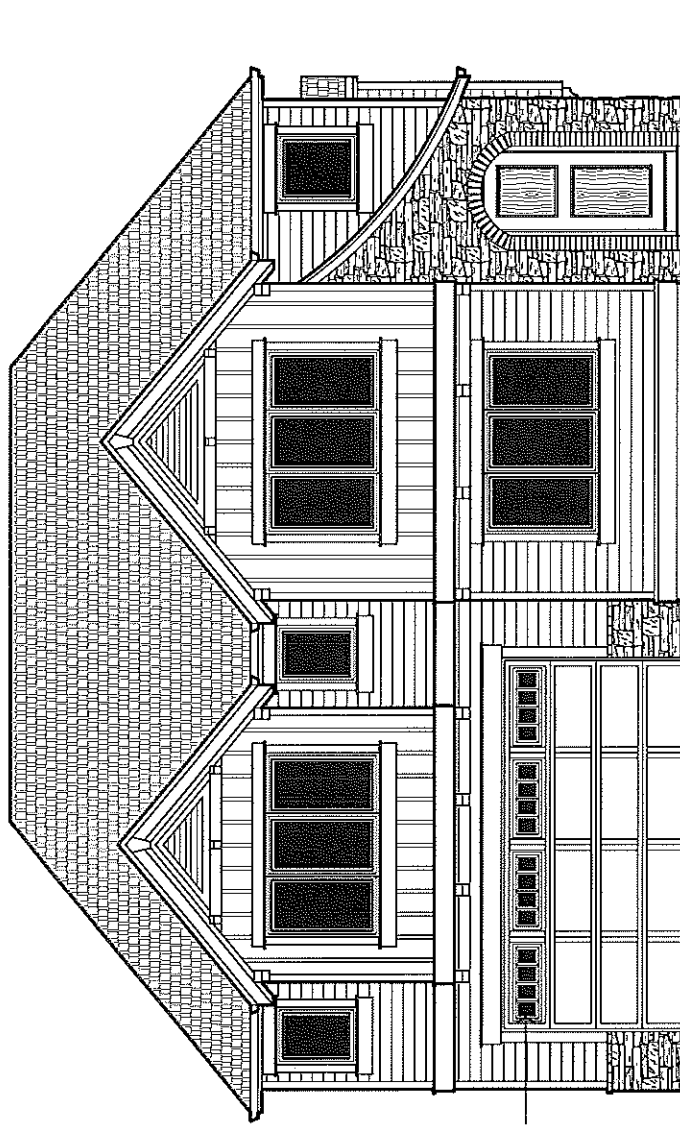


*Carson*

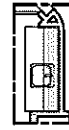
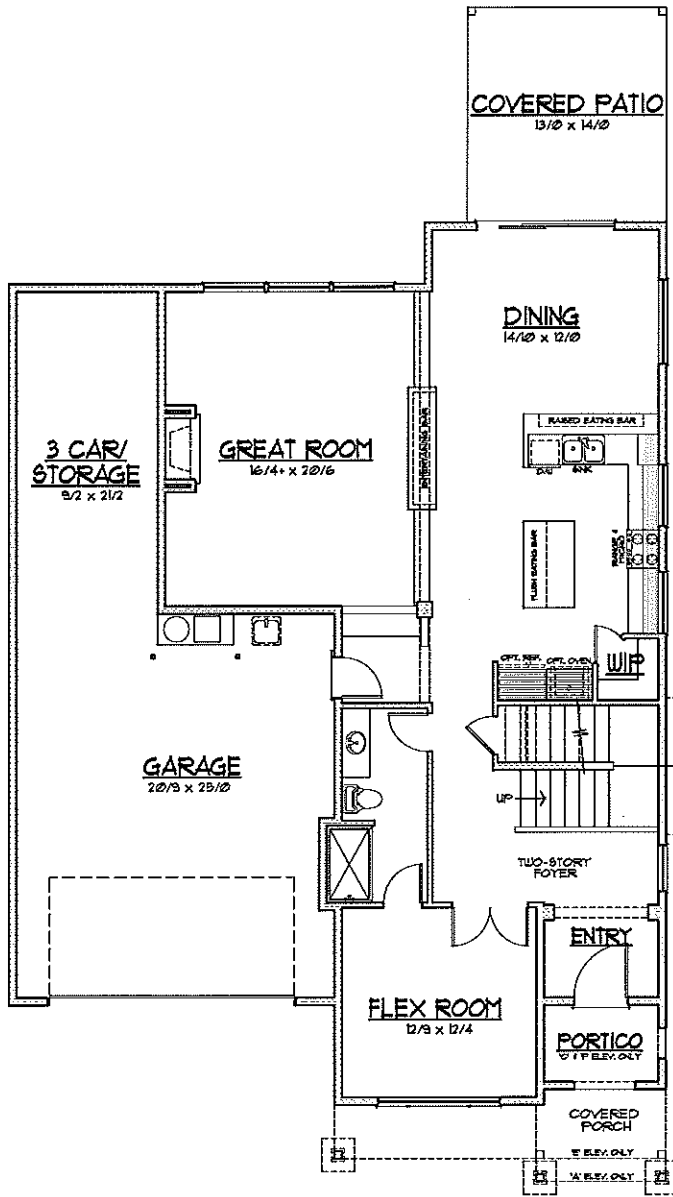
*3393 Sq. Ft.*



OPTIONAL GLASS  
IN GARAGE DOOR

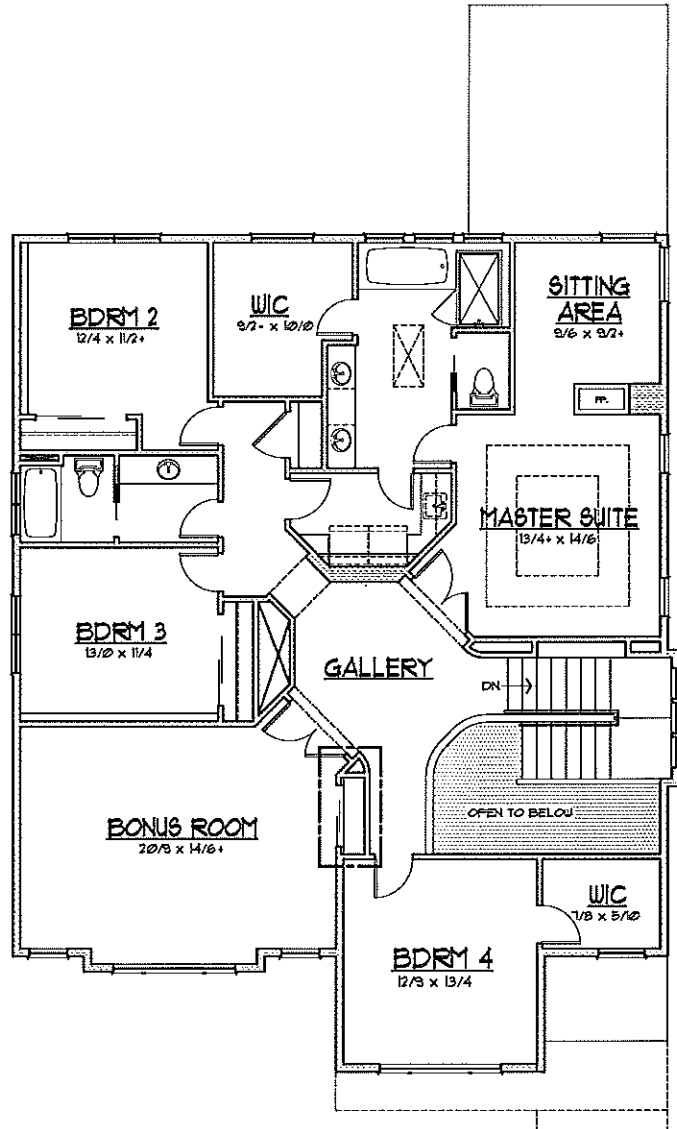
*'P' Elevation*

*Carson*  
3393 Sq. Ft.



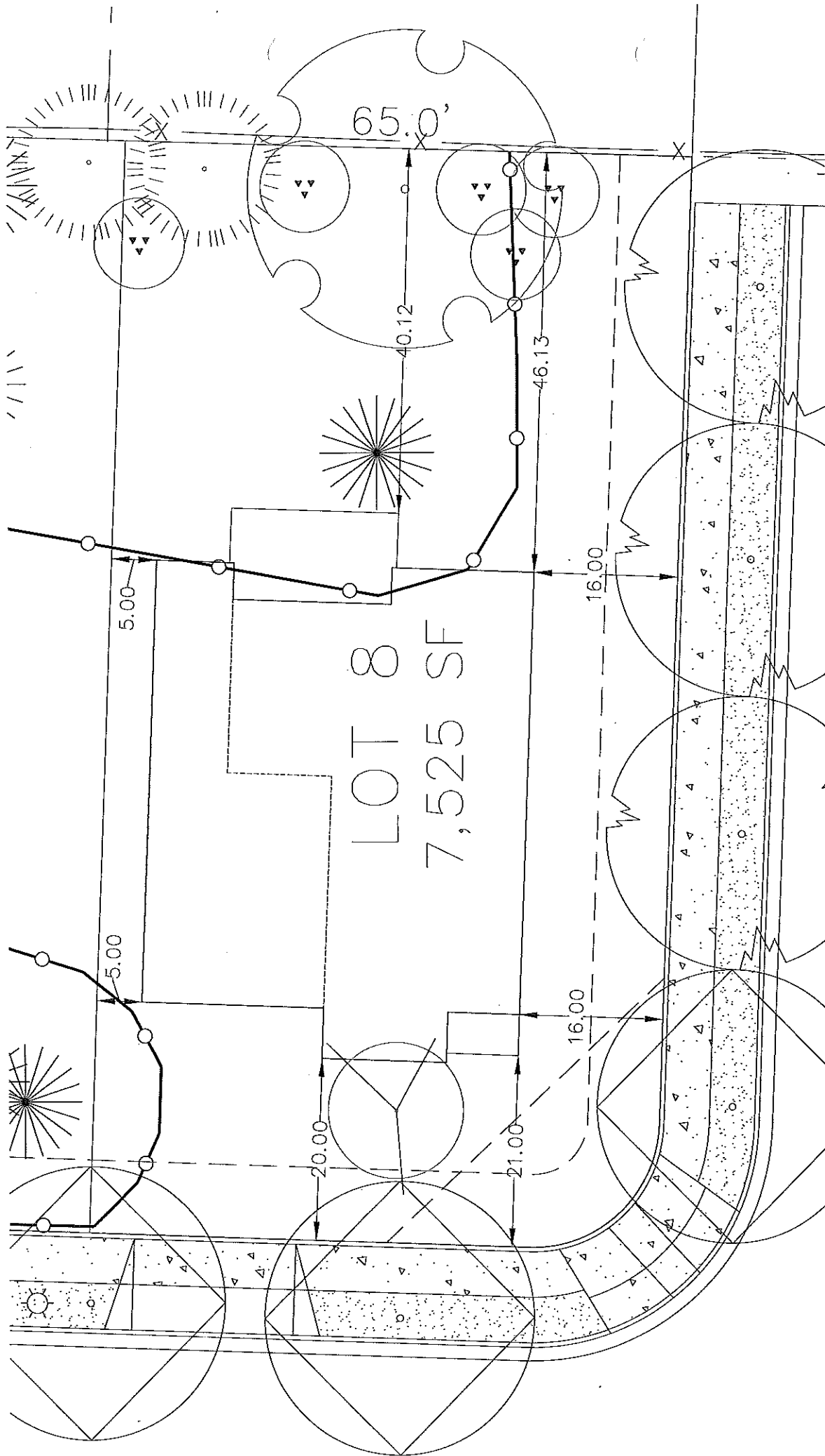
*Wetbar  
Option*

NOTE:  
WETBAR REPLACES  
CLOSET IN BONUS ROOM.



\* ADDENDUM SELECTIONS  
SUPERCEDE ALL LAYOUTS

- LAYOUTS ARE FOR REFERENCE ONLY AND NOT PART OF THE PURCHASING OR SALES AGREEMENT.
- WIC & UTILITY ROOM CABINET AND/OR R&S LAYOUTS ARE DETERMINED ON-SITE AND MAY VARY BETWEEN HOMES.
- SQUARE FOOTAGE AND ROOM SIZES ARE APPROXIMATE.



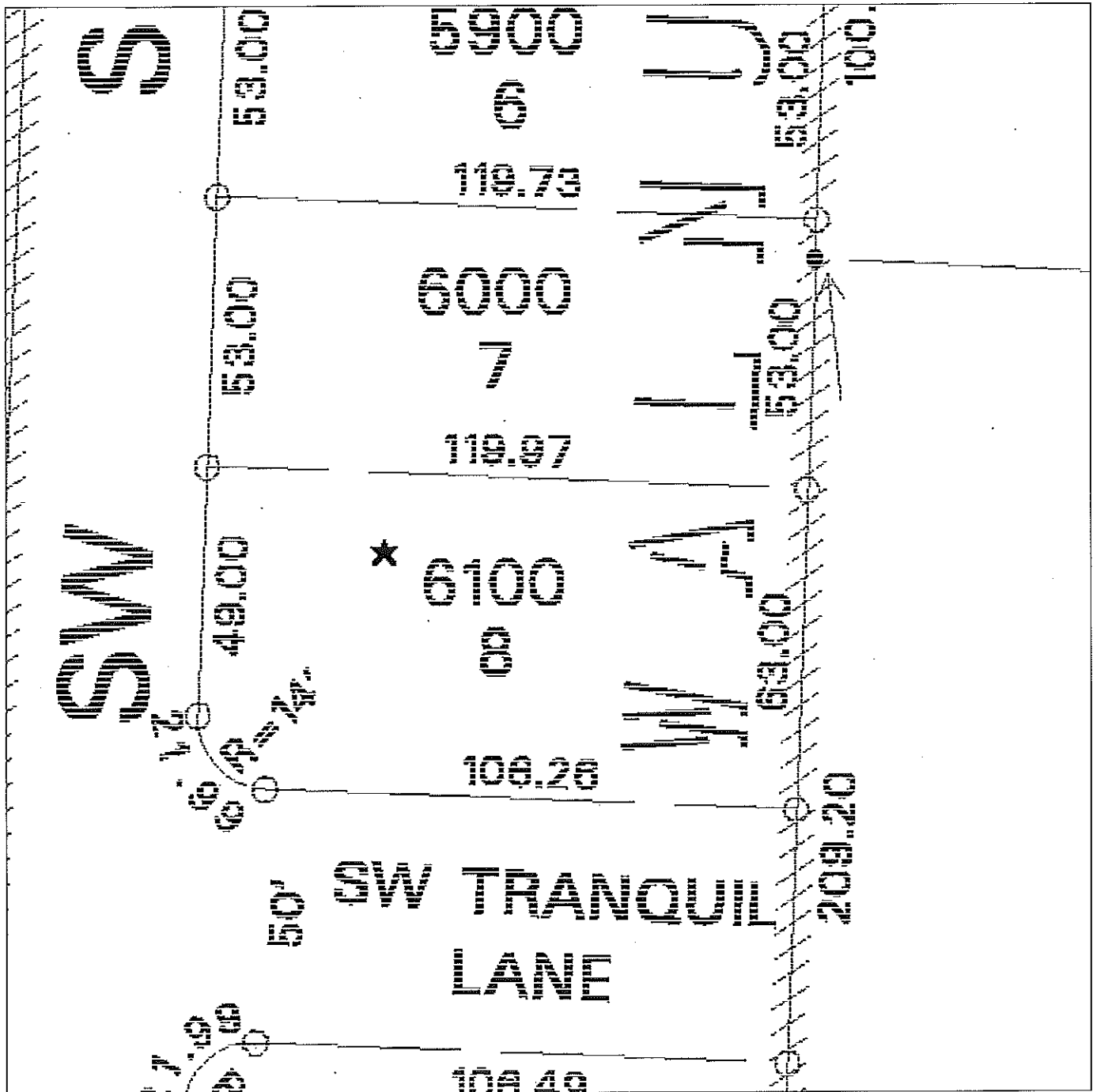


# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

*This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey*

Reference Parcel Number 2S104AD 06100





## SPECIFICATIONS

<b>Community &amp; Lot:</b>	<b>Walnut Crossing Lot 8</b>
<b>Address:</b>	<b>12954 Sevilla Ave., Tigard, OR</b>
<b>Plan Name &amp; SF</b>	<b>The Carson 3236 SQ.FT</b>
<b>Buyer(s)</b>	<b>N/A</b>
<b>Contact Information</b>	<b>N/A</b>

### COLORS & GENERAL SELECTIONS

Exterior body: tbd	Windows: Almond
Exterior gable: tbd	
Exterior trim: tbd	Roof: tbd
Exterior shutters: tbd	
Front door: TBD	Masonry: tbd
Exterior stain: N/A	
Interior walls: HALF MACADAMIA	Cabinets: RAISED PANEL DOORS
Interior trim: WHITE	
Interior ceilings: WHITE	Hardware: BRONZE

### GREEN BUILDING

build to energy star requirements	INCLUDED
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### ELEVATION

Change to elevation style: ELEVATION 'C'	INCLUDED
Add additional masonry: PER ELEVATION	INCLUDED
Change stucco board to lap siding	
Change board & batten siding to painted shakes.	
Change board & batten siding to stained shakes	

### FRAMING

Add a skylight in the (note location on layout): 1 IN MASTER BATH	INCLUDED
Add a sun-tunnel in the (note location on layout):	
Add a garage man-door (note location on layout)	INCLUDED
Fireplace detail: SEE ATTACHMENT	INCLUDED
Note height of kitchen island eating bar: RAISED WITH 24" EATING BAR	INCLUDED
Note if any changes to showers/tubs: MASTER AND GUEST SHOWER TO HAVE FIBER PAN & TILE WALLS	INCLUDED
Other:	

### INSULATION

Add batt insulation on the interior walls of the:	MASTER SUITE
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### WINDOWS

Change color/style to:	
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### ROOFING

Add ridgeglass gable treatment on front gables	INCLUDED
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### GARAGE DOOR(S)

Add glass to standard garage door(s)	
Change door(s) to "Sonoma" style w/ glass inserts	

Change door(s) to "Westfield" style w/ glass inserts	
Change door(s) to stained custom wood door w/ glass inserts	INCLUDED

**PLUMBING**

<b>KITCHEN</b>	
Change kitchen sink to:	
Change kitchen faucet to: LELAND PULL DOWN STAINLESS STEEL	INCLUDED
Add insta-hot:	

<b>MASTER BATHROOM</b>	
Change to Kohler "Memoir" sinks and toilet	INCLUDED
Change faucet style to:	
Change soaker to jetted tub	
Change shower to fiberglass pan with tile walls	INCLUDED
Change shower to mud set tile floor and tile walls	
Change glass on shower to custom thick glass and swing door	INCLUDED
Change to toilet to Sterling dual flush	

<b>DOWNS STAIRS GUEST BATHROOM</b>	
Change to Kohler "Memoir" sinks and toilet	INCLUDED
Change faucet style to:	
Change shower to fiberglass pan with tile walls	INCLUDED
Change shower to mud set tile floor and tile walls	
Change to toilet to Sterling dual flush	

<b>HALL BATHROOM</b>	
Change to Kohler "Memoir" sinks and toilet	
Change faucet style to:	
Change bathroom tub/shower to ceramic tub with tile walls	
Change to toilet to Sterling dual flush	

<b>OTHER</b>	
Add laundry sink with pull out faucet in a lower cabinet in the laundry room	INCLUDED
Add a utility sink in the garage	
Change hot water heater to 75 gallon	INCLUDED
Add hot water re-circulation system	INCLUDED
Replace hot water heater with tank less water system	
Add hot/cold water supply in garage	

**HVAC**

Change to 90+% efficient furnace	INCLUDED
Add electronic air filter to furnace	
Add ultra-violet light to furnace	
Add an extra gas line to the: BBQ AREA ON BACK PATIO	INCLUDED
Finish A/C	
Add zoned heating ((2) Zones -1 upstairs / 1 downstairs) - Includes 2 prog. thermostats	INCLUDED

**ELECTRICAL**

<b>UPGRADED ELECTRICAL LAYOUT TBD ONSITE</b>	
Add 110 outlets per electrical layout:	
Add 220 outlets per electrical layout:	
Add freezer plug in the garage per electrical layout:	INCLUDED
Add ceiling fan pre-wires in the: MASTER BR	INCLUDED
Add stair lighting	
Add under cabinet lighting in the kitchen	INCLUDED
Add hot tub pre-wire per electrical layout	
Change garage lights to fluorescents	

**LIGHT FIXTURES**

Exterior coach lights (front of home only): OAK PARK COPPER BRONZE (EXT. CHANDELIER TOO)	INCLUDED
Change chandelier series to:	
Add pendant lights over the kitchen island - style:	
Add ceiling fans in the: MASTER BR	INCLUDED
Light fixture allowance ADD 2 CHANDELIERS IN GREAT ROOM	INCLUDED

**LOW VOLTAGE & VACUUM**

Add TV and/or phone jacks per electrical layout: ALL BEDROOMS	INCLUDED
Central Vac Rough-In	INCLUDED
Add pre-wire for surround sound in the: BONUS	INCLUDED
Complete central vacuum system	

**DRYWALL**

Change wall and ceiling texture to Sante Fe	INCLUDED
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**CABINETS**

Add raised panels to cabinet doors	INCLUDED
Add lower cabinets in the laundry room	INCLUDED
Add matching panel ends to cabinetry with tall panel end for refrigerator end (if applicable)	INCLUDED
Add (2) bin recycle system (note location on layout)	
BLACK LAQUER ISLAND WITH RAISED CUSTOM EATING BAR SUPPORT LEGS	INCLUDED
Add soft close drawers and doors	INCLUDED

**PAINT**

Paint ceilings to match millwork (white OW 154 if millwork is stained)	INCLUDED
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**FLOORING & COUNTERTOPS**

Allowance	
Note any slab countertop locations: KITCHEN	INCLUDED

**TRIM MATERIAL / DOORS****FRONT DOOR**

Fiberglass CCR8005	INCLUDED
Knotty Alder 2-panel square top	
Knotty Alder with glass inserts	INCLUDED
Other:	

**INTERIOR DOORS**

Hollow-core door style:	
Change to solid core paint grade doors	INCLUDED
Change to knotty alder 2-panel with square top:	
Other:	

**HARDWARE**

Change to style:

**MILLWORK**

Change to paint grade "Traditional" pkg.	
Change to knotty alder "Craftsman" pkg. ADD WAINSCOTTING TO ENTRY & ENTRY HALL	INCLUDED
Add knuckle iron baluster hand railing: DOWNSTAIRS	INCLUDED
Add paint grade wood baluster hand railing:	
Change wire shelving to custom built-in wood shelving: PANTRY AND MASTER CLOSET	INCLUDED

**APPLIANCES****ELITE PACKAGE w/ Built-in microwave**

Range: Stainless "Elite" series dual-fuel slide in range	
Hood: Stainless hood vent w/ microwave built-in to separate cabinet	
Dishwasher: "Elite" series stainless dishwasher	

**EXECUTIVE COOKING PACKAGE**

Cooktop: "Pro-style" 36" stainless gas cooktop w/ apron front

INCLUDED

Wall Oven: "Elite" series 30" stainless convection wall oven

Microwave: Stainless built-in microwave above wall oven w/ stainless trim kit

Hood: Stainless 600cfm hood vent

Dishwasher: "Elite" series stainless dishwasher

**OTHER**

Range:

Cooktop:

Oven(s):

Microwave:

Hood:

Dishwasher:

Refrigerator:

Washer/Dryer:

Other:

**CONCRETE / FLATWORK**

Additional SF per layout:

Other:

**LANDSCAPING**

Front yard with irrigation, sod and bark

INCLUDED

Finish rear yard with irrigation, sod and bark

Additional landscape allowance:

**FENCING**

Additional fencing:

**CUSTOM NOTES**

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# Preferred Properties Financing Program

## CFC Spec Inventory Only

### 30 Year Fixed - 80% Financing

3.875% Interest Rate                      3.997% APR                      1.00% + \$750 Origination Fee

Typical financing example: \$280,000 loan amount with \$1,316.66 (principal & interest) + \$400 (estimated taxes & insurance, your actual monthly payment may be higher) = \$1,716.66 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000

### 30 Year Fixed - 80.01 to 95% Financing

4.500% Interest Rate                      4.620% APR                      1.00% + \$750 Origination Fee

Typical financing example: \$332,500 loan amount with \$1,684.73 (principal & interest) + \$400 (estimated taxes & insurance, your actual monthly payment may be higher) = \$2,084.73 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000

### 30 Year Fixed - 100% Financing

4.875% Interest Rate                      4.996% APR                      1.00% + \$750 Origination Fee

Typical financing example: \$350,000 loan amount with \$1,852.23 (principal & interest) + \$400 (estimated taxes & insurance, your actual monthly payment may be higher) = \$2,252.23 equal and consecutive monthly payments.

- Maximum loan amount \$1,000,000

Rates current as of January 1, 2011. Loan program, rates and fees assume owner occupancy and are subject to change without notice. Financing subject to meeting qualification standards of the loan program.

To search for eligible properties, go to [www.communityfc.com](http://www.communityfc.com).

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