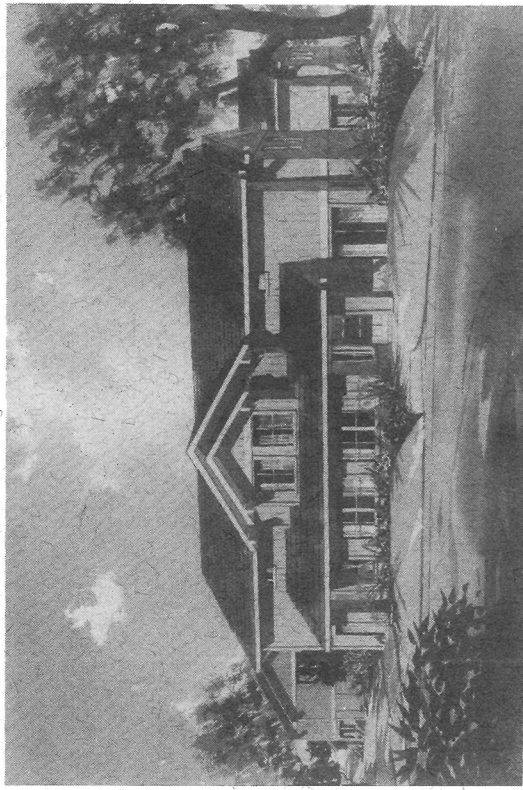


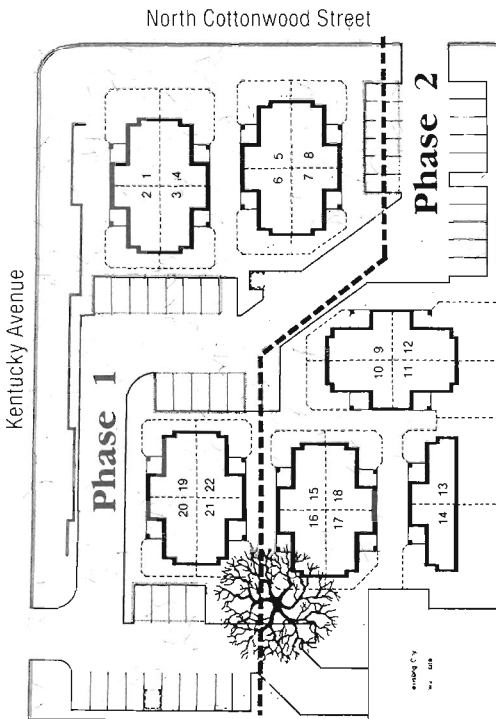
VALLEY OAK TOWNHOMES

Quality Townhomes at an Affordable Price

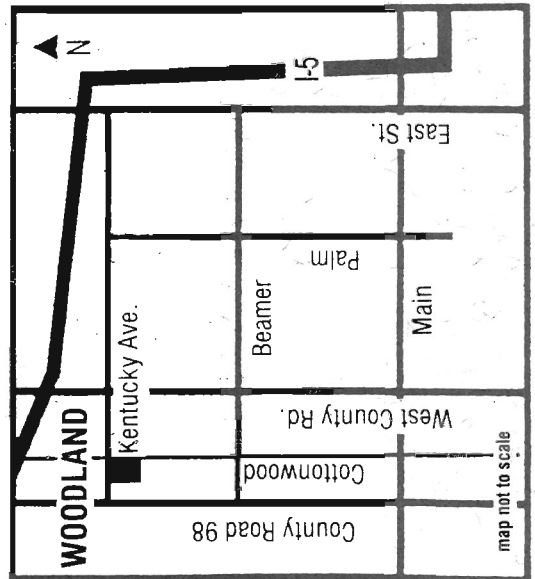


Sweetwater Enterprises, Inc.
2929 Quail St., Davis, CA 95616
P.O. Box 40, Davis, CA 95617

Printed on Recycled Paper.



- Units — Phase 1**
1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 19 - 20 - 21 - 22
- Units — Phase 2**
9 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18



Sweetwater Enterprises, Inc.
Development/Construction:

Louis J. Fox



Marketing & Sales:

John Batchelder

Georgina Valencia



For information call:
(916) 758-2460



FHA, VA approval pending

— FEATURES —

Exterior:

- Underground Utilities
- White Frame Windows with Muntins
- 25 year Composition Shingle Roof
- Covered Parking
- Fenced Yards

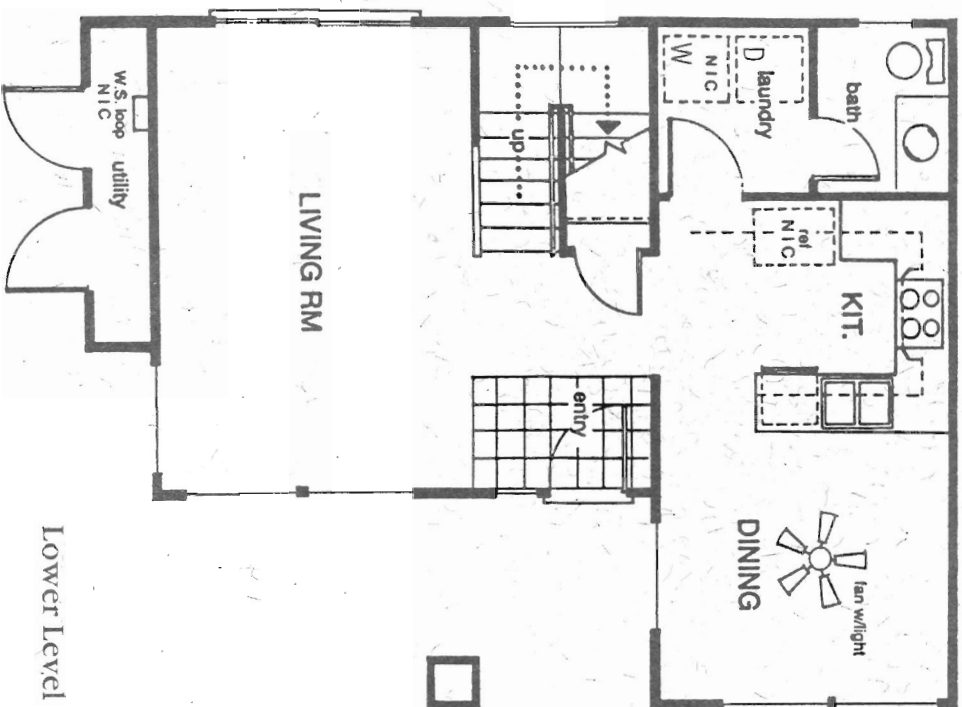
Interior:

- Energy Efficient Design
- Central Heat & Air Conditioning
- Kitchen Appliances
 - gas range
 - dishwasher
 - garbage disposal
 - microwave/hood combination
- Linoleum Flooring
 - bathrooms
 - kitchen
 - laundry
 - dining area
- Carpeting
 - living areas
- Tile
 - ceramic tile entry
- Oak Cabinetry throughout
 - Whitewash finish
- Raised Panel Interior Doors
- Waterline for Ice Maker
- Preplumbed for Water Softener
- Ceiling fan w/light in dining area
- 3 interior color selections to choose from
- Walk-in closets - all bedrooms
- Vaulted Ceiling - master bedroom
- Washer/dryer hook-ups (gas & electric)
- Fire Sprinkler System

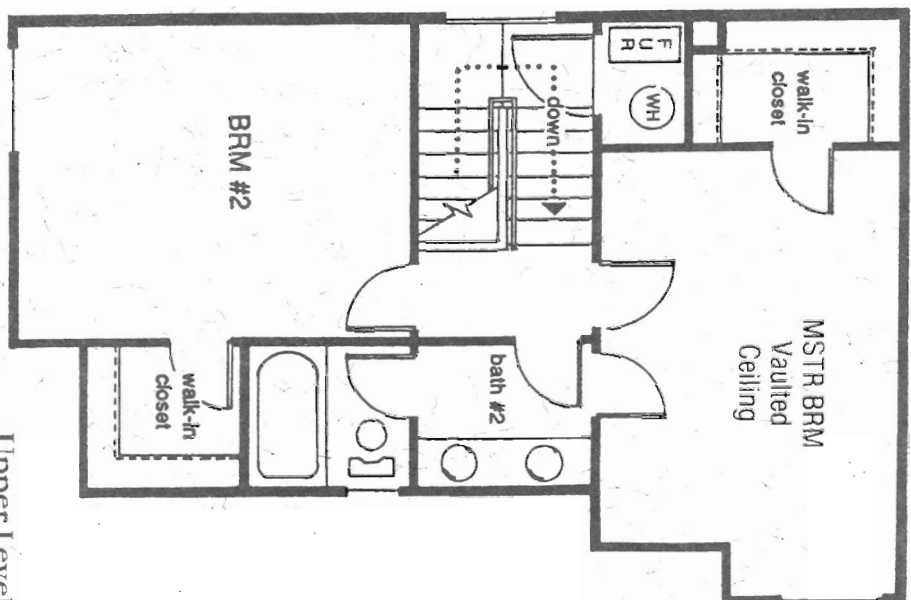
Availability and Pricing subject to change without notice.

Price: _____

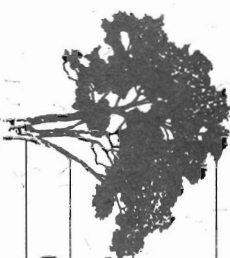
Lot Number: _____



Lower Level



Upper Level



VALLEY OAK

TOWNHOMES

Quality Townhomes at an Affordable Price