

ON SAN FRANCISCO BAY



SEA
PORT

P R E L I M I N A R Y



SEA PORT AT HERON BAY

| <u>LOT</u> | <u>PLAN</u> | <u>PRICE</u> |
|------------|-------------|--------------|
| 72 | 4-A | \$262,950 |
| 73 | 2-LB | \$240,950 |
| 74 | 4-C | \$262,950 |
| 75 | 3-LA | \$250,950 |
| 90 | 2-A | \$240,950 |
| 91 | 3-C | \$251,950 |
| 92 | 2-LC | \$241,950 |
| 93 | 2-LB | \$241,950 |
| 94 | 1-A | \$228,950 |
| 95 | 3-B | \$251,950 |
| 96 | 4-LB | \$265,950 |
| 97 | 4-C | \$264,950 |
| 98 | 1-LB | \$229,450 |
| 99 | 4-C | \$263,950 |
| 100 | 3-LA | \$250,950 |

JUNE 21, 1996

SEA PORT AT HERON BAY

2213 Regatta Way
San Leandro, CA 94577

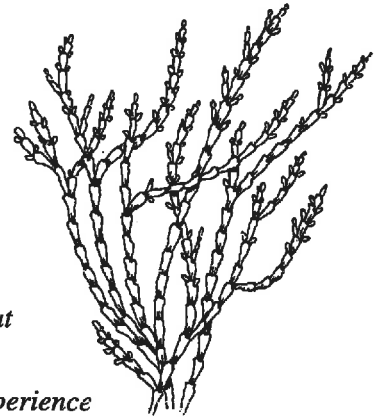
Sales Representatives

Dave Farnsworth

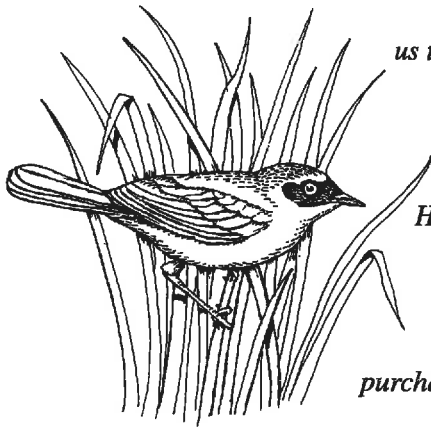
Kathy Santos

T H E B U I L D E R

Heron Bay is proudly presented by Roberts Landing, Inc., a team of the Bay Area's finest landplanners, subcontractors, engineers, architects, marketing and sales professionals. The Roberts Landing team is responsible for thousands of homes throughout the Northern California region over the past 30 years. This vast experience and our "home town" perspective have made customer service and lasting quality top priorities for every member of the team.



Our first-hand knowledge of the Bay Area contributes a local sensitivity in every community we build. As a result, we look to the region's rich architectural heritage for design approaches that reflect the Northern California's incomparable natural surroundings and style of living. Local insight also enables



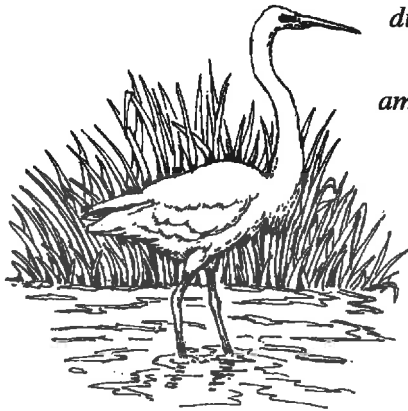
us to select desirable locations for our neighborhoods—areas strategically close to employment centers, schools, shopping and recreation.

Heron Bay fulfills a 20 year commitment to the City of San Leandro—a promise to create an environment in which our neighbors can purchase comfortable, well-designed, well-built homes that complement the natural setting. The Roberts Landing team has worked diligently with the city and environmental consultants to create a master-planned setting that will be a source of pride to its homeowners—and a lasting asset to the entire Bay Area. Heron Bay reflects a fundamental commitment shared by every member of our organization—to plan, design and build new homes that bring value to the community today, and for generations to come.

P R E L I M I N A R Y

T H E C O M M U N I T Y

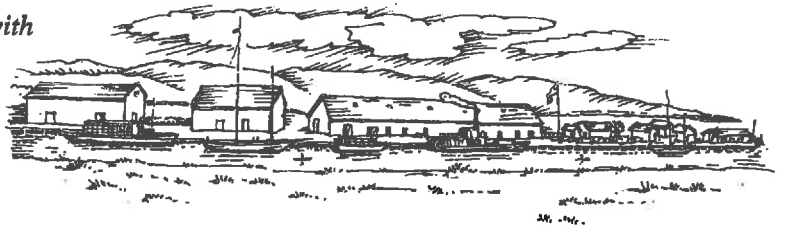
Welcome to Heron Bay, the community that celebrates the natural beauty of the San Francisco Bay shoreline. Carefully planned as a place where people and nature can live in harmony, Heron Bay combines



distinctive villages of new homes with beautifully planned recreational amenities and an aggressive marsh restoration program. Approximately 400 acres of the 480-acre setting will be preserved as permanent open space and wildlife habitats. The 1.5-mile Heron Bay Trail meanders through the community's marsh areas and connects with a regional shoreline trail that will encircle the entire bay by 1998.

Roberts Landing, Inc., has worked closely with biologists, ecologists and the City of San Leandro to restore the salt marshes at Heron Bay. Over the last century, the area's wetlands were lost to various commercial shipping, manufacturing and farming ventures. A program to restore natural tidal influences is well underway. We hope to encourage resident populations of endangered species and provide enhanced habitats for other marsh creatures and migrating birds.

As you walk through our model homes today, notice how they seem right at home in the bayshore environment. You'll find wonderful use of space and natural light, plenty of quality features and floor plans to accommodate active lifestyles in complete comfort. To live at Heron Bay is to enjoy a home of innovative design and impeccable quality—with a world of endless wonder at your door.



P R E L I M I N A R Y

FEATURES

Sea Port at Heron Bay

INTERIOR AMENITIES

Ceramic tile entry
Custom rounded wall corners
Dramatic vaulted ceilings
Textured ceilings throughout
Minimum nine foot high ceilings in most downstairs living areas
Decorator-selected lighting fixtures
Six-panel doors with detailed casing
Cable television outlets in family room and master bedroom
Pre-wired outlets for telephones in kitchen and master bedroom
Designer-selected carpeting throughout living, dining, family rooms, bedrooms, halls and stairs
No-wax sheet vinyl flooring in kitchen, interior service areas and selected baths
Painted baseboards
Custom recessed lighting
Silent-touch electrical switches
Dimmer switch in dining room
Smoke detector systems
Central forced-air heating with energy-saving programmable set-back thermostat
Spacious bedroom closets with Closet Maid® organizers
Romantic wood-burning fireplace with glass doors

CAREFULLY PLANNED KITCHENS

Richly stained maple cabinetry
General Electric® designer white appliances:
Gas range
Self-cleaning oven
Microwave oven/hood
Multi-cycle dishwasher
Refrigerator space plumbed for water and ice-maker
Garbage disposal with one-half horsepower motor
Two-compartment sink with Eurostyle kitchen faucet
Easy care vinyl flooring

Ceramic tile countertops
Energy-efficient under cabinet fluorescent lighting
Recessed down lighting
Bright casual eating nook

PRIVATE MASTER BEDROOM SUITES

Privacy lock on entry door
Stained maple cabinet and ceramic tile countertop
Ceramic tile shower and tub surrounds
Designer-selected vinyl flooring
Glass shower/tub enclosure
Vanity mirror with theatrical lighting above
Elegant polished brass fixtures
Spacious walk-in closets
Wardrobe closets with frameless mirrored doors (per plan)

DISTINCTIVE BATHS

Onyx vanity top
Theatrical lighting above mirror
High-gloss fiberglass tub and surround with glass enclosure
Elegant polished chrome fixtures
Designer-selected vinyl flooring

QUALITY ARCHITECTURAL APPOINTMENTS

Front yard landscaping with automatic sprinklers
Concrete tile roof for added beauty and durability
Sectional roll-up garage doors
Automatic garage door openers
Attached two-car garages
Underground utilities
Full rear yard fencing
Durable stucco exteriors in soft color tones (per elevation)

ENERGY-EFFICIENT AND CONVENIENCE FEATURES

Dual glazing on all major windows
Copper water pipes throughout
All cast iron or copper plumbing drains and vents
Energy-efficient 40-gallon gas water heater with built-in insulation blanket
Laundry outlet in garage (220-volt)
Separate interior laundry area with 220-volt electric (Plan 4)
Weatherstripping on all exterior doors
Fully insulated exterior walls and ceilings

OPTIONS

Marble or wood flooring
Upgraded vinyl and tile
Upgraded pad and carpeting
Additional cable television and telephone outlets
Mirrored wardrobe doors in secondary bedrooms
Security alarm system
Corian® or granite tile kitchen countertops
Upgraded tile for kitchen and bath countertops and surrounds
Optional den or retreat (per plan)
Garden windows
Solid oak stairway handrails with painted balustrade and oak skirt
And much more—ask salesperson for details

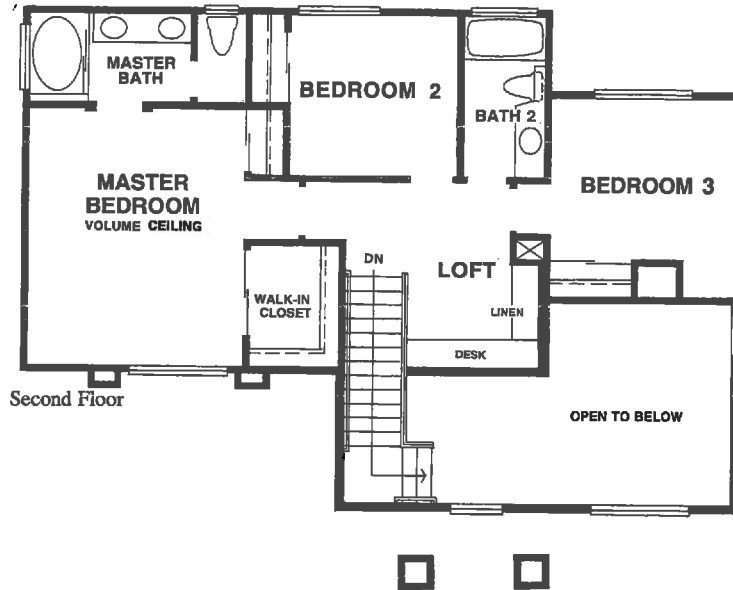
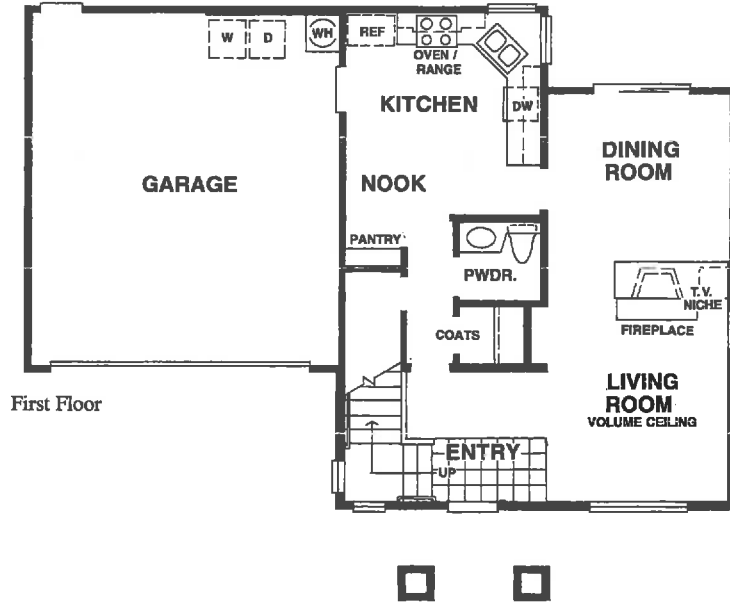


P R E L I M I N A R Y

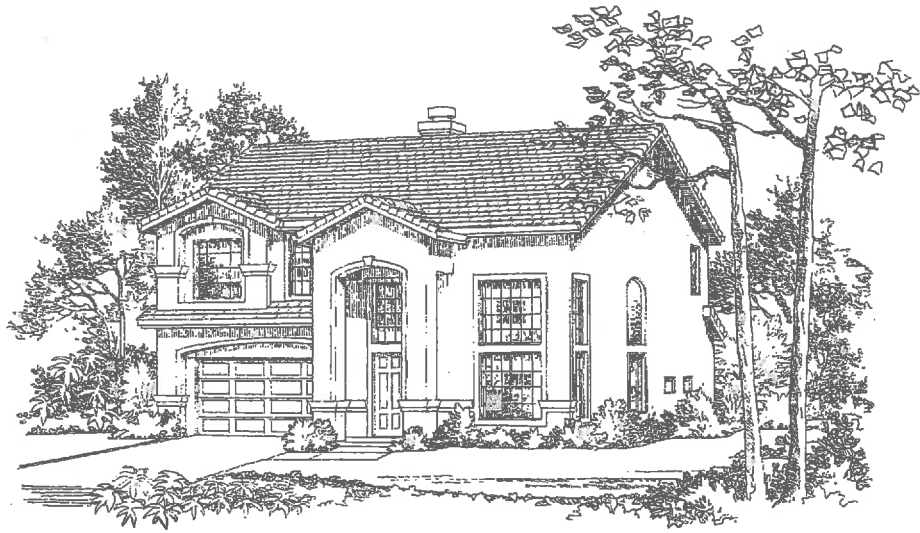
E G R E T

PLAN 1

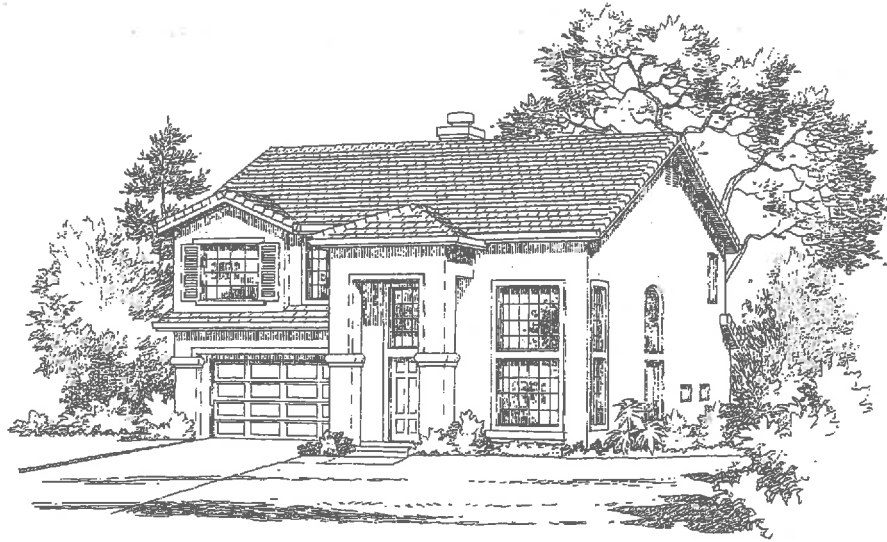
3 bedroom, 2 1/2 baths, loft
approx. 1,545 square feet



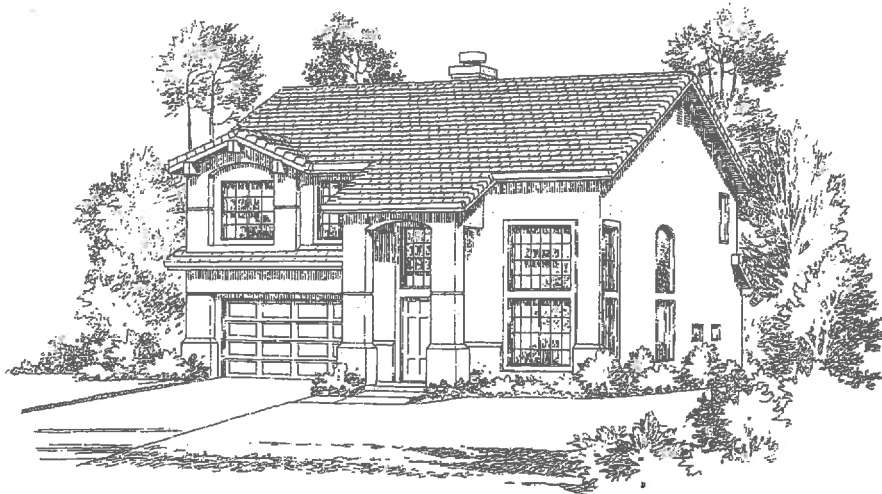
P R E L I M I N A R Y



Elevation A



Elevation B



Elevation C

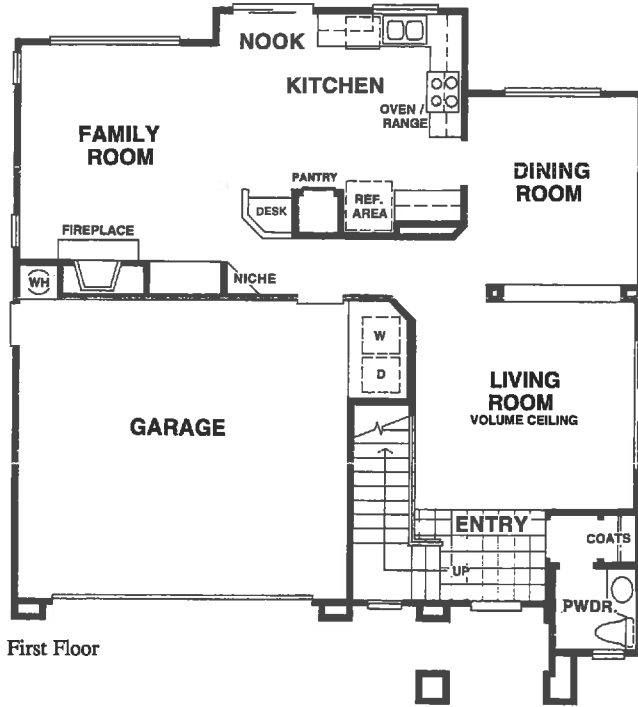
P R E L I M I N A R Y

Artist's conception of elevations.

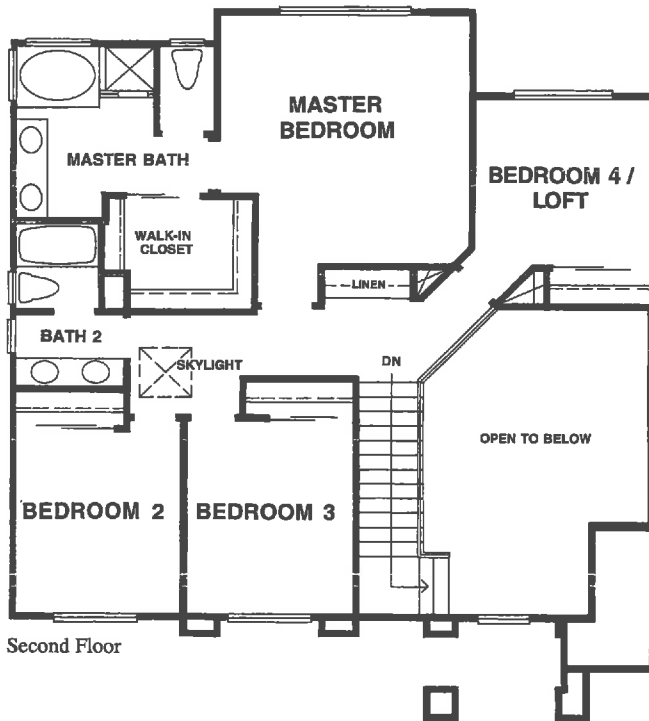
PELICAN

PLAN 3

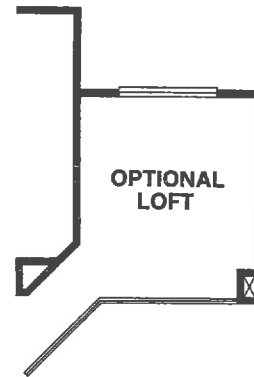
4 bedroom, 2 1/2 baths • 3 bedrooms, 2 1/2 baths, loft
approx. 1,999 square feet



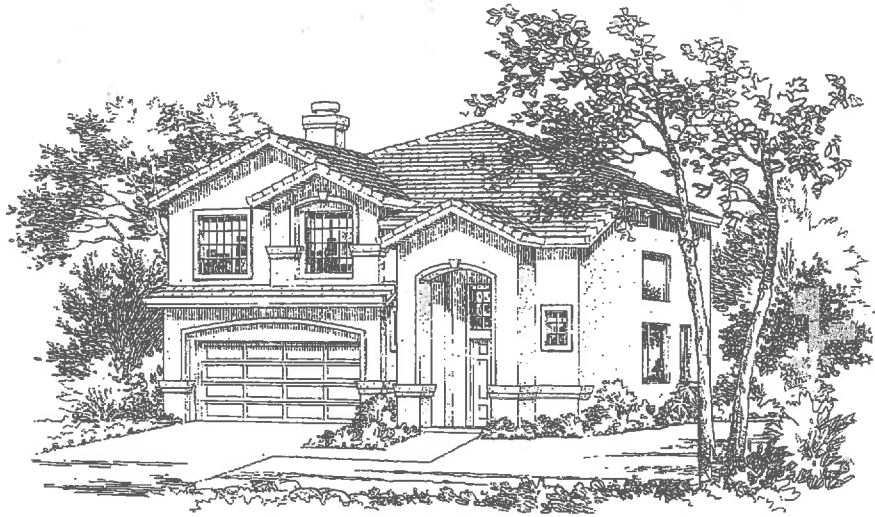
First Floor



Second Floor



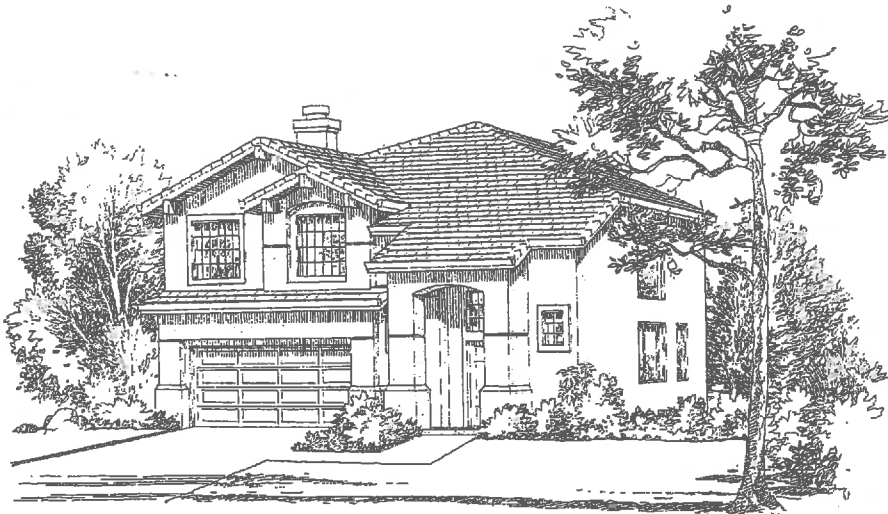
PRELIMINARY



Elevation A



Elevation B



Elevation C

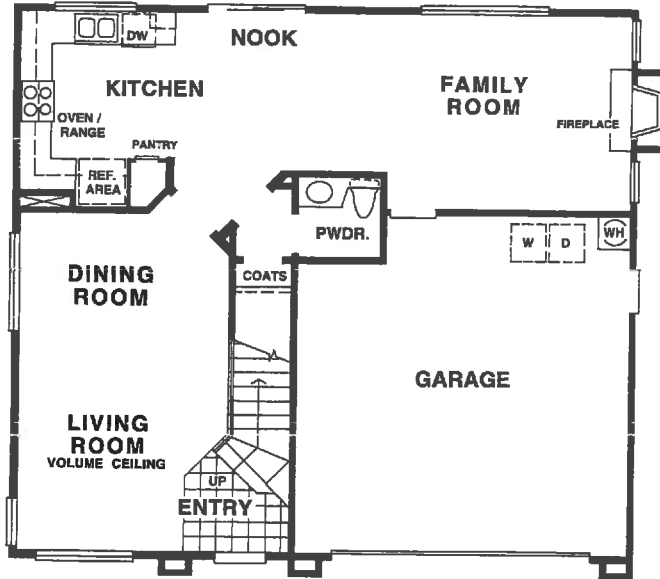
P R E L I M I N A R Y

Artist's conception of elevations.

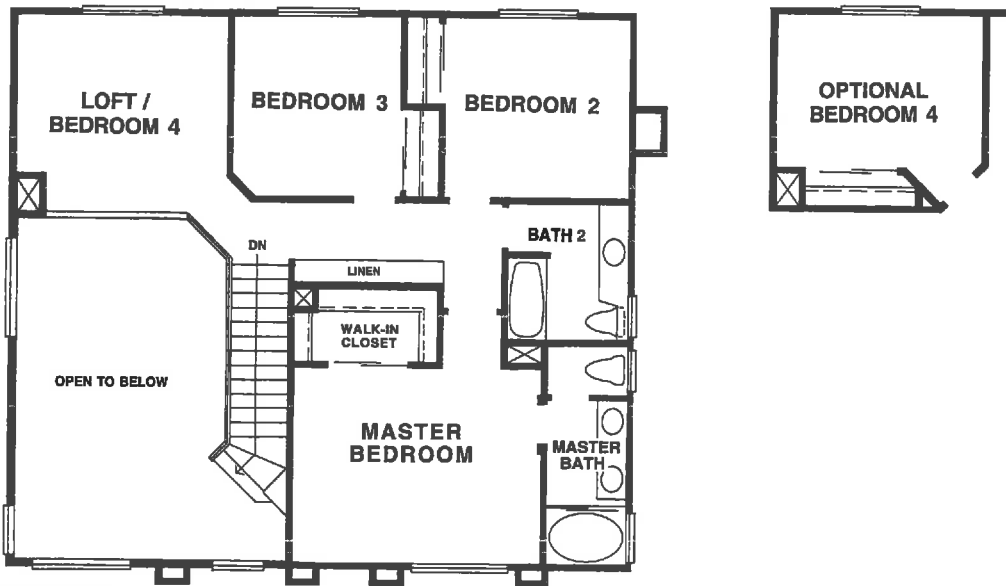
T E R N

PLAN 2

4 bedroom, 2 1/2 baths • 3 bedroom, 2 1/2 baths, loft
approx. 1,827 square feet



First Floor



Second Floor

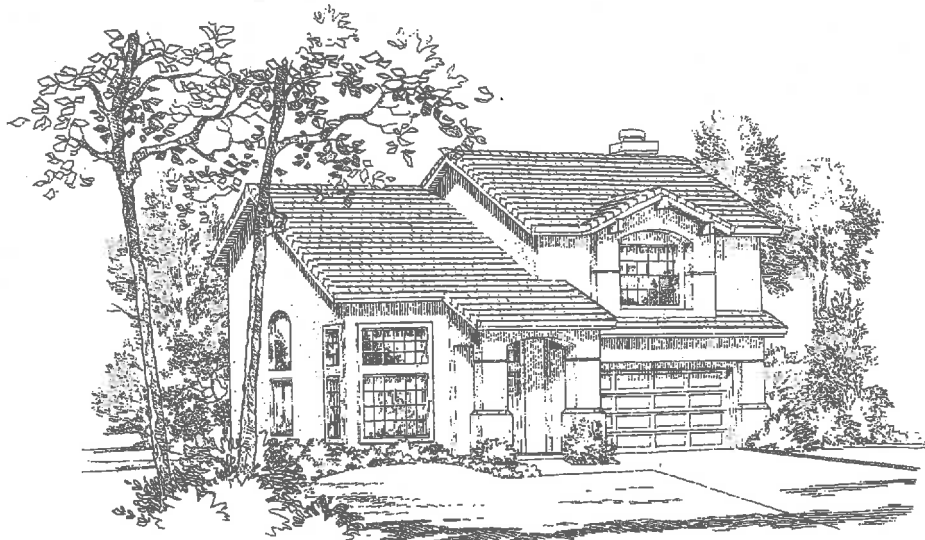
P R E L I M I N A R Y



Elevation A



Elevation B



Elevation C

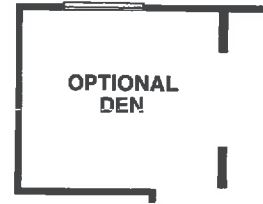
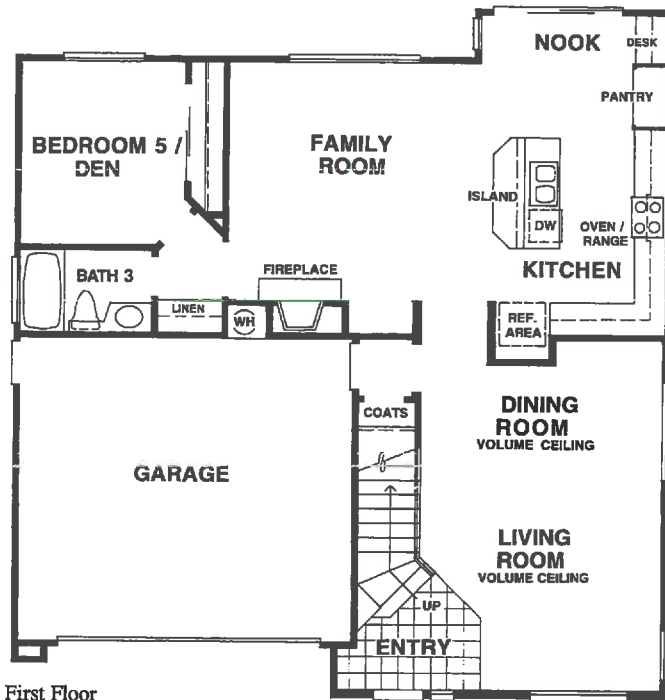
P R E L I M I N A R Y

Artist's conception of elevations.

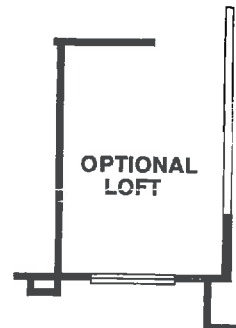
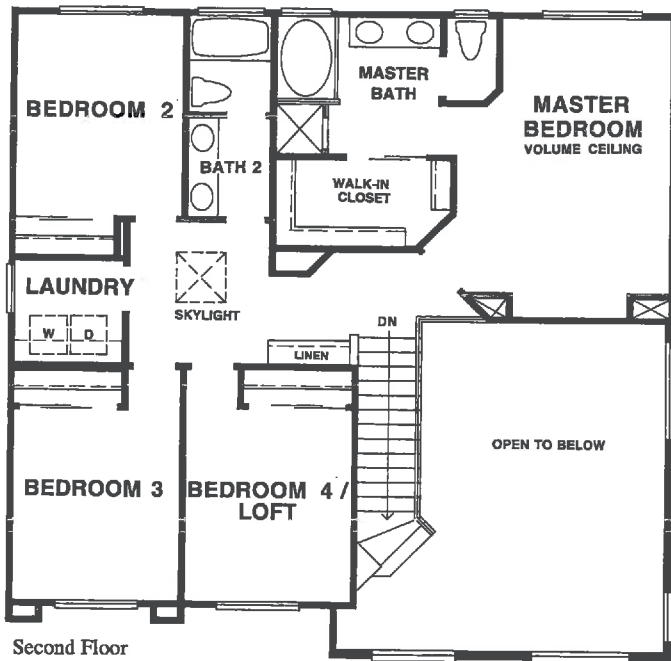
CLAPPER RAIL

PLAN 4

5 bedroom, 3 baths • 4 bedroom, 3 baths, den
 4 bedroom, 3 baths, loft • 3 bedroom, 3 bath, den and loft
 approx. 2,246 square feet



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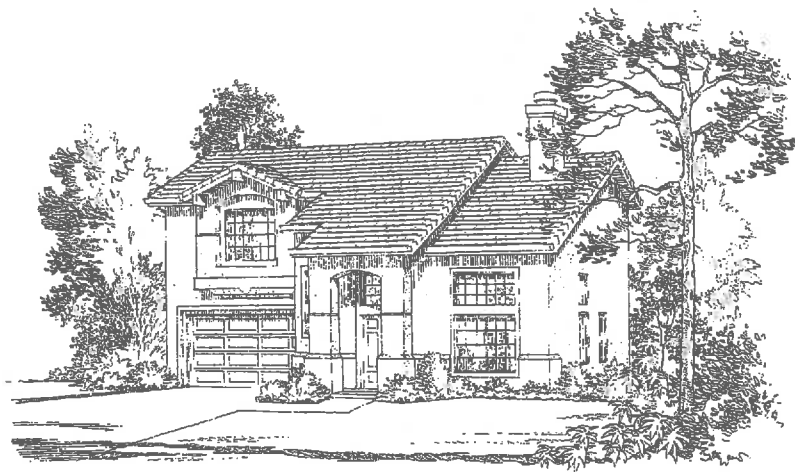
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Elevation A



Elevation B

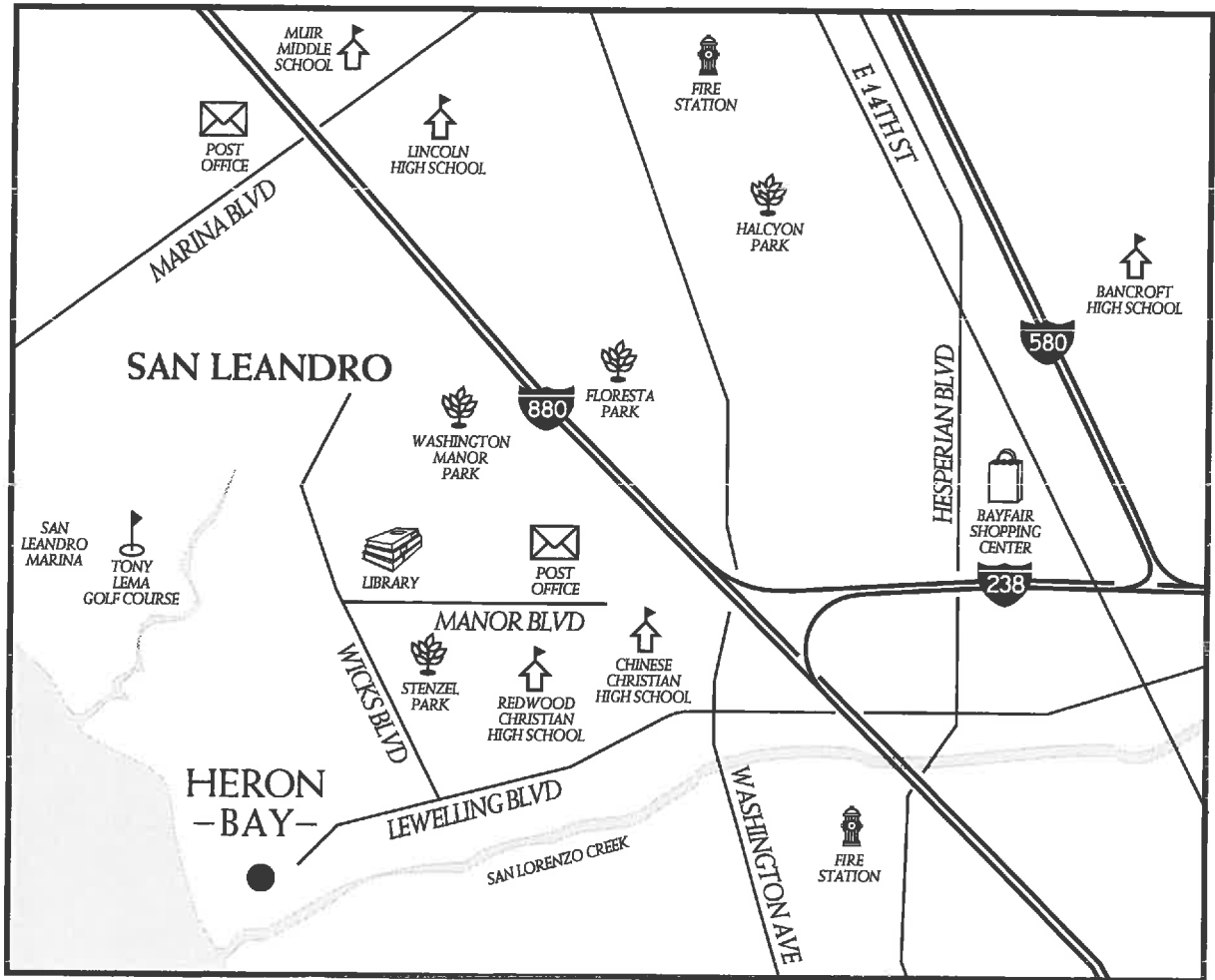


Elevation C

P R E L I M I N A R Y

Artist's conception of elevations.

LOCATION



2213 Regatta Way, San Leandro, CA 94577
(510) 895-9614

PRELIMINARY