NEWS RELEASE

Own A Spacious Single-Story Home On A Spacious Lot for $2,708* Per MonthKRISTEN EICHENMULLER - 08/16/2010

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Chula Vista - At TRI Pointe Homes' Patria at San Miguel Ranch in Chula Vista, everything is big except the prices. Right now, smart home buyers can own a spacious single-story Patria residence on a homesite measuring over 16,000 square feet for as little as $2,708* per month!

“With terms like that, Patria is an exceptional value,” stated TRI Pointe Homes principal Douglas Bauer. “You really can have all the space you desire at a price you can easily afford.”

Priced from the low $500,000s, Patria's one- and two- story residences generously accommodate large households with living spaces that span approximately 2,687 to 3,341 square feet, including four to six bedrooms and up to four baths. The two-story plan also encompasses an optional sixth bedroom or an upstairs bonus room that offers uses ranging from games to entertainment to hobbies. And with two downstairs bedrooms, one of which may be selected as an optional den, there are a variety of ways that the home may be tailored to individual needs.

One of Patria's biggest advantages is the size of its yards. With homesites averaging 20,000 square feet, there's plenty of room outdoors for a pool, garden, children's play space and more. Even the fully finished and painted garage interiors are roomy, accommodating three or four vehicles.

Along with their impressive dimensions, the homes of Patria are showcases of design excellence. Mealtime activities revolve around large gourmet islands in kitchens where white Thermofoil cabinets join with walk-in pantries to provide all the storage big families need. Built-in Whirlpool® appliances make it easy to prepare and clean up

everything from holiday feasts to quick snacks. The kitchens, which encompass family-sized nooks for casual dining, open into expansive, fireplace-warmed great rooms, providing plenty of space for family activities and entertaining.

The grand master suites are highlighted by immense walk-in closets, which create extra room for clothes and storage, and elegant baths featuring oval tubs, separate showers and his-and-hers vanities that give each occupant of the suite their own private grooming area with ceramic-tile countertop. Oversized secondary bedrooms offer every member of the family the private space they desire. In addition, much-needed extra storage space is provided inside each home as well as in the garages.

The homes also include such imaginative and practical features as a convenient transition room between the garage and kitchen, the perfect area for dropping off backpacks, umbrellas, coats and more. Families will also appreciate the optional exterior door in the laundry room or downstairs bath, which provides easy access to the side yard in varying plans.

Even the smallest details make a big difference when it comes to style. Among them are upgraded baseboards and door casings, rounded wall corners, and recessed lighting with Decora dimmers in select locations. And to accommodate today's technology, advanced wiring with RG6 and CAT5e cables facilitates high-speed computer connections as well as cable TV and telephone.

Patria's architecture features a mix of distinctive Spanish Colonial, Santa Barbara and Tuscan styling that gives the entire neighborhood a custom-like ambiance. Exterior enhancements also include inviting front porches, sectional steel roll-up garage doors, fire-resistant concrete tile roofs, full-wrap rain gutters and illuminated address numbers that make it easy for visitors to locate the homes after dark.

To take advantage of the attainable monthly payments at Patria in San Miguel Ranch, take the 805 Freeway and exit at H Street East in Chula Vista. Continue approximately five miles and turn left on Mt. Miguel Road into the master-planned community of San Miguel Ranch. Continue over the bridge, where the road becomes San Miguel Ranch Road, and follow the signs to Patria. From the CA-125 South Toll Road, exit at San Miguel Ranch Road and turn right. Turn left on Avendia Altamira and turn left again on Corte Galeana. The Patria models are open daily from 10 a.m. to 6 p.m. Additional information is available by calling 619-482-7961 or visiting **www.TRIPointeHomes.com**.

*Prices effective 7/28/10 and subject to change without notice. All square footages are approximate. *4.875% / 4.7509% APR. 30-year fixed rate with 2/1 buydown – 1st year 2.875%, 2nd year 3.875%, 3rd through 30th year 4.875%%. Rate eligible on new contracts for qualified buyers on specific homes available to close by October 29, 2010 utilizing Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. All Rights Reserved. Payment shown based on purchase of a plan 1BR on Lot 53 and 1st year payment with purchase price of $527,900, 80% Conventional High Balance financing. Payment shown includes Est. Taxes ($879.83), Est. Insurance ($75.83) and

HOA fees paid separately. Credit Score/LTV adjustments may apply. Limited funds are available. First come, first served. Additional conditions, restrictions and limitations may apply. Not all applicants will qualify. See your Sales Counselor for additional details.