



THE HOMEFINDING CENTER™ 866.791.6646 Irvineranch.com
Plans subject to change. Portola Springs® is a planned community developed by Irvine Community Development Company LLC, an affiliate of The Irvine Company LLC. Models do not reflect racial preference. Portola Springs® is a trademark of The Irvine Company.

Additional Giveaways:
Five \$100 Preferred Gift Cards, good at any of Irvine's three premiere outdoor retail, dining and entertainment destinations, including Fashion Island, Irvine Spectrum Center and The Market Place.

- Two-night stay in a Deluxe Executive Suite at The Island Hotel
 - Two Signature Rituals at The Spa at The Island Hotel
 - Dinner for two at The Island's fine dining restaurant, The Pavilion, or in-room dining (up to \$150)
 - Fruit sushi and ginger tea welcome amenity
 - Two nights valet overnight parking
 - \$250 Preferred Gift Card to Fashion Island
- (Package valued at \$1,900, based upon availability and is exclusive of alcohol, tax and gratuities.)



Explore and win. Bring this map with you on April 21st to guide you through the beautiful model homes of Portola Springs. You'll receive a raffle ticket for every neighborhood you visit for a chance to win the Grand Prize Getaway:



Lomas Ridge. Portola Springs wild side out your front door.

- 100 acres of preserved open space • Irvine Unified School District • 18 neighborhood parks
- 7 community pools • extensive trail system • community center and sports complex
- Woodbury Town Center • Irvine Spectrum Center®

Discover a unique place to call home. In 1769, Gaspar de Portola, governor of Baja, led a small expedition into what is today Portola Springs. Now, it's your time to explore this beautiful land. Set against the striking Lomas Ridge in Irvine, Portola features prestigious schools, upscale shopping and a wide choice of homes and architecture. Be it unspoiled nature or civilized comfort, pleasure pulls in both directions.

A Portola Expedition

SATURDAY, APRIL 21, 2007
SILVERADO PARK • 11AM - 3PM

Start at the newly completed Silverado Park with its BBQs, picnic area, basketball courts, pool and community recreational facility. Then, move on to explore the neighborhoods and model homes of your choice for a chance to win the Grand Prize Getaway. There will be special activities for kids, face painting and a live DJ.

Light snacks and refreshments will be served.

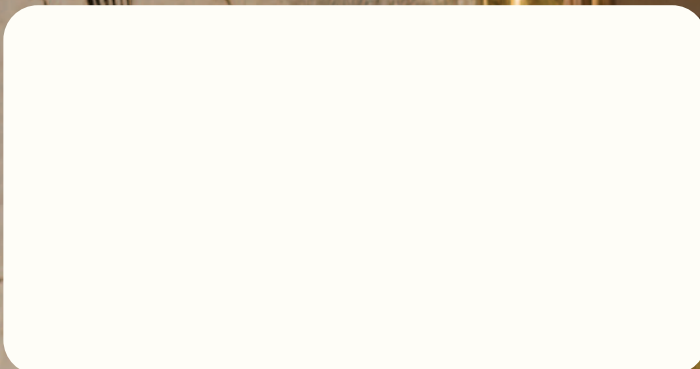
HAPPY TRAILS!



PORTOLA SPRINGS®

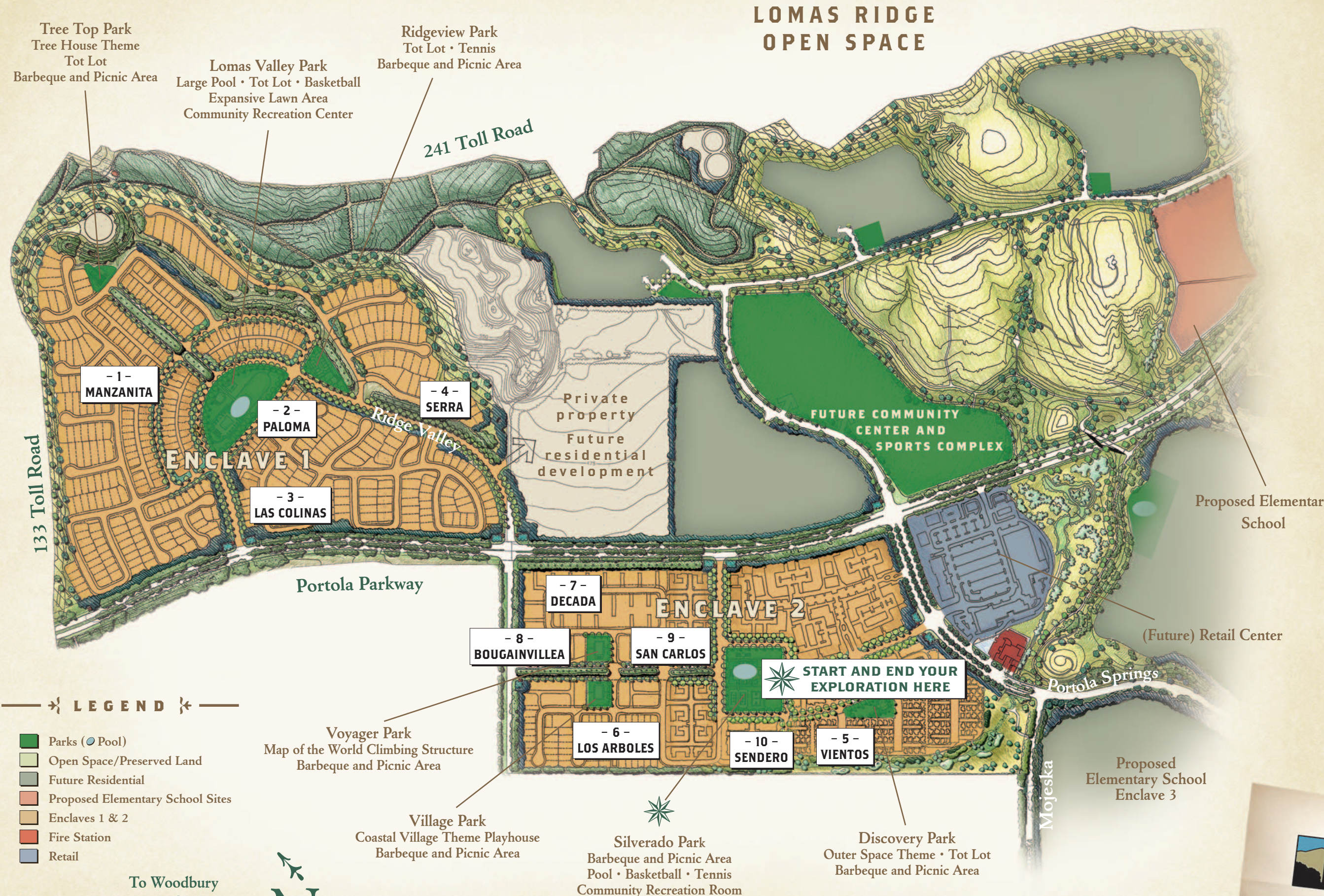
P.O. BOX 50970
IRVINE, CA 92619-9908

You're invited.



Come explore the good life.

Start Your Exploration.



LEGEND

- Parks (● Pool)
- Open Space/Preserved Land
- Future Residential
- Proposed Elementary School Sites
- Enclaves 1 & 2
- Fire Station
- Retail

To Woodbury
Town Center



THE HOMEFINDING CENTER™ 866.791.6646 irvineranch.com

Plans and square footages are approximate and subject to change. All projects are in planned communities developed by Irvine Community Development Company LLC, an affiliate of The Irvine Company LLC. Maps not to scale.

Our Neighborhoods.

As you explore, you'll receive a raffle ticket for every neighborhood you visit for a chance to win the Grand Prize.

ENCLAVE ONE

- 1 MANZANITA**
Richmond American Homes
Detached Homes
3-5 bedrooms / 2.5-4 baths / 2,202-2,829 sq. ft.
Timeless homes enhanced by detailed architecture.
- 2 PALOMA**
Brookfield Homes
Paired and Detached Homes
2-4 bedrooms / 2.5-4.5 baths / 1,723-2,530 sq. ft.
Artfully designed one and two-story courtyard style homes.
- 3 LAS COLINAS**
Taylor Woodrow Homes
Detached Homes
3-5 bedrooms / 3.5-4.5 baths / 2,717-3,383 sq. ft.
Architecturally inspired residences offering four stunning two-story designs.

ENCLAVE TWO

- 4 SERRA**
Standard Pacific Homes
Detached Homes
4-6 bedrooms / 3.5-5.5 baths / 3,431-4,379 sq. ft.
Beautifully detailed homes showcasing outdoor living areas.
- 5 VIENTOS**
California Pacific Homes
Detached Courtyard Homes
Studio - 3 bedrooms / 1.5-2.5 baths / 975-1,405 sq. ft.
A fresh collection of innovative homes.
- 6 LOS ARBOLES**
Taylor Woodrow Homes
Detached Homes
3-4 bedrooms / 2.5-3 baths / 2,003-2,382 sq. ft.
Elegant residences with a rich blend of architectural styling.
- 7 DECADA**
California Pacific Homes
Detached Courtyard Homes
3 bedrooms / 2.5 baths / 1,437-1,767 sq. ft.
Comfortable and stylishly detailed collection of homes.
- 8 BOUGAINVILLEA**
KB HOME
Two-Story Detached Homes
2-4 bedrooms / 2.5 baths / 1,670-2,260 sq. ft.
Enchanting two-story homes.
- 9 SAN CARLOS**
William Lyon Homes
Attached Townhomes and Condominiums
1-3 bedrooms / 1.5-3 baths / 1,040-1,617 sq. ft.
Classic attached townhomes and condominiums with charming community courtyards.
- 10 SENDERO**
John Laing Homes
Townhomes
2-3 bedrooms / 2-3.5 baths / 1,312-2,106 sq. ft.
Clean-lined smartly designed townhomes featuring classic architectural styles.

With acres to play and space to entertain, Portola Springs' residents enjoy the good life.

