

HOME SHOPPERS ARE INVITED TO THE LONG-AWAITED GRAND OPENING EVENT ON MAY 22 AT CENTRAL PARK WEST IN IRVINE

ORANGE COUNTY, CA—May 2010 — Lennar is celebrating their highly anticipated grand opening of Irvine’s stylish Central Park West on Saturday, May 22, 2010 from 10 a.m. to 4 p.m. All home shoppers are invited to attend the event and preview 20 furnished model homes at the six brand new neighborhoods.

To kick off this exciting and long-awaited opening, Lennar is hosting a deluxe celebration offering a variety of delicious food and wonderful entertainment. The day’s festivities will feature food from well-known local restaurants including The Melting Pot, Taleo Grill and Sprinkles Cupcakes. Other local retailers will also be on-site with displays from Crevier BMW, lululemon athletica and Equinox Fitness Club. In addition, drawings for various prizes will be awarded throughout the day.

“This is going to be a fun-filled weekend with lots of enticing promotions and offering homebuyers the perfect buying opportunity,” Jenny Masters, Central Park West Marketing Manager at Lennar. “Everyone is invited to stop by and enjoy the festivities and have a chance to tour the neighborhoods.”

The six neighborhoods within Irvine’s first urban master planned community will present a variety of luxury high rise condominiums, sophisticated flats, modern lofts and elegant townhomes designed to suit homebuyers in various life stages and price ranges.

Maxfield presents modern lofts and townhomes with contemporary interior spaces and gourmet kitchens that include stainless steel appliances and granite countertops. Offering approximately 1,246 to 1,891 square feet, Maxfield ranges from charming one bedroom lofts to three bedrooms plus den residences with one and one-half to three bathrooms. Prices begin from the upper \$300,000’s.

Granville introduces luxury soft-loft residences with approximately 1,546 to 1,878 square feet that are uniquely designed combining traditional finishes within an urban space. These homes offer two bedrooms plus a loft and flex space to three bedrooms plus loft, two to three bathrooms and feature gourmet kitchens with granite countertops, vaulted ceilings, private two-bay direct access garages and convenient ground-level entries. Prices begin from the mid \$500,000’s.

The elegant Chelsea townhomes feature open, modern floor plans, expansive ceilings and large picture windows with views on select homes. These beautiful residences range approximately 1,702 to 2,389 square feet, two bedrooms plus a bonus room, loft and den to three bedrooms plus a bonus room and loft, and two full bathrooms plus two powder bathrooms to three and one-half bathrooms. Gourmet kitchens feature striking granite countertops, richly stained cabinetry and state-of-the-art stainless steel appliances. Prices begin in the low \$600,000’s.

The Belvedere is a stunning four-story mid-rise offering sophisticated one bedroom plus den to two bedroom flats that present high-end industrial exteriors and overlook charming courtyards. Ranging approximately 1,270 to 2,025 square feet with two to two and one-half baths, these beautiful upscale residences include granite countertops, stainless steel appliances, an access-controlled building, underground parking and begin from the low \$400,000's.

The grand Lennox collection, offering 1,569 to 2,503 square feet, represents the pinnacle of new homeownership opportunities and encompasses spacious and distinctive one and two bedroom flats and one and one-half to two and one-half bathrooms. The Lennox offers an intimate garden courtyard, luxurious gourmet kitchens with granite countertops, private and access-controlled building and underground parking and direct access garages on select residences. Prices for these residences are anticipated to begin from the mid \$600,000's.

Lennar, in partnership with Intergulf Development Group, is also selling Astoria, the newly completed high-rise towers. Several premiere condominiums are available for immediate move-in ranging from approximately 1,119 to 3,185 square feet of living space, one to three bedrooms and are priced from the mid \$400,000's. For a limited time, homebuyers can receive one year of paid Homeowner's Association (HOA) fees* on floors seven through ten. Many of the homes offer panoramic city views and are filled with sophisticated features including stainless steel appliances, slab granite countertops, spacious bathrooms with large spa tubs and stacked washers and dryers in select locations.

“Interest has been running extremely high for these homes and the community is appealing to a broad spectrum of homebuyers with the Grand Opening of these six distinctive neighborhoods,” said Masters. “We are offering buyers a master plan community unlike any other in Orange County with a convenient urban setting, an array of stylish floorplans and resort-like amenities.”

Over half of the Central Park West community is devoted to recreational sanctuaries including four lush parks, a 2.2-acre Central Park with a resort-style clubhouse, state-of-the-art health and fitness center, exercise/yoga studio, volleyball, junior-Olympic-size saline pool and spas. Still in development, the community will also include three neighborhood parks with tot lots, barbeque areas and basketball courts.

Urban living is central to everything, which means you are only steps away to popular retailers such as Starbucks, Sports Chalet, Mother's Market and trendy restaurants. And only minutes away are Irvine's Business District, John Wayne Airport, theaters and shopping malls. Adding to the community's city feel, a future retail center, featuring a mix of dining, shopping and personal services, is proposed to be built near the corner of Jamboree and Michelson.

Buyers are strongly encouraged to visit cpwliving.com and register to receive the most up-to-date information about the highly-anticipated May 22 Grand Opening.

To learn more about Central Park West, call (949) 863-9017 or visit the website.

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* Seller will pay one year of HOA dues subject to seller contribution limits. One year of assessments payable directly to Astoria Neighborhood Association and will be based on current budget amount for the unit at the time of closing. Subject payment does not include changes in budget after close of escrow. Incentive is subject to certain terms, conditions and restrictions which may include use of designated lenders. Certain incentives may impact loan amount. Lennar reserves the right to change or withdraw this offer at any time. Price is subject to change without notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Lennar Homes of California, Inc. License #728102. Equal Housing Opportunity.