



THE OLSON COMPANY

In town. In style. In reach.



The Olson Company, the leading developer of **quality** urban housing, has a deep and abiding respect for the heritage of city living. We firmly believe in the vitality, spirit and exuberance of the **urban lifestyle**. Through dynamic partnerships with cities and a careful blending of innovation with tradition, we weave exciting new environments into established settings to offer you unparalleled homeownership opportunities.

Stroll through your new neighborhood in total **comfort**; enjoy living close to your favorite shops and restaurants; celebrate the cultural richness of the town you love – it's all part of the urban experience that is at the heart of The Olson Company's building philosophy.

And paramount to who we are is a firm **commitment** to our customers and their homeownership experience. We know you have choices when selecting your homebuilder. That's why it is our highest priority to meet and exceed your expectations every step of the way. Olson Company representatives will keep you fully informed throughout the homebuying process and work to make your overall experience a satisfying and stress free one so you may enjoy your Olson Company home for many years to come.

THE COMMUNITY



The best in **green living** is now just a walk away.

Green living is made simple with The Olson Company's Village Walk in San Lorenzo, featuring thoughtfully designed homes with innovative, energy-saving amenities. Village Walk homes are built with you and the environment in mind, requiring less energy and providing more eco-friendly options than ever before.

Comprised of a contemporary mix of 28 townhome-style condominiums, each of the spacious two-story homes at Village Walk feature craftsman-style design, up to four bedrooms and two-and-a-half baths, 1,463 to 1,769 square feet, energy-efficient amenities and an attached two-car garage. Additionally, Village Walk is green inside and out with resource-saving landscaping throughout the community and private garden courtyards.

A leader in urban home development for more than 20 years, The Olson Company pairs sophisticated, sustainable living with a vibrant urban aesthetic at Village Walk. Located in San Lorenzo, residents enjoy a central East Bay location with proximity to great local recreation, plus easy access to Interstates 880, 238 and 580, Highway 92 and BART.



THE AREA



1. Del Rey Park
2. San Lorenzo Community Park
3. Mervin Morris Park
4. Skywest Golf Course
5. Kennedy Park
6. Meek Park
7. Del Rey School
8. Redwood Christian High School
9. Community Church Preschool-Daycare
10. San Lorenzo Adult Education
11. Bohannon Middle School
12. Calvary Lutheran School
13. K&T Supermarket
14. Arteaga's Starlite Supermarket
15. Lucky
16. Safeway
17. Bayfair Center
18. Home Depot
19. Target
20. Bank of the West
21. Washington Mutual
22. Citibank
23. Wells Fargo
24. Century Theatres Bayfair
25. San Lorenzo Library
26. Hayward Executive Airport
27. BART: Bayfair
28. Manor Bowl

- | | | |
|---------------------|-----------------------|----------------------|
| ● School | ● Government Building | ● Entertainment |
| ● Point of Interest | ● Shopping | ● Transportation |
| ● Dining | ● Bank | ● Parks & Recreation |

*Map not to scale



THE FEATURES

EXTERIOR FEATURES

Each Olson home features an aesthetically pleasing and truly durable exterior to enjoy for years to come:

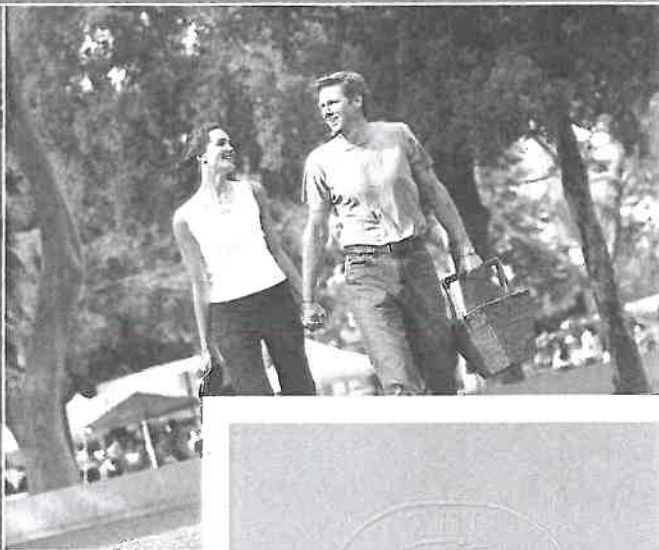
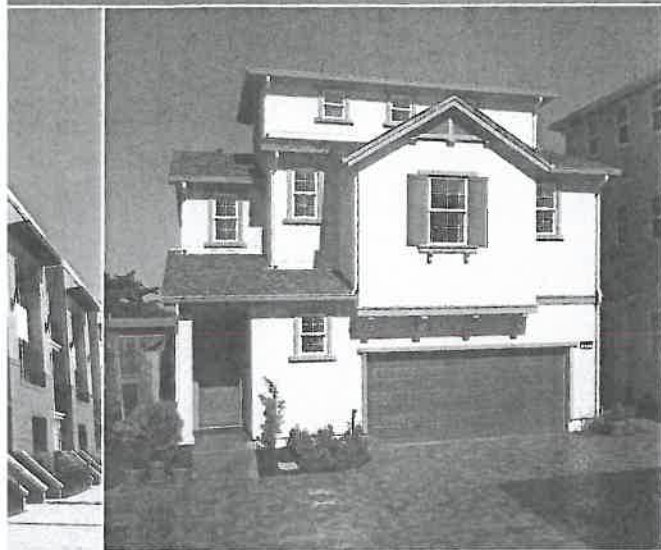
- Enhanced exterior elevations
- Convenient garage door openers
- Milgard® dual-pane, vinyl low-emittance (low-e) windows reduce heat and cooling costs
- Innovative tankless water heaters reduce and eliminate standby energy losses
- Quality eight-inch Fiberglass-Plastpro® six-panel wood grain finish
- Schlage® entry door locks and handle sets in elegant brushed chrome
- Versatile outdoor living spaces, including open patios and porches
- Energy-efficient SunPower® solar panels

INTERIOR

Highlighting home design grow with in-home am

- Dramatic
- Illuminati
- Decora F
- Quality M interior d
- Casing 2
- Base 3
- Stool and
- Bullnose
- Elegant D
- Convenie
- Cat5 enh capabiliti
- RG-6 que current int locations





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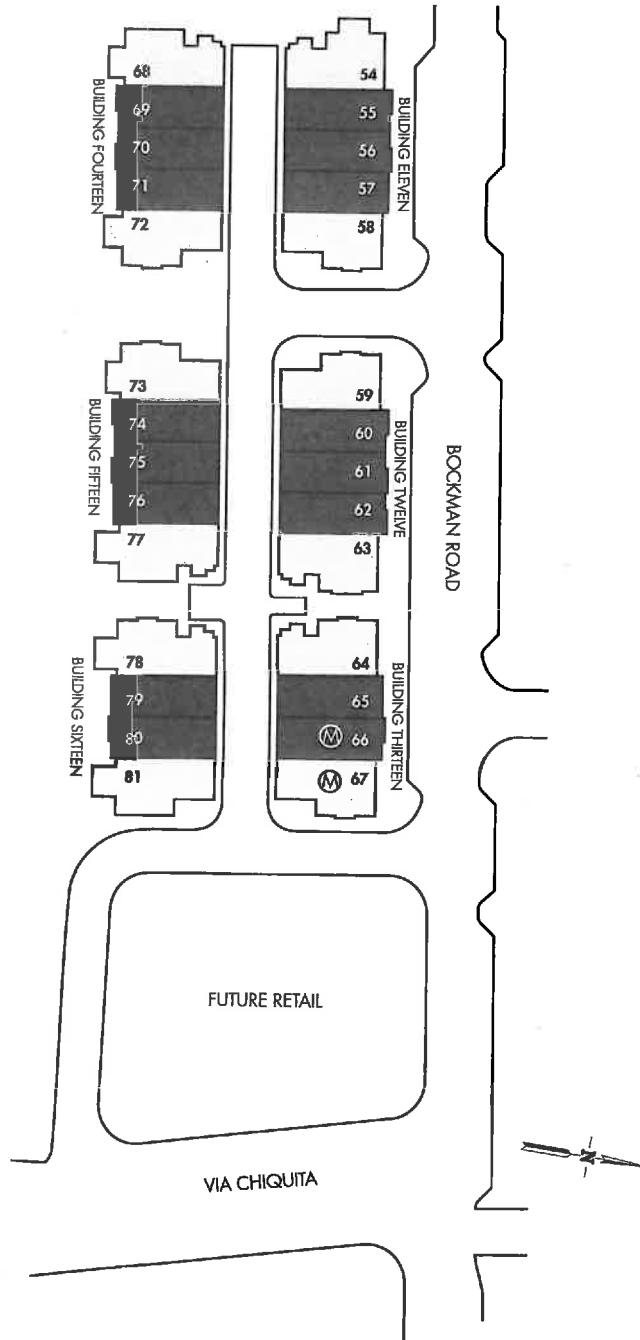
THE COMMUNITY



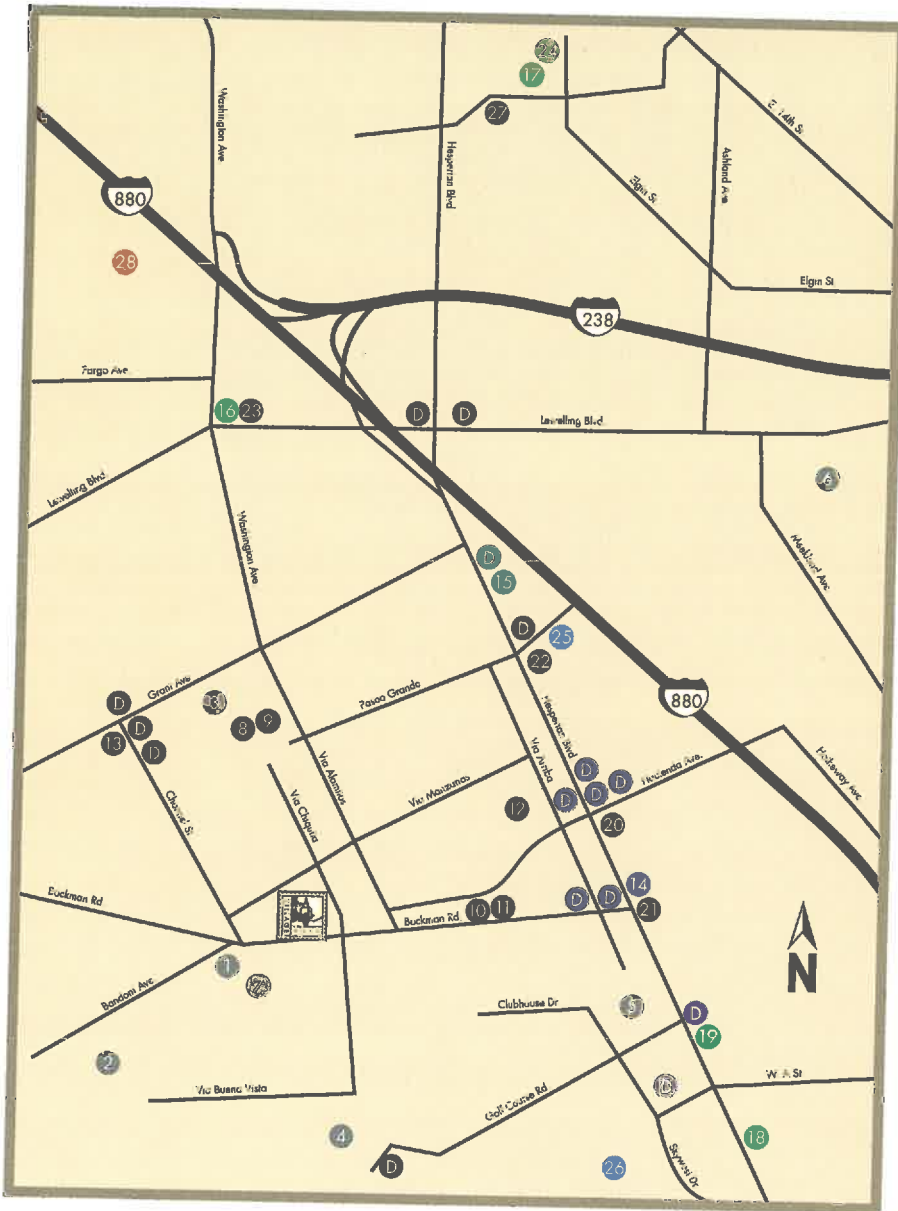
1306 Bockman Rd.
San Lorenzo, CA 94580
t 510.278.1443
f 510.278.8692

Plan 1 - Approx. 1,463 sq. ft.

Plan 2 - Approx. 1,769 sq. ft.



THE AREA



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- | | | |
|-------------------|---------------------|--------------------|
| School | Government Building | Entertainment |
| Point of Interest | Shopping | Transportation |
| Dining | Bank | Parks & Recreation |

*Map not to scale



THE FEATURES

GOURMET KITCHENS

Superior finishes, thoughtful design and energy-efficient appliances in the kitchen inspire the senses at every meal:

- Designer-selected Dal-Tile® ceramic tile countertops
- Beautiful Shaker-style natural oak cabinetry with Euro-hinges and melamine interiors
- Kohler® stainless steel, self-rimming double sink with convenient pullout faucet, spacious basins and garbage disposal
- Beautiful Whirlpool® white appliances, ENERGY STAR-approved
- Refrigerator space pre-plumbed for ice-maker for easy installation
- Collection of easy care vinyl

STYLISH BEDROOMS AND BATHS

Spacious bedrooms and quality baths make for a long-lasting happy home:

- Solid surface vanities and surrounds in master bath
- Solid surface vanities and secondary baths
- Superior tub and shower enclosures in master bath
- Durable grade-A vitreous china sinks
- Convenient dual vanities in master bath
- Quality Kohler® bath faucets
- Pedestal sink at powder room
- Collection of easy care vinyl flooring



THE FEATURES

EXTERIOR FEATURES

Each Olson home features an aesthetically pleasing and truly durable exterior to enjoy for years to come:

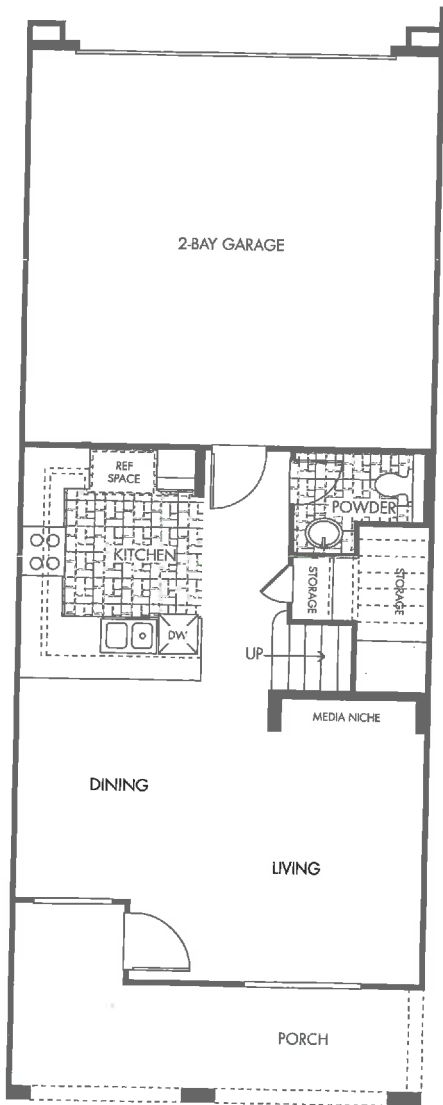
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- Quality eight-inch Fiberglass-Plastpro® six-panel wood grain finish
- Schlage® entry door locks and handle sets in elegant brushed chrome
- Versatile outdoor living spaces, including open patios and porches
- Energy-efficient SunPower® solar panels

INTERIOR AMENITIES

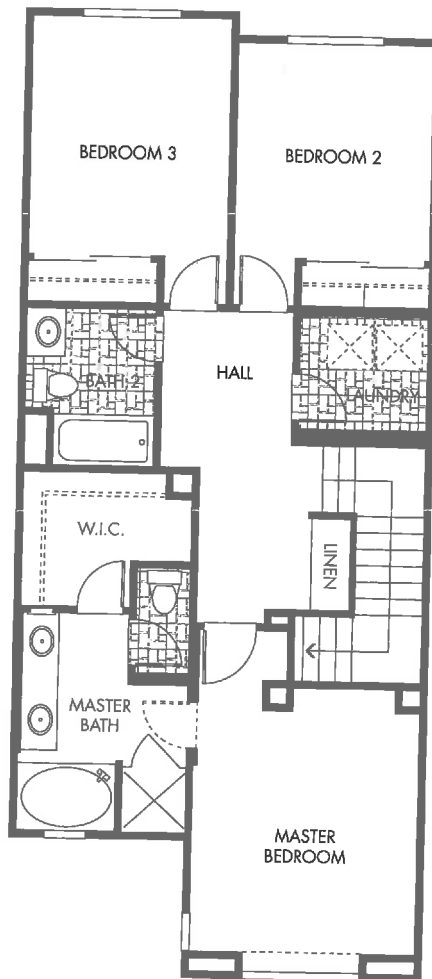
Highlighting the latest in contemporary home design, Olson homes offer room to grow with versatile layouts and quality in-home amenities:

- Dramatic nine-foot plate ceilings
- Illuminating recessed lighting
- Decora Rocker® light switches
- Quality Masonite® raised three-panel interior doors
- Casing 2 ¼ Colonial
- Base 3 ¼ Cornado
- Stool and apron windowsills
- Bullnose corners
- Elegant Dal-Tile® ceramic tile entries
- Convenient interior laundry areas
- Cat5 enhanced phone wiring with data capabilities for advanced tech support
- RG-6 quad-shielded cable to minimize current interference at all TV and data locations





FIRST LEVEL

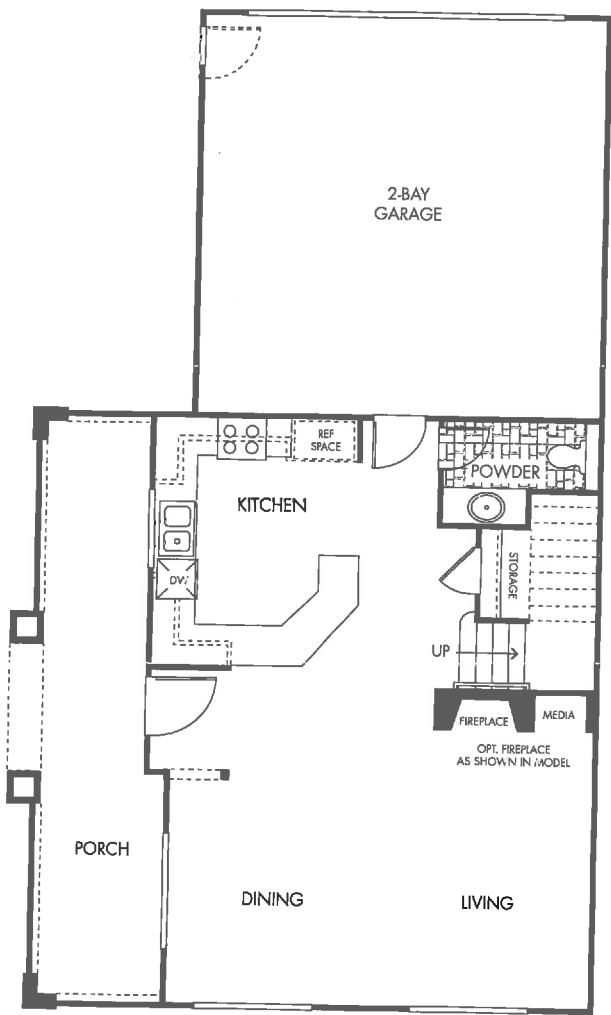


SECOND LEVEL

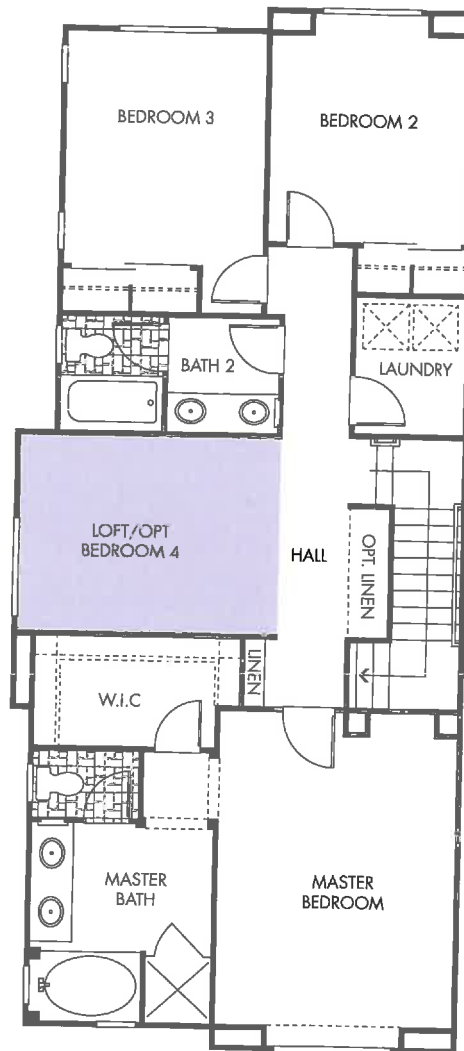
PLAN 1

3 Bedrooms • 2.5 Baths • Living Area • Dining Area
 Approx. 1,463 sq. ft. • 2-Bay Garage

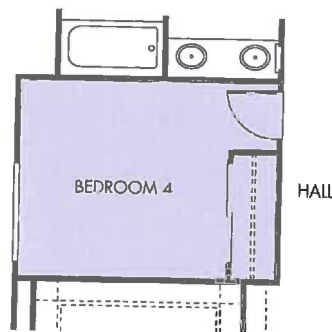
*All floorplans featured are standard. Please see sales associate for individual plan variations. Floorplans, elevations, color schemes and elevations are approximate and should not be relied upon for exact dimensions. In an effort to continuously improve our product, The Olson Company reserves the right to change floorplans, specifications and prices without notice.



FIRST LEVEL



SECOND LEVEL

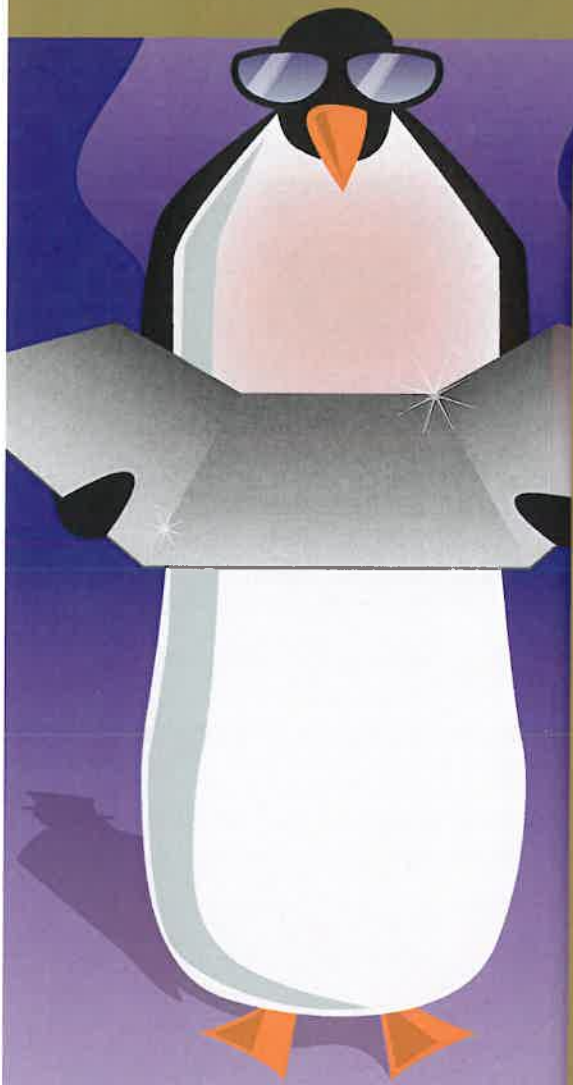


BEDROOM OPTION AT LOFT

PLAN 2

3-4 Bedrooms • 2.5 Baths • Living Area • Dining Area • Loft
 Approx. 1,769 • 2-Bay Garage

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New to the green building scene?

Here are a few questions and answers you may have about Village Walk's SunPower® solar panel system and your home's overall energy savings.



SOLAR BASICS

Q. How do I turn my Village Walk home's SunPower® solar panel system on?

A. The system turns on and off automatically every day.

Q. How do I know if my home's system is working properly?

A. Check for a green light on your inverter during daylight hours, or check the SunPower® Performance Monitoring Website (sunpowermonitor.com).

Q. Will my home's system work at night?

A. At night, your home draws electricity from the local utility and the inverter displays that it is offline. Sunlight must be present for the system to generate electricity.

Q. Will my home's system work on cloudy days?

A. Yes, though it will produce less electricity depending upon the thickness of the cloud cover.

Q. Will my home's system work during blackouts?

A. Since there is a chance the system could feed electricity into the electric grid, safety requirements prohibit the system from producing electricity during blackouts. The system will restart automatically when power is restored.

Q. Should I limit shading from trees around my home?

A. Yes, if possible. Panels must receive full sunlight to work at their peak efficiency. If any portion of a panel is shaded, the entire panel's electrical output—even those sections still exposed to sunlight—decreases.

Q. How long will my home's solar panel system last?

A. Because they have no moving parts and are made of inert materials, SunPower SunTile® and Solar Panels are inherently durable. Their cells are backed by a 25-year power output warranty, and the related system components are designed to last for many years without incident.

Q. What is a SunPower SunTile®?

A. SunPower SunTile® is a high-efficiency, roof-integrated solar tile specially designed for new home communities like Village Walk. SunTile blends seamlessly into flat and S-Tile roofs while generating clean, renewable energy. Plus, its unique, all-black appearance complements the design of Village Walk homes.

Q. Are solar electric systems good for the environment?

A. Energy created through Village Walk home's SunPower® system produces no pollutants. By offsetting peak electricity demand, systems reduce the need for oil and gas-fired power plants. During a 30-year period, a 2.3-kWp system typically offsets the same amount of greenhouse gases as 30 acres of trees.*

Q. What are solar cells and solar panels?

A. A solar, or photovoltaic (PV), cell is the smallest element of a system that converts sunlight into electricity. Each cell is made of silicon, which is the same material found in computer chips. Silicon in photovoltaic cells is treated so that it generates a flow of electricity whenever it is exposed to light. A series of solar cells are wired together to form solar panels.

Q. Are solar cells new technology?

A. Modern solar cells were invented in the early 1950s and were used to power satellites. In the 1970s, they were used for remote telecommunications and navigational aids. In the 1980s, they were used for roadside emergency telephones and traffic signs. Now, in the 21st century, they help power your home.

Q. Is my home's SunPower® system safe?

A. Yes. Solar cells are mostly silicon, the primary component of sand. Solar electric systems produce no exhaust or toxic materials. The electricity coming through the inverter is like the electricity coming from household wall sockets. Homeowners should use the same care they do with any electricity. All components are approved for utility interconnection and are installed according to the best construction practices.

Q. What maintenance is required?

A. No maintenance is required. The system turns on automatically in the morning and turns off automatically at night.

Q. Can I increase the size of my home's system? Why isn't the system larger?

A. Village Walk homeowners cannot increase their system size. Your system has been optimized for your inverter, roof layout and home. It is designed to be cost-effective, offsetting your home's most expensive electricity consumption.

ELECTRICITY

Q. Can I generate heat for my home with a residential solar electric system?

A. Not usually. Solar electric systems are designed to provide electricity to operate lights, appliances and other electric devices in the home, which may include electric heating systems.

Q. What is a kilowatt-hour (kWh)? How many kWhs does my Village Walk home consume?

A. A kilowatt-hour is a measure of electricity. It is the amount of power (kilowatts) used during a period of time (hours). A 60-watt light bulb illuminated for one hour uses 60 watt-hours of electricity, or .060 kilowatt-hours. If it is illuminated for a half-hour, the bulb will consume .030 kWh of electricity, or half as much. The average home consumes about 20 kilowatt-hours of electricity per day, or 600 kWh per month. Depending on size, time of year, and weather, Village Walk's SunPower solar panel systems produce from 1 kWh to more than 10 kWh per day.

Q. Does my home's solar panel system make hot water?

A. No. SunPower® Solar Panels and SunTile convert sunlight directly into electricity to operate appliances, light fixtures, televisions and other electronic devices.

THE LOCAL UTILITY AND INTERCONNECTION

Q. Can my home's system produce enough energy to meet all of my electricity needs?

A. Not usually, but solar electric systems do not need to provide all of a home's electricity to be of significant value to homeowners. Cutting electricity usage by 40 to 50 percent is typically the most cost-effective approach for home solar power.

Q. Can I be completely independent from the utility? Can I store my electricity?

A. No, though homeowners can purchase a backup storage system. The SunPower® system credits any surplus electricity with the utility at market rates. The utility essentially acts as your storage system.

Q. How do I sell my surplus electricity back to the utility?

A. At certain hours and on certain days, homes with solar electric systems will often produce more electricity than they consume. Through a "net metering" arrangement with the local utility, your surplus electricity is credited against your bill.

Q. What else can I do to reduce my energy costs?

A. Village Walk homeowners can increase their savings by making wise energy decisions. This includes turning off lights and appliances when not in use. Plus, Village Walk homes come standard with eco-friendly ENERGY STAR® appliances.

*Source: EPA EGRID2000 database

Have additional questions?

The Olson Company encourages you to see a Village Walk sales counselor for more details on all the benefits of living green at Village Walk.

HOA \$269mo



NEW HOME PRICES

Plan 1

3 Bedroom, 2.5 Bath, 2 Bay Garage, Dining Area, Green Living Features

HOME SITE NO.	SQUARE FEET	PRICE
65*	1463	\$449,880
79	1463	\$449,880
80	1463	\$449,880

* Price does not include pre-plotted options.

Plan 2

3-4 Bedroom, 2.5 Bath, 2 Bay Garage, Dining Area, Loft, Green Living Features

HOME SITE NO.	SQUARE FEET	PRICE
64*	1769	\$475,880
78	1769	\$475,880
81	1769	\$475,880

* Price does not include pre-plotted options.

Jennifer Bourque, Community Sales Counselor
Robert Devlin, Community Sales Counselor

Phone: 510.278.1443 Fax: 510.278.8692

*Restrictions apply. See sales counselor for details.

The Olson Company reserves the right to change features and prices without notice. All prices above are base prices. Prices vary by location. All square footage is approximate.

