

PARK STATION



BY SUMMERHILL HOMES

CONVENIENCE AND STYLE AT SOUTH SAN FRANCISCO BART

THE DESTINATION

With the South San Francisco BART station located across the street, Park Station by SummerHill Homes is an oasis at the gateway to the excitement of San Francisco. Innovative architecture accented with modern amenities creates distinctive home designs for contemporary professionals. With the heart of San Francisco within easy reach, this community provides an opportunity to experience the best of the Bay Area in style.

With 99 luxurious condominiums, Park Station units provide inspired spaces for quiet relaxation or lively dinner parties. Four dynamic plans offer up to two bedrooms and approximately 1,315 square feet, an astounding value for an area undergoing such promising growth.

Easy access to upscale restaurants, a bustling nightlife, and the future Centennial Way Linear Park truly provides an opportunity for all residents to find their niche. The community grounds include a lounge, a shared gourmet kitchenette, and fitness room.



1 Bedroom
1 Bath
Approx. 665-670 Sq. Ft.

PLAN A

This home features open living – with the kitchen and breakfast bar open to the dining and living room providing ample space to host parties or relax. A private patio or deck extends your home outdoors. The master bedroom is adjacent to the large bath.

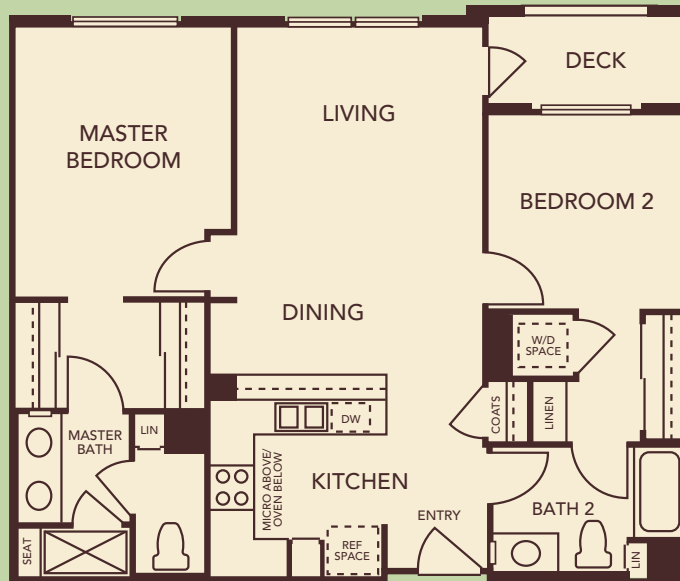


SummerHill Homes reserves the right to alter floorplans, specifications, features, prices, and other information described in this brochure without notice or obligation. All room dimensions and home sizes are approximate and may vary depending upon elevations. Window sizes and locations, room sizes, floorplans, and deck layouts are subject to change per plan location. Ask your Community Sales Team for details. All information contained in this brochure is qualified in its entirety by the Seller's Information Statement, which is incorporated herein by the reference. 4/08

2 Bedrooms
2 Baths
Approx. 994 Sq. Ft.

PLAN B

This residence provides versatility for get-togethers, quiet introspection, or a sleek home office. The master bedroom has its own full bath and roomy closet. The second bedroom looks out to the deck. A dining area and adjacent kitchen with breakfast bar provide a modern touch.

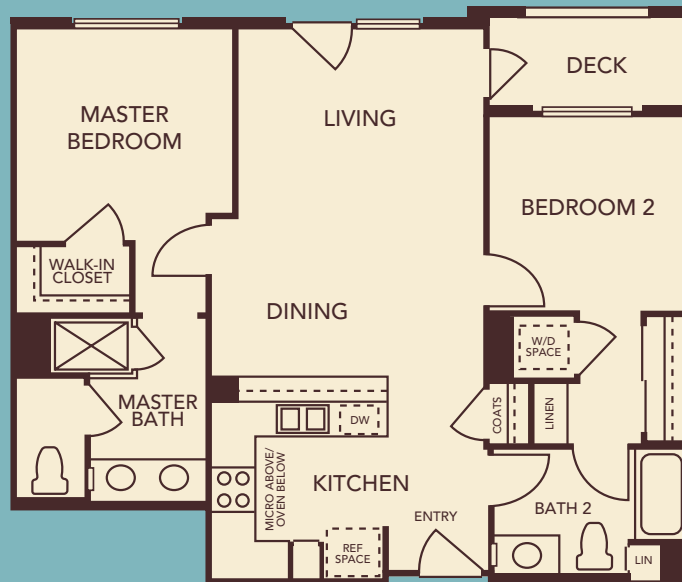


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2 Bedrooms
2 Baths
Approx. 946 Sq. Ft.

PLAN B.2

Natural light is just one quality that makes this residence shine. When it comes to entertaining, the modern kitchen and flexible plan for the dining and living areas are ideally situated for an intimate gathering or an impromptu dinner party. A roomy master suite features a walk-in closet while the second bedroom offers an in-suite bath. And don't forget your private deck – perfect for the way you live.

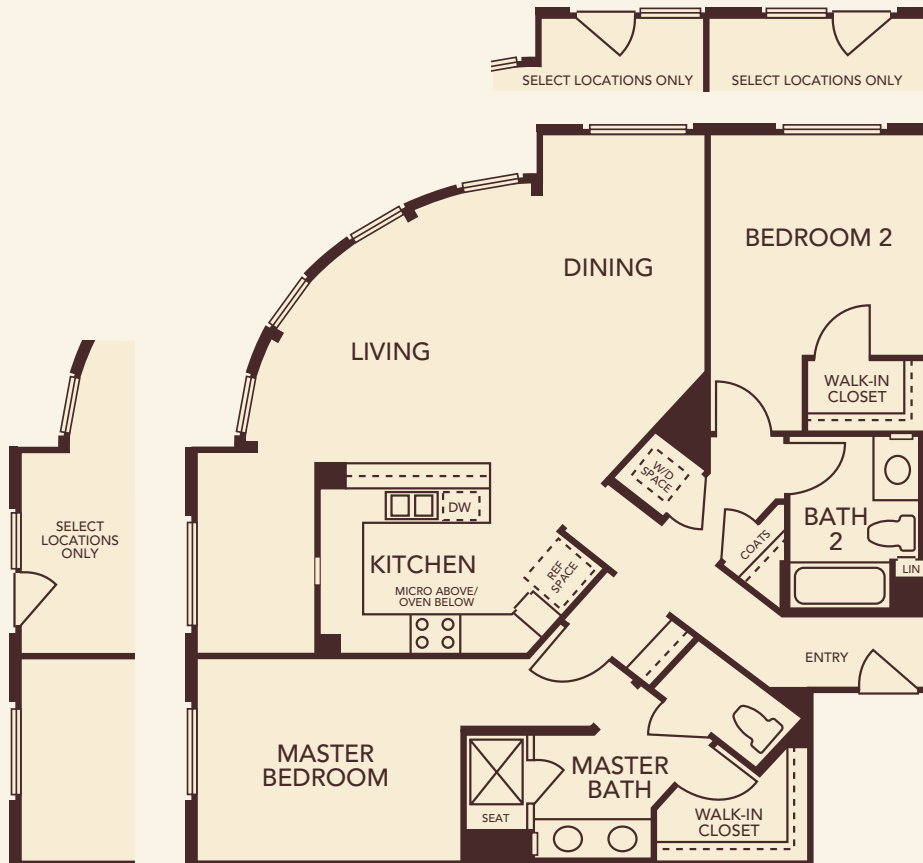


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2 Bedrooms
2 Baths
Approx. 1,307-1,315 Sq. Ft.

PLAN C

With dramatic sweeping windows, this residence provides a striking backdrop for hosting, relaxing, or even working. A master suite with a personal bath and generous closet space allows solitude and luxury for those needing it the most. The second bedroom features a walk-in closet. The kitchen is fully-equipped with sleek appliances.

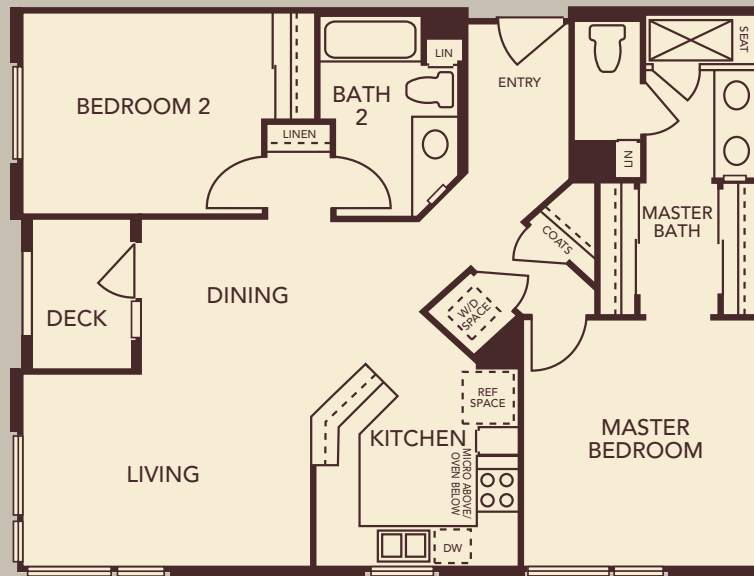


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2 Bedrooms
2 Baths
Approx. 1,100 Sq. Ft.

PLAN D

This inviting residence is open and spacious, accented by a corner of windows. A well-designed kitchen is ideal for hosting gatherings; and a dining area that leads to a deck is perfect for relaxing or entertaining. The master suite, with a private bath, creates the perfect personal space, and the second bedroom area is large enough to become a suite of its own.



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Kitchenette
Fitness Room
Approx. 1,057 Sq. Ft.

LOUNGE

The owners' lounge includes a full kitchenette, flat-screen TV, and flexible seating for a variety of uses whether watching the game, hosting the book club, or throwing a party. An outdoor patio extends the Lounge's comforts outdoors. In addition, an adjoining Fitness Room equipped with cardio equipment makes it easy for you to get a workout anytime.



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THE FEATURES

Common Area Amenities

Fully-equipped owners' lounge
Fully-equipped fitness room
Beautifully decorated outside patio
Access controlled buildings with one elevator in each building
One or two parking spaces, per plan
Barbecue area with tables and chairs
Open lawn for sports and recreation
Tranquil walking paths with seating and benches

Home Features

Hand-set 12"-square ceramic tile flooring in entry, kitchen, and master bath
Designer-selected vinyl flooring in laundry and secondary bath, per plan
Designer-selected stain-resistant carpet for impressive style and durability
CraftMaster® two-panel interior doors with brushed chrome levers
Volume ceiling in living and dining area on penthouse floor, per plan
Two-color paint for richness and character
Beech cabinetry with shaker door and chrome knobs
Designer-selected, granite slab countertops in kitchen
Kohler® stainless steel dual compartment kitchen sink with gourmet pull-out faucet
½ h.p. garbage disposal

Stainless steel with black appliances by GE® including:

- 30" free-standing gas range with self-cleaning electric oven
- Built-in vented microwave-hood combination above range
- Deluxe multi-cycle dishwasher

Designer-selected light fixture in dining room, Floors 1-3 only

Comfortable shower or tub with cultured marble surround and clear glass enclosure, per plan

Designer-selected cultured marble vanity countertop with backsplash

Top-set china sinks with Kohler® faucets in an elegant polished chrome finish

Dual-paned vinyl windows with Low-E glass for improved energy savings

Functional blinds included for all windows to enhance privacy

Structured wiring throughout the home

High-speed networking including Category 5 cable

Interior laundry area with washer and dryer hook-up

Building is pre-wired for satellite

Centrally-located hot water boiler with recirculation pump

Fire sprinklers and smoke detectors located throughout home and buildings

Customizing Options

Additional flooring choices including upgrade to hardwood floor or extend tile floor

Refrigerator

Washer and dryer

Pendant lights over breakfast bar



44 MINUTES GIANTS GAME

24 MINUTES DOWNTOWN

24 MINUTES SOMA

22 MINUTES UNION SQUARE

21 MINUTES CIVIC CENTER

18 MINUTES THE MISSION

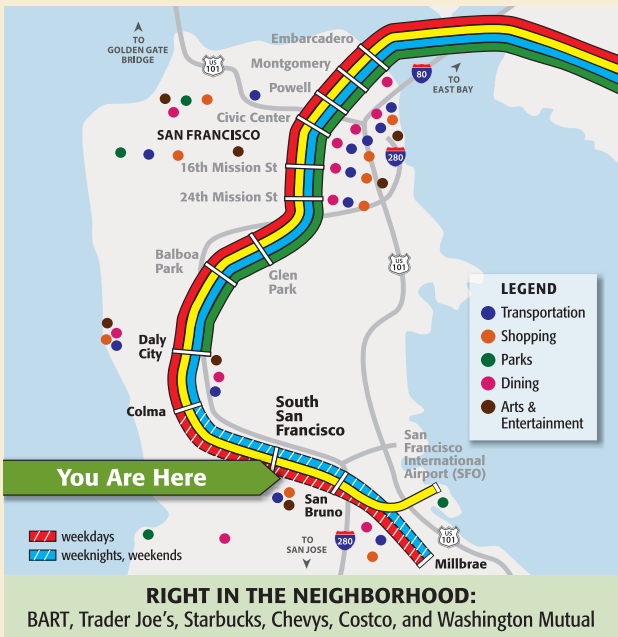
13 MINUTES GLEN PARK

PARK STATION
ACROSS FROM SOUTH SAN FRANCISCO BART

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6 MINUTES SFO



SummerHill Homes has created a tradition of well-planned neighborhoods with dramatic architectural styling built in superior settings throughout the San Francisco Bay Area. SummerHill Homes' new communities are distinguished by their rich character and exceptional attention to detail, lending to the enduring quality of all its homes.

For over 30 years, SummerHill Homes' communities have earned homeowner satisfaction and significant industry recognition, including several Best in American Living Awards from the National Association of Home Builders, numerous Gold Nugget Awards at the Pacific Coast Builders' Conference, and several features in national magazines including *Builder*, *Professional Builder*, and *Sunset Magazine*.

SUMMERHILL HOMES™
COMMUNITIES OF DISTINCTION