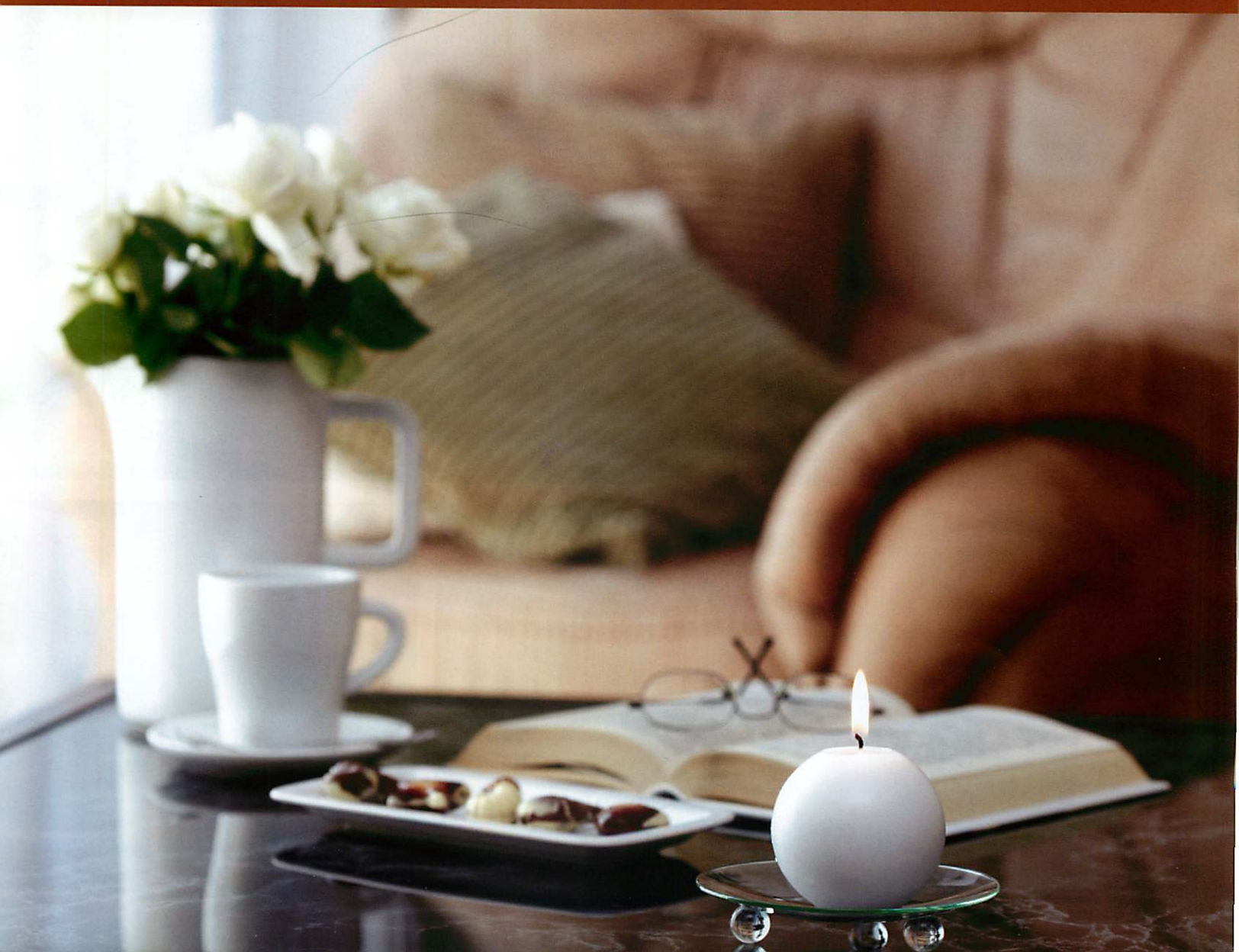
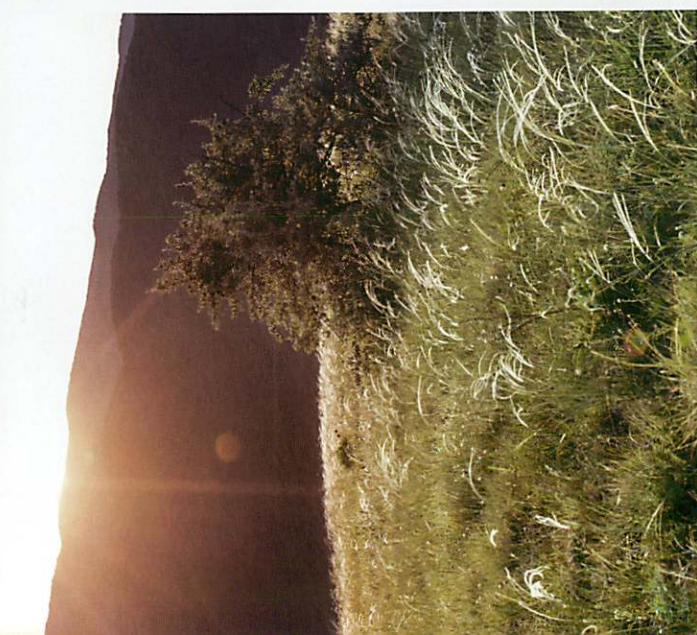




AUBERGE
AT DEL SUR

THE COTTAGES





Private and gated, The Cottages at Auberge provide the perfect retreat for those 55+.

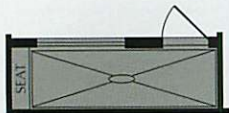
The Cottages, one of Auberge's distinct neighborhoods, features four unique one- and two-story floorplans offering the benefits of single-level living as well as low maintenance private use yards.

Auberge is an age-exclusive enclave located next to the premium master-planned community of Del Sur. Conveniently located near many popular shopping and dining options, Auberge offers exclusive resort-style amenities. Maximize your downtime at The Club with a swimming pool, spa, fitness center, library, and multi-function rooms set up for entertainment, meetings or social groups. Enjoy the outdoors with a pickle ball court, a bocce ball court, BBQs, and an intimate outdoor setting to relax with family and friends.

RESIDENCE 2XC

FIRST FLOOR

Relax and rejuvenate in an elegant master suite outfitted with a large shower, soaking tub, and walk-in closet.

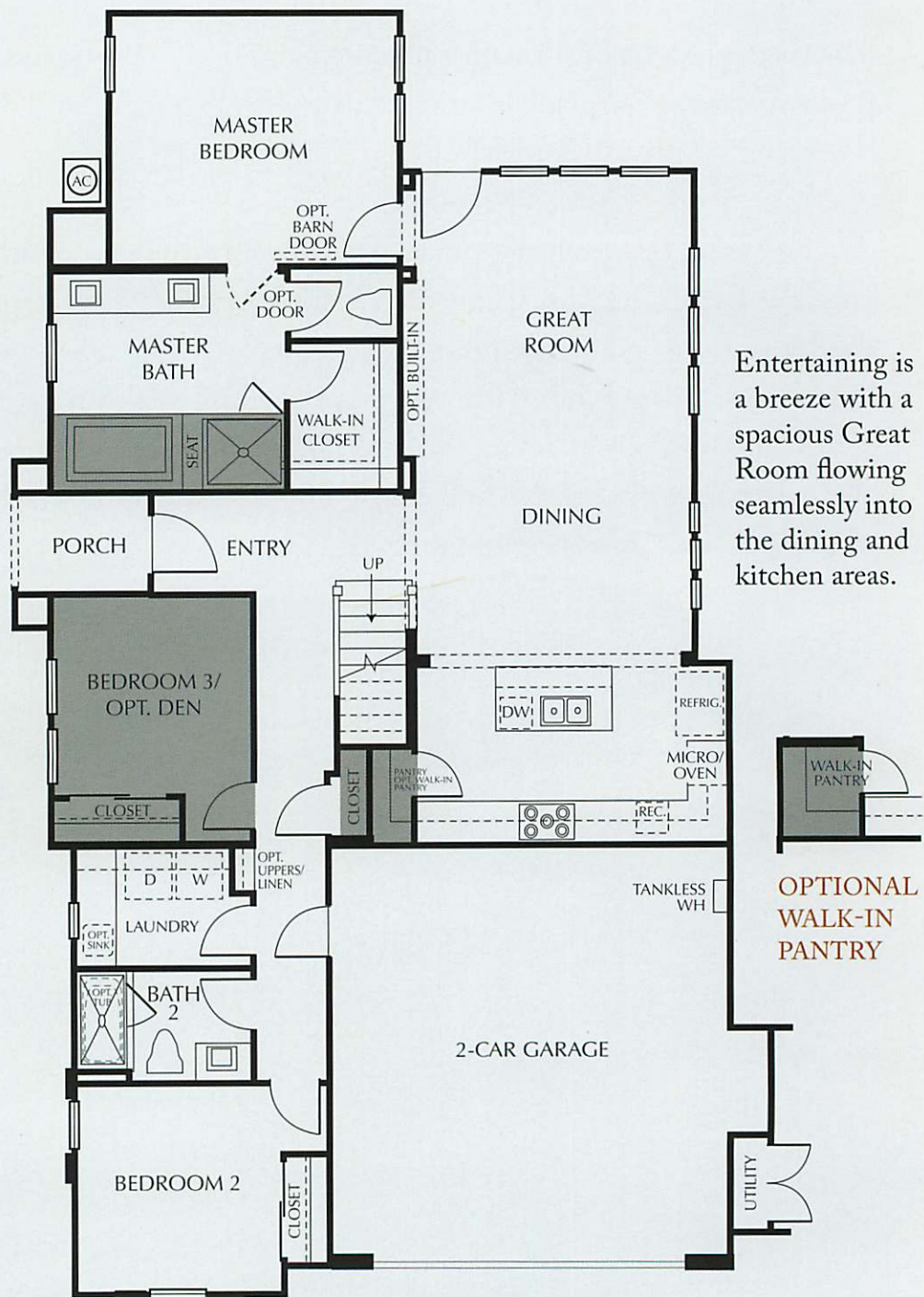


OPTIONAL EXPANDED SHOWER
(as modeled)



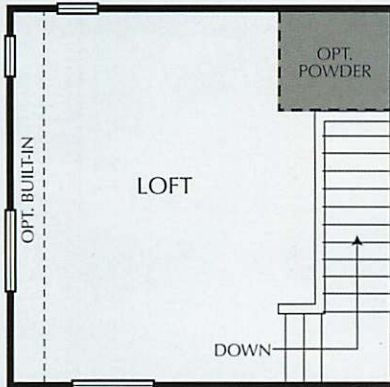
OPTIONAL DEN AT BEDROOM 3

Entertaining is a breeze with a spacious Great Room flowing seamlessly into the dining and kitchen areas.



1,843 - 1,860 sq. ft. | 3 Bedrooms | 2-2.5 Bathrooms | Dining
Great Room | Loft | 2-Car Garage | Opt. Den | Opt. Powder at Loft
Opt. Expanded Shower at Master Bath | Opt. Walk-In Pantry at Kitchen

SECOND FLOOR



Take advantage of the expansive upstairs loft, an ideal gathering space, home office, hobby room, or media room.



OPTIONAL POWDER
AT LOFT
(as modeled)

EXTERIOR STYLE 2XC (modeled)
Early California



EXTERIOR STYLE 2XA
Spanish



EXTERIOR STYLE 2XB
Monterey Progressive





RESIDENCES 1A & 3A



EXTERIOR STYLE 1A & 3A
(modeled)
Spanish



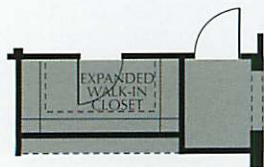
EXTERIOR STYLE 1B & 3B
Monterey Progressive



EXTERIOR STYLE 1C & 3C
Early California

RESIDENCE 1A

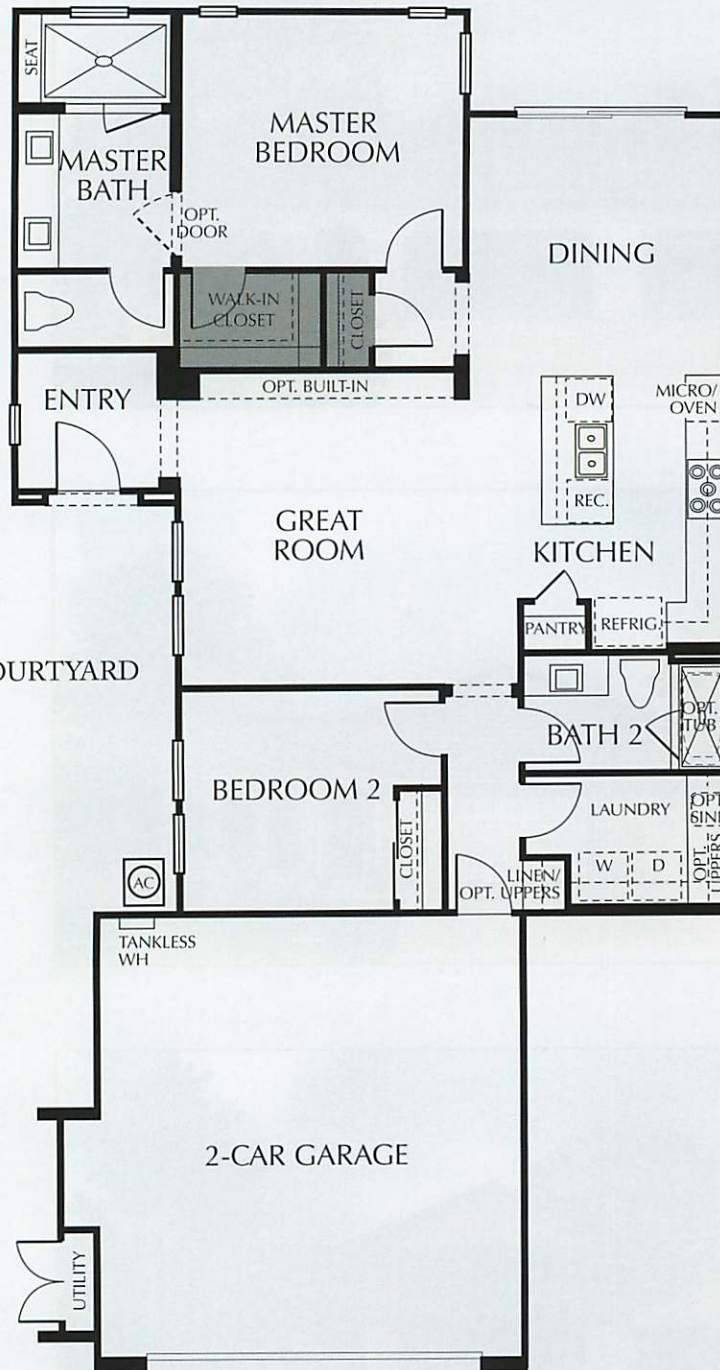
1,276 sq. ft. | 2 Bedrooms | 2 Bathrooms
Great Room | Dining | 2-Car Garage
Opt. Expanded Closet at Master Bedroom



OPTIONAL EXPANDED
WALK-IN CLOSET
(as modeled)

An inviting courtyard
provides a private
alfresco area ideal for an
indoor-outdoor lifestyle.

COURTYARD

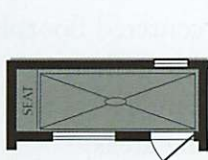


Adjacent to your
cook's kitchen, the
conveniently located
dining space with slider
to outdoors, is perfectly
positioned for meals
large and small.

The freestanding
shower offers ease
of access or choose
an optional tub
for relaxing after a
busy day.

RESIDENCE 3A

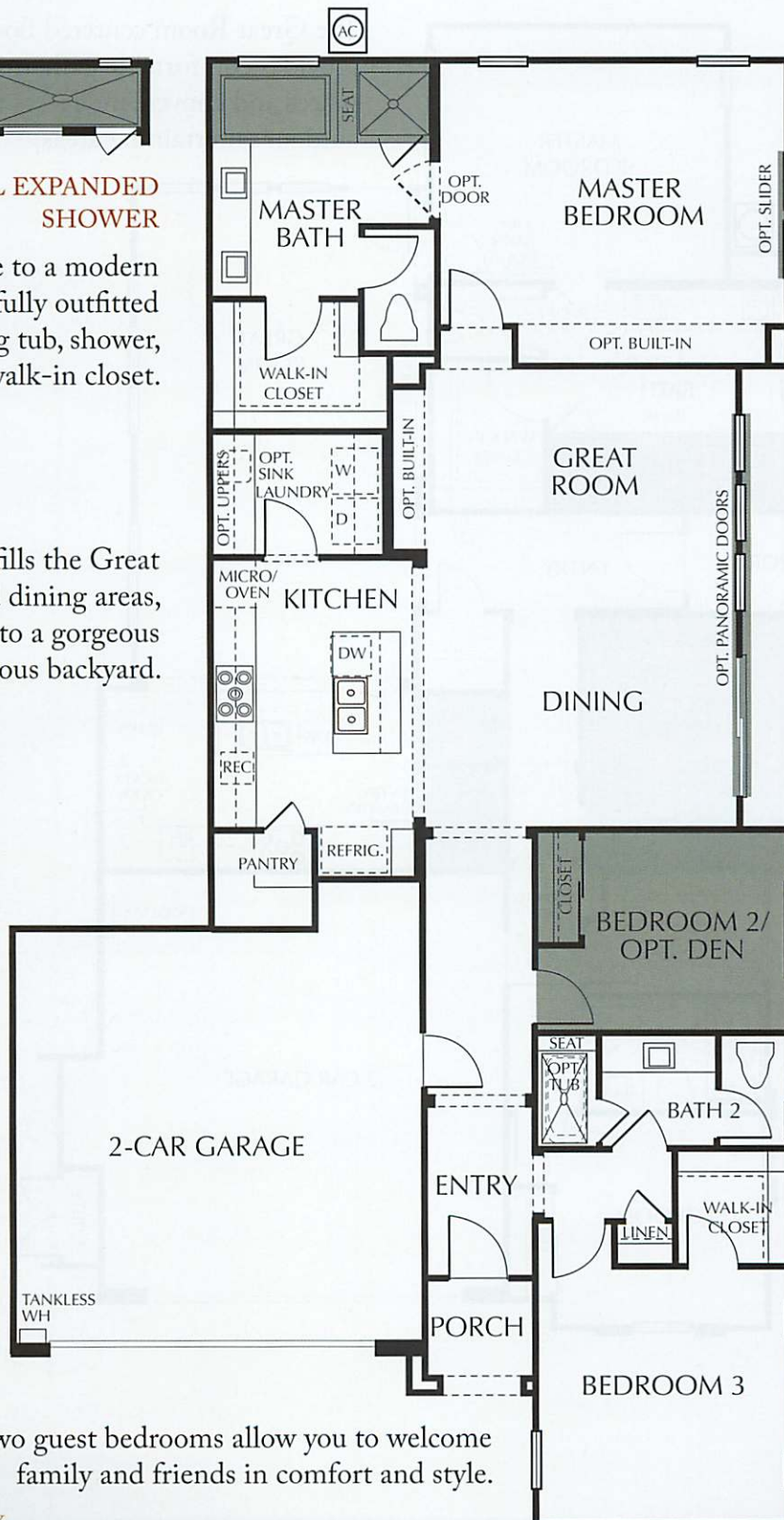
1,692 sq. ft. | 3 Bedrooms | 2 Bathrooms | Great Room
Dining | 2-Car Garage | Opt. Expanded Shower at Master Bath
Opt. Den | Opt. Panoramic-Style Doors



OPTIONAL EXPANDED SHOWER

Come home to a modern master suite fully outfitted with a soaking tub, shower, and large walk-in closet.

Natural light fills the Great Room and dining areas, which open to a gorgeous and spacious backyard.



OPTIONAL SLIDER

OPTIONAL PANORAMIC-STYLE DOORS (as modeled)

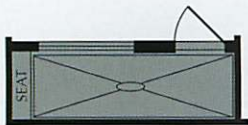
OPTIONAL DEN AT BEDROOM 2 (as modeled)

Choose an optional den perfect for a home office, reading room, or yoga zone.

Two guest bedrooms allow you to welcome family and friends in comfort and style.

RESIDENCE 2C (not modeled)

Pamper yourself with an optional expanded shower, in your master bath.

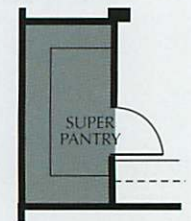
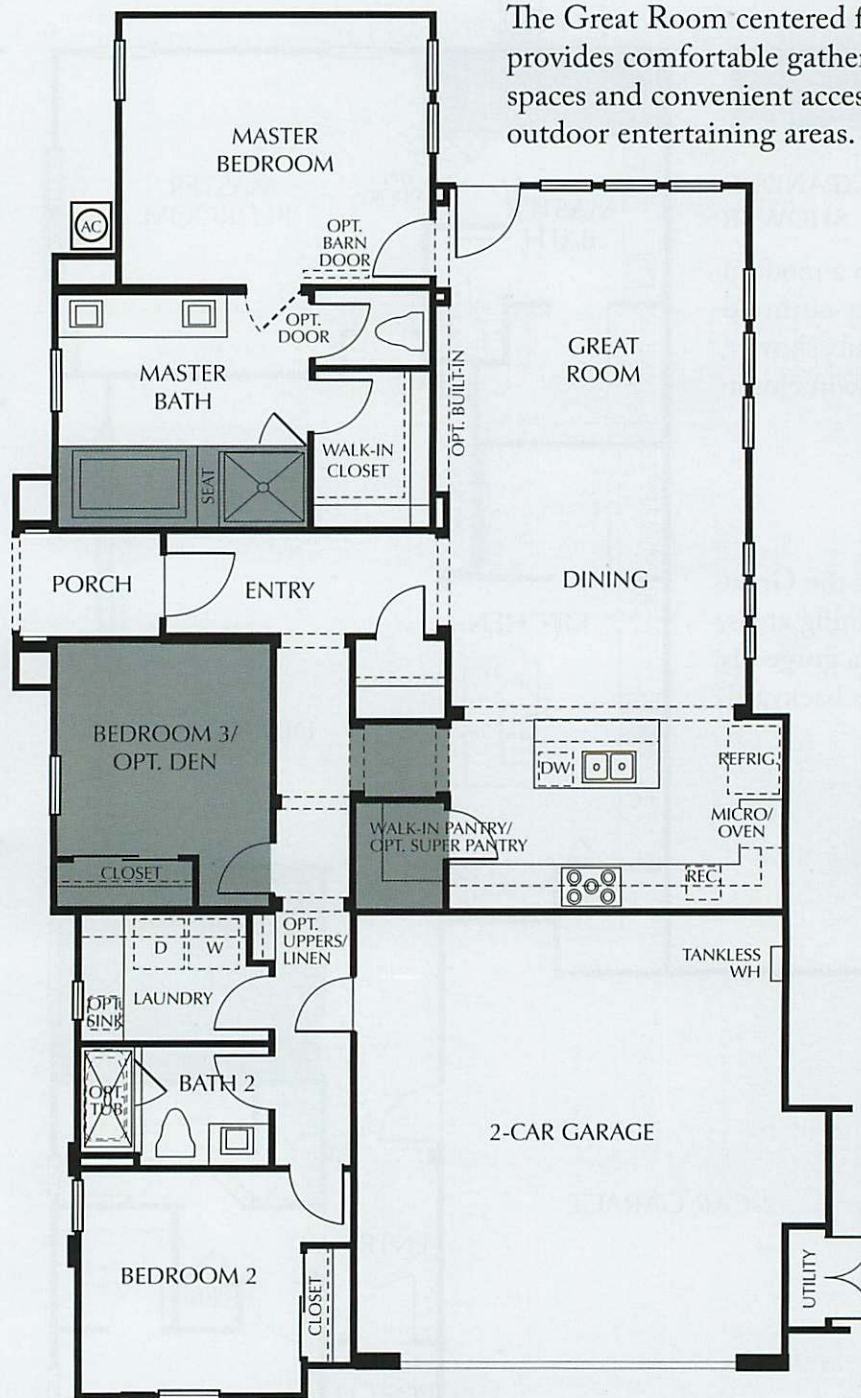


OPTIONAL EXPANDED SHOWER



OPTIONAL DEN AT BEDROOM 3

The Great Room centered floorplan provides comfortable gathering spaces and convenient access to outdoor entertaining areas.



OPTIONAL SUPER PANTRY

An optional super pantry provides extra kitchen storage and makes organization easy.

1,553 - 1,570 sq. ft. | 3 Bedroom | 2 Bathrooms | Dining | Great Room
2-Car Garage | Opt. Expanded Shower at Master Bath
Opt. Super Pantry at Kitchen | Opt. Den at Bedroom 3



EXTERIOR STYLE 2A
Spanish



EXTERIOR STYLE 2B
Monterey Progressive



EXTERIOR STYLE 2C
Early California

FEATURES

AUTHENTIC EXTERIOR CHARACTER & DETAIL

- Spanish, Monterey Progressive and Early California inspired architecture
- Flat and "S" Tile concrete roof (color variations per color scheme)
- Therma-Tru® painted front entry door with Aged Venetian bronze hardware by Schlage®
- High-quality insulated sectional roll-up garage door with convenient automatic garage door opener with two transmitters
- Side and rear fencing (varies per homesite)
- Shared courtyard drive in pavers
- Rain gutters and downspouts (select locations)
- BBQ gas stub
- Front yard landscaping maintained by HOA

GRACIOUS INTERIOR APPOINTMENTS

- Champion® dual glazed vinyl windows throughout home (color variance per color scheme)
- Stair system on curb wall including stain grade rail, and paint grade posts with white painted balusters and kick board (Residence 2X)
- Distinctive interior raised panel doors with lever-style hardware in Aged Bronze
- Mansfield® "Covington" series square under-mount sink with Moen® "Brantford" chrome faucet at secondary baths with polished edge mirror
- Moen® plumbing fixtures throughout master and secondary baths
- Secondary bathrooms featuring cultured marble countertops with 1 1/2" square edge and 6" x 6" Artic White ceramic tile at shower.
- Interior laundry room with built-in cabinetry and cultured marble countertop
- Emser® 13" x 13" tile flooring at entry, kitchen, and master bath with vinyl at secondary baths and laundry room and 3 1/2" white painted baseboard
- Signature builder Select series carpeting by Shaw Industries®
- Single lite French door at Great Room (Residence 2 & 2X) and sliding glass door at dining (Residence 1 & 3) to private use yard
- Age in Place design features
 - Reinforced backing to support future grab bars (select locations)
 - Showers with minimal thresholds
 - First floor generous door openings
 - Lever-style door handles

INSPIRING KITCHEN DESIGNS

- Stainless Steel appliance package including:
 - 36" KitchenAid® cooktop with five gas burners
 - 30" Whirlpool® built-in oven
 - 36" Whirlpool® under-cabinet range hood
 - Whirlpool® Built-in microwave
 - Whirlpool® Multi-cycle built-in dishwasher

INSPIRING KITCHEN DESIGNS (continued)

- European-style white thermofoil cabinetry with raised panel doors and built-in recycling bin. Cabinetry includes adjustable shelving, easy clean wood grain laminate interiors and brushed chrome knobs
- Elegant granite slab countertops with 6" backsplash and full backsplash at cooktop and 1 ½" square edge detail
- Sonetto™ undermount stainless steel sink with Moen® "Brantford" pull down faucet and InSinkErator® garbage disposal
- Culinary prep island with enhanced storage.
- Walk in pantry (select plans)

THOUGHTFULLY DETAILED MASTER SUITES

- European-style white thermofoil cabinetry with raised panel doors and brushed chrome knobs featuring beveled edge medicine cabinets
- White cultured marble countertops with distinctive polished edge mirror
- Mansfield® "Brentwood" square dual under-mount sinks with Moen® "Brantford" wide-set chrome faucets
- White acrylic tub finished with cabinet panels and generous separate shower with seat featuring a Moen® "Brantford" chrome shower head (select plans)
- Spacious walk-in closets with raised panel doors and white painted shelving with stained poles

INTELLIGENT HOME TECHNOLOGY

- Ideally located media outlets in Great Room, master bedroom and loft (Residence 2X) capable of supporting high speed internet, and TV capabilities
- Phone outlets at kitchen and master bedroom
- USB Combination outlet at kitchen (predetermined location)



HOUSEWORKSSM

CalAtlantic Homes' HouseWorksSM program ensures that your new home is built to leading industry standards in energy efficiency. At The Cottages we've included the following energy-conscious solutions

- 80% annual fuel utilization efficiency natural gas heating system by Carrier®
- Carrier® 14 SEER air-conditioning unit with digital programmable thermostat by Honeywell® (varies per plan)
- Low-E, dual glazed windows by Champion® (colors variance per color scheme)
- Noritz® tankless water heater
- Water-saving plumbing fixtures include the Moen® "Brandford" shower head in chrome and Mansfield® low-flow toilets
- Low VOC paint by Sherwin Williams®
- Interior fire sprinkler system



Noritz®, Sherwin Williams®, KitchenAid®, Champion®, Carrier®, Schlage®, InSinkErator®, Shaw Industries®, Honeywell®, Sonetto™, Mansfield®, Thermo-Tru®, Emser®, Whirlpool®, Houseworks® and Moen® are registered marks of their owners and are not affiliated with Seller. Prices, plans, terms, options and features are effective on the date of publication and subject to change without notice. CalAtlantic Group, Inc. California Real Estate License No. 01138346. 3/16

Customizing at the CalAtlantic Homes Design Center

The CalAtlantic Homes Design Center professionals look forward to assisting you in making selections that allow you to imprint your personal style on your new home.

AMONG THE MANY CUSTOM OPTIONS AVAILABLE:

- Variety of flooring materials, including wood, stone, tile and carpet
- Window coverings, including shutters and blinds in a variety of materials
- Upgraded kitchen appliances including slide-in range, second oven and built-in refrigerator
- Specialty appliances including wine cooler and warming drawer
- Cabinetry upgrades and optional cabinets offering a variety of finishes (at select locations)
- Panoramic-style doors at select locations
- Paint crown moulding and window casings
- Stylish paint options
- Iron stair balusters and stain grade stair systems (Residence 2X)
- Abundant counter top varieties of granite, quartz, stone and tile upgrades
- Jetted Tub at master bath (select plans)
- Kitchen and bath plumbing fixtures in oil-rubbed finish
- Tub / shower with 6" x 6" ceramic white tile walls at secondary bath locations
- Custom-framed and floating mirrors at all baths
- Laundry sinks
- Solar power packages
- Additional insulation packages
- Interior closet, pantry and garage organizers
- Surround sound and speaker entertainment packages
- Hand textured drywall finish
- Video Aiphone® Entry System
 - Provides the convenience of both intercom and camera at your front entry
 - Color camera features pan/tilt/zoom from the interior stations
 - Ability to intercom between interior stations
- Smart Home System powered by Elan® Technology
 - Multimedia entertainment management
 - One-touch thermostat control
 - Touch pad light control to launch, dim or extinguish lights
 - Front door camera and alarm system







Continuing the Legacy of
Ryland and Standard Pacific

CalAtlanticHomes.com

Ryland and Standard Pacific are now one company, CalAtlantic Homes. With a shared vision of unique new home design, outstanding quality and an unwavering commitment to true customer service, Ryland and Standard Pacific are joining forces as CalAtlantic Homes. Together, we are better than ever with a combined 100 years of experience and expertise building new homes across the United States.

At CalAtlantic Homes we are proud to build what you cherish most of all. Home.



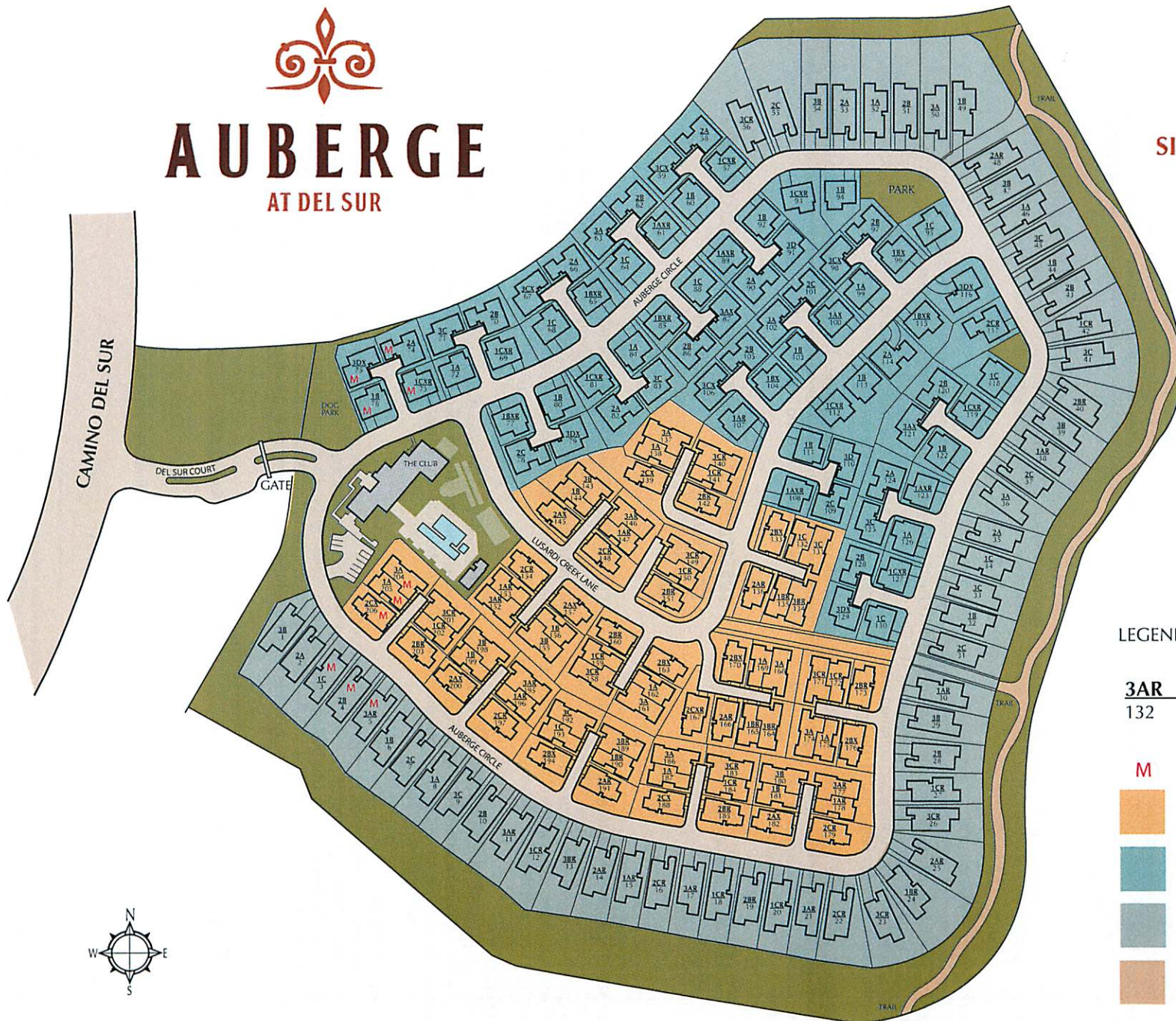
This is an age- and occupancy-qualified community for persons age 55+ and certain others who qualify for permanent occupancy. The community governing documents contain the applicable age and occupancy policies. Obtain more details in the community sales center. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap or national origin. Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage/plan dimensions shown is only an estimate and actual square footage/acreage/plan dimensions will differ. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Floorplans are the property of Standard Pacific Homes and may not be reproduced without written agreement of Standard Pacific Homes. Plans to build out this neighborhood as proposed are subject to change without notice. CalAtlantic Group, Inc. California Real Estate License No. 01138346, 3/16



AUBERGE

AT DEL SUR

SITE PLAN



LEGEND

3AR = Elevation
132 = LOT NUMBER

M = Model Home

= The Cottages

= The Villas

= Summer House

= Trails



AUBERGE

AT DEL SUR

OVERVIEW

Auberge will be a new, age-exclusive gated community that offers resort-style amenities planned to include The Club, an expansive recreation center with swimming pool; spa; fitness center; library; multi-function rooms set up for entertainment, meetings or social groups; pickle ball court; bocce ball court; BBQ's; and an intimate outdoor setting to relax with family and friends. Nestled next to the master-planned community of Del Sur, Auberge is located in the scenic valley adjacent to Santaluz and Rancho Santa Fe, surrounded by open space, and near extensive shopping and dining opportunities.

Auberge's three unique neighborhoods will offer single-story living, with select plans featuring second-story bedrooms, lofts, bonus rooms and optional dual master suites. Thoughtfully designed floorplans feature 1,276 to 2,925 square feet of living space, two to five bedrooms plus office and bonus, and two to four baths. Each home includes a first-floor bedroom with bath for easy access living.

THE COMMUNITY ASSOCIATION

Auberge Community Association Dues: The Auberge Community Association dues are estimated to be \$257 per month at build-out of the community (This amount will fluctuate between \$129-\$400 until build-out). Your Community Association dues pay for the cost of managing and maintaining Community amenities, including The Club recreation center, pool, spa, park with tot lot, hiking, biking and walking trails, gated access to the Community, and common area landscaping, hardscape, lighting, park, tot lot and related staffing & administration. Additionally, your dues enable you to use the parks and recreational facilities in the Del Sur master-planned community.

Auberge Cost Centers: Community Association dues will also include a separate cost center charge for each residence within The Cottages, The Villas and Summer House. This cost center charge covers the cost of Community Association maintenance of courtyard pavers and landscaping (including irrigation) in The Cottages and The Villas, and maintenance and irrigation of front yard landscaping in Summer House. At buildout, your total dues are estimated to be:

<u>NEIGHBORHOOD</u>	<u>COST CENTER FEE</u>	<u>TOTAL MONTHLY ASSOCIATION DUES</u>
The Cottages	\$25/Month	\$282/Month
The Villas	\$35/Month	\$292/Month
Summer House	\$44/Month	\$301/Month

DEL SUR COMMUNITY ENHANCEMENT FEE (THIS IS NOT PART OF AUBERGE COMMUNITY ASSOCIATION DUES)

The Del Sur Community Services Council sponsors private events, clubs and educational programs exclusively for residents of the Del Sur master-planned community and surrounding neighborhoods, including Auberge. The CSC is primarily funded by a community enhancement fee which will be collected at the close of escrow. On initial sales (your purchase from CalAtlantic Homes), the fee is .125% of the total purchase price and then .25% when you re-sell your home.

PROPERTY TAXES

The property tax rate at Auberge is 1.045%. The estimated CFD 15 Improvement Area B range is \$1,739-\$2,898 and will be based on whether the home is attached or detached and the total square footage of living space. CFD 15 Improvement Area B finances the construction of city approved facilities, transportation, park, fire station, library, water and sewer improvements as well as streets and arterials to support school facilities.

PREFERRED LENDER

Steve Manning, our CalAtlantic Mortgage Loan Representative, will assist you through the prequalification and loan process. Please contact Steve at Steven.Manning@calatl.com or 949.724.7881. Prequalification worksheets for the Priority List will be accepted online at <http://www.calatlantichomes.com/steps-to-buying/financing.html>. Seller uses the pre-qualification process to conduct a preliminary assessment of a buyer's ability to purchase. Seller's affiliate, CalAtlantic Mortgage, will conduct the process for the benefit of seller. The pre-qualification worksheet is not an application for a loan. Buyers have the right to apply for and obtain a loan from any lender they choose.

The Cottages
8173 Auberge Circle, San Diego, CA 92127
TheCottages@stanpac.com
(858) 401-7370

The Villas
7928 Auberge Circle, San Diego, CA 92127
TheVillas@stanpac.com
(858) 391-6990

Summer House
8176 Auberge Circle, San Diego, CA 92127
SummerHouse@stanpac.com
(858) 401-7350

Sales Center Hours: Monday 1:00 pm - 5:30 pm Tuesday - Sunday 10:00 am - 5:30 pm



continuing the legacies of Ryland and Standard Pacific

Auberge at Del Sur is an age-qualified community for persons 55 years of age and older. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap or national origin. Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Plans to build out this neighborhood as proposed are subject to change without notice. CalAtlantic Mortgage, Inc. NMLS #203897 is licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act in Scottsdale, AZ. License # 4131284 and branch licenses in Irvine, CA - License #813N469, Pleasanton, CA - License #813N482, and Roseville, CA - License #813N470. CalAtlantic Group, Inc. California Real Estate License No. 01138346. 3/16



