

Fairbanks

Highlands

PRELIMINARY



FAIRBANKS

HIGHLANDS

Founded in 1921, Taylor Woodrow Homes, Inc. is internationally recognized for excellence in construction, homebuilding and the development of master-planned communities. Major international airports, multi-million dollar shopping malls and even the Channel Tunnel are among the accomplishments for which Taylor Woodrow is renowned.

Publicly traded on the London Stock Exchange, the firm is highly regarded for its long-lived stability. Its accountability to shareholders is equalled only by its commitment to customers.

The team at Taylor Woodrow Homes consistently devotes its skill and expertise to the crafting of fine homes throughout the world, to which its many award-winning communities in Southern California attest. Because foremost in Taylor Woodrow's experience is the knowledge that no matter where in the world it is, the place most important to you is home.



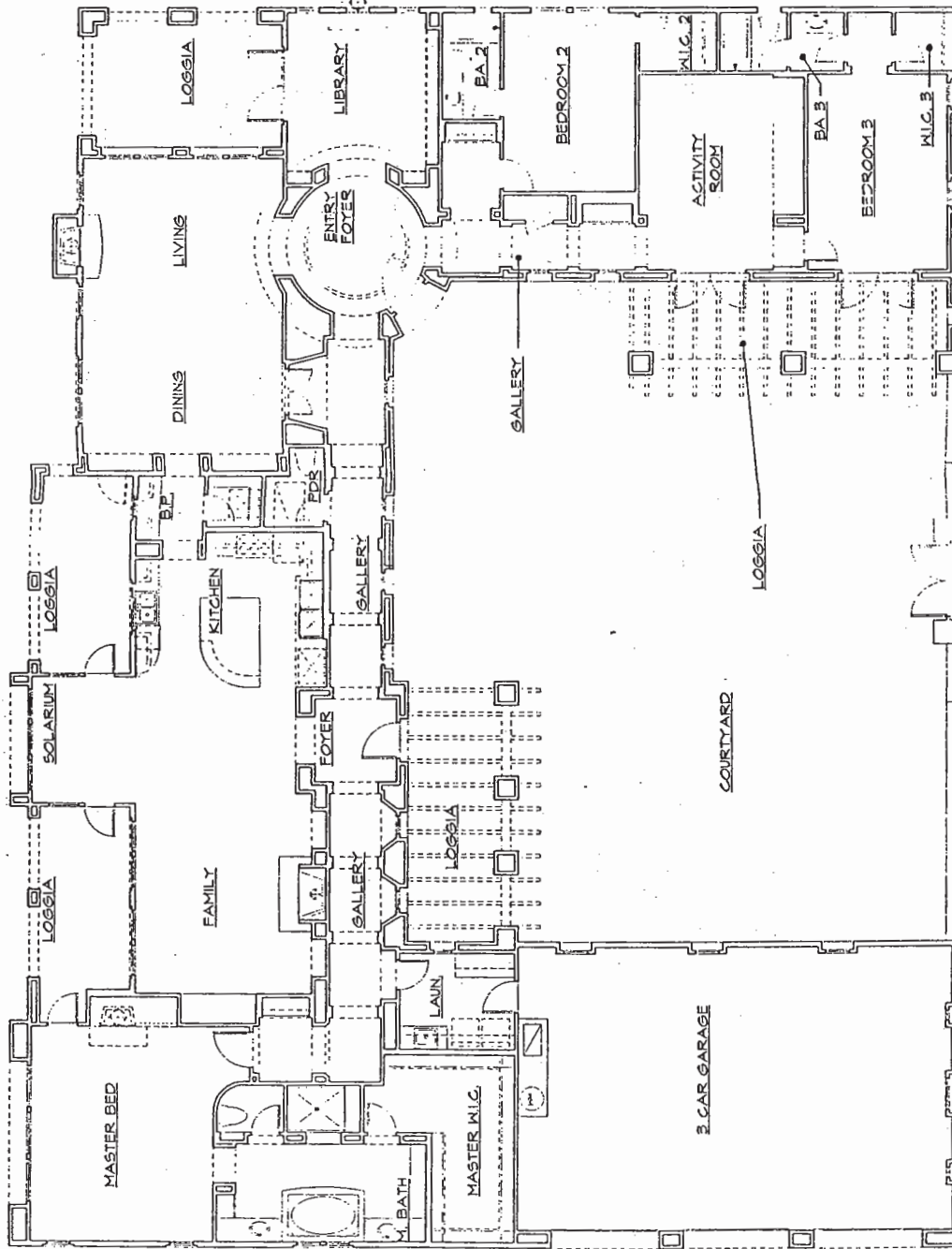
FAIRBANKS
HIGHLANDS

FAIRBANKS
HIGHLANDS

Montecito

Residence One

Approximately 3,881 Square Feet



Elevation A

Spanish Colonial - as modeled



Elevation B

Northern European

Single Story

Three Bedrooms

Library

Activity Room

Three and One Half Baths

Family Entertainment Room

Solarium

Expansive Living and Dining Room

Three Car Garage

All plans are preliminary and we fully expect to make changes throughout model construction.

Belcourt
Residence One Extraordinaire
Approximately 5,112 Square Feet

Two Stories

Five Bedrooms

Library

Activity Room

Bonus Room

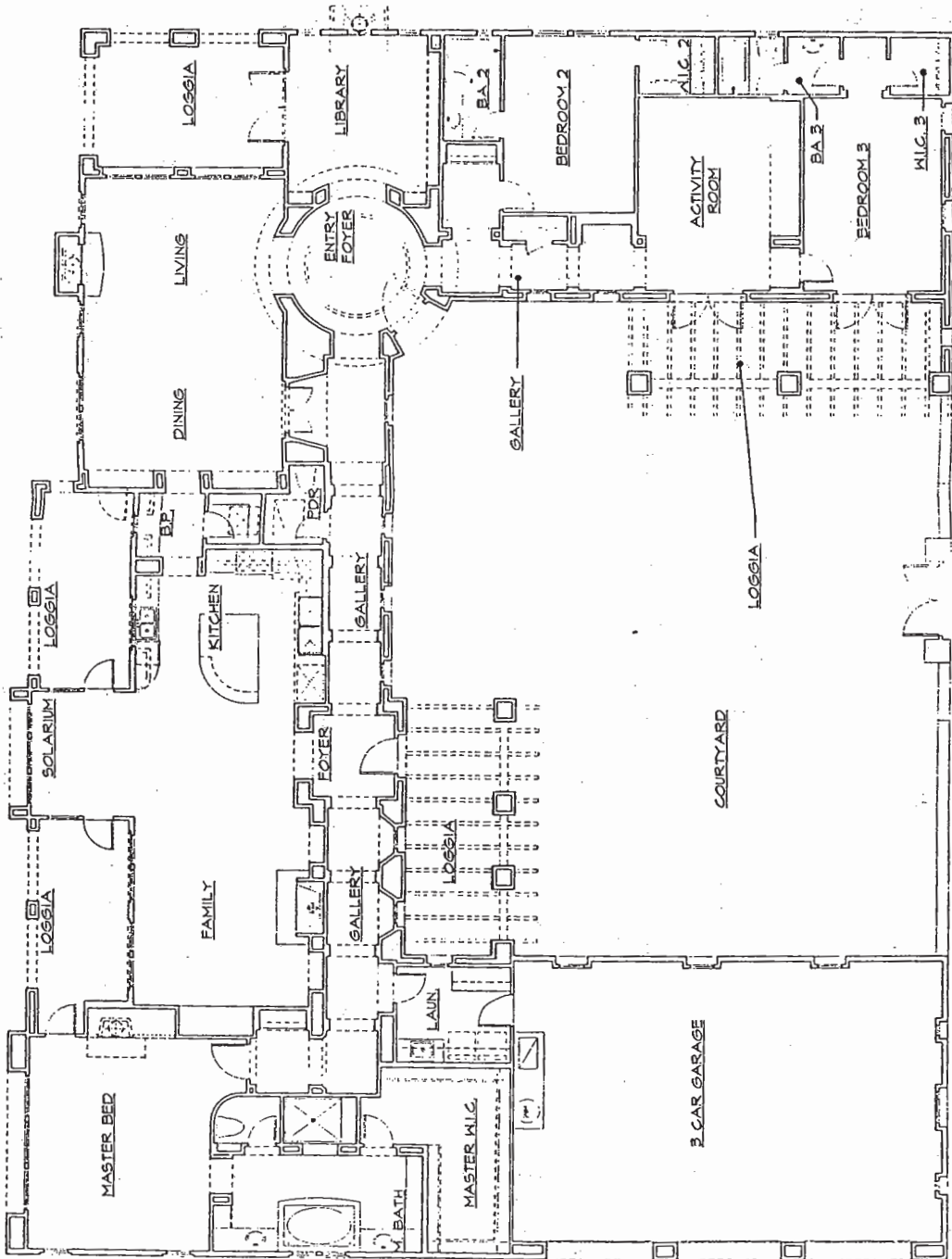
Five and One Half Baths

Family Entertainment Room

Solarium

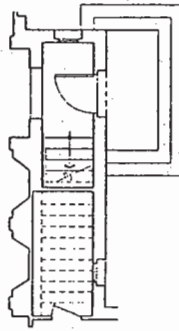
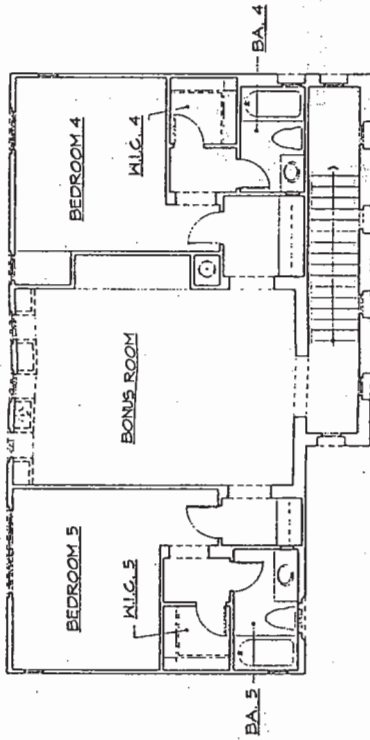
Expansive Living and Dining Room

Three Car Garage



First Floor

All plans are preliminary and we fully expect to make changes throughout model construction.

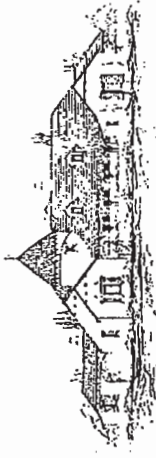


Residence One Extraordinaire
Second Floor

All plans are preliminary and we fully expect to make changes throughout model construction.

Belle Meade
Residence Two

Approximately 4,388 Square Feet



Elevation A

Northern European style, modified



Elevation B

Early California

Single story

Five Bedrooms

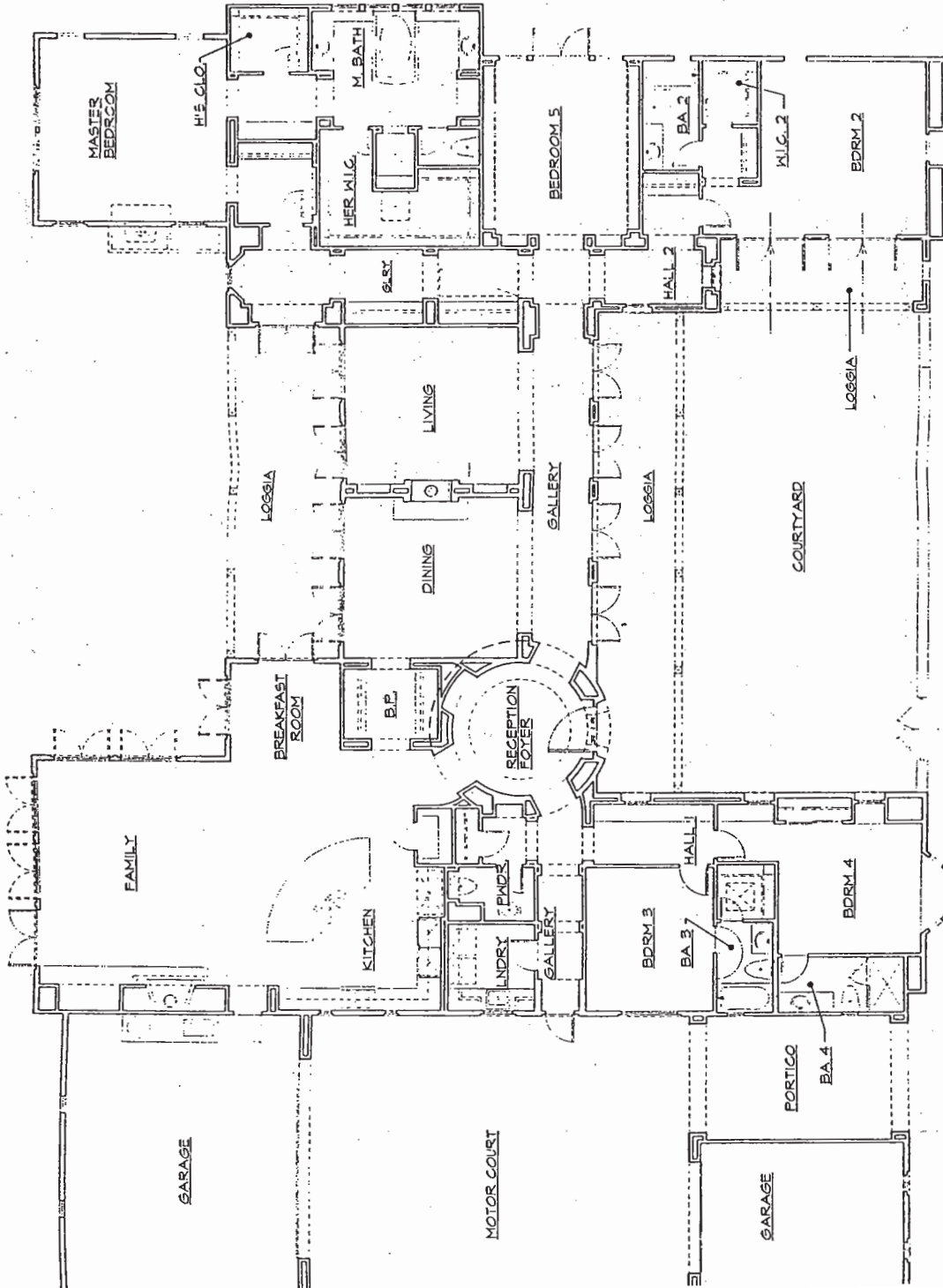
Four and One Half Baths

Formal Living and Dining Rooms
Separated by a Double-sided Fireplace

Family Entertainment Room

Sunny Breakfast Room

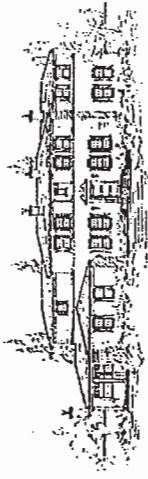
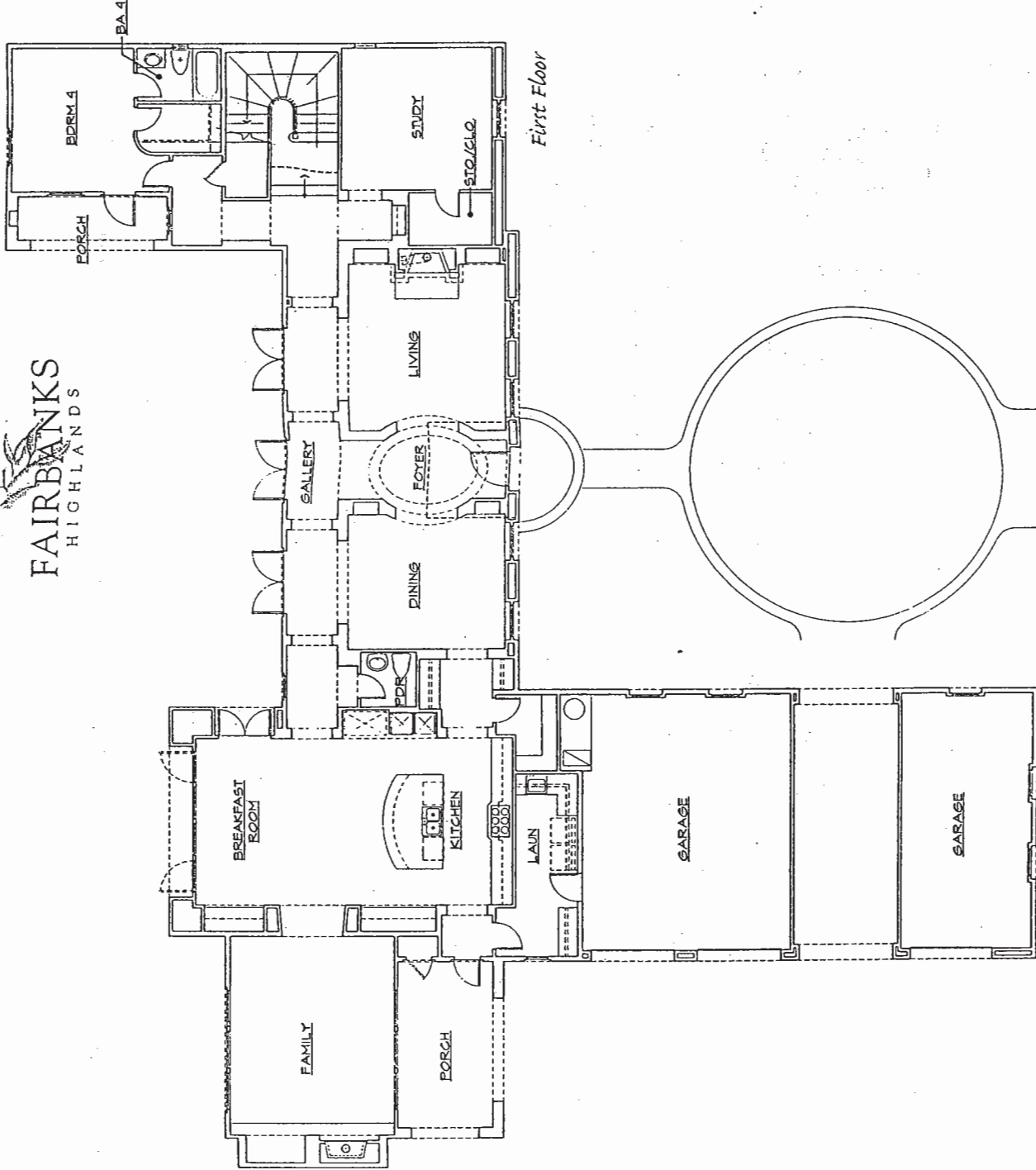
Three Car Garage with Central Motor Court



All plans are preliminary and we fully expect to make changes throughout metal construction.

Woodlawn
Residence Three

Approximately 4,998 Square Feet



Elevation A

Traditional - as modeled



Elevation B

Spanish Colonial

Two Stories

Four Bedrooms

Study

Four and One Half Baths

Separate Formal Living and Dining Room

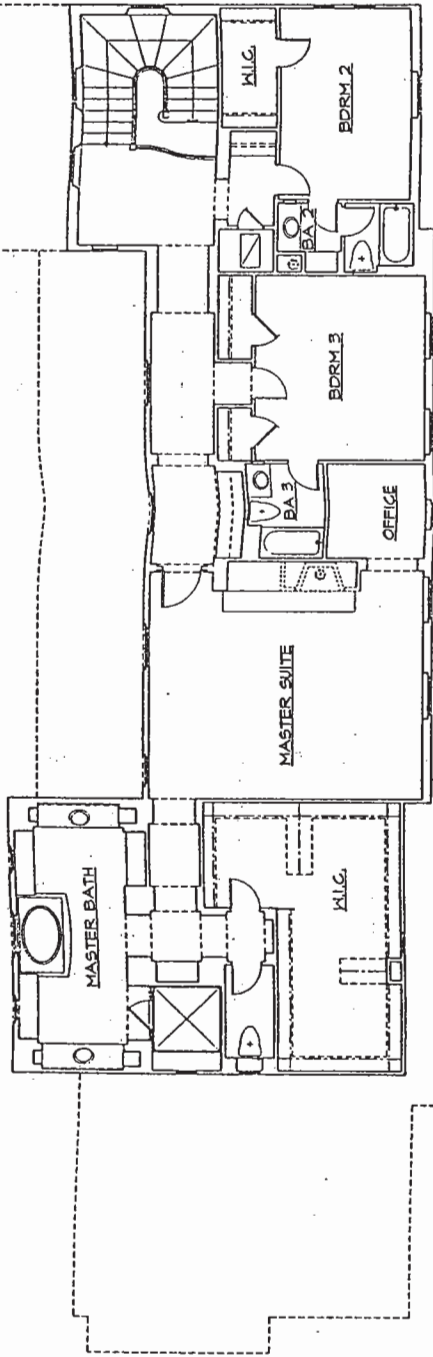
Family Entertainment Room

Spacious Breakfast Room

Home Office Located Off of Master Suite

Three Car Garage

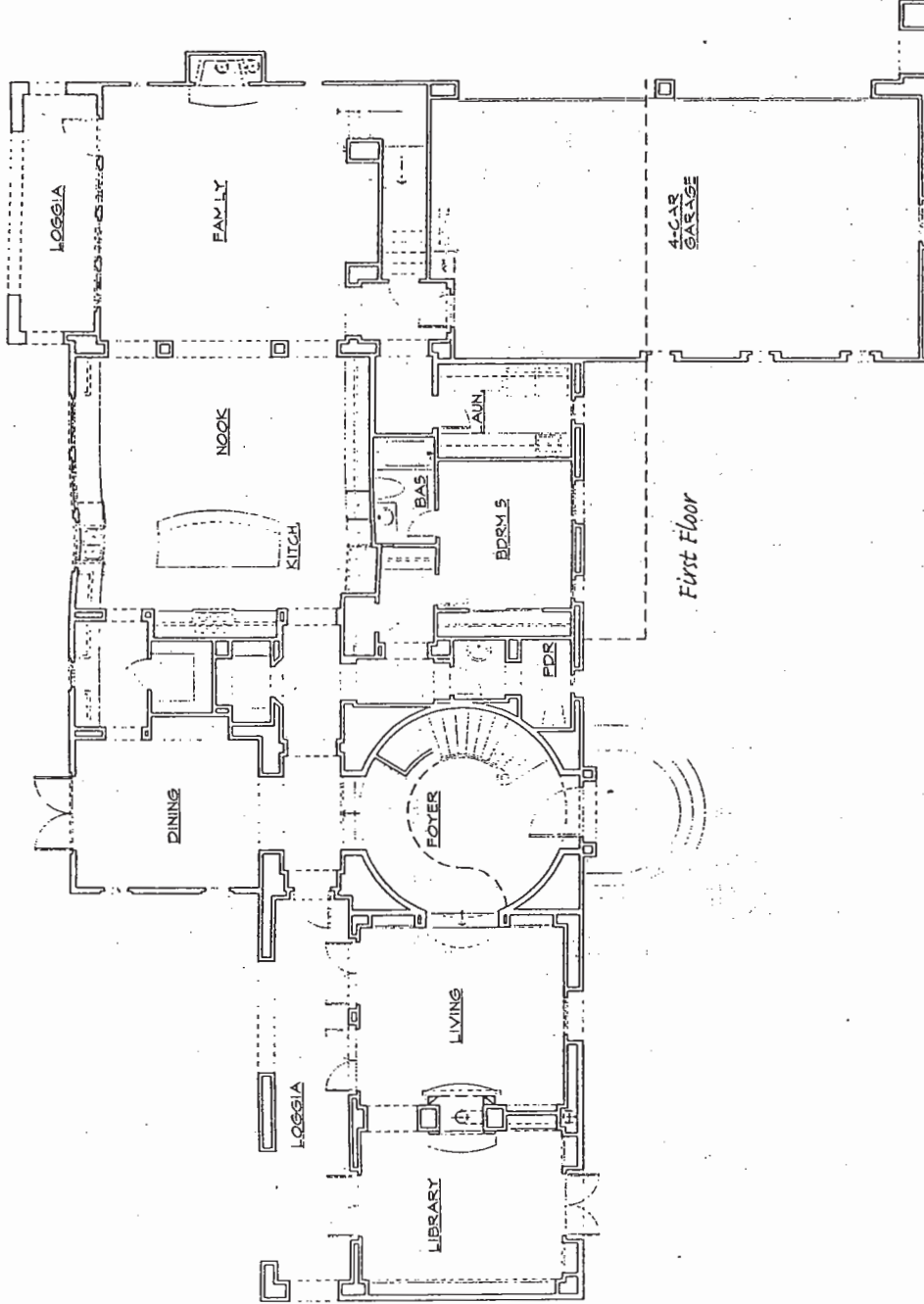
All plans are preliminary and we fully expect to make changes throughout model construction.



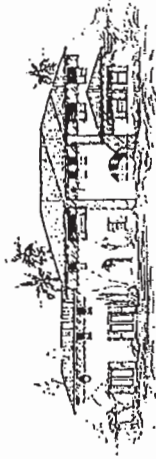
Residence Three
Second Floor

All plans are preliminary and we fully expect to make changes throughout model construction.

Montsorrel
Residence Four
Approximately 5,463 square feet



Elevation A
Spanish Colonial - as modeled



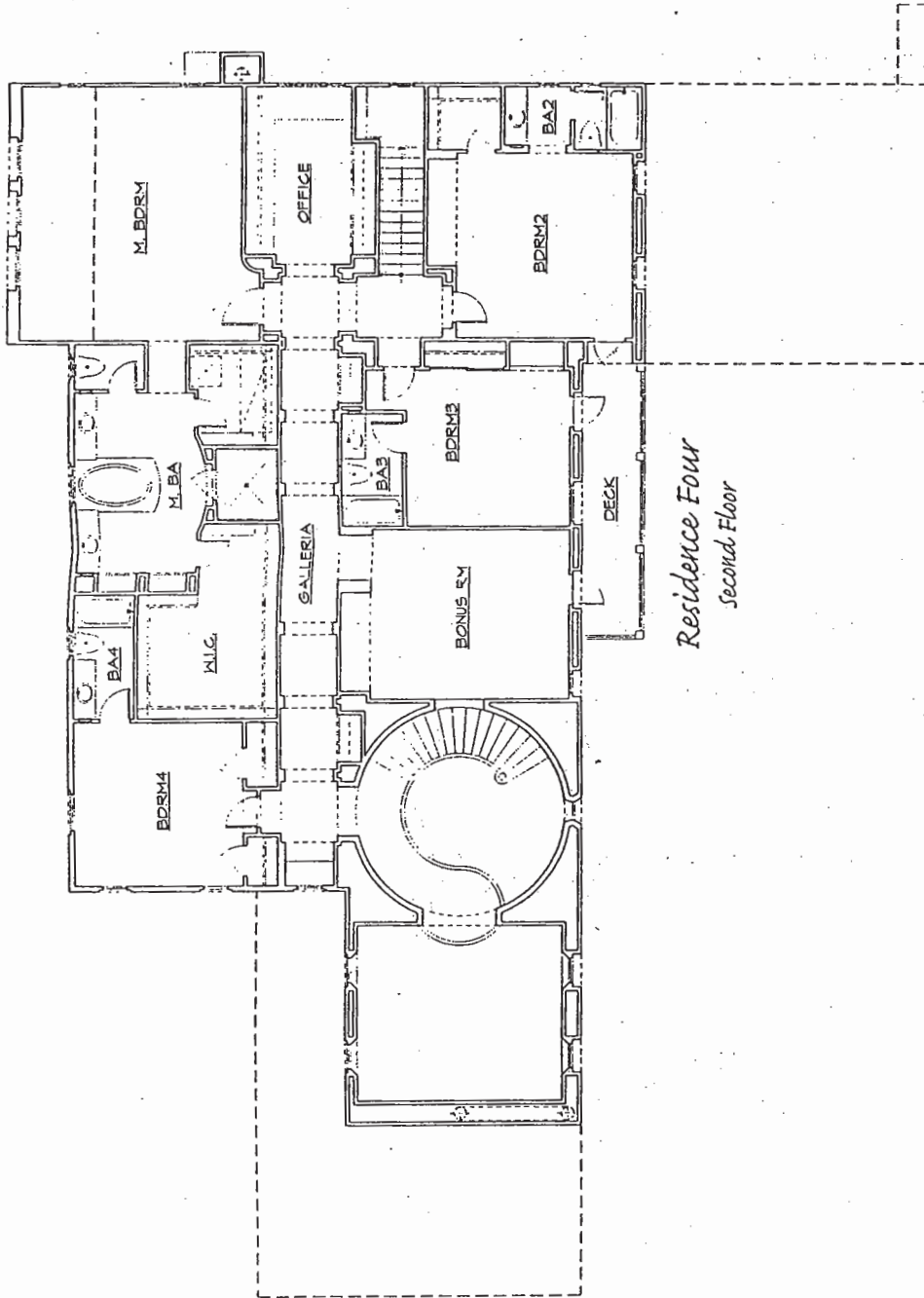
Elevation B
Transition

Two stories
Five Bedrooms
Library

Five and One Half Baths
Separate Formal Living and Dining Room
Family Entertainment Room
Spacious Breakfast Room
Home Office Located Off of Master Suite
Four Car Garage

All plans are preliminary and we fully expect to make changes throughout model construction.

FAIRBANKS
HIGHLANDS



Residence Four
Second Floor

All plans are preliminary and we fully expect to make changes throughout model construction.

Impressive Appointments

A Graceful Introduction

An eclectic blend of Spanish Colonial, Early California, Traditional, Northern European and Italian architectural styling rendered in balanced palettes of color, both rich and delicate

Hand-rubbed alder Southwest entry doors at Spanish Colonial, Early California, Northern European and Italian elevations, and painted entry doors at Traditional elevations. Baldwin entry door hardware enhances the architectural design at every elevation

Roofing materials consisting of authentic fire-retardant concrete tiles in complementary colors and styles

Maintenance-free dual glazed vinyl windows

Stunning streetscape complemented by attached car garages, featuring sectional wood roll-up doors

Automatic garage door opener with two transmitters
air gutters and downspouts (locations vary per elevation)

Weather-proofed exterior electric outlets

Gas connection at external barbecue grill site

Garage finished with drywall interiors includes recessed lighting and convenient electric outlets

Special smooth style exterior stucco finish and wood siding on portions of Traditional elevations

A Memorable Second Look

Formal entry foyer with a choice of designer-selected light fixtures

Spacious family room with media niche

Large secondary bedrooms with abundant closet space and private bath

Living and family room fireplaces in each residence

Gas log lighter valve at fireplaces

Beautifully custom-crafted staircases complement interior architecture at plans 3 and 4

Classic French doors

Gracious eight-foot raised-panel interior doors at first floors and at master bedrooms, and six-foot eight-inch doors at second floors

Decorative, white rocker and dimmer switches in dining room, both by Decora

Designer-selected entry foyer, powder room and dining room light fixtures

Impressive Kohler Revival pedestal sinks in powder room

Impressive custom-style baseboard and casing

Cultured-marble laundry countertops

A Memorable Second Look (Continued)

Interior laundry room with built-in cabinetry and storage, plus convenient sink with pull-out spray

A completely integrated multi-media wiring system prepares your home to be "powered for interactive living" with four convenient locations for high-speed data, audio and video distribution. This structured wiring system includes category five wiring and RG-6 quad shield coaxial cable which prepares your home for high-speed internet access, local area networks (LANs) within the home, digital telephones, faxes, and cable television

Baldwin lever-style interior door hardware in oil rubbed bronze finish and exterior door hardware in a distressed Old World finish

Dual-zoned, central air conditioning and gas-forced air heating throughout

FAIRBANKS HIGHLANDS

Impeccable Taste

- Gourmet kitchen thoughtfully designed for comfort, function and appeal by professional culinary consultants
- A bright and sunny breakfast room
- Food preparation or cooktop/kitchen island
- An exceptional complement of appliances includes:
 - Kitchen Aid 5-burner cooktop in black, white or stainless steel
 - Kitchen Aid 30" gas double oven with convection in black, white or stainless steel
 - Kitchen Aid microwave in black, white or stainless steel
 - Kitchen Aid Quiet Wash dishwasher in black, white or stainless steel
 - Double-compartmentalized Kohler "Executive Chef" kitchen sink in white, black or biscuit with Rohl "Country Classic" faucet in chrome or polished nickel with separate pull-out spray
 - InSinkerator heavy-duty disposal
 - White 8" x 8" ceramic tile countertops and back splash in kitchen
 - Custom-style white cabinetry with European hidden hinges, fixed and adjustable shelving, white laminate interiors, steel drawers for durability and pullout recycle bin

Impeccable Taste (Continued)

- Deep roll-out drawers for pots and pans
- Fluorescent under-cabinet task lighting
- Convenient Butler's Pantry in each residence
- Decorator-selected wall sconce lighting in powder rooms
- Generously proportioned walk-in pantry

A Masterpiece

- Sumptuous master bedroom suites
- Spacious walk-in closets with storage space and shelf configurations
- Mirrored wardrobes in master bedrooms
- The roomy ease of an all Kohler compartmentalized bath with dressing area
- Separate shower and inviting oversized Kohler "Revival" oval tub with ceramic-tile surrounds
- 6" x 6" ceramic tile in all baths
- Separate water closet provides privacy
- His and Her's dual Kohler china lavatories with gorgeous Rohl hardware in a choice of chrome, satin nickel or polished nickel
- Full-sized beveled mirrors
- Intimate recessed lighting
- Convenient vanity

Optional Personal Touches

- We offer a long list of optional detailing at Fairbanks Highlands, including an incredible choice of room selections to suit your lifestyle. We invite you to indulge your desires by choosing from a wide variety of custom features to assist you in personalizing your new Fairbanks Highlands home through our very own Design Center. Taylor Woodrow Homes, Inc. design experts are available to assist you with your selections.

In our continuing effort to meet consumer expectations, Taylor Woodrow Homes, Inc. reserves the right to modify features, specifications, and/or prices without notice or obligation. All square footages are approximate. Floorplans and elevations shown in this brochure are preliminary and we fully expect to make changes. As a resident of Fairbanks Highlands, you automatically become a member of the Homeowners' Association, which maintains common facilities and promotes architectural standards. Please see a sales representative for details.



FAIRBANKS
HIGHLANDS

MONTECITO

Residence One

Single-Story. Three Bedrooms. Library. Activity Room.

Three and one-half baths. Solarium. Three-car turn-in garage. **\$ 844,990 - \$ 904,990**

Approximately 3,881 Square Feet

BELCOURT

Residence One Extraordinaire

Two-Stories. Five Bedrooms. Library. Activity Room.

Bonus Room. Five and one-half baths. Solarium.

Three-car turn-in garage.

Approximately 5,112 Square Feet

\$999,990 - \$1,157,990

BELLE MEADE

Residence Two

Single-Story. Five Bedrooms. Four and one-half baths.

Sunny Breakfast Room. Three-car garage with central motor court.

Approximately 4,388 Square Feet

\$ 894,990 - \$ 984,990

WOODLAWN

Residence Three

Two-Stories. Four Bedrooms. Study.

Four and one-half baths. Expansive Breakfast Room.

Home Office located off of Master Suite.

Three-car turn-in garage.

Approximately 4,998 Square Feet

\$ 933,990 - \$1,110,990

MONTSORREL

Residence Four

Two-Stories. Five Bedrooms. Library.

Five and one-half baths. Spacious Breakfast Room.

Home Office located off of Master Suite.

Four-car turn-in garage.

Approximately 5,463 Square Feet

\$ 979,990 - \$1,099,990

8/21/99

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A Neighborhood by Taylor Woodrow Homes, Inc.

14040 Carmel Valley Road • San Diego, CA 92129 • 760.275.0345 or 760.275.0356 • Fax: 619.780.0809

Printed: 5/99

NEIGHBORHOOD INFORMATION

Fairbanks Highlands is planned to be an exclusive neighborhood comprised of 93 single-family estate homes on expansive one-acre homesites. Beautifully designed, these residences are representative of a blend of rich Spanish Colonial, Northern European, Traditional and inspired Italian architectural styling which brings a custom approach to the overall integrity of the neighborhood.

Comprised of 368 acres of rolling countryside, the community will be gated, and the neighborhood amenities such as the landscaping of all common areas and the gate will be maintained by the homeowners association for an anticipated monthly fee of \$210.

The "effective" base tax rate for **Fairbanks Highlands** homeowners is approximately 1.05%. In addition, an annual Special Tax Assessment for schools, infrastructure and lighting is planned which will increase the base tax rate of 1.05% to approximately 1.80%.

Poway Unified School District: The school district advises that the schools initially available to Fairbanks Highlands residents are:

Adobe Bluffs Elementary School (K-5)
(619) 538-8403

Black Mountain Middle School (6-8)
(619) 484-1300

Mount Carmel High School (9-12)
(619) 484-1180

The Planned Del Norte High School is expected to be developed and available to accept students in approximately five years.

Builder: Taylor Woodrow Homes, Inc.

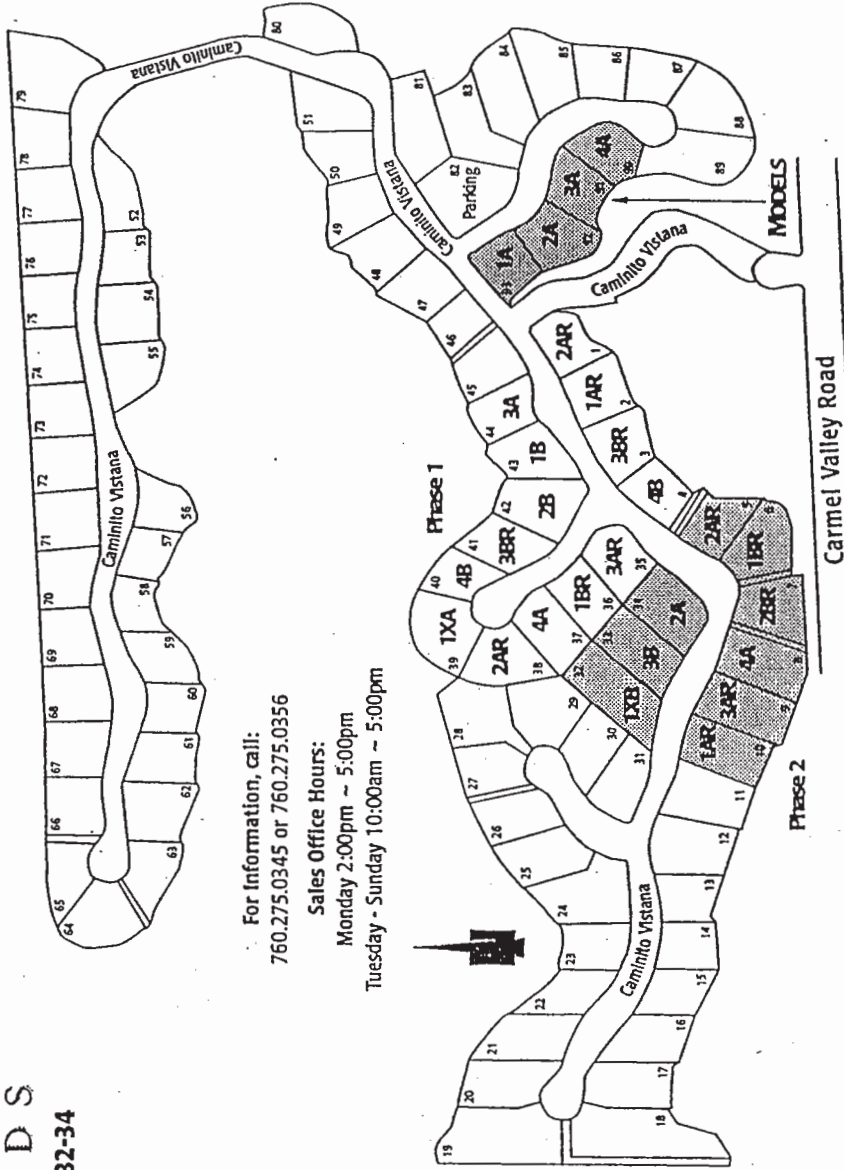
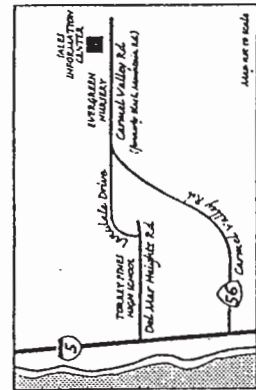
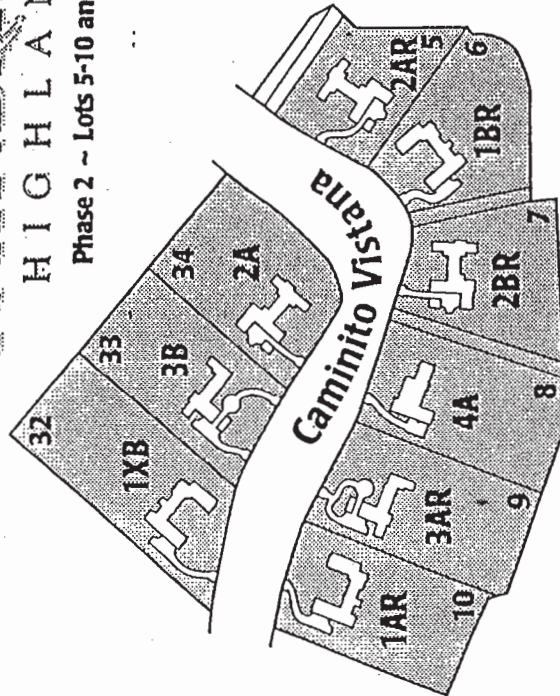
Architect: Robert Hidey Architects

The aforementioned information is approximate and preliminary.
Changes could occur without notice at any time.



FAIRBANKS HIGHLANDS

Phase 2 ~ Lots 5-10 and 32-34



For information, call:
760.275.0345 or 760.275.0356

Sales Office Hours:
Monday 2:00pm ~ 5:00pm
Tuesday - Sunday 10:00am ~ 5:00pm

This plan is not intended as a legal description of the property. The depiction of the property boundaries and building locations are meant to serve only as a general guide. Home and lot availability is subject to prior sale. All Fairbanks Highlands' residents automatically become members of the Fairbanks Highlands' Maintenance Association which maintains the common facilities and ensures architectural standards. See your sales representative for details on monthly dues.





PHASE I
AVAILABLE HOMES

As of 8/1999

<u>HOMESITE#</u>	<u>PLAN</u>	<u>APPROX.PAD SQ.FT.</u>	<u>PRICE</u>
3	3RB	22,900	\$933,990
SALES PRICE INCLUDES THE FOLLOWING CUSTOM OPTIONS: FIREPLACE IN MSTR. BEDROOM, CENTRAL VACUUM SYSTEM AND A BOSE 3-ROOM MUSIC SYSTEM.			
4	4B	21,000	\$981,990
SALES PRICE INCLUDES THE FOLLOWING CUSTOM OPTIONS: DELUXE SECURITY SYSTEM, BOSE 3-ROOM MUSIC SYSTEM AND A JETTED TUB IN MSTR. BATH.			
39	1AX	42,600	\$1,157,990
SALES PRICE INCLUDES THE FOLLOWING CUSTOM OPTIONS: DELUXE SECURITY SYSTEM, BOSE 3-ROOM MUSIC SYSTEM, FIREPLACE IN MSTR. BEDROOM AND A JETTED TUB IN MSTR. BATH.			
41	3RB	30,200	\$1,099,990
SALES PRICE INCLUDES THE FOLLOWING CUSTOM OPTIONS: DELUXE SECURITY SYSTEM, BOSE 3-ROOM MUSIC SYSTEM, FIREPLACE IN MSTR. BEDROOM, A 4 TH CAR GARAGE AND A FIFTH BEDROOM WITH FULL BATH IN LIEU OF STUDY.			

**For sales information please refer all questions to
Donna Medrea or Susan Jones at (619) 780-0804**

The above information is preliminary and is fully expected to change without notice or obligation.
Square footages are approximate only.



PHASE 2
AVAILABLE HOMES

<u>HOMESITE#</u>	<u>PLAN</u>	<u>USABLE PAD</u> <u>APPROX. SQ. FT.</u>	<u>PRICE</u>
6	1RB	51,500	\$ 884,990
8	4A	36,200	\$ 994,990
9	3RA	37,200	\$ 954,990
10	1RA	38,000	\$ 844,990
32	1XB	40,000	\$ 999,990
33	3B	29,800	\$ 974,990
34	2A	27,700	\$ 944,990

THE ABOVE INFORMATION IS PRELIMINARY AND IS FULLY EXPECTED TO CHANGE WITHOUT NOTICE OR OBLIGATION. SQUARE FOOTAGES ARE APPROXIMATE. 9/08/99