### PLAN ONE

**TWO STORY**
- 4 bedrooms
- Bonus room, Exercise Room
- 3.5 baths
- 2 bay Garage with Workshop
  Optional: 5 bedrooms, 4.5 baths
*Approximately 3,505 square feet*

<table>
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<tr>
<th>Lot</th>
<th>Plan</th>
<th>Pre-Selected Options</th>
<th>Price</th>
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<td></td>
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<tr>
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<td>1CR</td>
<td>2.4kw Photo Voltaic System</td>
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### PLAN TWO

**TWO STORY**
- 4 bedrooms + Bonus room
- 4.5 baths
- 3 bay garage (tandem configuration)
  Optional: 5 bedrooms + loft or 6 bedrooms
*Approximately 3,845 square feet*

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<tr>
<td>79</td>
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### PLAN THREE (Elevation A only)

**TWO STORY**
- 5 bedrooms + Den
- ONE Loft, 4.5 baths
- 2 bay garage + 1 bay swing
*Approximately 4,111 square feet*

- Sorry no Plan 3A's available in this release

### PLAN THREE (Elevations B & C)

**THREE STORY**
- 5 bedrooms + Den
- TWO lofts, 4.5 baths
- 2 bay garage + 1 bay swing
*Approximately 4,587 square feet*

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*SOLAR ELECTRIC SYSTEM is discreetly integrated into the rooftop of all Plan C elevation homes.*

Prices, terms & availability are subject to change without notice. Due to cut-off dates some items may be pre-ploted.

HOMES ARE RELEASED IN LIMITED NUMBERS IN PHASES, AND AS SUCH, ALL PLANS & ELEVATIONS MAY NOT BE AVAILABLE IN A PARTICULAR PHASE. (Phase 1-1)

**SALES REPRESENTATIVES ~ Ricki Fein & Ron Wilcox**
NEIGHBORHOOD FACT SHEET

DISTINCTIVE COMMUNITY CHARACTER
Pardee Homes is pleased to introduce its environmentally sensitive Derby Hill neighborhood in Pardee’s scenic Carmel Country Highlands master-planned community in Carmel Valley. Comprising more than 800 acres, Carmel Country Highlands is perched high on a spectacular piece of property with neighboring horse trails and surrounding open space. Well known for its premier schools, the community also offers enriching amenities and an abundance of everyday conveniences.

QUALITY CRAFTED HOMES
The beautiful LIVINGSMART® homes of Derby Hill offer estate-like refinement for truly luxurious living. Virtually unsurpassed in style and sophistication, these breathtaking designs include stainless steel kitchen appliance packages and feature lofts, courtyard or formal entries, exercise rooms, libraries and butlers pantries. Spacious floor plans offer up to 5 bedrooms and 4.5 baths in approximately 3,505 to 4,611 square feet with 2- and 3-bay garages. As envisioned, Derby Hill home sites average approximately 6,000 square feet.

INDUSTRY-LEADING ENERGY EFFICIENCY
Like every new home Pardee builds, the homes at Derby Hill incorporate significant energy efficiencies, earning the prestigious ENERGY STAR® designation. Derby Hill also features Pardee’s LIVINGSMART program with energy-efficient, earth-friendly solutions available such as roof-integrated solar electric systems.

EDUCATIONAL VALUES
Because good schools are a vital part of every growing community, Pardee Homes has made education a central part of its planning for Derby Hill. At this time, the San Dieguito Union High School District and Del Mar Union School District will provide school assignments for Derby Hill students.

Attendance boundaries are established by the district(s) and subject to change. Schools may reach capacity for one or more grades, necessitating enrollment in other schools. For more information on school assignments, capacities, facilities and bus service, contact the San Dieguito Union High School District (www.sduhsd.k12.ca.us) or Del Mar Union School District (www.delmarschools.com).

COMMUNITY SPACES & HOA
A number of exciting community amenities and beautiful common areas are planned near Derby Hill. These spaces will be maintained by a Homeowners Association, and residents of Derby Hill will automatically become members with initial monthly dues of approximately $100.

TAXES
The total property tax rate at the time of opening is approximately 1.1/4% with Mello-Roos (CFD) at approximately $104 per month.

For more information, please ask your sales representative.

Note: all information is preliminary and subject to change. Prepared 09/05.
PRELIMINARY

PLAN THREE

MODEL: PLAN 3B - FRENCH COUNTRY

PLAN 3A (VERSATILE) - SPANISH

4 1/2 BATHS

DEN

5 BEDROOMS

THREE STORY

STANDARD (EXTERIORS B & C)