



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 1.049%. The estimated CFD 15 Improvement Area B range is \$2,035-\$3,089 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

Valerie Federighi, our CalAtlantic Mortgage Loan Representative, will assist you through the prequalification and loan process. Please contact Valerie at valerie.federighi@calatl.com or 760.484.7101. 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 -5:00 pm Tuesday - Sunday 10:00 am - 5:00 pm



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. 9/16

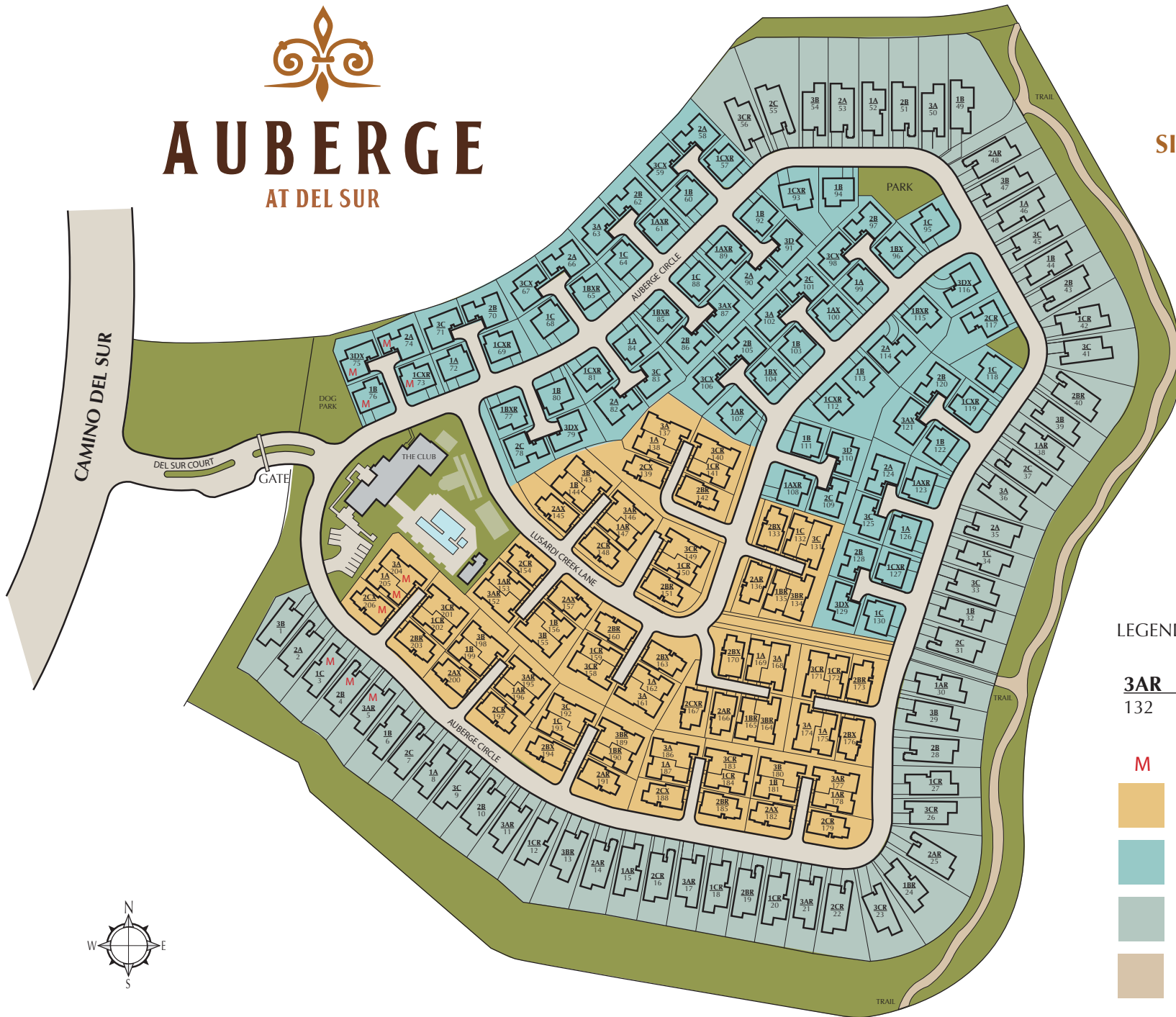




AUBERGE

AT DEL SUR

SITE PLAN





LEGEND


3AR = Elevation
132 = LOT NUMBER

M = Model Home

 = The Cottages

 = The Villas

 = Summer House

 = Trails