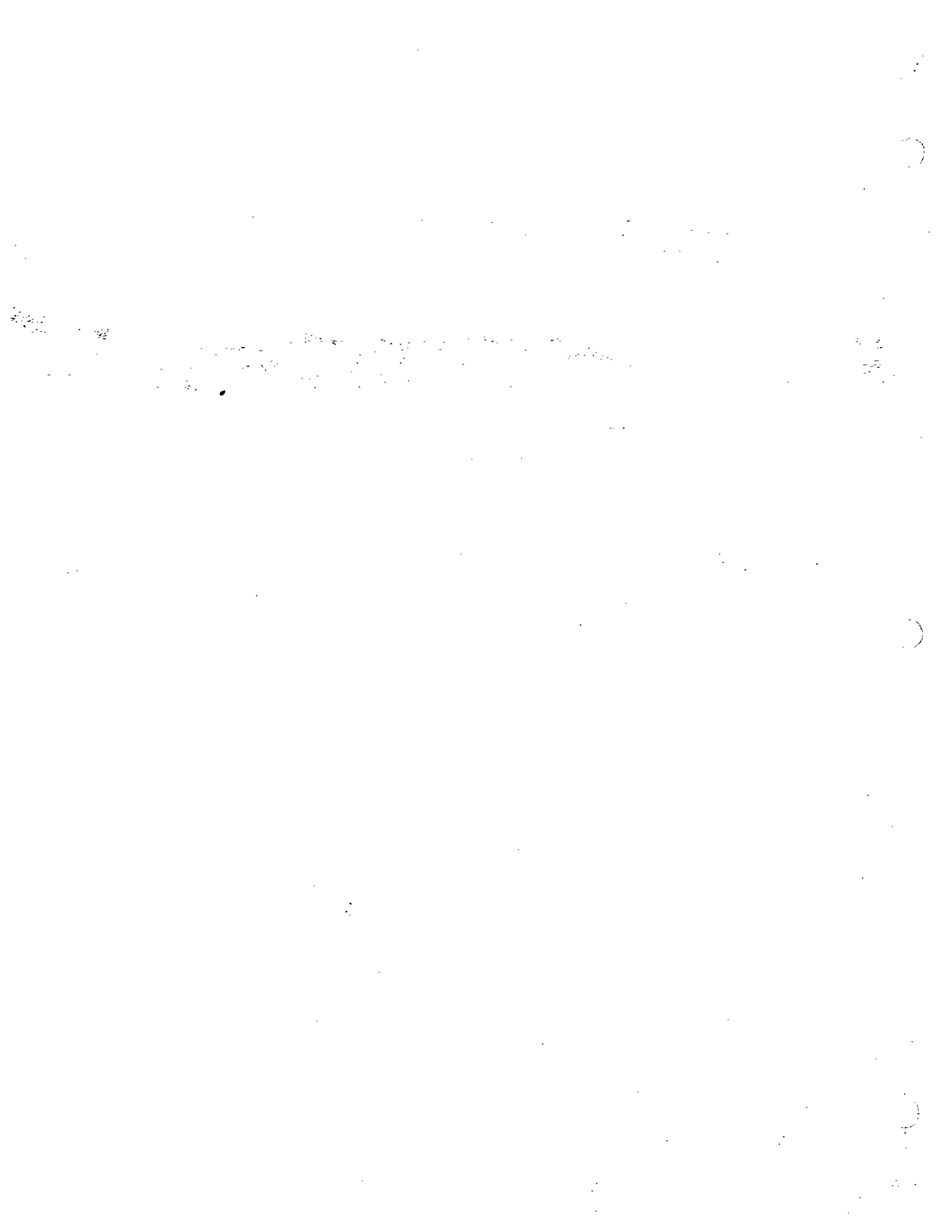
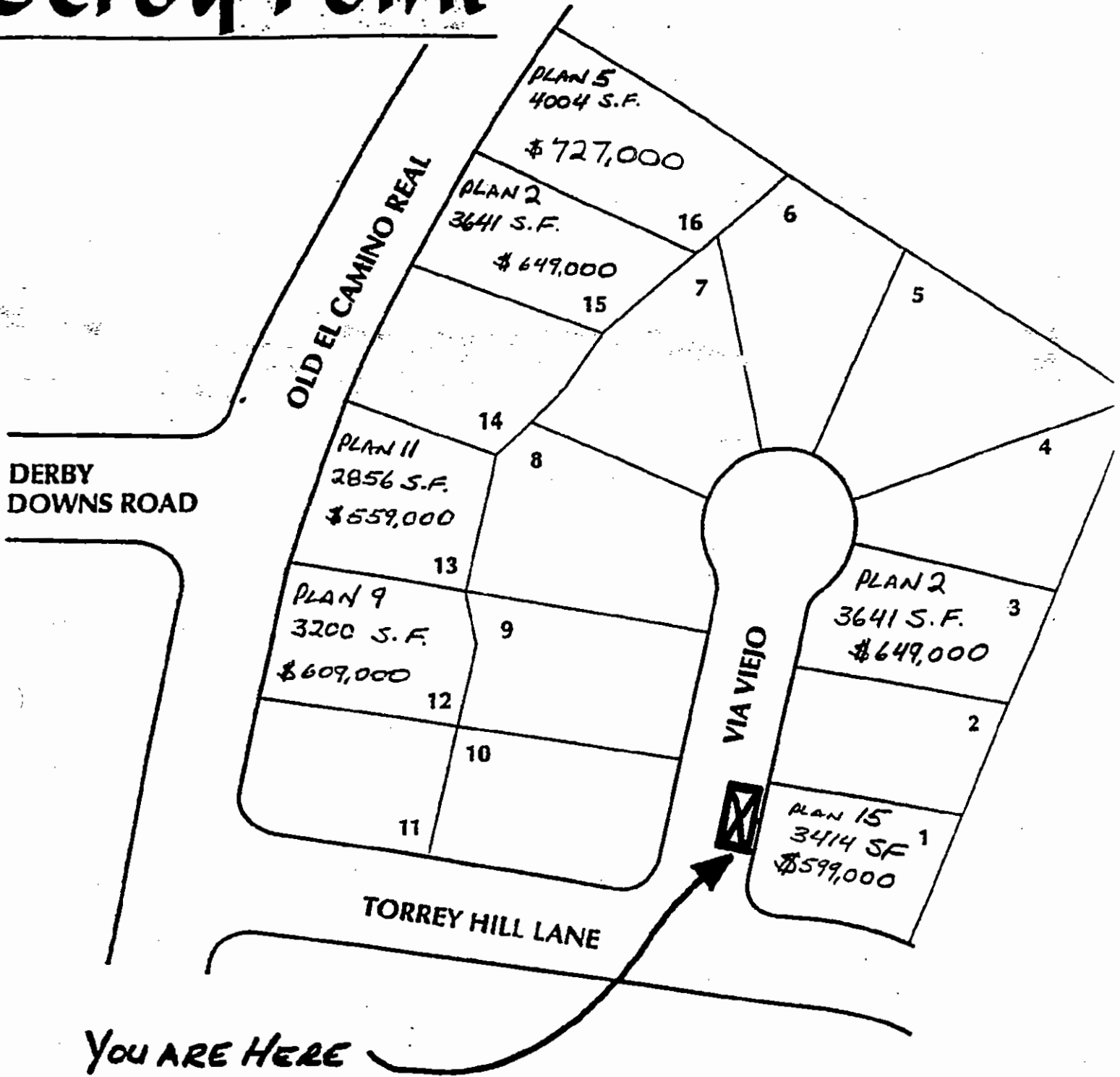


Derby Point



Derby Point



DERBY POINT SITE PLAN



Derby Point
13611 Via Viejo
San Diego, CA 92130
(619) 792-8026 Fax (618) 792-8928

RUBEN DIAZ
Sales Representative

FEATURES**Derby Point****EXTERIOR DETAILING**

- Decorator selected color schemes and two-tone sand float stucco finish
- Stucco Spanish, Monterey and Craftsman style designs with Stone or Brick exterior accents
- Extensive raised architectural surrounds at windows and doors
- Concrete tile roofs varying in color, shape and appearance keyed to exterior design
- Roomy three-car garage with direct interior access
- Metal roll-up garage doors with choice of window style
- Garage with complete drywall, texture and paint
- Gas stub for BBQ and waterproof electrical outlet in patio area
- Some plans with front porches or balconies

DISTINGUISHED INTERIORS

- Generous flooring and decorator allowance
- Elegant decorator entry lever lockset
- Silent-touch Decora electrical switches
- Raised panel passage doors and wardrobe sliding doors
- 8-foot solid wood designer entry doors with optional glass insets
- Volume 9-foot ceilings at first and second floor of two-story homes (most plans) and 10-foot ceilings in most single story homes
- Detailed window trim at selected locations
- Designer selected elegant dining room and stairwell light fixtures
- All bedrooms, dens, family room and bonus rooms are prewired with upgraded RG-6 for both cable and TV and extra capacity Category 5 telephone outlets. Distribution panel included.
- Spacious interior laundry rooms with Euro-white cabinets, including utility sink, over and under storage areas and ceramic countertops
- Dryer space includes both 220V electric and gas outlets
- Generous storage areas throughout
- Extensive linen cabinets and closets
- Quiet Truss joist floor system in two-story homes
- Metal garage exit door with sill and door bottom for long term maintenance benefits
- All closets include double poles and shelving
- Pre-wired for optional air conditioning

THE GOURMET KITCHEN

- Granite slab countertops in choice of designer colors
- Three-compartment cast iron sink with designer selected faucet and built-in water filter
- Custom detailed stained oak, maple or European white cabinets with adjustable shelving, roller drawers, hidden hinges and melamine lined interiors

- Spacious walk-in pantries (most plans)
- Gas or optional electric KitchenAid cooktop with down draft venting (most plans)
- 30" KitchenAid electric double oven with convection cooking in upper oven
- Separate KitchenAid microwave oven
- KitchenAid quiet dishwasher
- Center island with cooktop in most plans
- Recessed decorator and fluorescent lighting
- Optional built-in 42" refrigerator

BATHROOMS

- Handset ceramic tile vanity tops
- Decorator selected plumbing fixtures
- Elegant vanity halogen light fixtures with decorative design
- Upgraded Kohler cast iron tubs and ceramic tile surrounds

MASTER SUITES

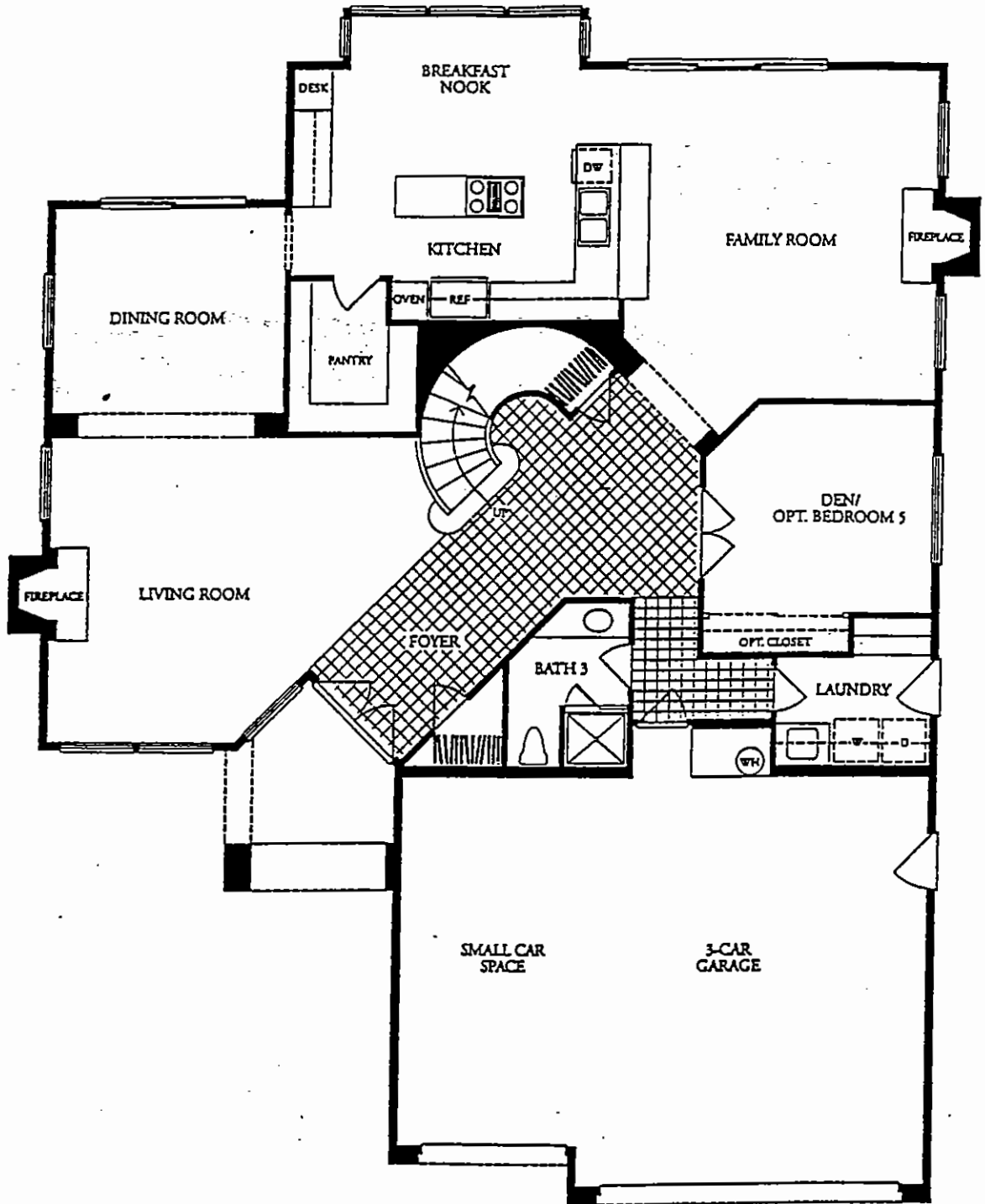
- Separate jacuzzi Whirlpool (jetted) oval tub with custom handset ceramic tile surround
- Ceramic tile shower and countertops
- Separate shower with glass enclosure and tall door
- Expansive walk-in closets with double poles and shelving
- Dual sinks with widespread split finish faucets
- Optional covered view deck off upstairs master bedroom in Plans 2, 6 and 9

ENERGY, SAFETY AND SPECIAL FEATURES INCLUDED

- Prewired for optional security system
- Prewired for 3 room music system
- Upgraded white vinyl framed windows, dual glazed for energy and sound benefits
- Recirculating hot water system
- R-13 exterior wall insulation and R-30 attic insulation
- 75-gallon water heater
- Dual zone Pilotless gas forced-air heating systems (most plans) with set-back thermostat
- Copper interior water lines
- Wood-burning fireplaces per plan (gas only Plan 1 family room)
- 10-year Limited Homeowners Warranty
- Prewired for easy installation of ceiling fans in family room and master bedroom
- Floor drains in all laundry rooms
- Garage door openers for double doors with photo cell for safety

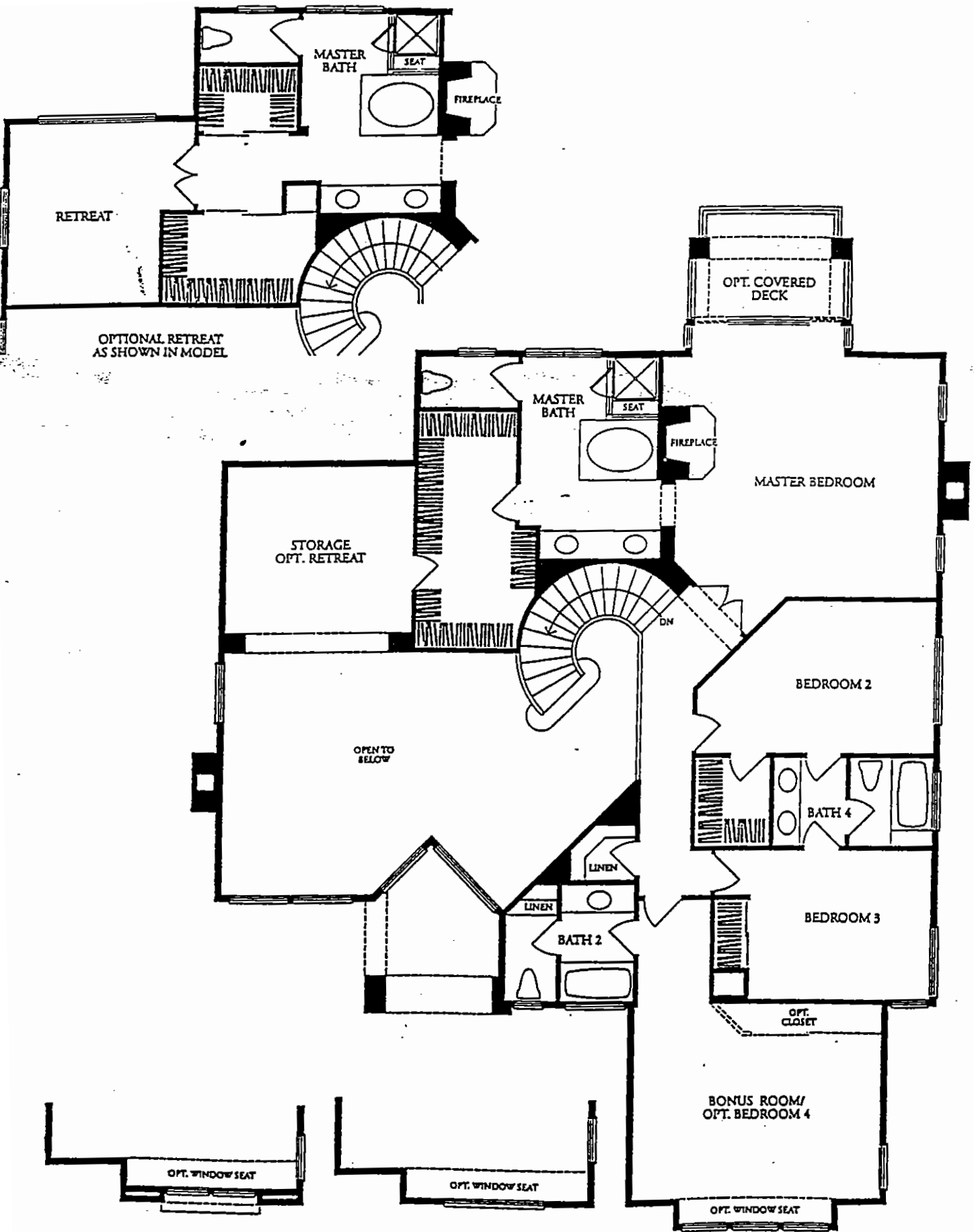
OTHER CUSTOMIZING OPTIONS

- Many unique designer opportunities are available through Continental Homes - see Sales Representative



Continental
Welcome Home

PLAN 2
FIRST FLOOR
3641 SQ. FT.



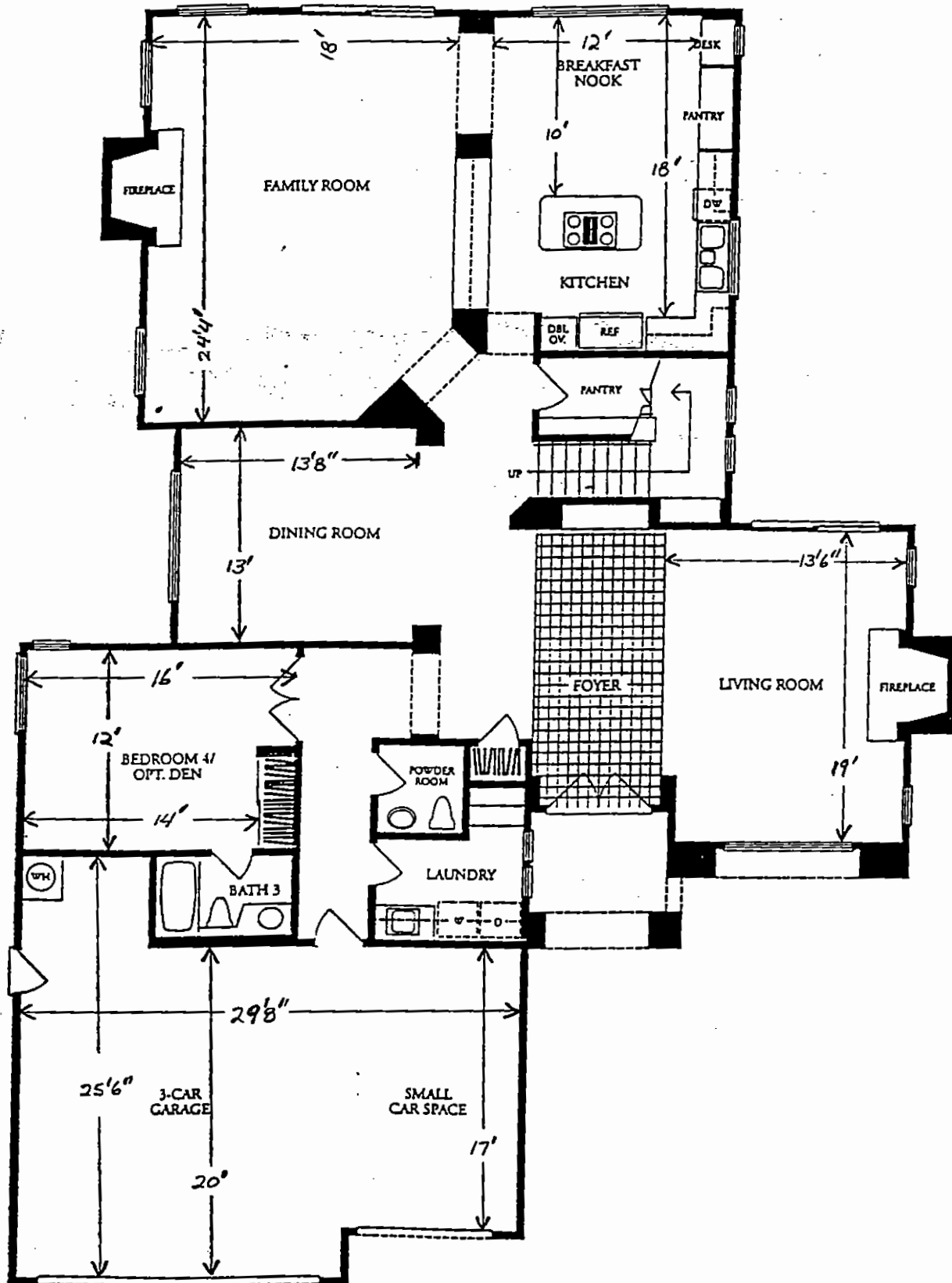
ELEVATION A

ELEVATION B

ELEVATION C

Continental
Welcome Home

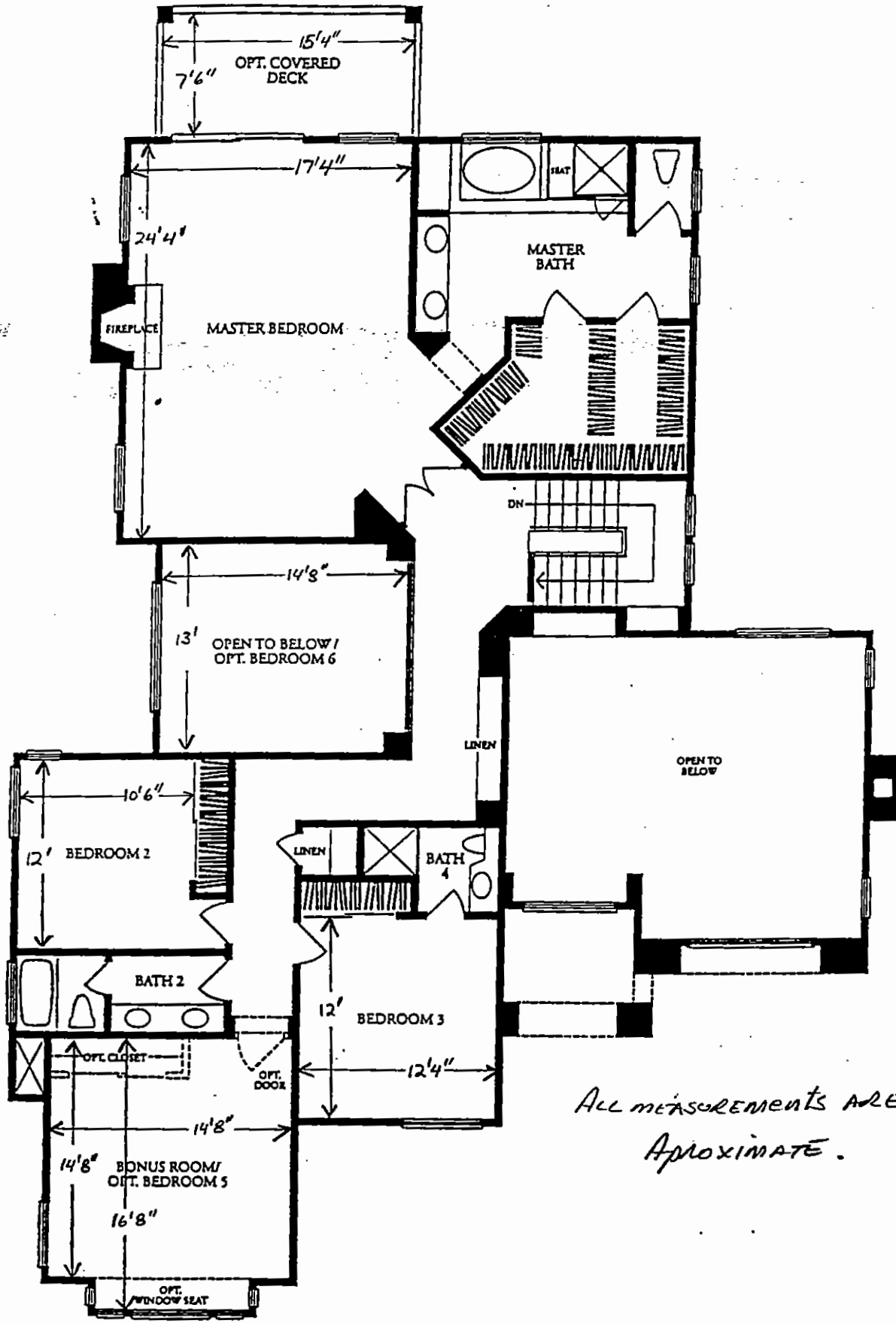
PLAN 2
SECOND FLOOR



THIS PLAN SHOWN AS A REVERSE FLOORPLAN

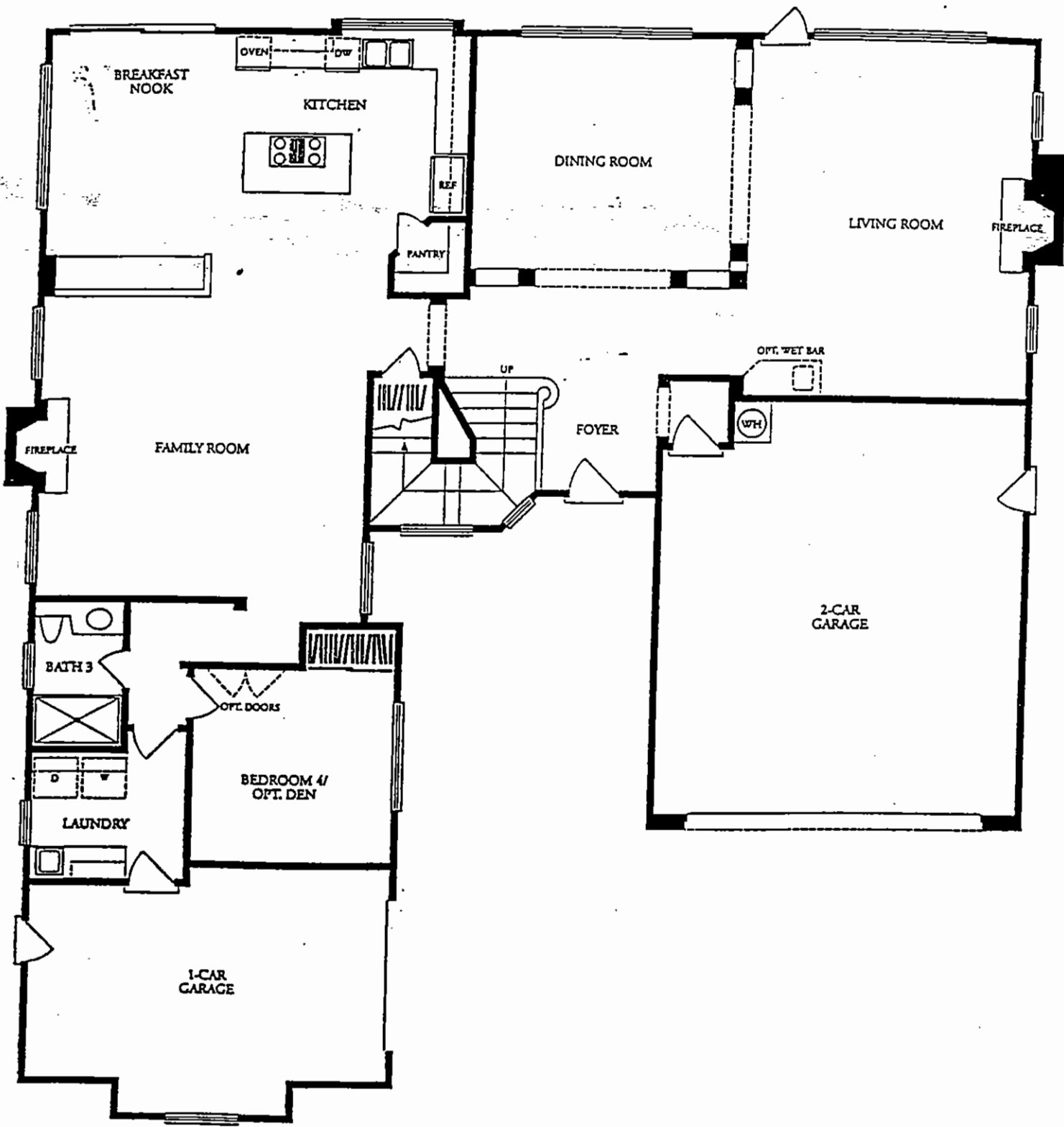
Continental
Welcome Home

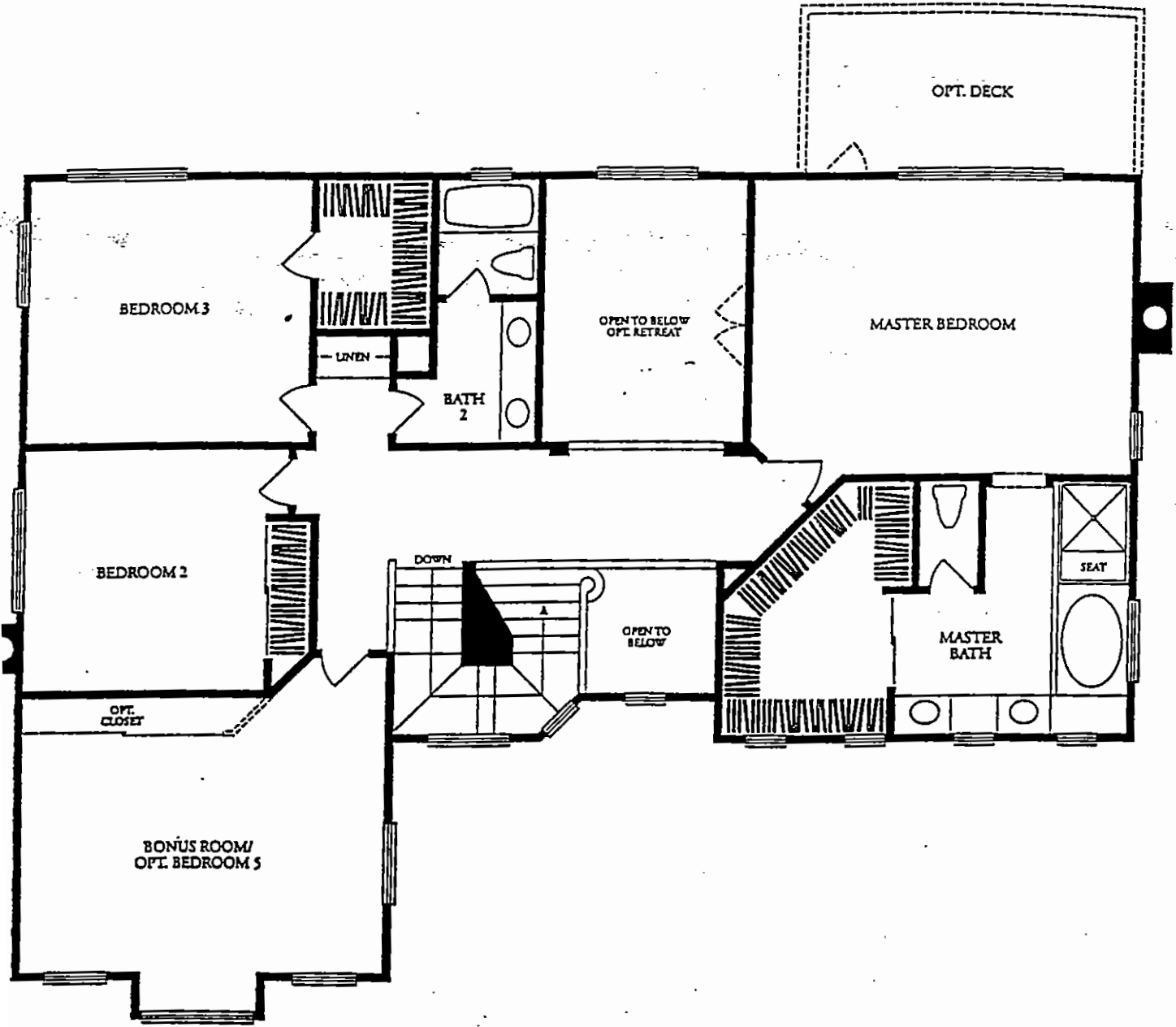
PLAN 5
FIRST FLOOR
4004 SQ. FT.

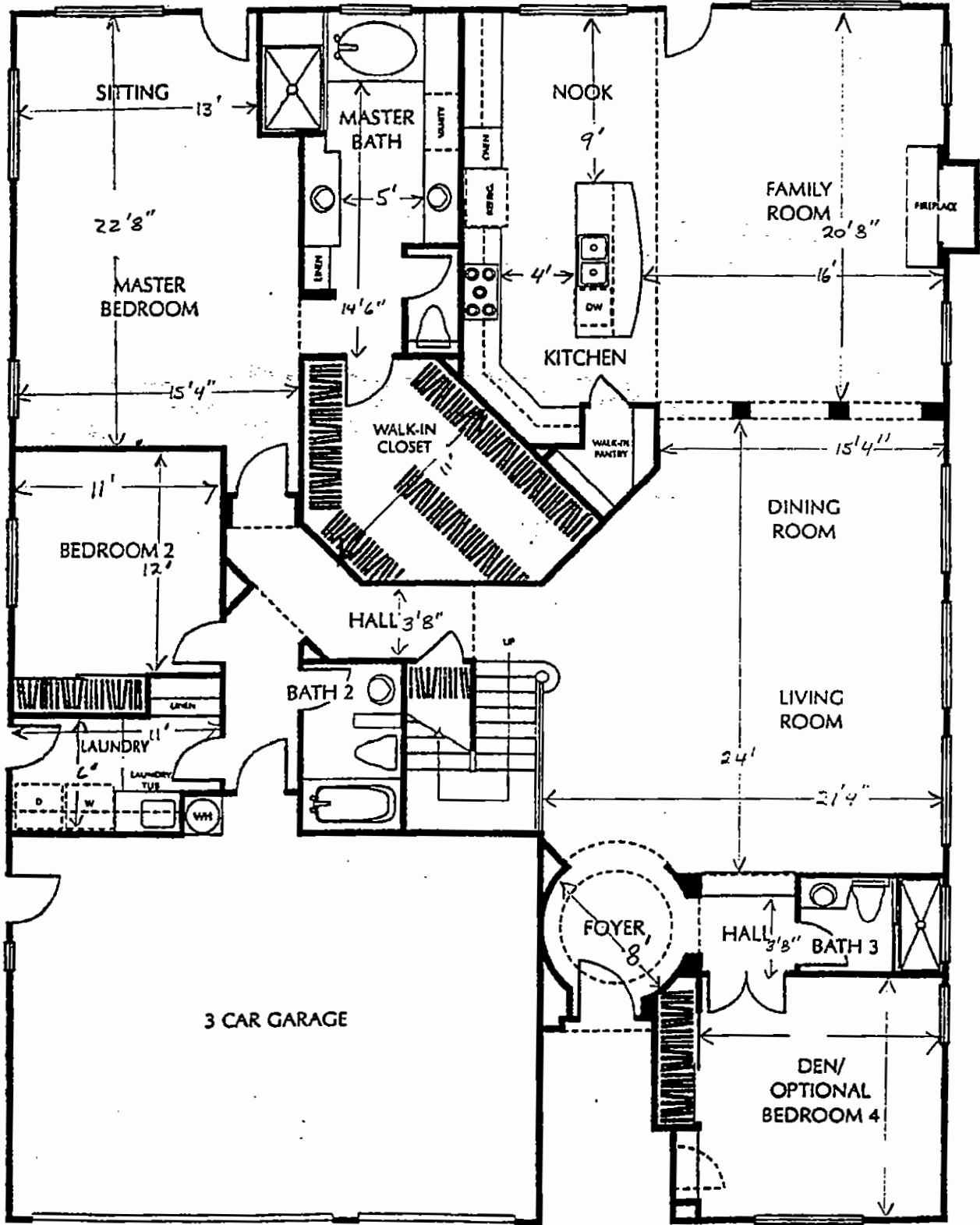


ALL MEASUREMENTS ARE APPROXIMATE.

ELEVATION A







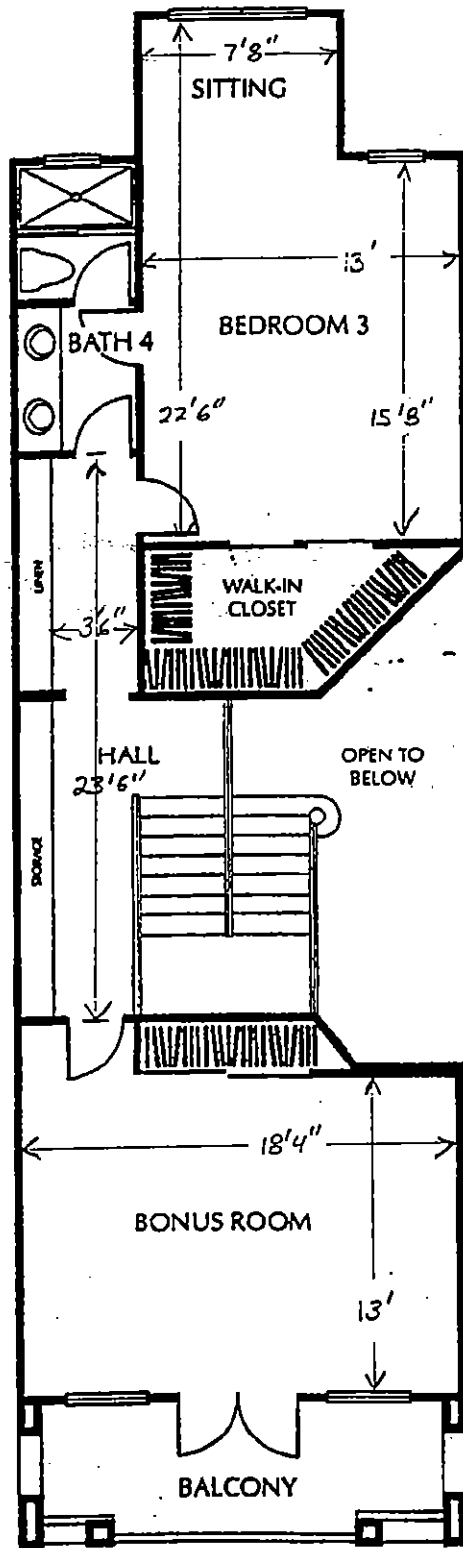
Continental
Homes

All measurements are Approximate

**PLAN 15AR
FIRST FLOOR**

3,414 SQ. FT.

Derby Park 3/6/98



Continental
Homes

PLAN 15AR
SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE