

Live above it all!



The Preserve *at Del Mar*

www.thepreserveatdelmar.com

Welcome!

As you take the winding, country road up toward The Preserve you realize something special ahead. The Preserve sits high above the rest of the Del Mar Mesa and is surrounded by The Los Penasquitos Canyon Preserve.

From the hand-crafted gated entrance to The Preserve there is a sense of understated elegance unlike anywhere else in San Diego. The mosaic stonework depicts the nature and beauty that surrounds the community. The location and gates provide for a safe, secure and private community perfect for those wanting tranquility or the perfect environment to raise a family.

The uniqueness of The Preserve lies in its location. Situated in one of San Diego's most prestigious areas, The Preserve is located on the highest point of the Del Mar Mesa and features 32 of the most exclusive home sites in all of San Diego. The gated community is completely surrounded by open space at an elevation of 440 feet and is nestled into the hills of the Los Penasquitos Preserve. The development is surrounded by protected land and hundreds of acres of trails and wildlife, providing buyers with the benefit of an endless backyard to enjoy year-round. Two additional gates provide an entrance directly into the endless hiking, biking and horse trails of The Los Penasquitos Canyons.

Located just minutes from Del Mar and La Jolla, The Preserve is within a few miles of shopping, schools and the beach. This prime location offers families a vibrant lifestyle where nature is seamlessly integrated into your home. As part of 92130 zip code, The Preserve is included in the award winning Del Mar Union and San Dieguito School district. Designed as an "island" in the middle of open space, these homesites feature gorgeous views of lush canyons, hillsides, and offer a wide variation of layouts and elevations to choose from. "The success of The Preserve can be directly attributed to its location and integration of nature and the fine details of true privacy. The Preserve features San Diego's finest sunset views".

The unmatched qualities of the homes in The Preserve are controlled by a design committee to create and maintain a community of homes with retained value and long lasting pride. The decisions of the DRC are intended to maintain a sense of a rural neighborhood and to ensure that the character and attractiveness of The Preserve at Del Mar is maintained as each owner designs and builds their own dream home.

As one resident describes the community, "To live in a safe neighborhood, surrounded by nature, with unobstructed views, was unimaginable. Now we can live close to the city, but have the privacy, serenity and beauty of the country."

The Preserve at Del Mar Lifestyle



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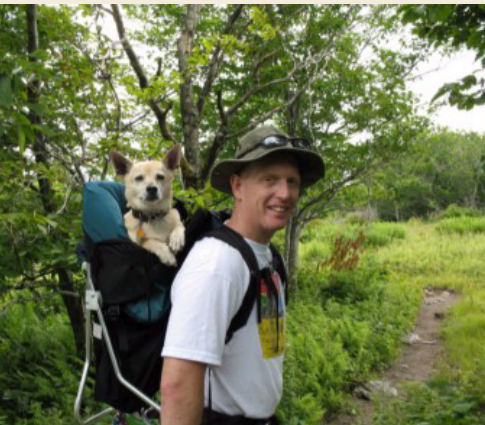
Los Peñasquitos (meaning little cliffs) Canyon Preserve lies between Rancho Peñasquitos and Sorrento Hills to the north and Mira Mesa to the south. Stretching approximately seven miles and encompasses some 4,000 acres.

Los Peñasquitos Canyon Preserve attracts people with its natural beauty and rich natural resources. Native American history within the Preserve dates back as far as 7,000 years ago. Over 500 plant species, more than 175 types of birds, and great variety of reptiles, amphibians and mammals evidences the rich bio-diversity of the canyon. Many of these species are rare or endangered and are protected within the Preserve.

Many different geologic formations and soil types make up the steep slopes, riparian stream corridors, flat mesa tops and grassy hillsides.

The scenery of the canyons includes:

- Groves of majestic sycamore trees.
- A waterfall cascading through volcanic rock.
- A streamside forest of giant California live oaks.
- A year-round stream populated by pacific tree frogs, crayfish and largemouth bass.
- A fresh water marsh hosting a variety of aquatic birds including great blue herons, egrets, mallard ducks and more.
- Mule deer, bobcat, coyote, and raccoon are just a few of the mammals than can be observed throughout the Preserve.



Trail Map



Features & Benefits

Exclusivity

- Secure, Gated Community of only 32 homes.
- At the highest point on the Del Mar Mesa with elevations to 445".
- The end of the Del Mar Mesa with no adjacent developments.
- Surrounded on all sides by permanent open space and the Los Peñasquitos Canyon Preserve.
- Architectural Guidelines to insure quality architecture and designs.

Location

- 92130 Zip Code. Close proximity to I - 56, I - 5 and I - 15, with easy access to local shopping, La Jolla and Del Mar .
- 4 miles from the ocean providing San Diego's perfect climate.
- Centered amongst 100's of miles of hiking, biking and horse trails.

Views

- Surrounded by Open Space and dramatic canyon and sunset views.
- Scenery: sunsets, riparian woodland, open grassland, brush-covered slopes, distant ocean and canyon views.
- Unobstructed 360 degree views.

Schools

- Del Mar Union School District:
 - Sycamore Ridge
 - Carmel Valley Middle School
- San Dieguito Union High School District:
 - Torrey Pines High School
 - Canyon Crest Academy
- Private School:
 - Cathedral Catholic High School
 - La Jolla Country Day School
 - Jewish Academy

Lots and Homes

- The Preserve features San Diego's finest Builders and Architects with strict Design Guidelines to maintain The Preserve as one of San Diego's finest residential developments.
- Lots range in size from ½ acre to 1 ¼ acres.
- Each lot is designed and integrated into the natural surroundings.
- Two private, gated access points into the Los Peñasquitos Canyon Preserve.



Research Summary: BENEFITS OF NATURE



Research shows that nature positively affects all aspects of life for individuals and communities. Nature has the potential to make a difference in the way people experience the world, improving their physical and mental well-being, as well as providing them a context within which to adapt and grow.

Schools that have embraced a nature-based curriculum are rewarded with higher test scores, fewer discipline problems, and an altogether more engaged and enthusiastic student population.

Nature also aids concentration and productivity. Children diagnosed with ADD suffer fewer symptoms after playtime outside, and kids living in green environments show better cognitive development and functioning. Workers employed in buildings with natural elements are seen to be happier and more effective. Students do better on tests in the presence of natural light.

Seeing nature or being outside lowers stress levels and calms heart-rates, as well as being a mood-elevator and acting as a restorative environment. Hospital patients heal quicker when the outside world is visible to them, and older people living near green spaces tend to live longer than their concrete-jungle counterparts.

The presence of nature brings neighbors closer together, and there appears to be a correlation between vegetation and a reduction in crime and violence. Also, in inner city areas, people living with more greenery were found to cope better with poverty and express more optimism about their lives.

To be sure, the benefits of nature, applying as they do in so many different ways and to all people, no matter what age or social status, make it clear that an attachment to the outside world is a crucial component of a healthy and successful life.



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at Del Mar

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6900 The Preserve Way San Diego, CA 92130

Site Plan

