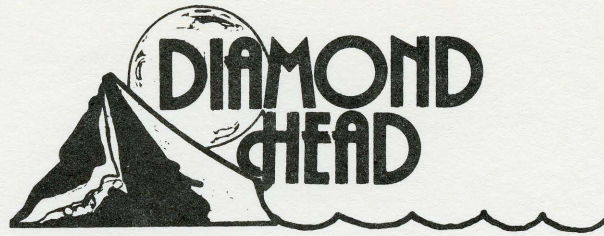




C. Evan Knapp
Project Sales Manager

Andrew L. Hetzel
Sales Associate

25238 Steinbeck Avenue
Stevenson Ranch, CA 91381
(805) 254-2981



QUALITY FEATURES

DISTINCTIVE EXTERIORS

Private balcony (in some plans)
 Individual patio (in some plans)
 2-car garages with electronic opener, and additional guest parking spaces
 Stucco exterior
 Handsome architectural detailing
 Underground utilities
 Safety glass sliding doors

EVERY HOME INCLUDES

Central air conditioning
 Gas forced-air heating
 Volume ceilings
 Designer-selected carpeting
 Dining areas
 Smoke detectors
 Designer-selected flooring in kitchens and bathrooms
 Individual full size laundry areas
 Pre-wired for cable television and telephones

Wood-burning fireplaces and hearth with gas log lighter valve

DELUXE KITCHENS

Custom-designed hardwood cabinets
 Appliances including gas range with continuous cleaning gas range with hood, dishwasher and disposal
 Ceramic tile countertops
 Storage pantry
 Fluorescent ceiling lighting
 Double compartment enameled sink
 Refrigerator space plumbed for ice maker

BEAUTIFUL BATHS

Designer-selected lighting
 Full-width vanity mirrors
 Cultured marble pullman countertops in all baths

ENERGY SAVING FEATURES

Energy efficient furnace, water heater, and air conditioning systems
 Insulated party wall separation

COMMUNITY RECREATION

Heated swimming pool
 Spa and sun deck
 Tot lot
 Wading pool

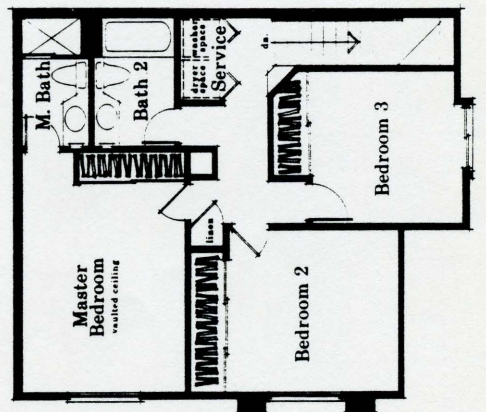
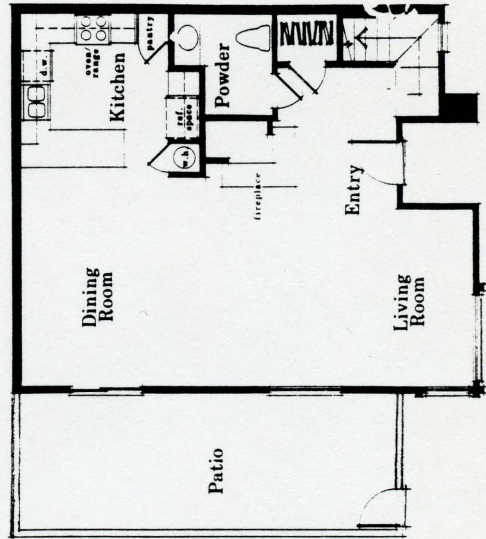
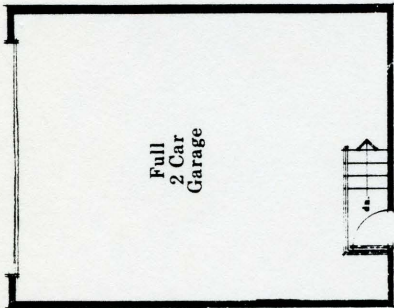
HOMEOWNERS ASSOCIATION(S) INCLUDES*:

Water
 Recreation facilities
 Trash collection
 Exterior building and landscape maintenance
 Fire and liability insurance on common area

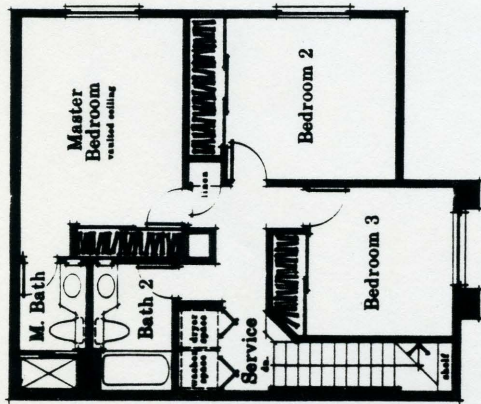
All plans are subject to change and builder may modify design, specifications and manufacturers or change price and or terms without notice or obligation.

*Financed by monthly fees from all members of the association(s). Please see sales representative for details, including costs.

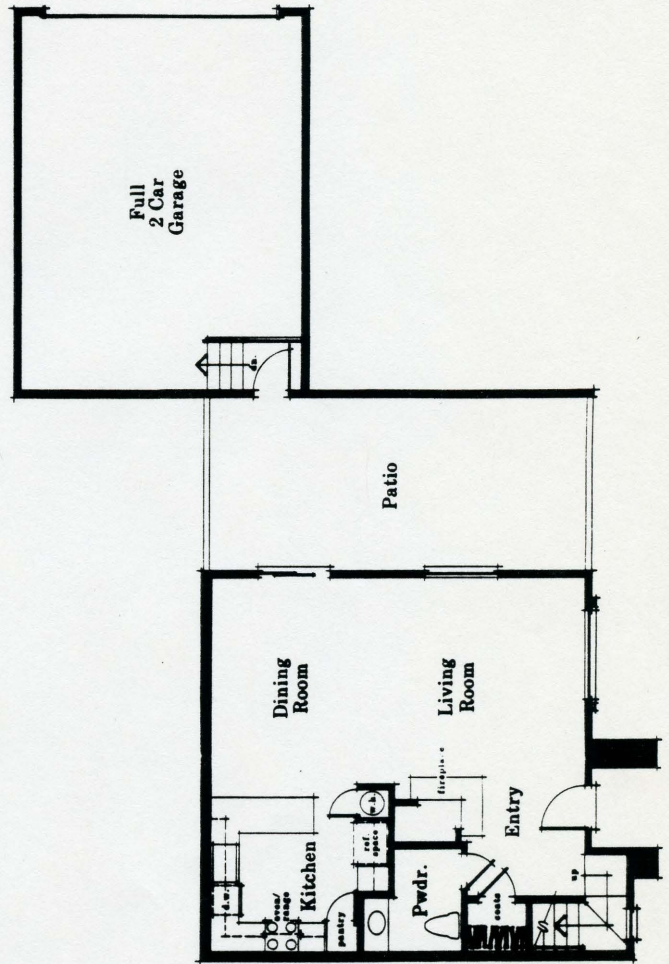
MAUI
PLAN A



KAUAI
PLAN B



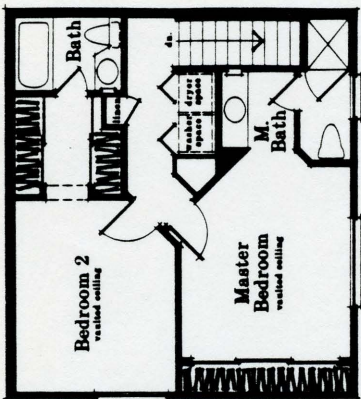
SECOND FLOOR



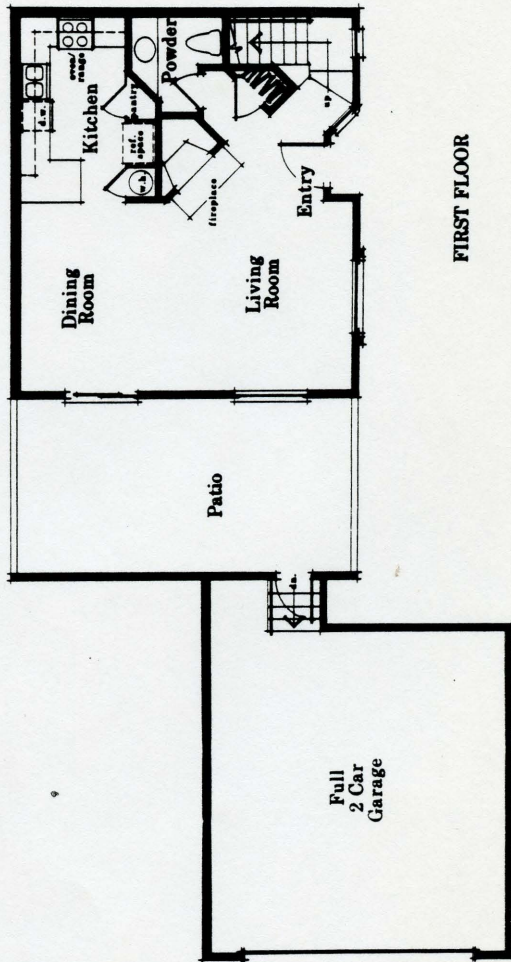
FIRST FLOOR

LANAI

PLAN C

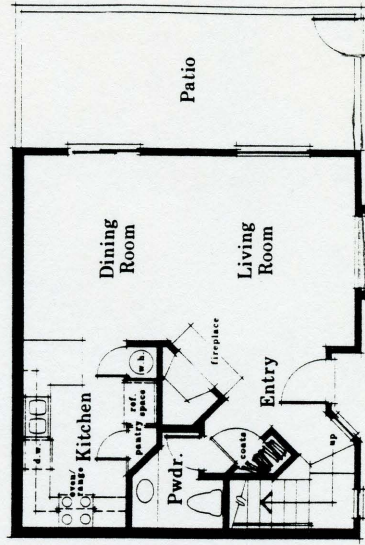
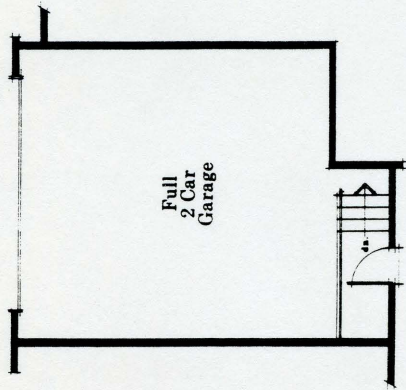


SECOND FLOOR

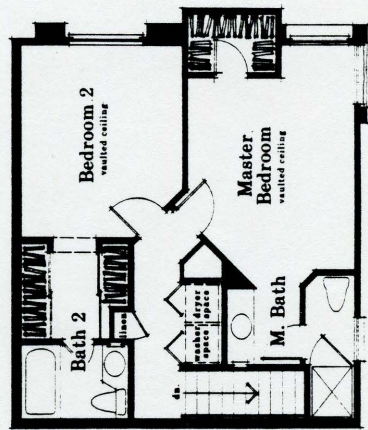


FIRST FLOOR

OAHU
PLAN D



FIRST FLOOR

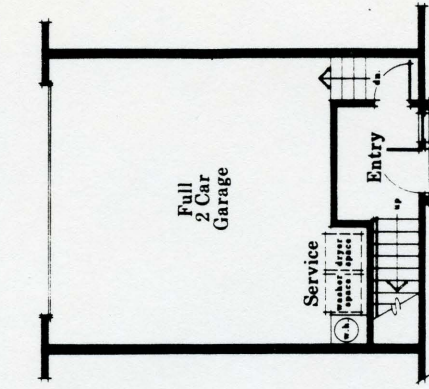


SECOND FLOOR

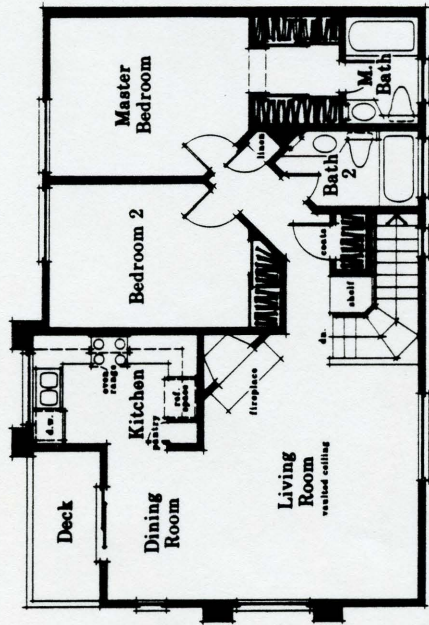
AMEN PARK AVENUE PLAN D

MOLOKAI

PLAN E



FIRST FLOOR

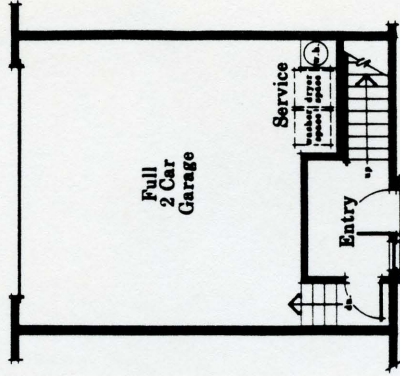


SECOND FLOOR

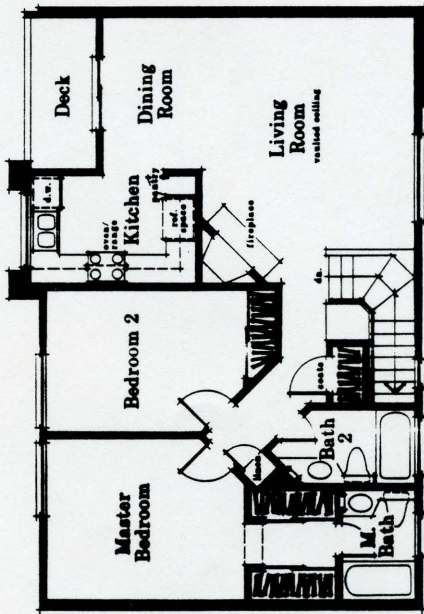
ANDY B. PERVALENCIA FLOOR PLAN E

HAWAII

PLAN F



FIRST FLOOR

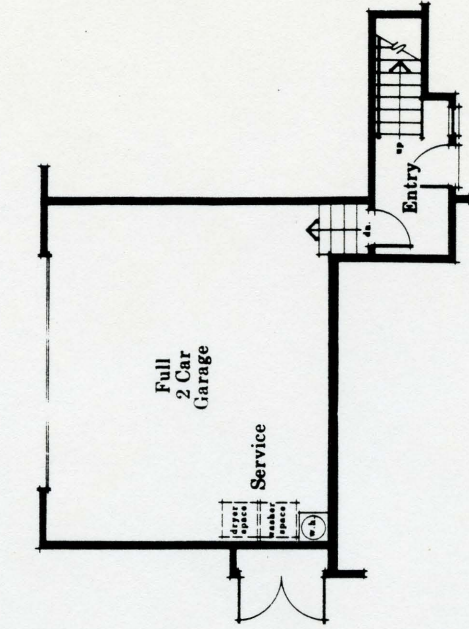


SECOND FLOOR

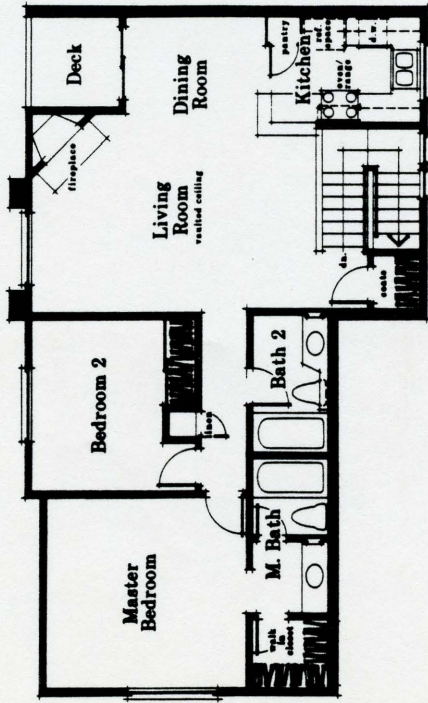
AGENCY - B. P. ALEX. - VALUENCA - FLOOR PLAN F

HILLO

PLAN G



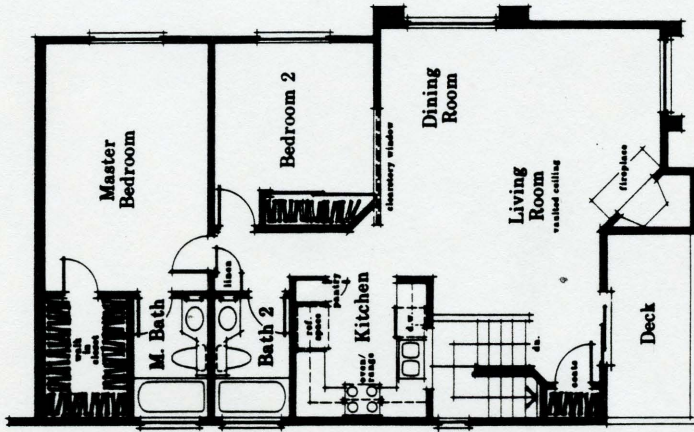
FIRST FLOOR



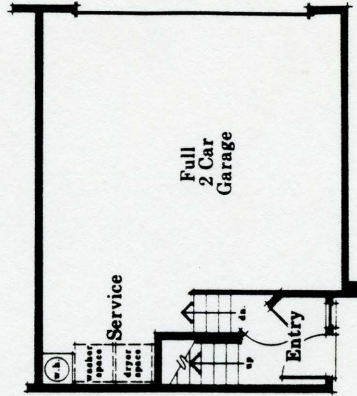
SECOND FLOOR

ANDERSON - B. P. C. V. S. L. I. A. - FLOOR PLAN

KONA
PLAN H



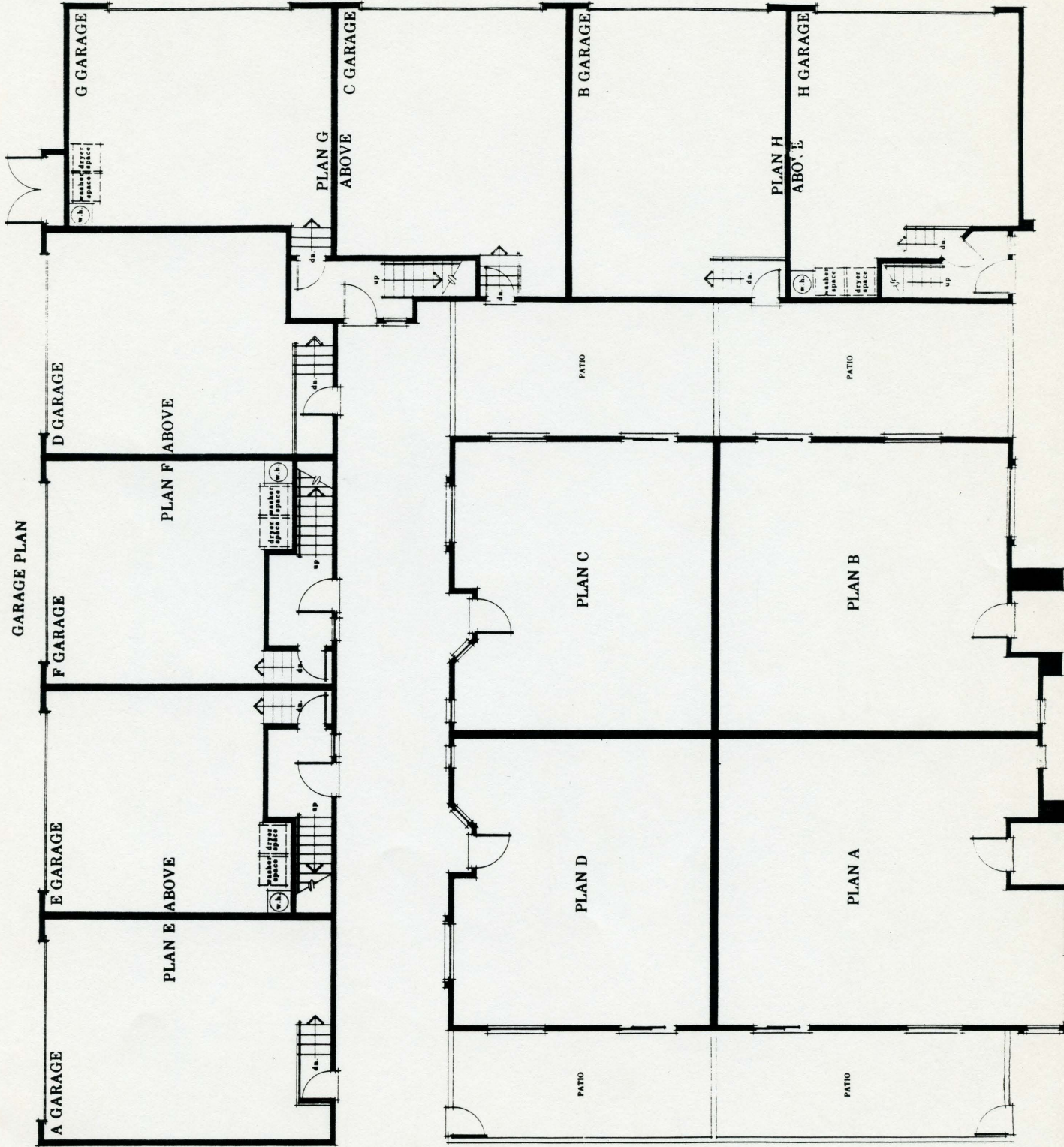
SECOND FLOOR

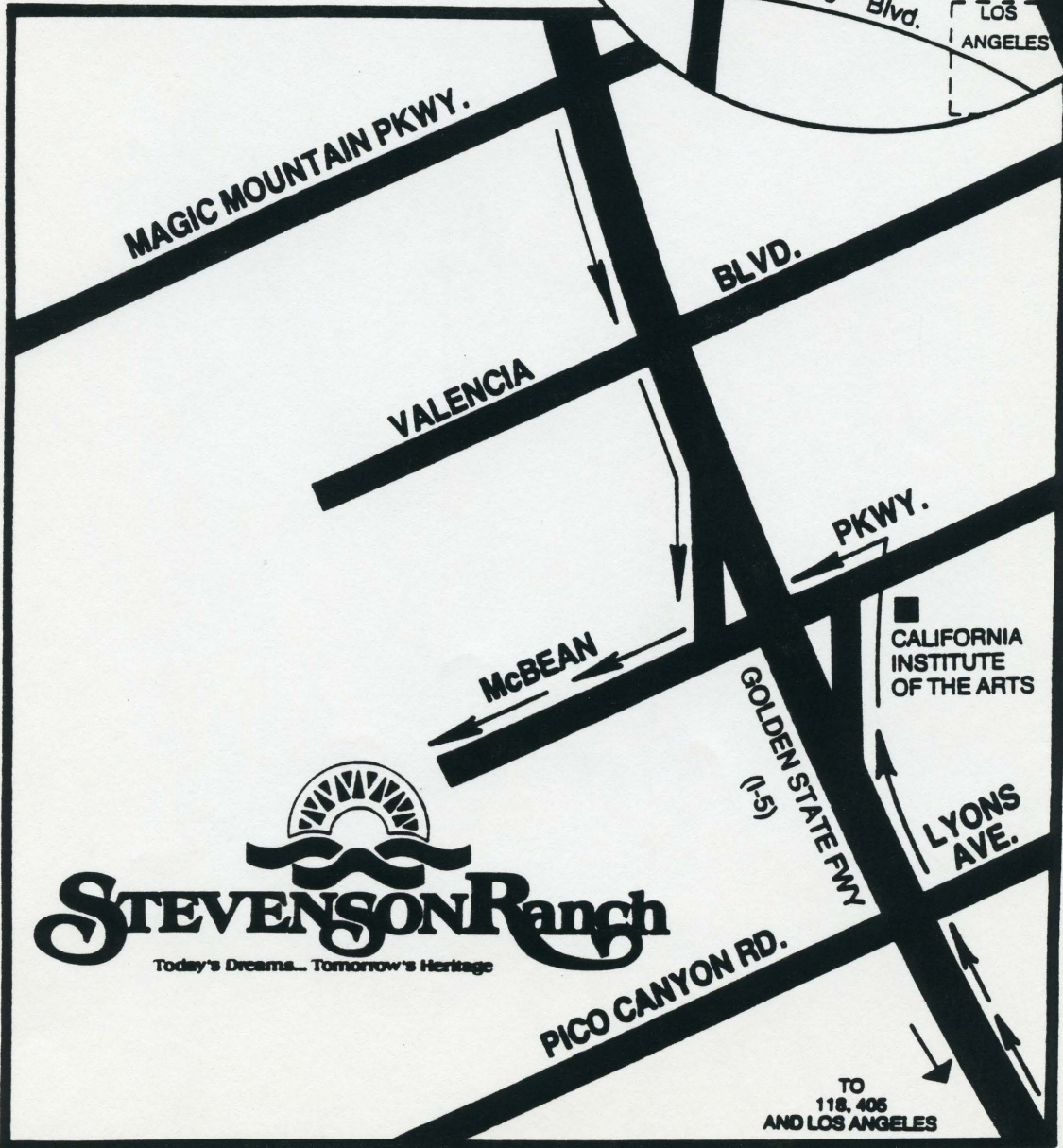
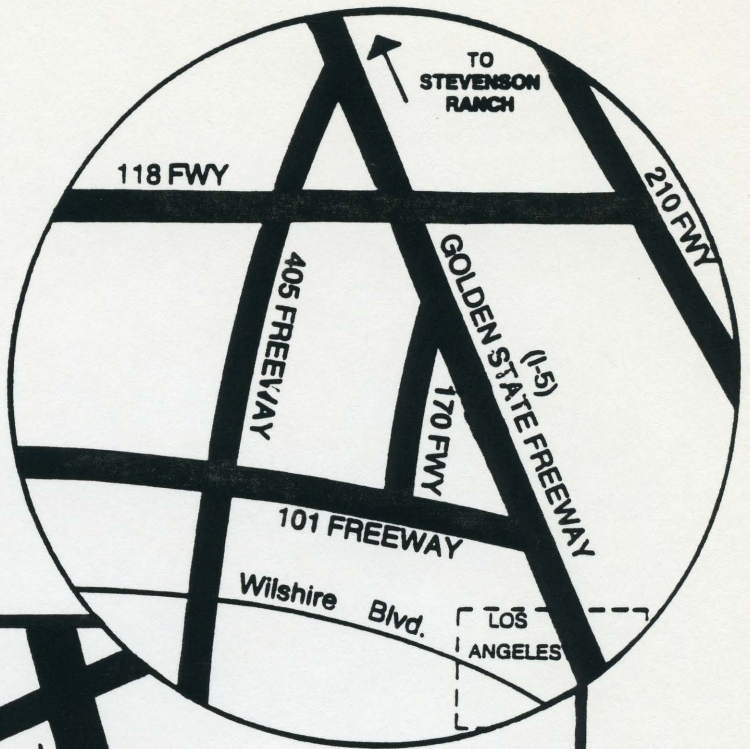
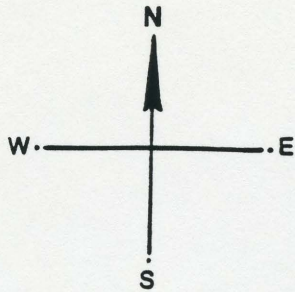



FIRST FLOOR

ANDY B. REZ VALENCIA FLOOR PLAN H

GARAGE PLAN

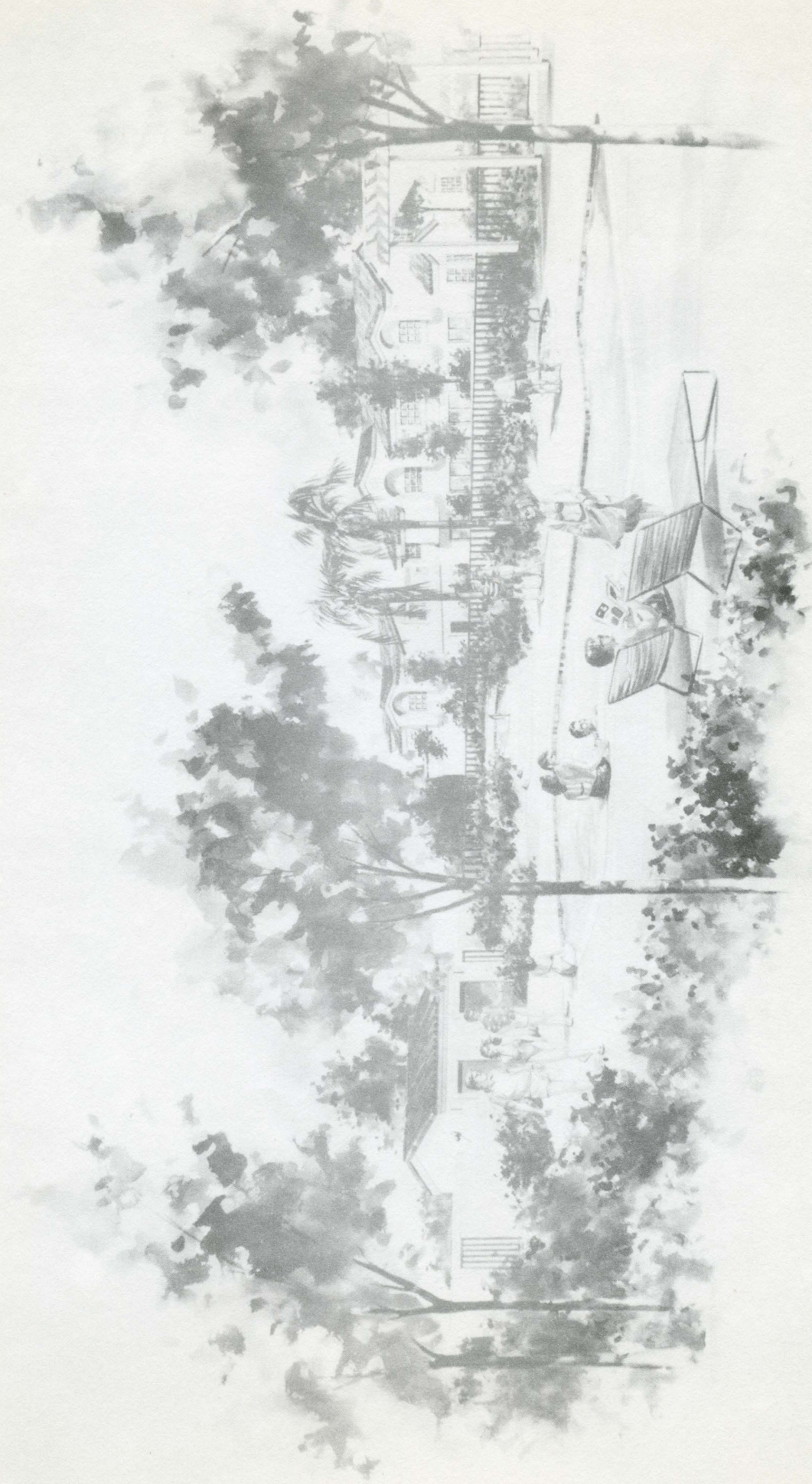





STEVENSON Ranch
Today's Dreams... Tomorrow's Heritage

TO
118, 405
AND LOS ANGELES

1914





TOWNHOMES

PLAN	APPROXIMATE SIZE	BED/BATH	BASE PRICE
A - MAUI	1471 sq. ft. 2 story	3 bedroom 2 1/2 bath	\$162,330
B - KAUAI	1405 sq. ft. 2 story	3 bedroom 2 1/2 bath	\$162,330
C - LANAI	1191 sq. ft. 2 story	2 bedroom 2 1/2 bath	\$144,200
D - OAHU	1191 sq. ft. 2 story	2 bedroom 2 1/2 bath	\$144,200
E - MOLOKAI	1065 sq. ft. Single level	2 bedroom 2 bath	\$144,200
F - HAWAII	1065 sq. ft. Single level	2 bedroom 2 bath	\$144,200
G - HILO	1107 sq. ft. Single level	2 bedroom 2 bath	\$144,200
H - KONA	1130 sq. ft. Single level	2 bedroom 2 bath	\$144,200

FINANCING

10% or more down, 15 or 30 year fixed rate loan, to a maximum of \$187,600. Best prevailing rate at close of escrow. Buyer to pay 1 1/2% loan fee, plus customary and usual processing fees and closing costs. Adjustable, Variable, GPM and Lender "Buy-Down" loans are also available. VA Financing at prevailing rate at close of escrow, 15 and 30 year fixed rate loans and GPM Programs available. Loan limit \$144,000.

Homes available under Los Angeles County Affordable Housing Program.

OTHER INFORMATION

DIAMOND HEAD is a Condominium Development. There is a "Master" Association and a "Sub" Association, to which Owners will be obligated to pay Association Fees. You will be provided the governing documents of the Associations prior to your property purchase.

The Anden Group reserves the right to alter price, terms, product design, and product specifications without notice or obligation. Sales renderings and sales literature represent the artist's conception.

Sales Representatives: Evan Knapp and Andrew Hetzel 805-254-2981
August 16, 1989

DIAMOND HEAD



STEINBECK AVENUE



The depiction of boundaries and building locations on the site plan is only a general guide, and not intended as a legal presentation of the property.
 The builder may modify, design, specifications and manufacturers or change the price and/or terms of sale or obligation.
 Renderings are artist conceptions and landscaping not included.
 A homeowner's association supported by all residents maintains common facilities.

MCBEAN PARKWAY