

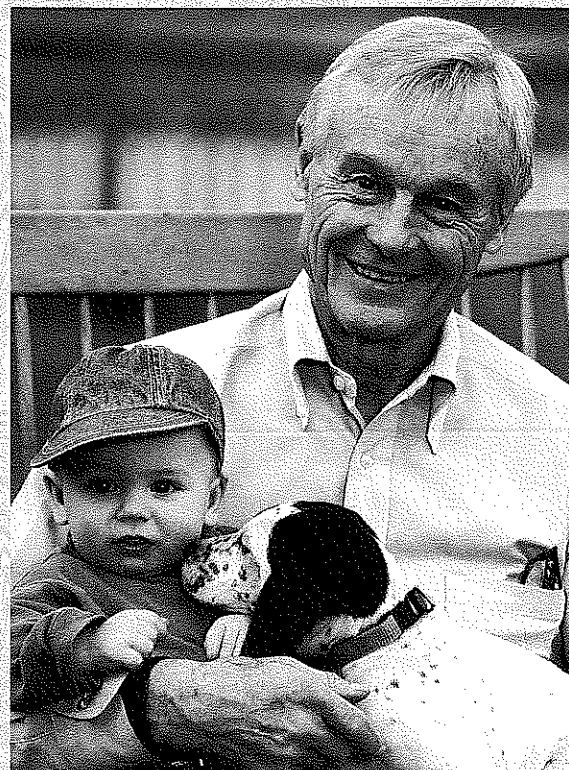
A decorative floral arrangement in shades of grey, featuring a central flower with long, pointed petals and surrounding foliage, set against a dark background.

Belcrest
IN STEVENSON RANCH

P R E L I M I N A R Y



Dream Centered



There's a central difference between what is needed and what you want, what you've been dreaming of.

Belcrest at Stevenson Ranch is about finally living your dream. The dream of truly luxurious residential design. Realized. Perfect for formal entertainment as well as family pizza-night-and-a-DVD, letterbox format of course. Grand, spacious interiors. Precisely articulated architectural details. Large, spectacular lots arranged to maximize your sense of seclusion and surrounding natural beauty. And, remarkably, all of this available with a one-stop shopping process that combines purchasing, escrow, financing.

Even the creation and financing of your own interior design vision is made easy with Richmond American's exciting design studio service, HomeShaper Gallery.

Belcrest residents will also enjoy all the advantages of living in the dream community of Stevenson Ranch: a beautiful Santa Clarita Valley setting in the sheltering foothills of the Santa Susanna Mountains, plentiful natural open space and parks, its own mailing address, town council and annual family festival and holiday celebrations as well as commuter convenience via nearby I-5. The community currently maintains 24-hour security patrol and neighborhood watch programs, augmenting a way of

life rated by the FBI as one of the safest in America.

What is needed. What you want. The difference is the dream. Belcrest at Stevenson Ranch.

Richmond American

The Richmond American story began over a quarter of a century ago,
one home, one buyer, one dream at a time.

Today, our legend is more alive than ever, with over fifty thousand families
from coast to coast who call Richmond American "home".

What sets us apart from the rest?

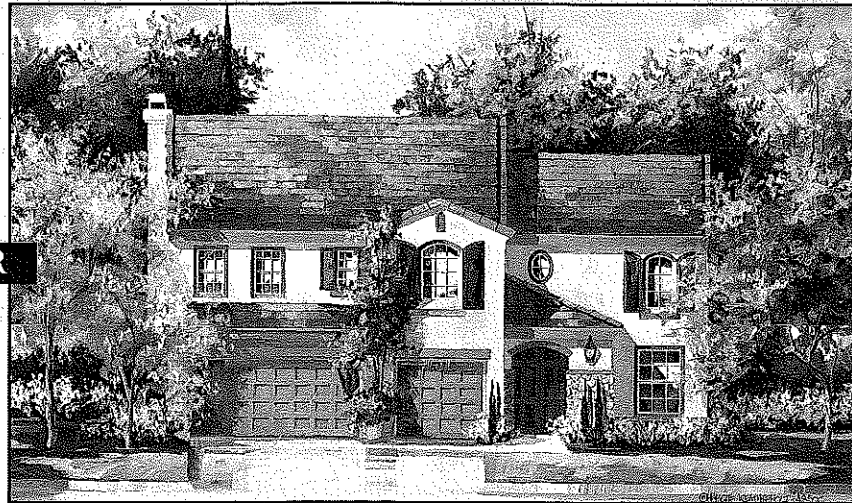
Our focus on designing homes for the way people want to live,
coupled with our sense of pride and commitment to quality
that is apparent in every home we build...in the materials we use and the
neighborhoods in which we choose to build.

Our dedication to excellence has earned us the ranking as one of
the nation's top ten homebuilders. At Richmond American we know that to you,
our customer, the number of homes we build is only important because you will
benefit from our expertise and buying power. Our dedication is your
opportunity to buy with confidence.

Richmond American Homes and HomeAmerican Mortgage Corporation are
wholly owned subsidiaries of M.D.C. Holdings, Inc.,
a New York Stock Exchange company. Working together,
we offer you the home of your dreams with realistic financing solutions. It is our
intention to make your homebuying experience efficient and enjoyable.

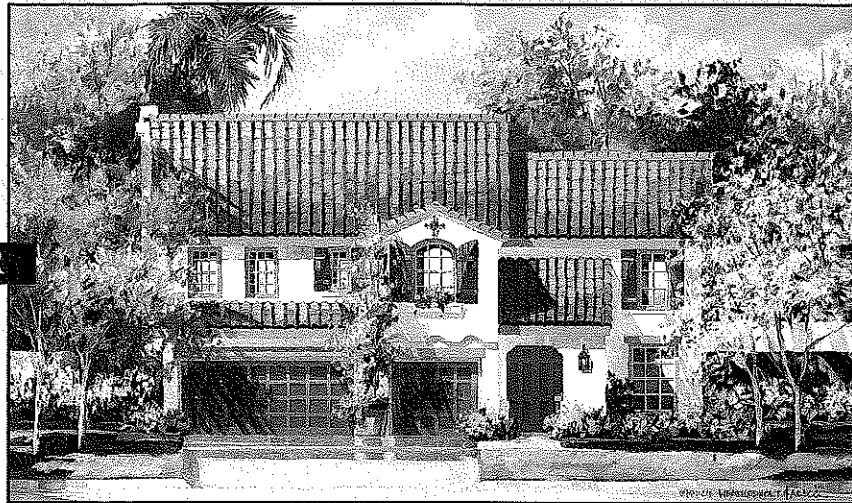
Our success is directly related to your satisfaction...and our story continues...
one home, one buyer, one dream at a time.

Residence One



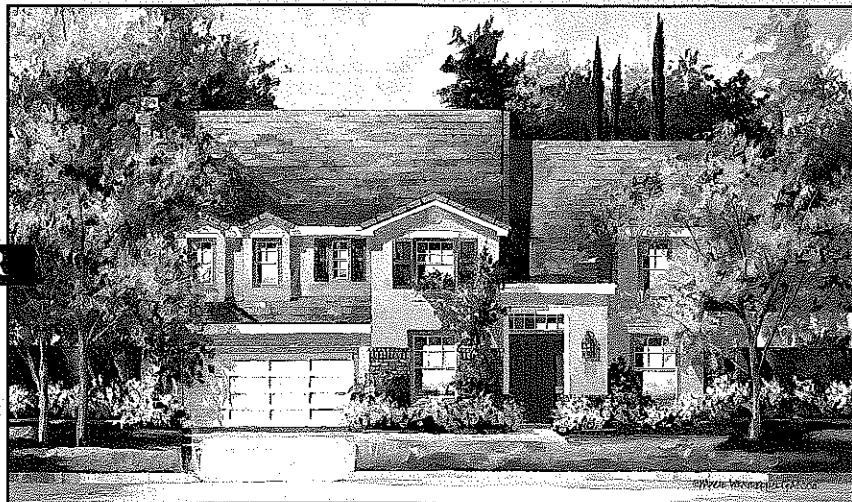
IAR

Artist's Conception



IBR

Artist's Conception

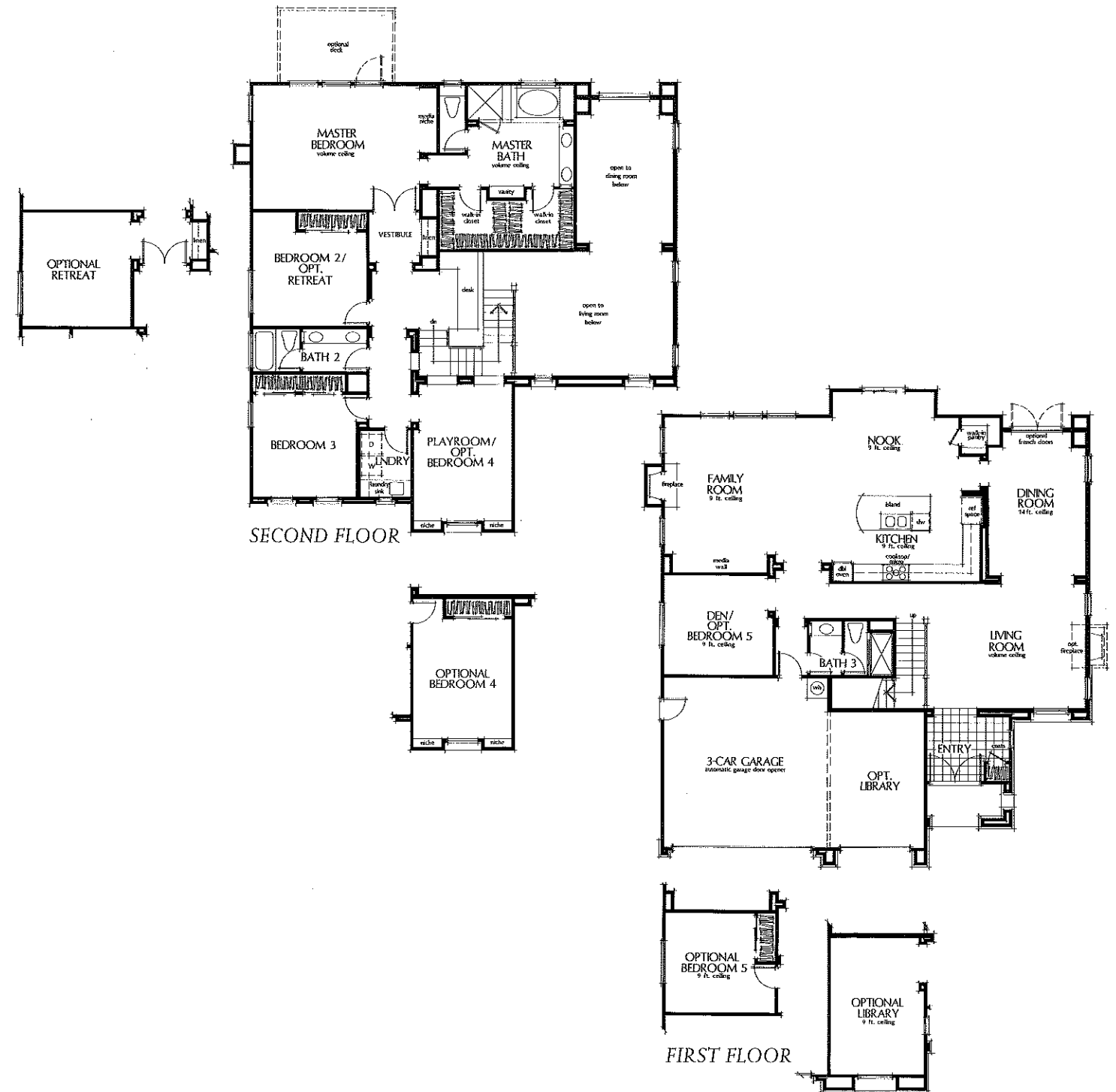


ICR

Artist's Conception

Approximately
3,351 to 3,539 Square Feet

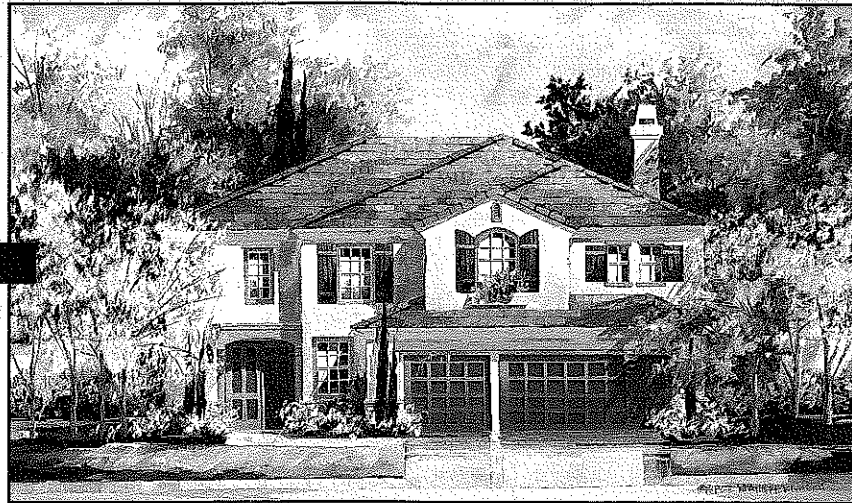
Personalized Floor Planning Including: 5 Bedrooms or 3 Bedrooms with Den and Playroom
3 Baths • Family Room • Nook • Optional Library • 3-Car Garage



Floorplan shown as a reverse.

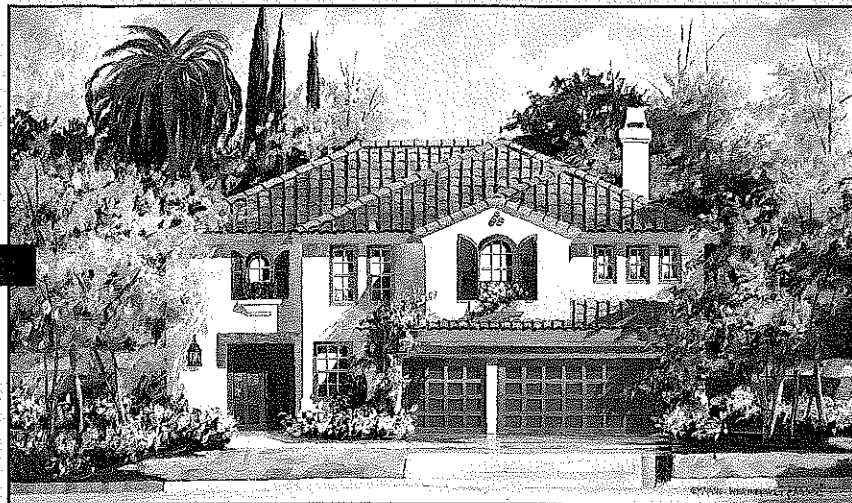
Floorplans will vary based upon elevations. This could affect window sizes and other architectural features.

Residence Two



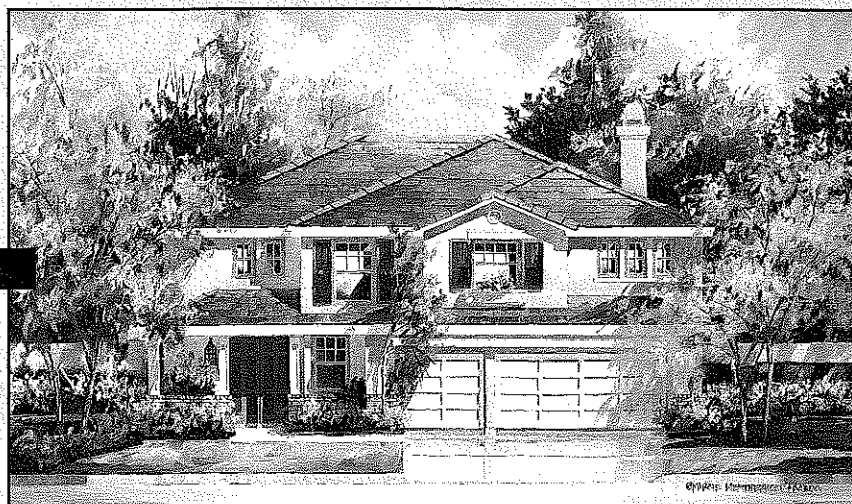
2A

Artist's Conception



2B

Artist's Conception

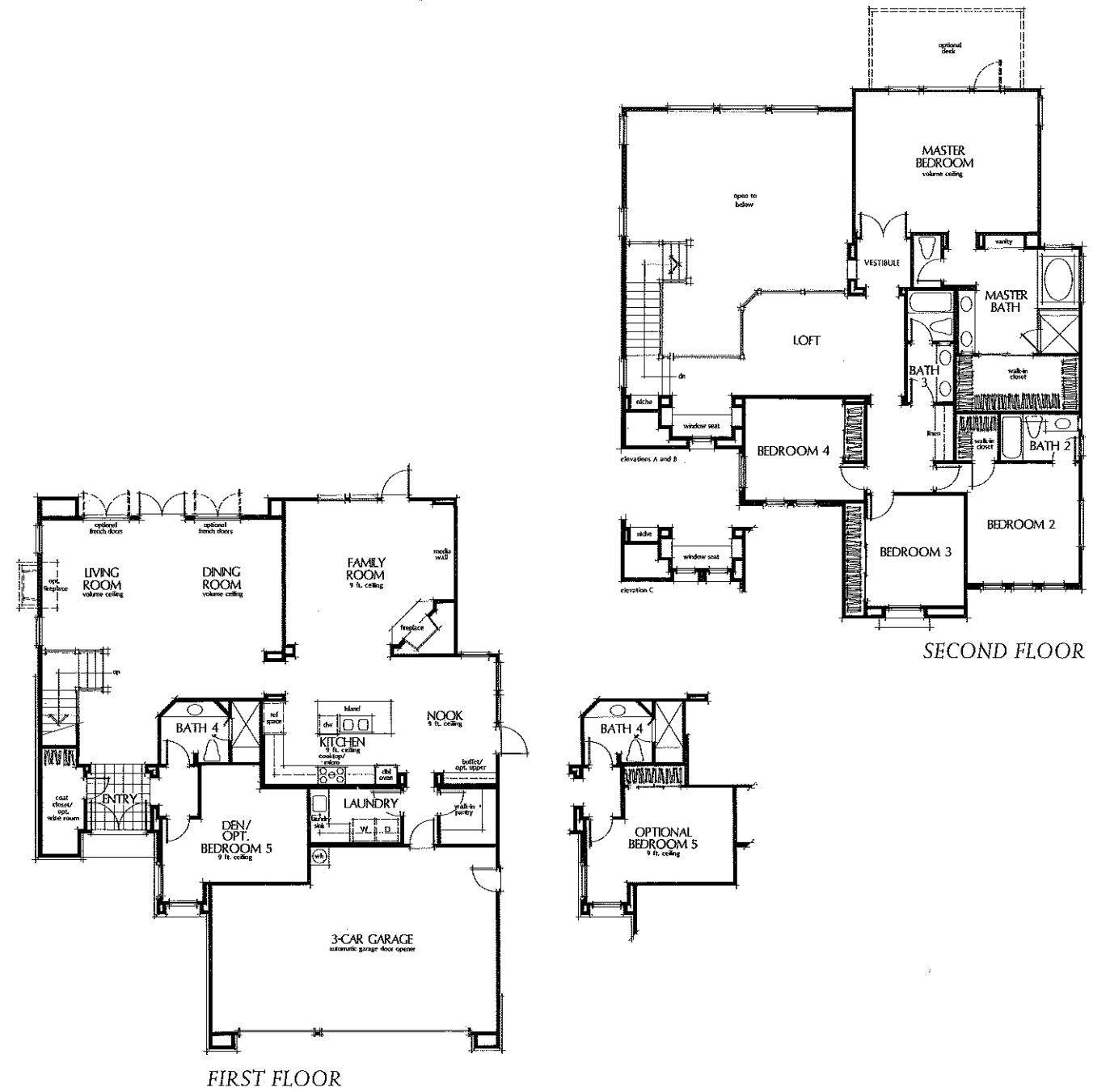


2C

Artist's Conception

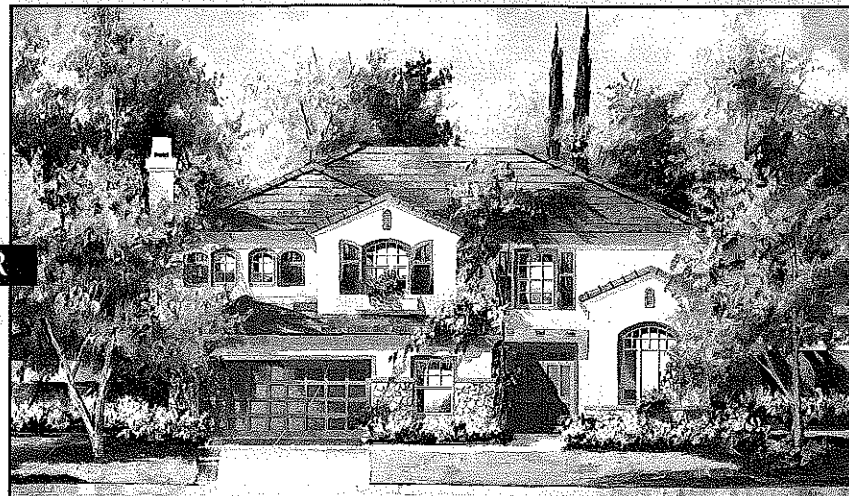
Approximately
3,493 Square Feet

Personalized Floor Planning Including: 5 Bedrooms or 4 Bedrooms with Den • 4 Baths • Family Room
Nook • Loft • 3-Car Garage



Floorplans will vary based upon elevations. This could affect window sizes and other architectural features.

Residence Three



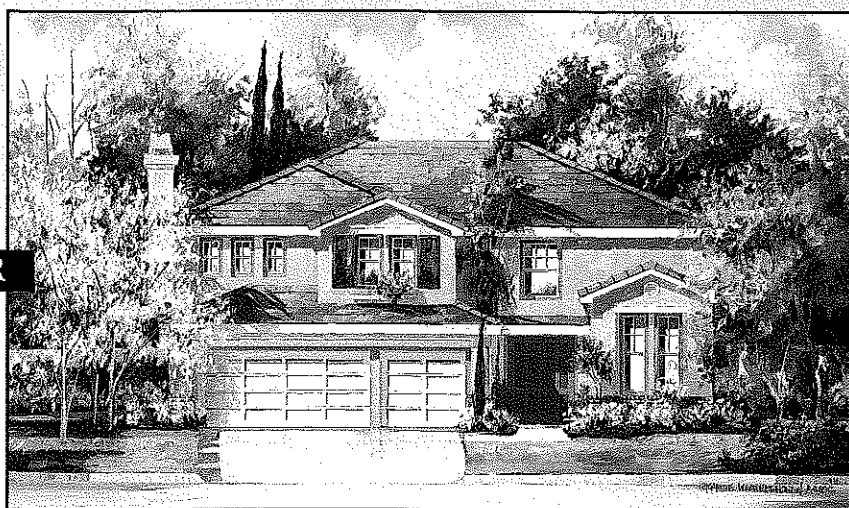
3AR

Artist's Conception



3BR

Artist's Conception

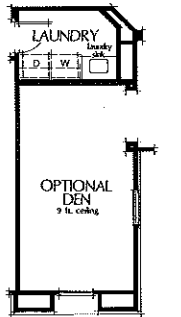
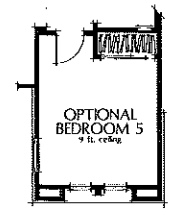
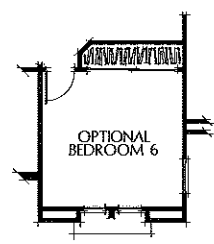
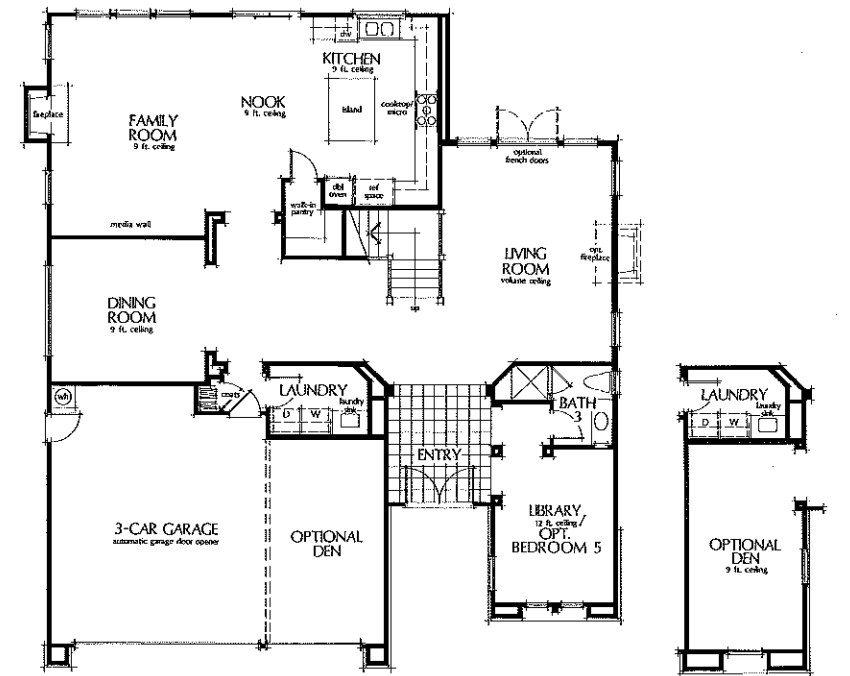
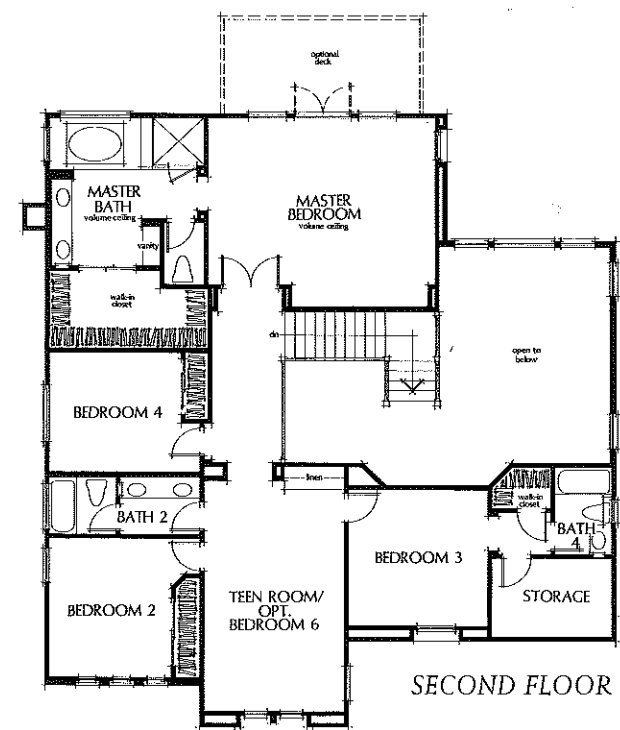


3CR

Artist's Conception

Approximately
3,608 to 3,802 Square Feet

Personalized Floor Planning Including: 6 Bedrooms or 4 Bedrooms with Teen Room and Library
4 Baths • Family Room • Nook • Optional Den • 3-Car Garage



Floorplan shown as a reverse.

Floorplans will vary based upon elevations. This could affect window sizes and other architectural features.

OUTSTANDING LIFESTYLE AMENITIES

4,000 - acre master planned community set amidst spectacular Santa Clarita foothill panoramas
An estimated 1,000 acres of open space with abundant hiking and biking opportunities
Within the award winning Newhall School District
A short distance to Stevenson Ranch Elementary School (designated a California Distinguished School)
Stevenson Ranch projects having three elementary, one middle and one high school at community completion
16-1/2 acre Community Park with facilities for soccer, jogging, baseball, basketball, play areas and amphitheater
Several neighborhood tot lots
Close to Los Angeles County's largest Master Plan Business Park
Two proposed future commercial sites
Convenient access to I-5 Freeway and Metrolink Station
Within a short drive of San Fernando Valley and downtown Los Angeles
Close to recreational landmarks such as Castaic, Pyramid and Piru Lakes, Vasquez Rocks, Mentryville, Six Flags Magic Mountain, area museums and golf courses
Easily accessible to California Institute of the Arts, Masters College, and College of the Canyons

DISTINCTIVE EXTERIORS

Exquisitely crafted exterior detailing
A harmonious variety of stately architectural exterior elevations inspired by European and Coastal California Designs
Handsome, durable fire-resistant concrete tile roofs
Impressive raised panel entry doors
Attractive oil-rubbed bronze entry hardware
Sectional roll-up garage doors

GRACIOUS LIVING AREAS

Hand set ceramic tile flooring in entryway
Stately raised panel interior doors
Handsome polished brass hardware
Maple stairway handrails with white painted balusters
Subtle recessed downlighting above hallways
Traditional wood-burning fireplaces with precast surrounds and hearths
Convenient family room media areas
Design enhancing rounded drywall corners

KITCHEN HIGHLIGHTS

Hand finished maple cabinetry featuring easy care concealed hinges and adjustable shelves
Hand set ceramic tile countertops
Deluxe energy-efficient General Electric white appliances including:
5 Burner built-in gas cooktop with sealed burners
Built-in 30" self-cleaning double oven
Built-in microwave oven
5 cycle "Potscrubber" dishwasher
Gourmet kitchen layout with an island and walk in pantry
Chrome and white finish faucet with pullout spray wand
Recessed downlighting with fluorescent under cabinet lighting
Refrigerator area plumbed for automatic ice-maker

LUXURIOUS MASTER SUITES

Spacious walk-in closets
Hand set ceramic tile countertops and dual china sinks
Separate ceramic tile showers with clear glass enclosure
Elegant soaking tubs with ceramic tile surrounds
Chrome finished widespread faucets
Compartmented water closet
Expansive vanity mirrors
Mirrored wardrobe bi-pass doors (per plan)

VALUE ADDED FEATURES

Interior laundry room with utility sink and built-in cabinets
Rear and side yard fencing
Central air conditioning with night set-back
Elegant, design-enhancing lighting fixtures
Subtle recessed lighting
Telephone outlets in kitchen, all bedrooms and den
Smoke detector in all bedrooms
Complete drywall in garage
Decora electrical switches
Mirrored wardrobe bi-pass doors in secondary bedrooms (per plan)
Pre-wired for television in family room, all bedrooms and den
Pre-wired for security system
Gas stubbed for barbecue in rear yard

ENERGY SAVING ADVANTAGES

State-of-the-art energy saving dual glazed vinyl framed windows
R-19 attic ceiling insulation
R-13 wall insulation
Energy saving 75 gallon hot water heater
Pilotless ignition furnace
Insulated heating ducts
Polycel caulking to reduce air infiltration
Water saver shower heads
Water saver elongated toilets

HOMEOWNERS WARRANTY

The Residential Warranty Corporation (RWC) is a special 10-year written protection plan that covers major structural defects in the workmanship and materials in your new home. RWC is insured protection available only from conscientious builders like Richmond American Homes.

Features

HOMESHAPER GALLERY

Richmond American Homes offers buyers a multitude of upgrade products to enhance their new home. In a unique showplace, everything from upgraded appliances, and abundant flooring and countertop selections are available for a more individualized interior.

CUSTOMIZING OPTIONS

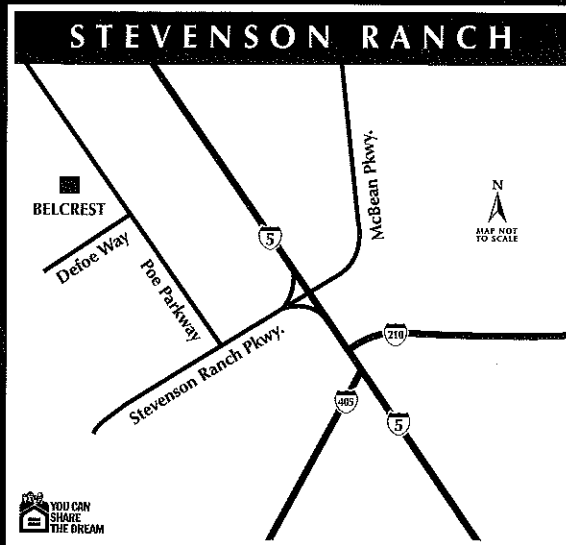
Cabinets in a variety of finishes
Woodburning living room fireplace in a variety of surrounds
G.E. upgraded appliances:
Profile "built-in style" refrigerator
Convection oven
Black and Stainless Steel Appliance Packages
Glass kitchen cabinet doors in select locations
Safety glass tub enclosures for secondary baths
Security system
Music and intercom systems
Home theater systems
Ceiling fan outlets
Room options (per plan)
Electrical options
Window panels in roll-up garage doors
Efficient, exterior color-coordinated rain gutters
Closet and garage organizer systems
Epoxy garage floor finishes
Jetted tub in master bath
Family room media built-ins and bookcases (per plan)

In our continuing effort to improve our product, Richmond American Homes reserves the right to make modifications to floorplans, specifications, maps, materials, features, and colors without notice. Prices are subject to change and availability. Optional features may be included at additional cost and are subject to construction cutoff dates. All maps, plans, landscaping and elevation renderings are artist's conceptions and are not to scale. All square footages are approximate. Fencing and walls will vary according to size and location of lots. Homeowners Associations supported by all residents maintain common facilities. Plans to build out this project as proposed are subject to change without notice or obligation. Models do not reflect racial preference.



**STEVENSON
RANCH**

A Lennar Community



Belcrest

26808 W. Wyatt Lane

Stevenson Ranch, California 91381

(661) 260-1925

www.richmondamerican.com

Financing Provided by
HOMEAMERICAN MORTGAGE CORPORATION



RICHMOND
AMERICAN HOMES

For All the Best Years of Your Life

BELCREST AVAILABLE LOTS – PHASE 2

LOT 321 – PLAN 2CR	26833 W. WYATT LANE	454,870
INCLUDES 5 TH BEDROOM AND JETTED TUB		
LOT 323 – PLAN 1B	25845 W. WYATT LANE	449,690
EXPANDED! 3539 SQUARE FEET, 5 TH BEDROOM		
LOT 324 – PLAN 2CR	25851 W. WYATT LANE	459,470
INCLUDES 5 TH BEDROOM AND JETTED TUB, LIVING RM FIREPLACE		
LOT 327 – PLAN 2C	25867 W. WYATT LANE	478,710
INCLUDES 5 TH BEDROOM, DECK AND JETTED TUB		
LOT 330 – PLAN 3C	25850 W. WYATT LANE	467,990
INCLUDES 5 TH BEDROOM AND DECK		



BELCREST AVAILABLE LOTS – PHASE 3

LOT 389 – PLAN 3C	26742 W. KENDALL LANE	469,990
LOT 392 – PLAN 3C	26722 W. KENDALL LANE	464,990
LOT 394 – PLAN 3B	26706 W. KENDALL LANE	469,990

PLAN ONE
PLAN TWO
PLAN THREE

APPROXIMATELY 3,351 TO 3,539 SQ. FT.
APPROXIMATELY 3,493 SQ. FT.
APPROXIMATELY 3,608 TO 3,802 SQ. FT.

OUR CONTINUING EFFORT TO IMPROVE OUR PRODUCT, RICHMOND AMERICAN HOMES RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO MAPS, PLANS, SPECIFICATIONS, MATERIALS, FEATURES AND COLORS WITHOUT NOTICE. PRICES ARE SUBJECT TO CHANGE AND AVAILABILITY. OPTIONAL FEATURES MAY BE INCLUDED AT ADDITIONAL COST AND ARE SUBJECT TO CONSTRUCTION CUT-OFF DATES. ALL MAPS, PLANS, LANDSCAPING AND ELEVATION RENDERINGS ARE ARTISTS'S CONCEPTIONS AND ARE NOT TO SCALE. ALL SQUARE FOOTAGES ARE APPROXIMATE. FENCING AND WALLS WILL VARY ACCORDING TO SIZE AND LOCATION OF LOTS. HOMEOWNERS ASSOCIATION SUPPORTED BY ALL RESIDENTS MAINTAIN COMMON FACILITIES.



BELCREST
LOT PRICING
PHASE 3B
NOVEMBER 27, 1999

<u>LOT #</u>	<u>PLAN #</u>	<u>OPTION</u>	<u>LOT ADDRESS</u>	<u>PRICE</u>
299	3AR		26750 W. Brooks Circle	\$ 461,990
300	2CR		26744 W. Brooks Circle	\$ 441,990
301	3A		26738 W. Brooks Circle	\$ 461,990
302	1C		26730 W. Brooks Circle	\$ 429,990

PLAN ONE

Personalized floor planning including:
5 Bedrooms or
3 Bedrooms with Den and Playroom
3 Baths
Family Room
Nook
Optional Library
3-Car Garage
Approximately 3,351 to 3,539 Sq. Ft.

PLAN TWO

Personalized floor planning including:
5 Bedrooms or
4 Bedrooms with Den
4 Baths
Family Room
Nook
Loft
3-Car Garage
Approximately 3,493 Sq. Ft.

PLAN THREE

Personalized floor planning including:
6 Bedrooms or
4 Bedrooms with Teen Room and Library
4 Baths
Family Room
Nook
Optional Den
3-Car Garage
Approximately 3,608 to 3,802 Sq. Ft.

In order to save everyone the inconvenience of a pre-release campout for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify guest registrants of phase releases but cannot be held responsible. It is the responsibility of prospective buyers to check with the sales office for actual phase release dates. Please ask sales representative for details.

Effective: 11/27/99

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