



Circle J Ranch

A thoroughbred equestrian community 10 minutes north of the San Fernando Valley.

Cross over the hill, take a quick ride through the old-west town of Newhall, and enter the private gate to 750 close-in acres of white-fenced, oak-studded hills and valleys known as Circle J Ranch. Breathe deeply, because you're out of city congestion, even though you're less than 15 minutes' drive from most major office centers in the San Fernando Valley.

This is magnificent country, with hilltop views sweeping the Santa Clarita Valley from the Santa Susanna Mountains to the Tehachapis. Its beauty is surpassed only by the unquestioned elegance of Circle J Ranch. Beginning with a landscaped entry gate plaza, winding uphill on a hedge-lined road, the Circle J displays its crowning achievement — ultra-luxurious Country Estate Homes sited on average one-acre view lots.

Because Circle J is a planned, protected environment you can expect other types of living to come, and possibly a suitable neighborhood shopping center. You may rest assured that each type of land use will be suitably placed... and will be consistent with the quality image expected at Circle J Ranch.

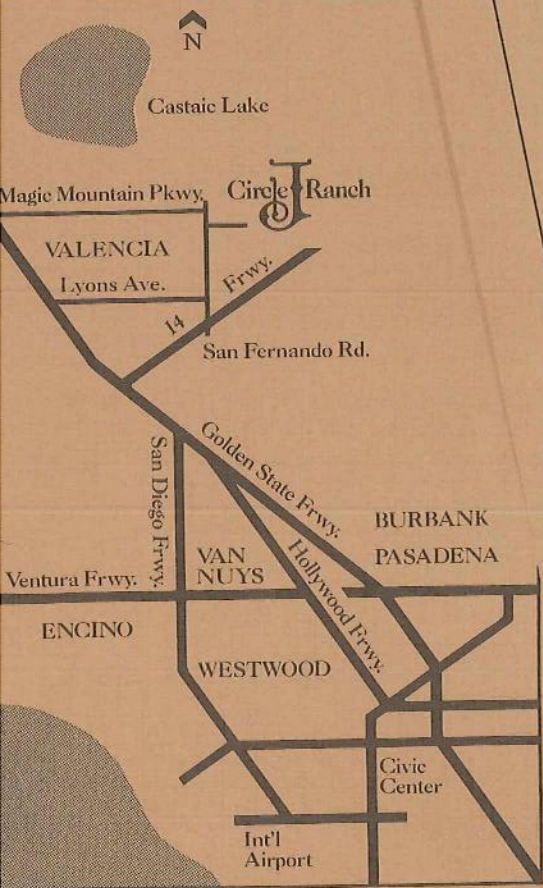
Although Circle J is equestrian in tone, you don't have to be a horseperson to enjoy its country way of life. State and county parks are close at hand, and a 10-minute drive takes you to beaches, boating, fishing and picnicking at Castaic Lake or to mountain and forest experiences in Angeles National Forest. Next-door Newhall and Valencia offer excellent shopping and restaurants, three golf courses and three colleges. You'll enjoy superb theater, concerts and exhibits at California Institute of the Arts. Youngsters can bicycle to Magic Mountain... and there's rock climbing at Vasquez Rocks, motocross at Indian Dunes, auto racing at Saugus Speedway, tobogganing at Frazier Park, waterskiing at Lake Piru or Castaic. Placerita Canyon Park offers a Nature Study Center... featuring live buffalo and old West memorabilia.

Today the new west is exemplified by elegant country living in exclusive equestrian communities such as Circle J Ranch. Its natural beauty, luxury, accessibility and planning make Circle J Ranch one of the finest communities of any kind in Southern California.

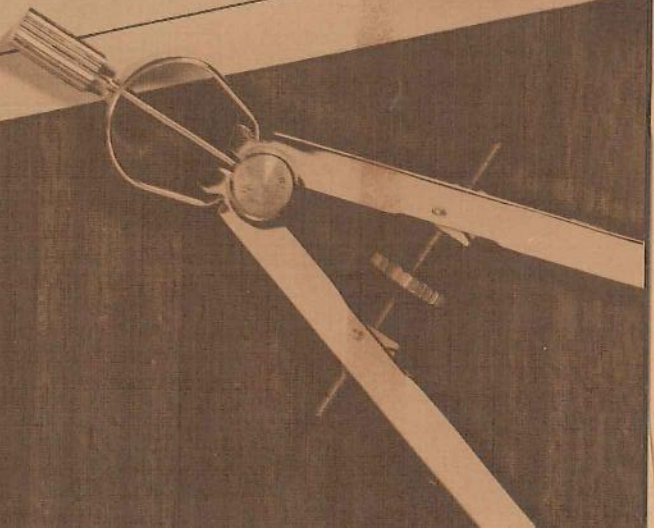
Land Use Plan

While it is the intent of Ridgedale Joint Venture to follow the planning expressed herein, we are nonetheless subject to changing economic, social, political and other considerations. For this reason, any proposed facility, improvement or pattern of land use is subject to modification or elimination.

-  Country Estates
(Average 1-Acre Properties)
-  Future Residential Development
-  Future Residential Development
-  Future Luxury Condominium Development
-  Proposed Equestrian Center
-  Proposed Neighborhood Shopping Center
-  Proposed Equestrian Trail
-  Proposed County Road
Adjacent Streets Subject to Realignment



Map not to scale



The Belmont

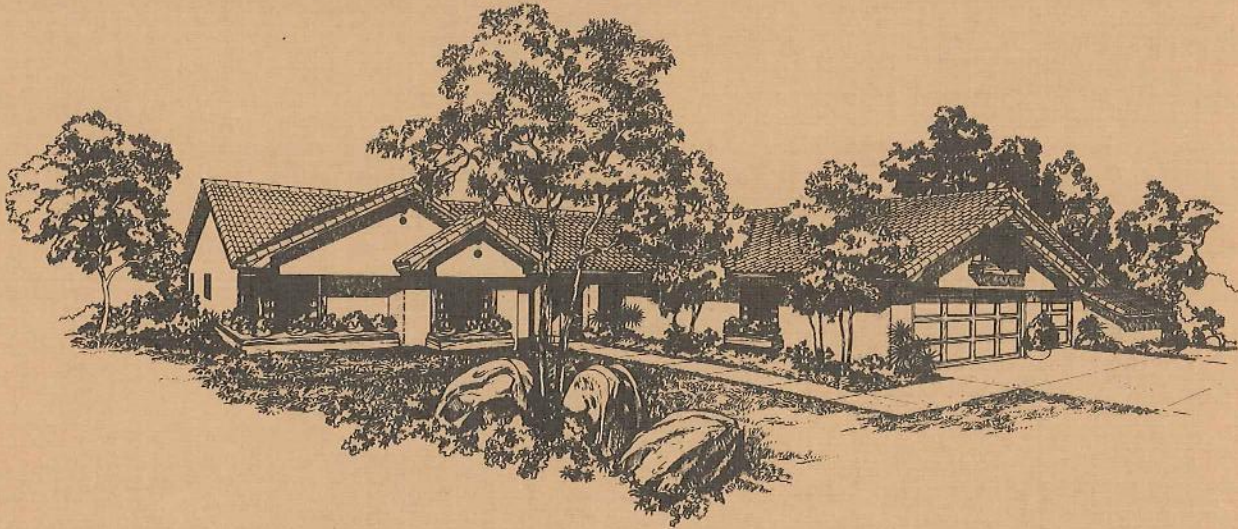
Plan 310-C3

One Story

Circle J Ranch

Three Bedrooms

Two Baths



A



B



C

Artist's conception; landscaping not included

The Belmont

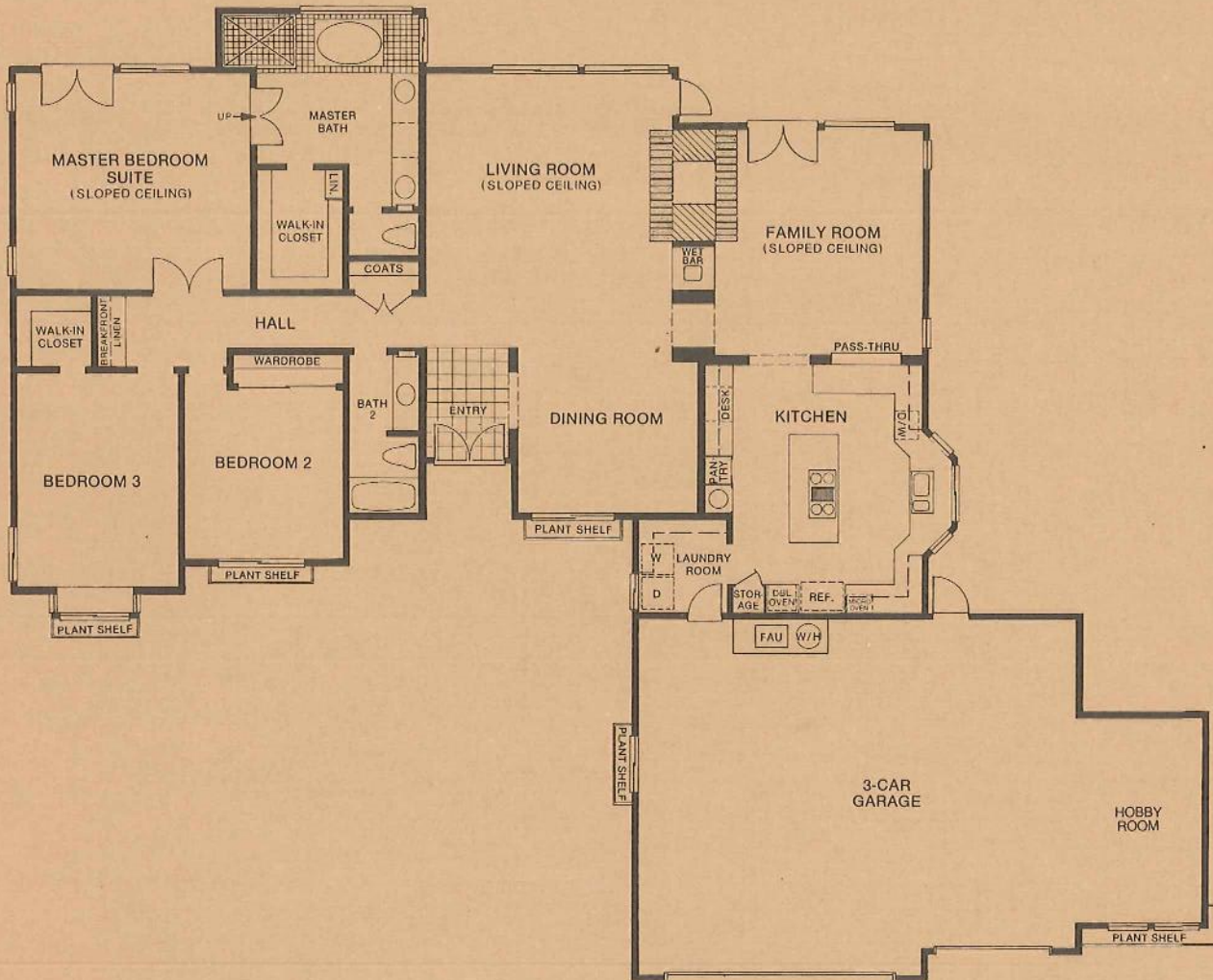
Plan 310-C3

One Story

Circle J Ranch

Three Bedrooms

Two Baths



This floor plan is that of the model (C elevation).
A and B floor plans will vary in detail.
Some lots require 2-car garages.
Ask salesperson for details.

The Lexington

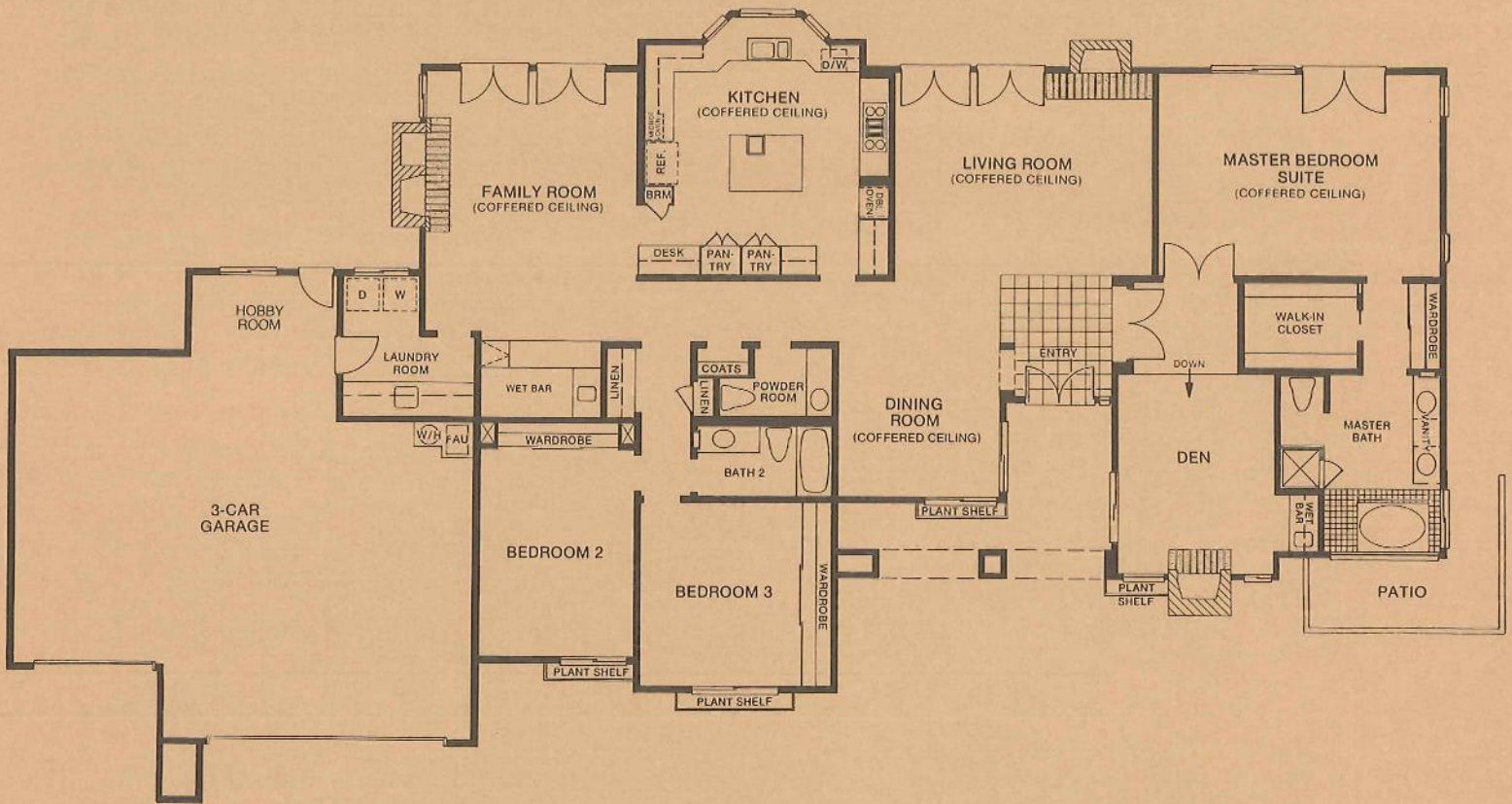
Plan 320-C3R

One Story

Circle J Ranch

Three Bedrooms

Two and one-half Baths



This floor plan is that of the model (C elevation).
A and B floor plans will vary in detail.
Some lots require 2-car garages.
Ask salesperson for details.

The Lexington

Plan 320-C3R

One Story

Circle J Ranch

Three Bedrooms

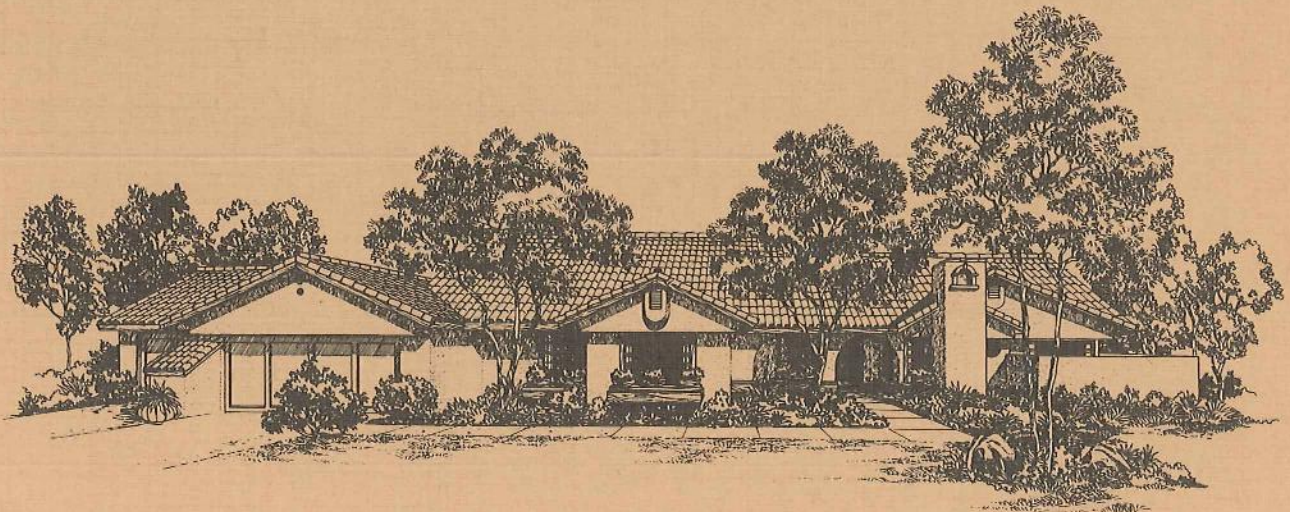
Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

The Leatherwood

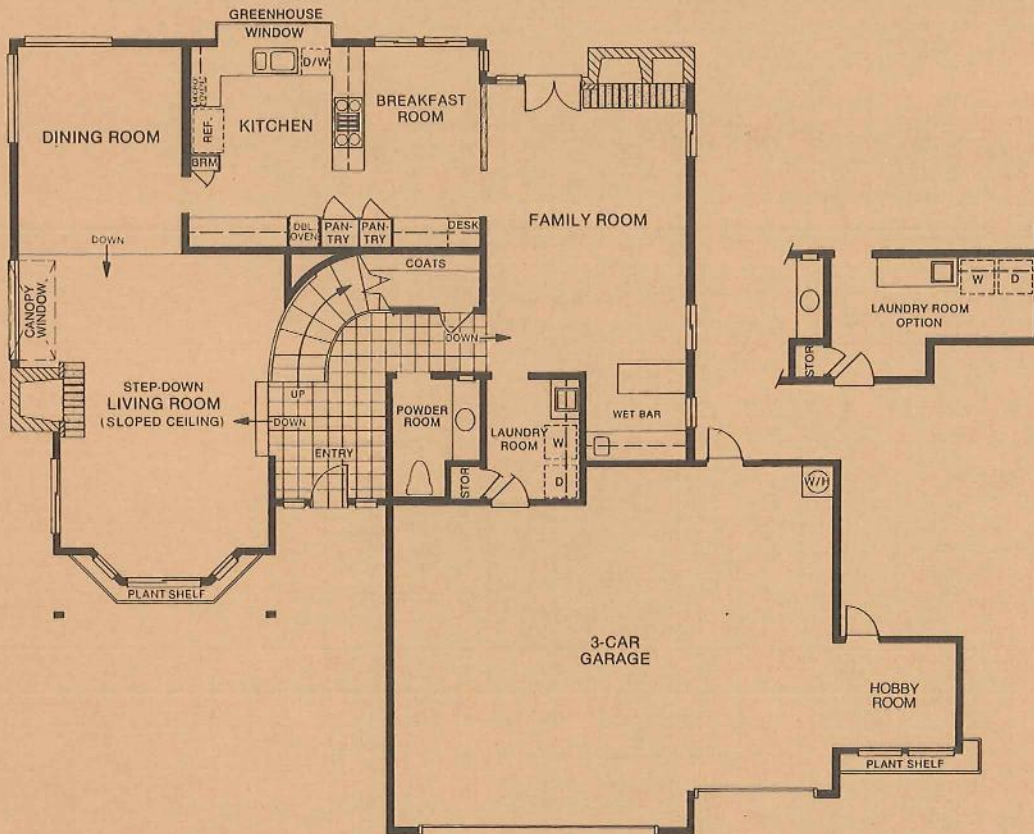
Plan 330-A3R

Two Stories

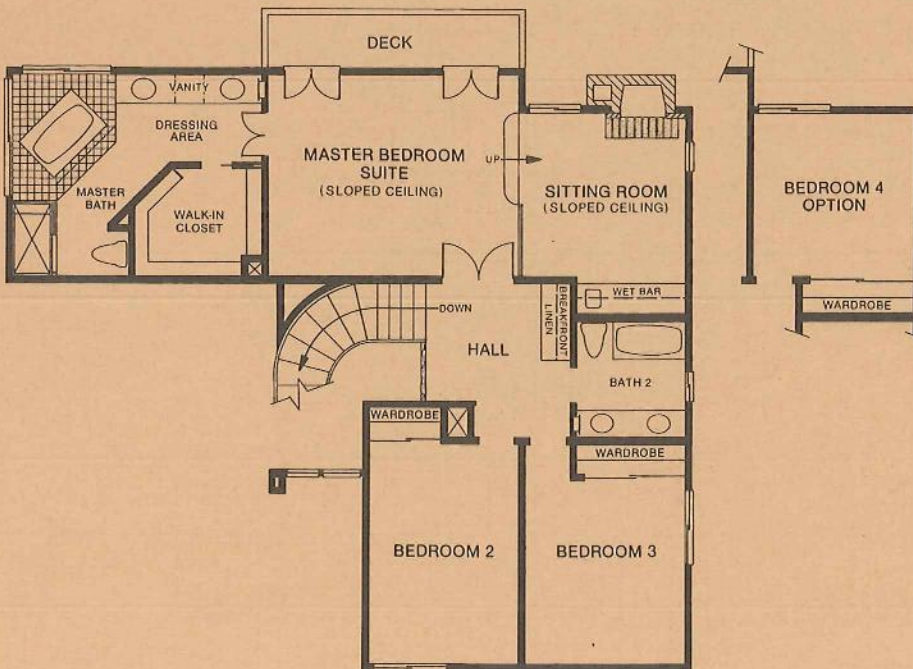
Circle J Ranch

Three Bedrooms plus Sitting Room or Four Bedrooms Two and one-half Baths

First Floor



Second Floor



This floor plan is that of the model (A elevation). B and C floor plans will vary in detail. Some lots require 2-car garages. Ask salesperson for details.

The Leatherwood

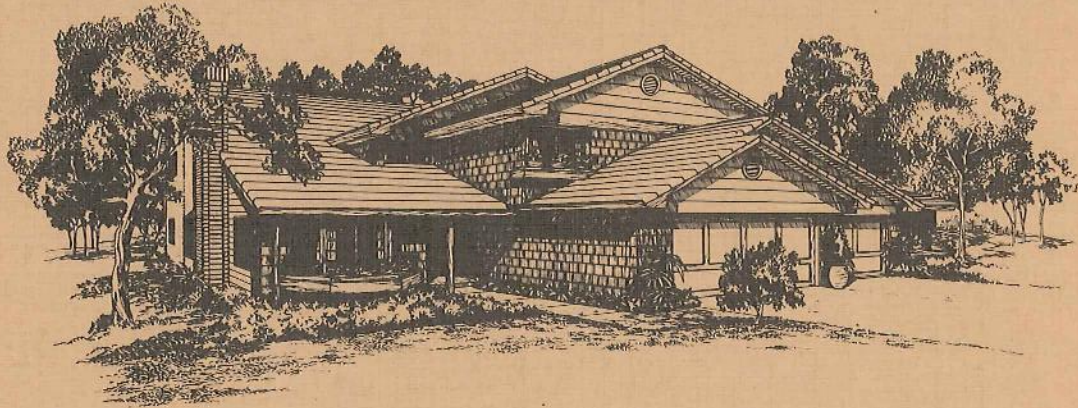
Plan 330-A3R

Two Stories

Circle J Ranch

Three Bedrooms plus Sitting Room or Four Bedrooms

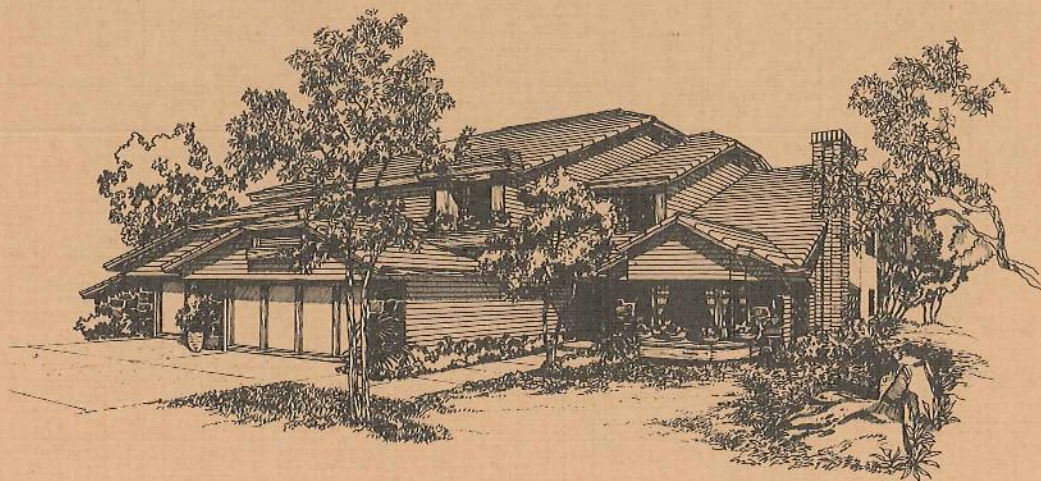
Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

The Chesterfield

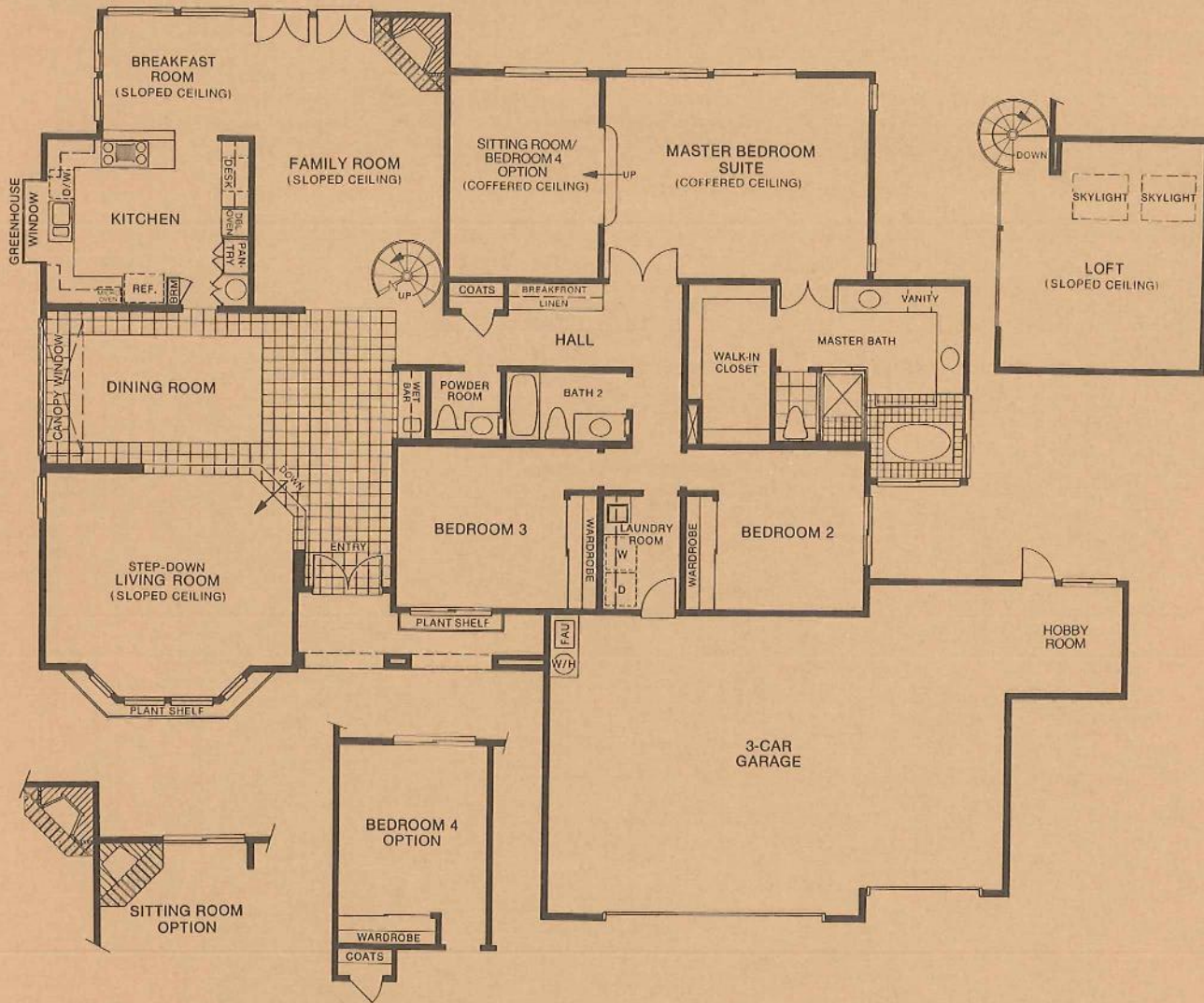
Plan 340-B3R

One Story

Circle J Ranch

Three Bedrooms plus Sitting Room and Loft
or Four Bedrooms and Loft

Two and one-half Baths



This floor plan is that of the model (B elevation).
A and C floor plans will vary in detail.
Some lots require 2-car garages.
Ask salesperson for details.

The Chesterfield

Plan 340-B3R

One Story

Circle J Ranch

Three Bedrooms plus Sitting Room and Loft
or Four Bedrooms and Loft

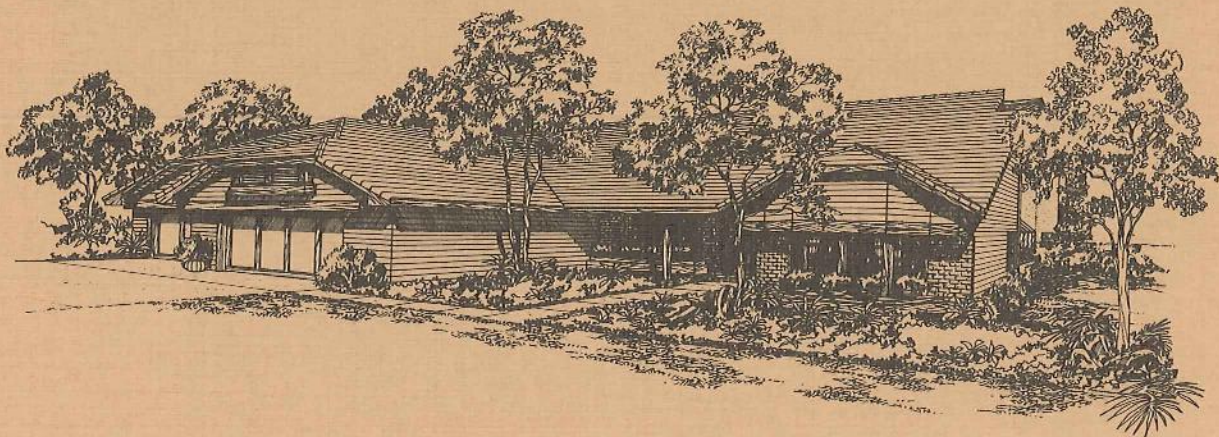
Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

The Greenbriar

Plan 350-A3

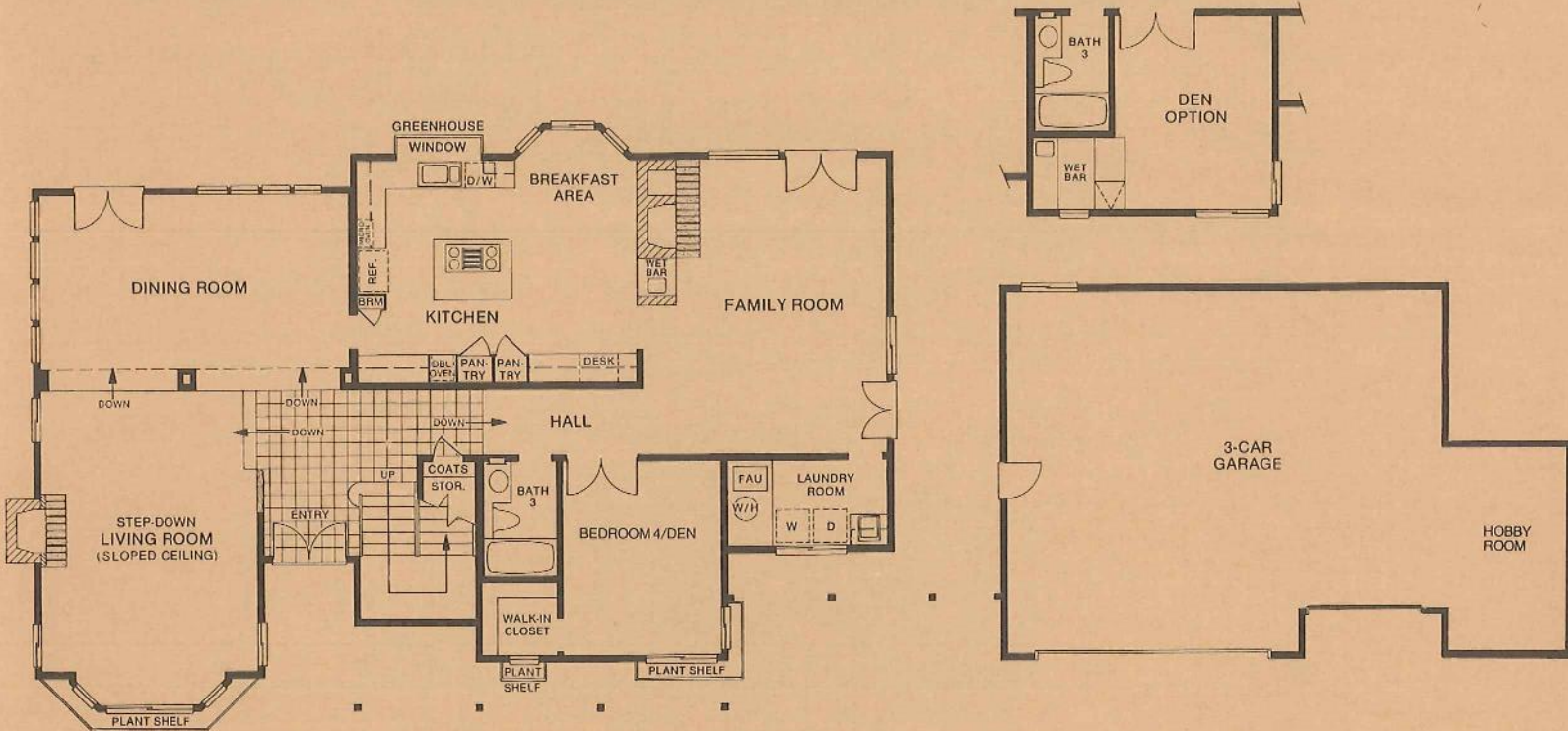
Two Stories

Circle J Ranch

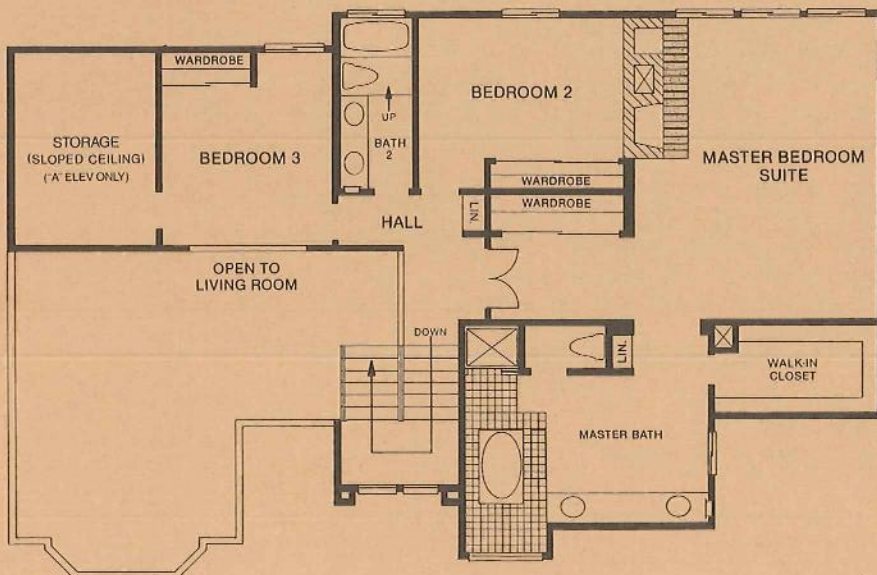
Four Bedrooms or Three Bedrooms plus Den

Three Baths

First Floor



Second Floor



This floor plan is that of the model (A elevation).
B and C floor plans will vary in detail.
Some lots require 2-car garages.
Ask salesperson for details.

The Greenbriar

Plan 350-A3

Two Stories

Circle J Ranch

Four Bedrooms or Three Bedrooms plus Den

Three Baths



A



B



C

Artist's conception; landscaping not included

The Circle J Ranch Gazette

Country Estates on the Circle J Ranch



Luxury Features

Around Your Home

One acre lots (average)
Gate-guarded Private Roads
Equestrian Center
Equestrian Trails

Throughout

- Fireproof concrete tile roofs
- Three-car garages (most lots)
- Automatic garage door openers (double doors only)
- Air conditioning
- Solid oak stairs, hand rails, and balusters (Plans 330, 340, 350)

Automatic night-setback thermostats
Separate laundry rooms with laundry sinks
220-volt electric and gas service to laundry areas
50-gallon gas water heaters with circulating pumps
Double-door entries (except Plans 310-B, 320-B, 330-C, 340-C)
Schlage locks on exterior doors, lever handles on interior doors
Designer hardware
Fully insulated exterior walls and ceilings
Weatherstripped exterior doors opening into living areas
Barbecue gas stub-out in patio areas
Gas forced-air heating with pilotless ignition
Noise-reducing cast-iron drain pipes in two-story homes
Smoke detectors
Canopy windows (Plans 310, 330, 340)
Concrete driveways and walkways
Wired for cable TV
200-AMP electric service
Underground utility lines

Living Areas

- Ceramic tile or hardwood parquet entries
- Wet bars with genuine oak cabinetry, some with wine racks

Custom site-built fireplaces with stub-out for gas log lighters; 3 fireplaces in some plans
Custom fireplace mantels
Vaulted and/or coffered ceilings
Popular French doors

Raised panel interior doors
Stained oak cabinetry throughout
Plush carpeting throughout with no-wax vinyl in service and kitchen areas
Deluxe decorator light fixtures

Bedrooms

Walk-in closets in master bedrooms
Stained wood raised-panel doors into master bedrooms
Mirrored sliding wardrobe doors

Master Bathrooms

- Whirljet spa systems built into tubs, with six jets and 30-minute timers
- Kohler cast iron steeping tubs

Separate stall showers
Ceramic tile tub platforms
Double lavatories
Colored lavatories, tubs, and water closets
Decorator brass fixtures with antique finish
Plush carpeting

All baths feature:

Ceramic tile tub and shower surrounds
Ceramic tile or Corian pullman tops in bathrooms
Corian pullman tops in powder rooms
Genuine stained oak cabinetry
Mirrors over pullmans
Deluxe antique brass finish towel bars, paper holders and medicine cabinets
Cast iron or pressed steel bathtubs
Safety glass shower doors

Kitchens

- Bay or greenhouse windows
- Deluxe microwave ovens with automatic temperature probes, ten cooking speeds
- 47-inch Jenn-Aire convertible cooktops with grills
- Pantries with revolving and adjustable shelves, lazy susan, knife drawer, bread drawer, tray storage and many other features

Electric deluxe double ovens with self-cleaning top ovens, black glass doors
Ceramic tile countertops
Genuine stained oak cabinetry

Built-in desks with butcher block tops

Islands with butcher block tops (Plans 310, 320, 350)

Deluxe 7-cycle energy-saving dishwashers

Rugged ½-horsepower disposals with stainless steel shredding elements and sound-absorbing insulation

Stainless steel double-compartment sinks with spray attachments

Luminous ceilings with genuine stained oak frames

No-wax vinyl floors

Options

Central vacuum system
Burglar alarm
Intercom system
Counter food center — blender with power unit package
Trash compactor
Plan 330:
Optional larger laundry area
Optional bedroom 4
Plan 340:
Optional fireplace in sitting room
Optional bedroom 4
Plan 350:
Optional den with wet bar

In keeping with our constant research and development program, Ridgedale Joint Venture reserves the right to alter price, product, and design specifications and to vary size and lot improvements without notice or obligation.

Our model homes have been decorated and landscaped to suggest how you might customize your new home. The decorating, landscaping and certain trim treatments are for display only and are not included in the price of your home. Please consult our sales representative to verify exactly what is included.

Circle J Ranch



23060-E Circle J Ranch Road
Saugus, CA 91350
(805) 255-5739
(213) 367-1442

COUNTRY ESTATES -- Circle J Ranch
Tract 34143 -- 1-A and 1-B

September 25, 1981

	<u>From</u>	<u>To</u>
<u>Plan 310</u>		
2310 S.F.	\$260,000	\$273,000
<u>Plan 320</u>		
2613 S.F.	\$271,000	\$294,000
<u>Plan 330</u>		
2665 S.F.	\$279,000	\$303,000
<u>Plan 340</u>		
2961 S.F.	\$270,000	\$293,000
<u>Plan 350</u>		
3366 S.F.	\$305,000	\$345,000

Average one-acre lots.
Gate-guarded private community.
Planned Equestrian Center and
trails.

COUNTRY ESTATES
AT
CIRCLE J RANCH

Tract 3414, Unit 2, Saugus

FACT SHEET

Country Estates at Circle J Ranch consists of forty-three (43) custom lots. These equestrian, view oriented, single family estate lots vary in size from approximately .49 acres to 2.29 acres.

All lots are ready to build upon. Underground electric, gas and telephone are stubbed to the lot line. Each lot has sewer and water service to the lot line.

The planned Equestrian Center consists of 30 stalls, 5 foaling stalls and an exercise ring.

Equestrian trails are as indicated on the Master Plan.

The community will be gate guarded with private roads.

Buyers are subject to the County of Los Angeles Building Code.

All common areas, easements and additional maintenance areas, as indicated in the Covenants, Conditions and Restrictions, are to be maintained by the Homeowners Association.

The monthly Homeowners Association dues are stipulated on the DRE-approved budget. (See "White Report").

The Environmental Control Committee shall approve all proposed structures or improvements. Minimum dwelling size is 2500 sq. ft.

Financing:

- 25% downpayment
- \$5000 to open escrow
- 11¼% interest only, terms for 3 years
- 2% loan origination fee
- 5% discount is offered for cash

COUNTRY ESTATES
at
CIRCLE J RANCH

PRICE LIST

<u>Lot No.</u>	<u>Pad Size*</u>	<u>Lot Size**</u>	<u>Price</u>	<u>Address</u>
1	19,192	1.25	\$175,000	21824 Parvin Drive
2	16,040	1.16	160,000	21812 "
3	16,000	1.34	160,000	21802 "
4	15,200	1.19	160,000	21750 "
5	18,480	1.39	160,000	21738 "
6	12,000	1.11	160,000	21726 "
7	11,200	1.14	150,000	21716 "
8	13,232	1.47	150,000	21704 "
9	12,000	1.29	150,000	21654 "
10	13,168	0.49	140,000	21642 "
11	15,520	0.78	145,000	21628 "
12	18,688	1.12	130,000	21614 "
13	22,616	1.11	130,000	21604 "
14	22,144	1.20	120,000	21564 "
15	30,752	1.48	135,000	21552 "
16	23,760	1.31	150,000	21538 "
17	22,000	1.15	150,000	21526 "
18	16,000	1.07	150,000	21514 "
19	12,800	1.43	150,000	21508 "
20	10,304	1.32	98,000	25142 Cornhill Road
21	14,800	1.24	175,000	25152 "
22	16,000	1.31	155,000	25164 "
23	14,208	1.34	98,000	25172 "
24	36,400	1.00	210,000	21509 Parvin Drive

COUNTRY ESTATES at CIRCLE J RANCH -- PRICE LIST
Page 2

<u>Lot No.</u>	<u>Pad Size*</u>	<u>Lot Size**</u>	<u>Price</u>	<u>Address</u>
25	26,000	0.66	\$200,000	21517 Parvin Drive
26	25,600	0.69	180,000	21529 "
27	29,760	0.87	180,000	21543 "
28	21,120	0.72	175,000	21555 "
29	10,192	0.75	130,000	21607 "
30	13,120	0.86	130,000	21607 "
31	14,096	0.73	125,000	21619 "
32	22,400	0.84	130,000	21629 "
33	20,800	0.90	130,000	21639 "
34	21,120	1.72	130,000	21649 "
35	20,832	1.63	135,000	21661 "
36	14,000	1.79	135,000	21705 "
37	16,896	2.29	140,000	21717 "
38	22,400	2.03	145,000	21729 "
39	18,400	2.05	160,000	21737 "
40	19,104	1.90	170,000	21749 "
41	23,200	1.96	130,000	21803 "
42	17,656	0.75	165,000	21813 "
43	15,552	1.91	160,000	21827 "

* Approximate area in square feet (rounded to nearest 500 sq.ft. increment)

** Approximate area in acres.

The developer reserves the right to change prices without notice.

Prices effective 7/1/84

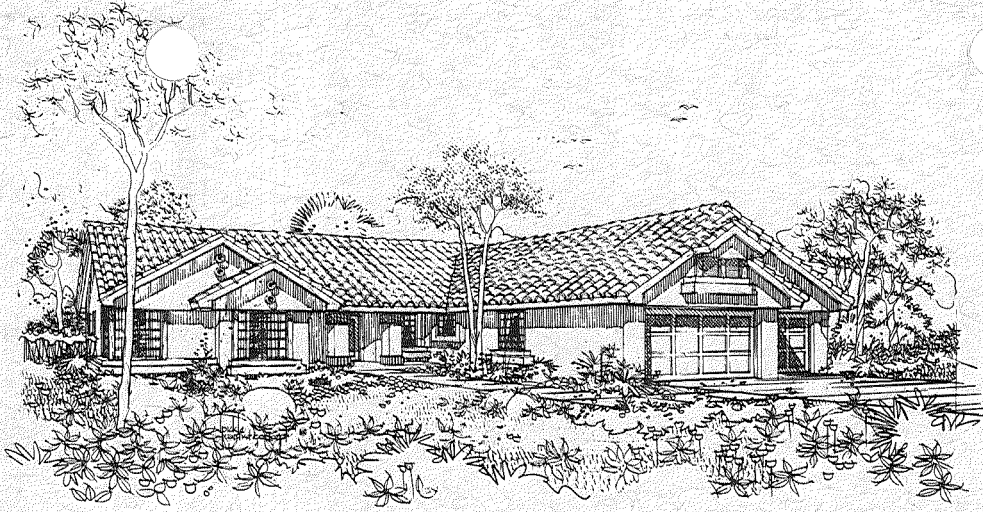
23060-E Circle J Ranch Road, Saugus, California
(805) 259-1717

Meadowbrook (Plan 310)

A spacious three bedroom, two bath single story home.



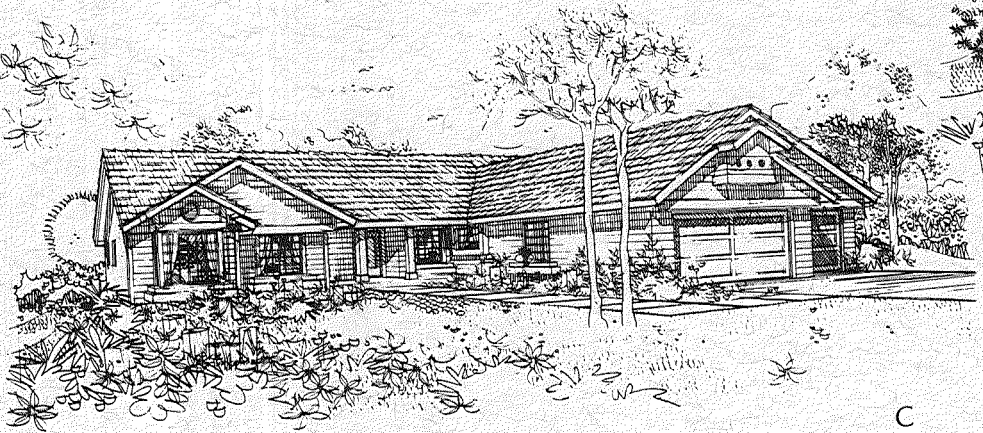
Due to our continuing program of design and product improvement, we reserve the right to change features, design and material without prior notice or obligation.



A



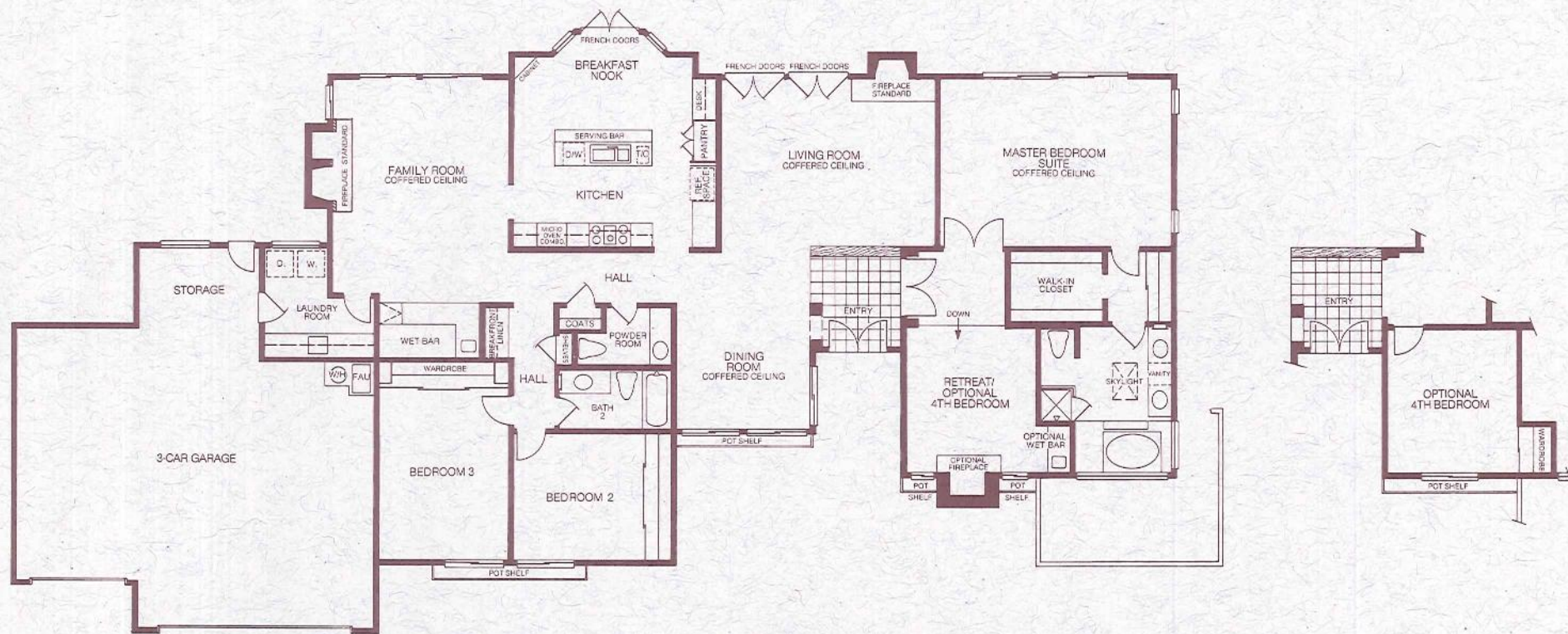
B



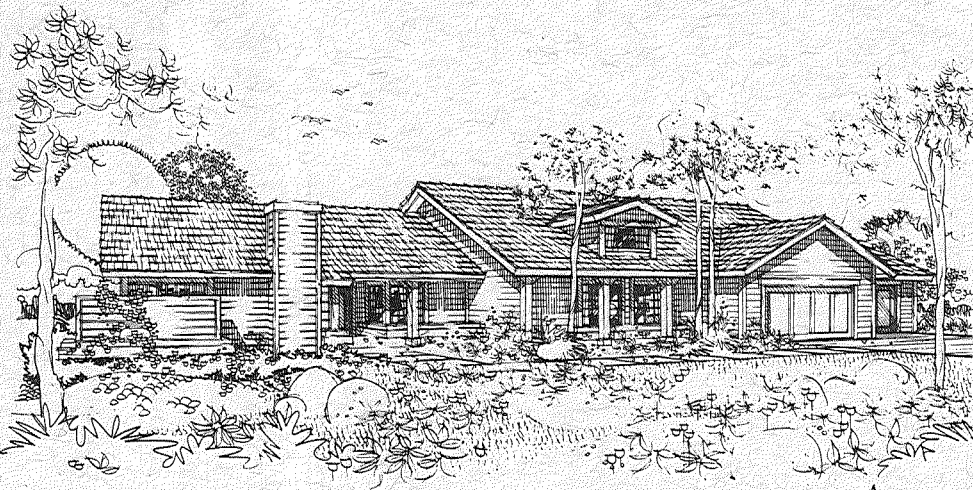
C

Smoketree (Plan 320)

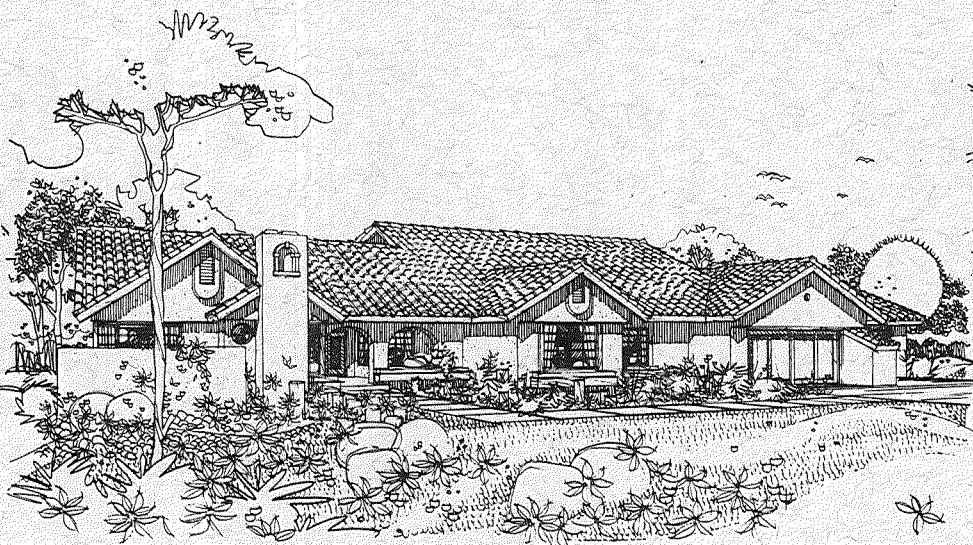
A luxurious single-story home with three bedrooms and two and one-half baths (Optional fourth bedroom)



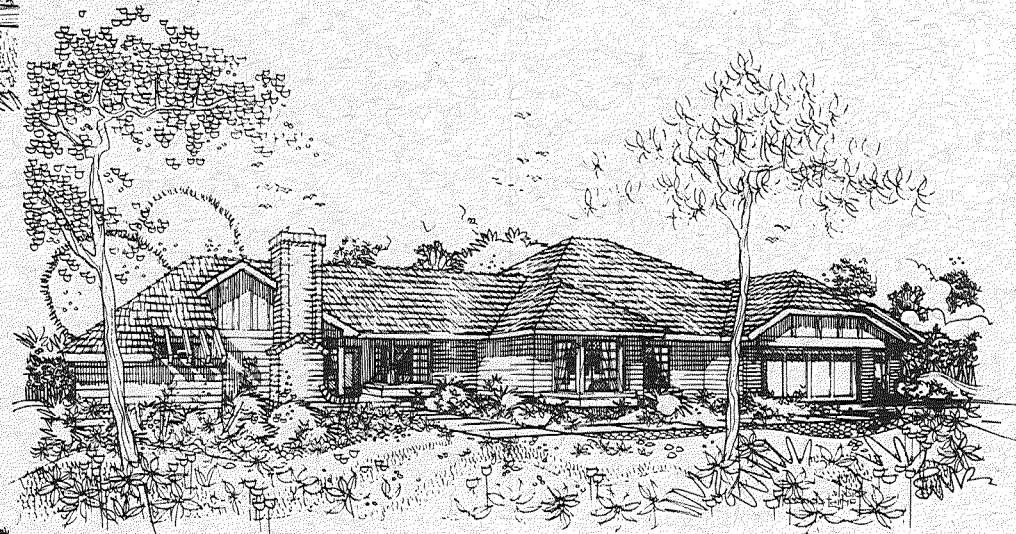
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A



C



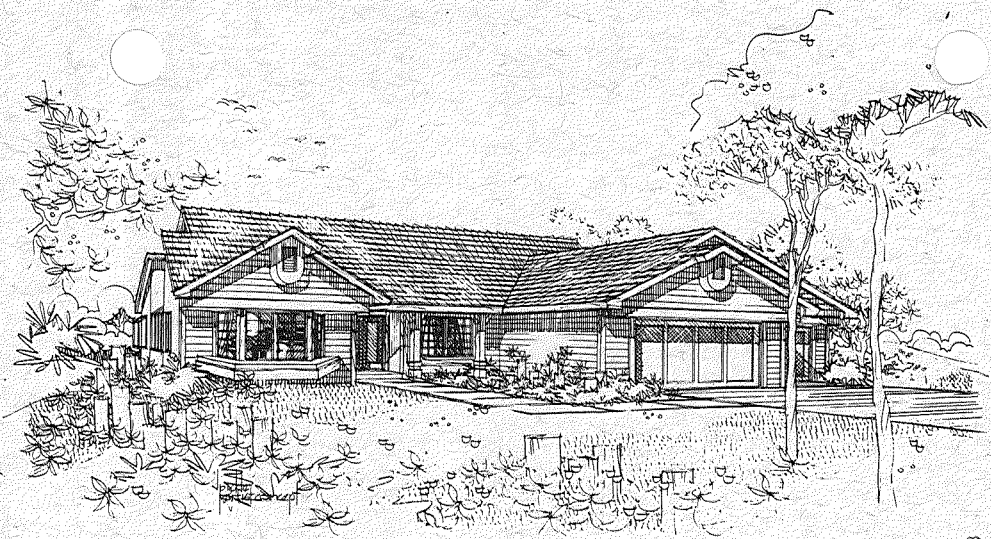
B

Westfield (Plan 340)

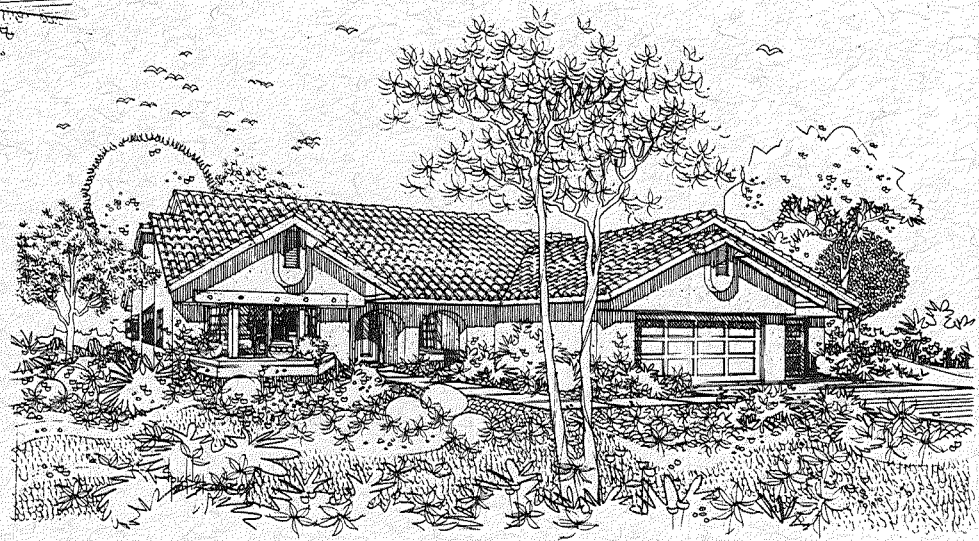
A versatile three bedroom, two and one-half bath executive home. (Optional fourth bedroom)



Due to our continuing program of design and product improvement, we reserve the right to change features, design and material without prior notice or obligation.



A



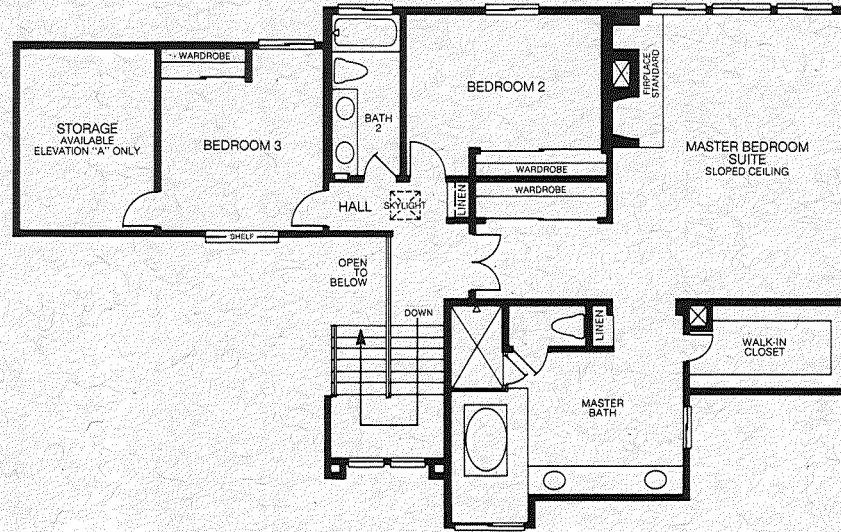
B



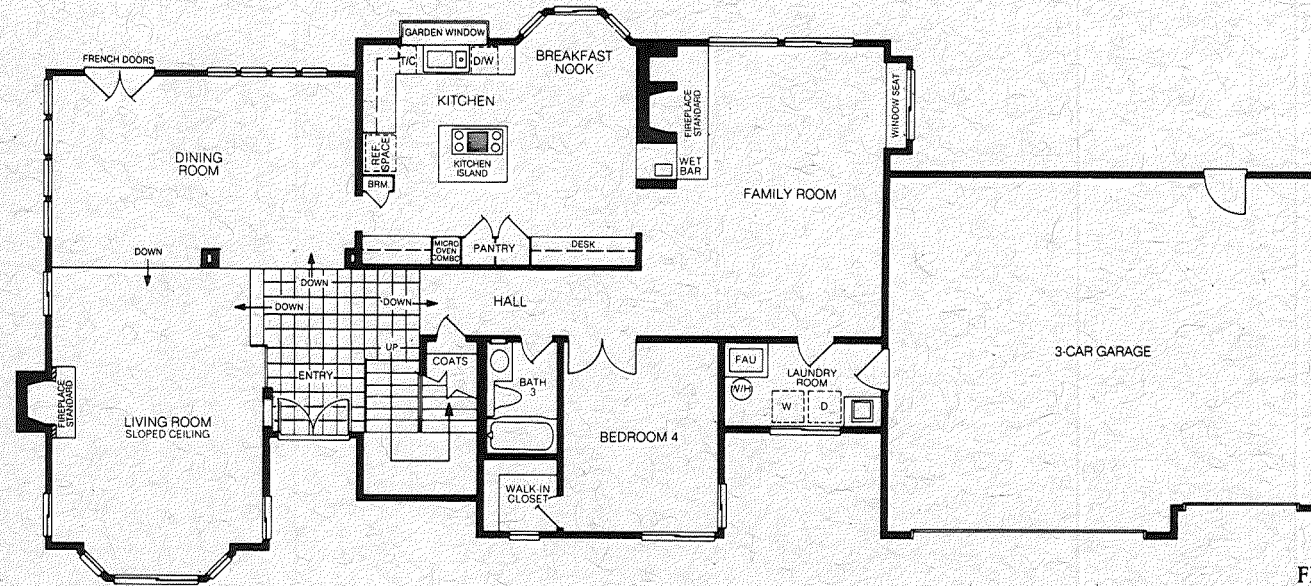
C

Wildwood (Plan 350)

An elegant two-story home with four bedrooms and three baths.

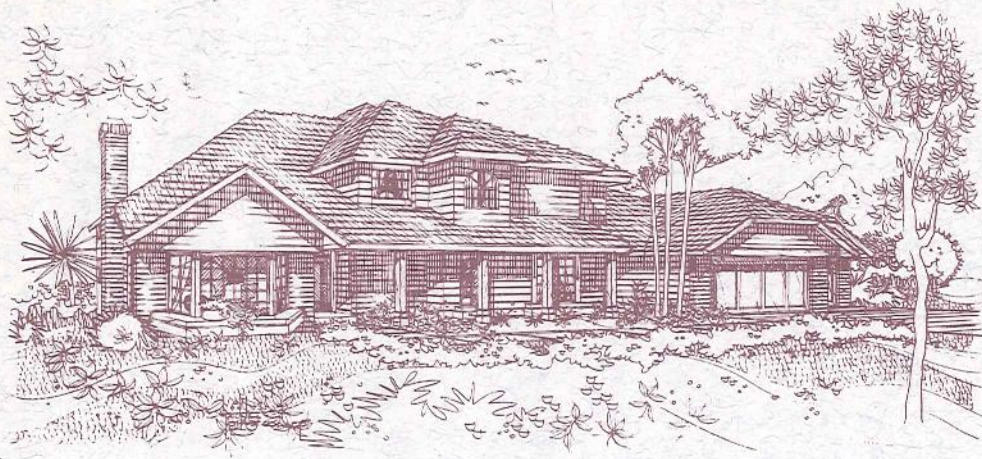


SECOND FLOOR



FIRST FLOOR

Due to our continuing program of design and product improvement, we reserve the right to change features, design and material without prior notice or obligation.



A



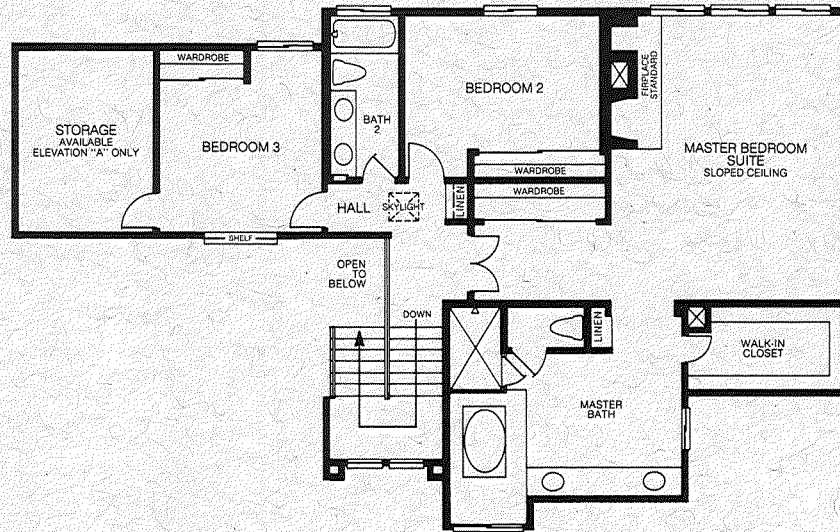
B



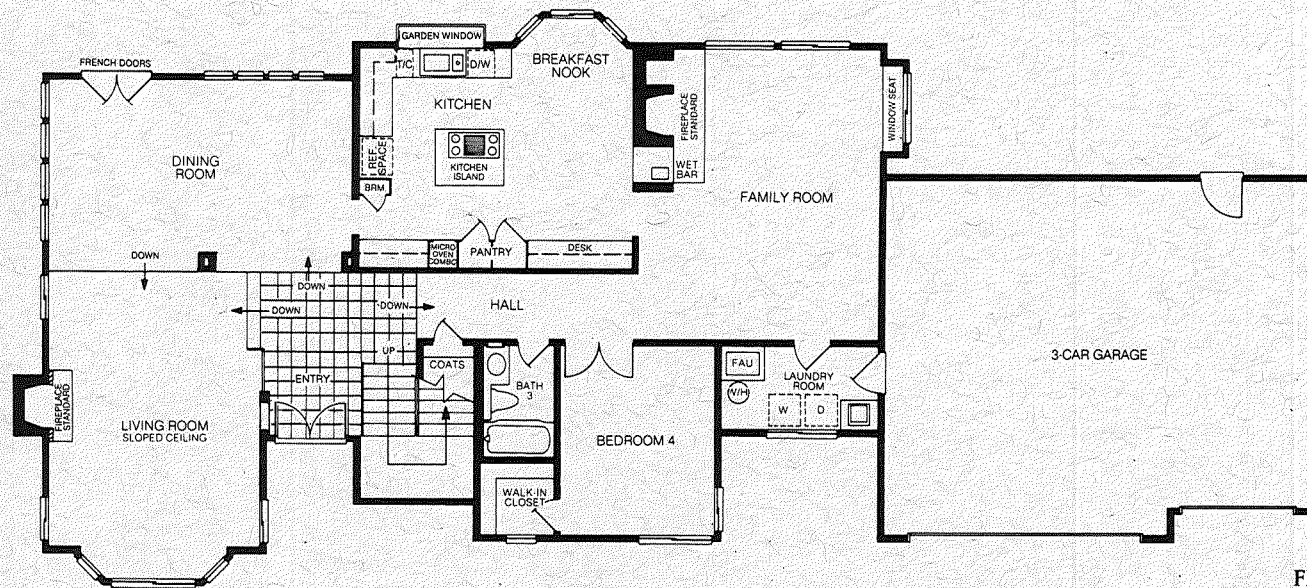
C

Wildwood (Plan 350)

An elegant two-story home with four bedrooms and three baths.



SECOND FLOOR



FIRST FLOOR

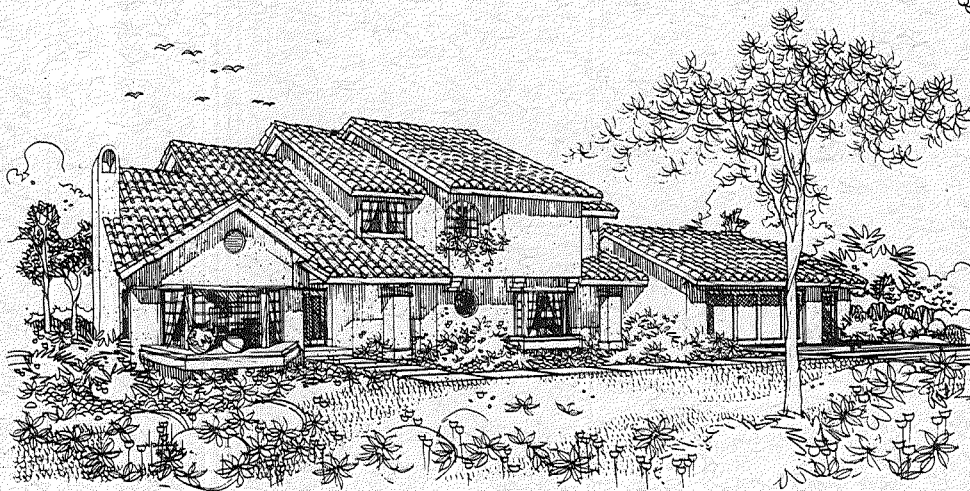
Due to our continuing program of design and product improvement, we reserve the right to change features, design and material without prior notice or obligation.



A



B



C

Dear Realtor:

The attached price lists are for the unsold homes and the custom lots in Circle J Ranch Estates.

1. You are authorized to offer up to \$50,000 per home in decorating and/or landscaping allowance to be paid by seller, (you may use the same dollars to reduce the purchase price).
2. The estate homes commission is 6% to the selling office.

Note: The commission is paid on the net selling price after deducting any allowances or discounts.

3. Lot Sales

- A. Cash sales are preferred, however, some terms can be arranged. Please consult with the on-site sales person regarding terms.
- B. Lot sales of 5 lots or more to one buyer with one closings date will command a special discount and special handling. Please contact Bill Claus at (213) 450-0779 on these.

4. All Sales

- A. Please bring your client to the sales office to write the contract. Our staff will help you complete the proper paperwork to submit for approval and escrow opening. Several items of paper work are necessary in new sales that are not necessary for resales. Jim Rollins and Don Offill will be happy to assist you in any way. All sales will go to the on-site sales office for delivery to the main office. The on-site salesmen will not participate in your commission in any way.

We hope you will jump on the program and Sell! Sell! Sell!
Circle J Homes and Lots.

BIG VALUES! FOR YOUR CLIENT

BIG COMMISSIONS FOR YOU

IT'S MAGIC

COUNTRY ESTATES - CIRCLE J RANCH

TRACT 34143

SALES PRICE

	<u>LOT</u> <u>NO.</u>	<u>PLAN</u> <u>NO.</u>	<u>PRICE</u>	<u>ADDRESS</u>
SOLD	21	350-A3	\$338,000	22007 PARVIN DRIVE
CLOSED	22	320-C3	289,000	21971 PARVIN DRIVE
SOLD	23	320-B2	299,000	21959 PARVIN DRIVE
CLOSED	24	340-B3R	289,000	21945 PARVIN DRIVE
CLOSED	37	320-B2R	304,000	21936 PARVIN DRIVE
	38	350-C2	337,000	21948 PARVIN DRIVE
	39	310-B2R	275,000	21958 PARVIN DRIVE
	40	350-C2R-SP	332,000	21968 PARVIN DRIVE
	41	330-C3	300,000	21976 PARVIN DRIVE
SOLD	42	320-A-2	300,000	22008 PARVIN DRIVE
	43	350-B2	335,000	22016 PARVIN DRIVE
SOLD	44	320-C2	303,000	22024 PARVIN DRIVE
GOLD	7	350-A3	338,000	25137 BARNHILL ROAD

CIRCLE J RANCH COUNTRY ESTATES

CUSTOM HOMESITES

TRACT 34144

<u>LOT NO.</u>	<u>PAD SIZE¹</u>	<u>LOT² SIZE</u>	<u>ADDRESS</u>	<u>INDIVIDUAL LOT PRICE</u>
1	20,500	1.25	21824 PARVIN DRIVE	\$111,900
2	16,500	1.16	21812 PARVIN DRIVE	106,900
3	16,500	1.34	21802 PARVIN DRIVE	106,900
4	18,000	1.19	21750 PARVIN DRIVE	109,900
5	12,500	1.39	21738 PARVIN DRIVE	104,900
6	12,500	1.11	21726 PARVIN DRIVE	104,900
7	11,500	1.14	21716 PARVIN DRIVE	103,900
8	14,500	1.47	21704 PARVIN DRIVE	105,900
9	11,500	1.29	21654 PARVIN DRIVE	103,900
10	13,750	0.49	21642 PARVIN DRIVE	99,900
11	16,500	0.78	21628 PARVIN DRIVE	101,990
SOLD 12	21,000	1.12	21614 PARVIN DRIVE	95,900
13	23,500	1.11	21604 PARVIN DRIVE	95,900
CLOSED 14	22,500	1.20	21564 PARVIN DRIVE	89,900
15	27,500	1.48	21552 PARVIN DRIVE	103,900
16	23,000	1.31	21538 PARVIN DRIVE	105,900
17	20,000	1.15	21526 PARVIN DRIVE	101,900
18	15,500	1.07	21514 PARVIN DRIVE	97,900
19	13,500	1.43	21508 PARVIN DRIVE	97,900
20	11,000	1.32	25142 CORNHILL ROAD	85,900
21	15,000	1.24	25152 CORNHILL ROAD	99,900
22	16,000	1.31	25164 CORNHILL ROAD	99,900
23	15,000	1.34	25172 CORNHILL ROAD	85,900
24	40,000	1.00	21509 PARVIN DRIVE	129,900
25	25,000	0.66	21517 PARVIN DRIVE	111,900
26	20,500	0.69	21529 PARVIN DRIVE	106,900
27	20,000	0.87	21543 PARVIN DRIVE	106,900
28	23,500	0.72	21555 PARVIN DRIVE	109,900

TRACT 34144

<u>LOT NO.</u>	<u>PAD SIZE¹</u>	<u>LOT² SIZE</u>	<u>ADDRESS</u>	<u>INDIVIDUAL LOT PRICE</u>
29	11,500	0.75	21567 PARVIN DRIVE	\$ 91,900
30	13,500	0.86	21607 PARVIN DRIVE	93,900
31	14,500	0.73	21619 PARVIN DRIVE	93,900
32	20,000	0.84	21629 PARVIN DRIVE	99,900
33	19,000	0.90	21639 PARVIN DRIVE	99,900
34	19,900	1.72	21649 PARVIN DRIVE	99,900
35	20,000	1.63	21661 PARVIN DRIVE	99,900
36	13,000	1.79	21705 PARVIN DRIVE	93,900
37	17,000	2.29	21717 PARVIN DRIVE	97,900
38	23,000	2.03	21729 PARVIN DRIVE	101,900
39	18,500	2.05	21737 PARVIN DRIVE	106,900
40	18,500	1.90	21749 PARVIN DRIVE	109,900
41	23,500	1.96	21803 PARVIN DRIVE	106,900
42	17,000	0.75	21813 PARVIN DRIVE	109,900
43	15,000	1.91	21827 PARVIN DRIVE	103,900

TRACT 34143

25	13,250	0.78	22007 PARVIN DRIVE	89,900
26	10,600	0.87	21971 PARVIN DRIVE	85,900
27	10,060	0.84	21959 PARVIN DRIVE	85,900
28	12,500	1.36	21945 PARVIN DRIVE	89,900
29	9,950	1.59	21927 PARVIN DRIVE	79,900
30	12,200	1.04	21913 PARVIN DRIVE	89,900
31	12,150	0.72	21840 PARVIN DRIVE	95,900
32	16,240	1.13	21852 PARVIN DRIVE	99,900
33	12,325	0.97	21864 PARVIN DRIVE	95,900
34	17,360	1.37	21874 PARVIN DRIVE	99,900
35	12,000	0.92	21912 PARVIN DRIVE	89,900
36	12,090	0.85	21852 PARVIN DRIVE	89,900

1 - APPROXIMATE AREA IN SQUARE FEET, ROUNDED TO NEAREST 500 SQ. FT. INCREMENT.

2 - APPROXIMATE AREA IN ACRES