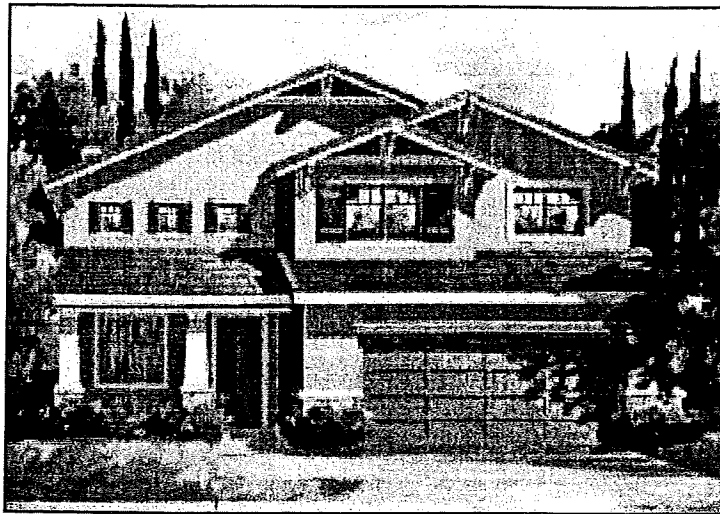
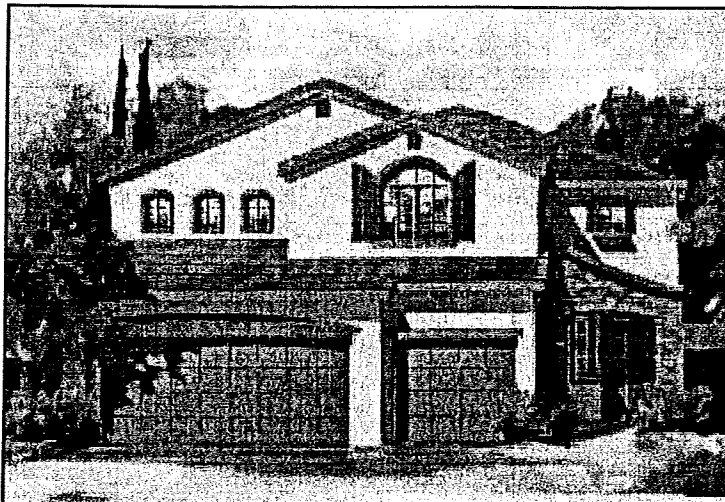


P R E L I M I N A R Y



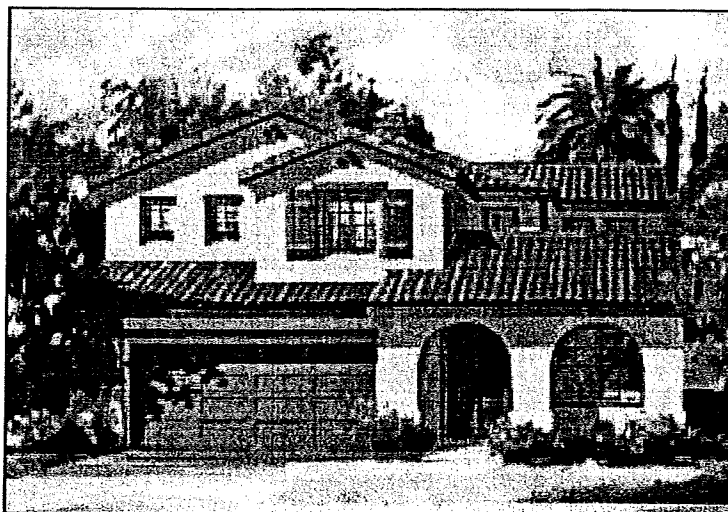
Residence 1C

Artist's Conception



Residence 2AR

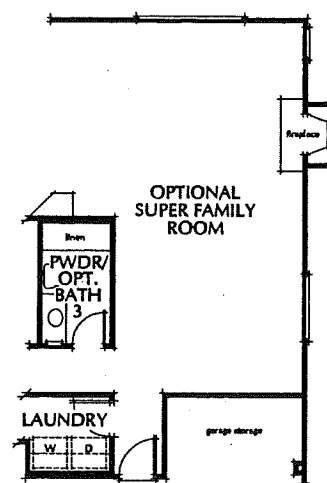
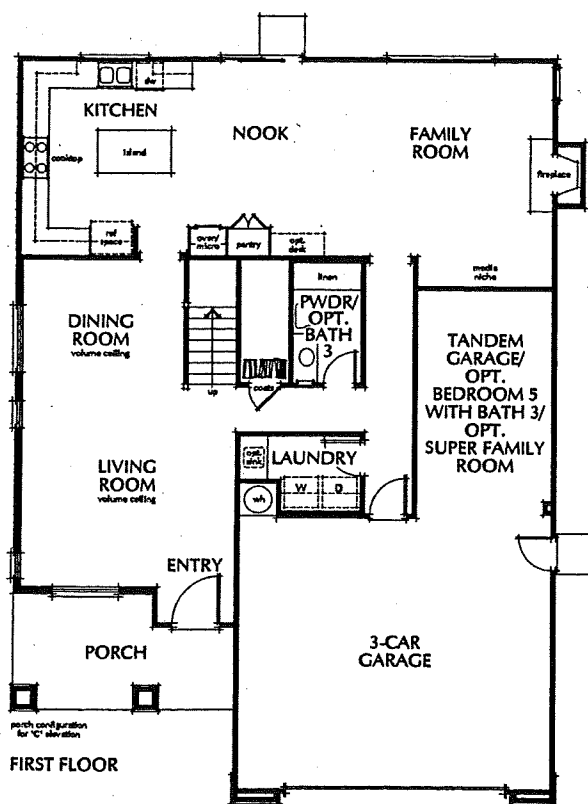
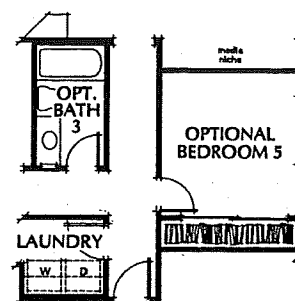
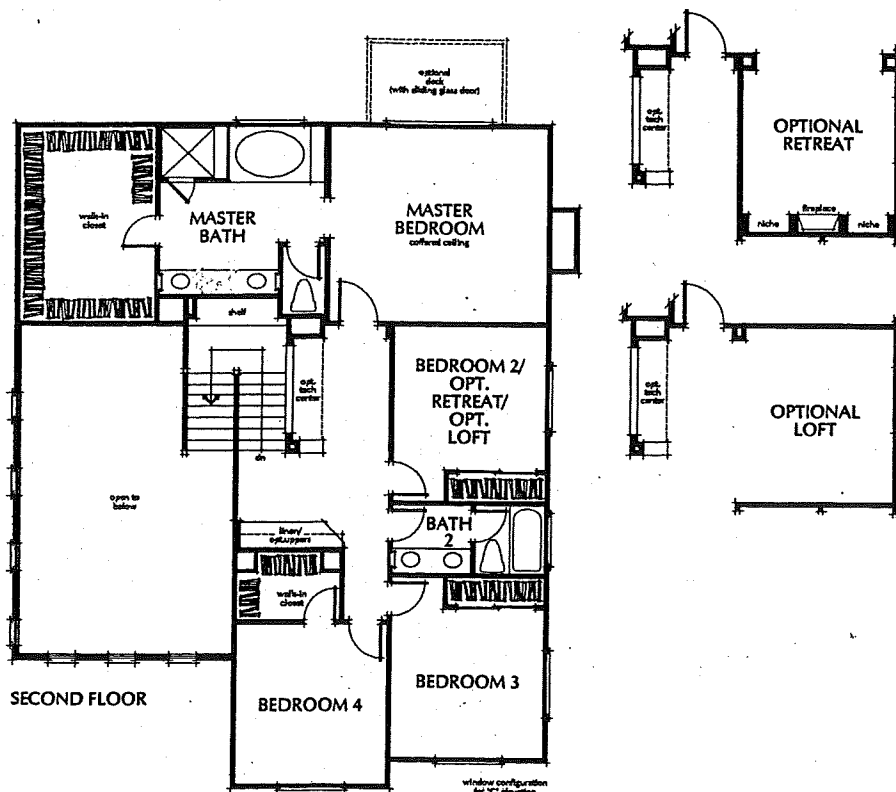
Artist's Conception



Residence 3BR

Artist's Conception

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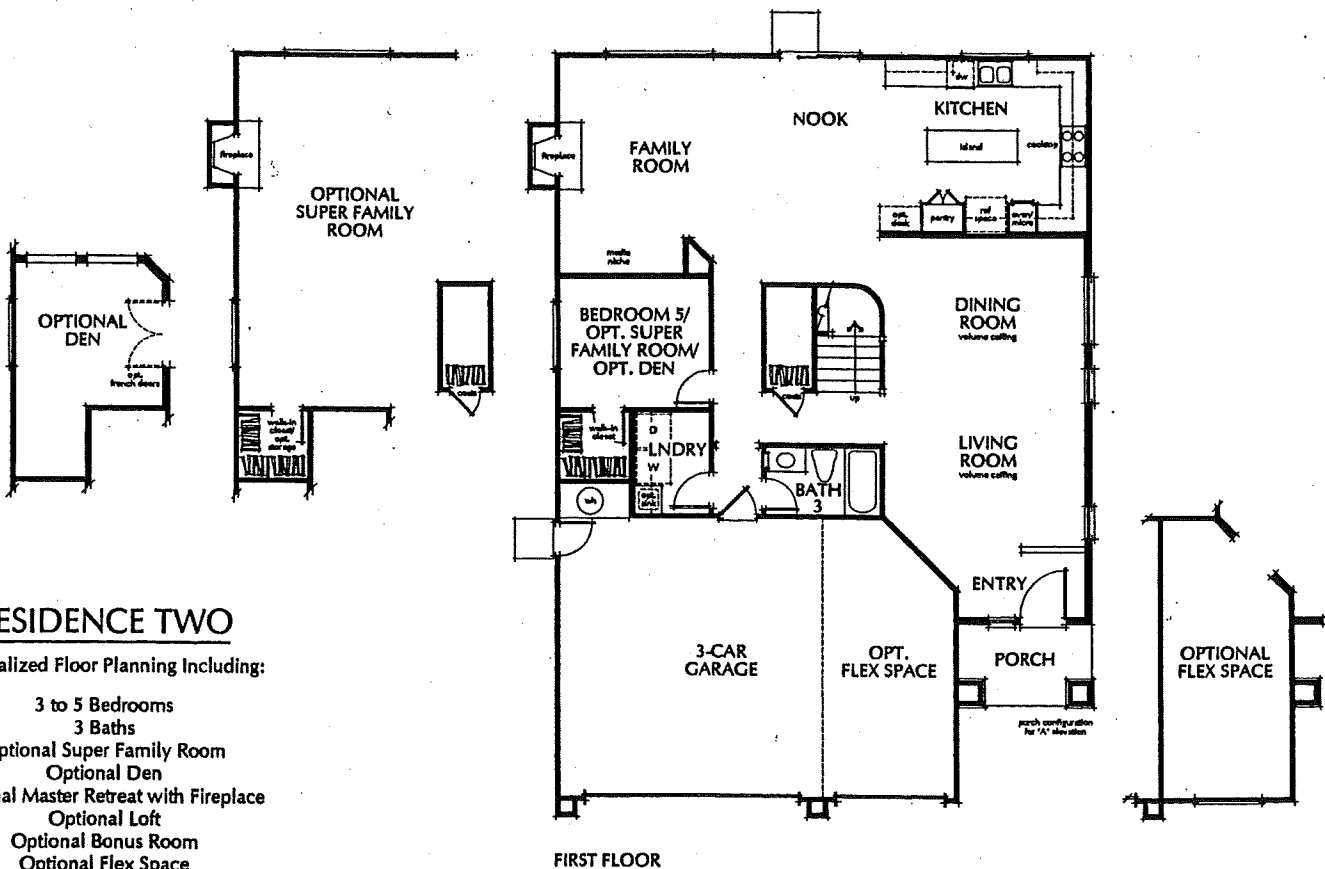
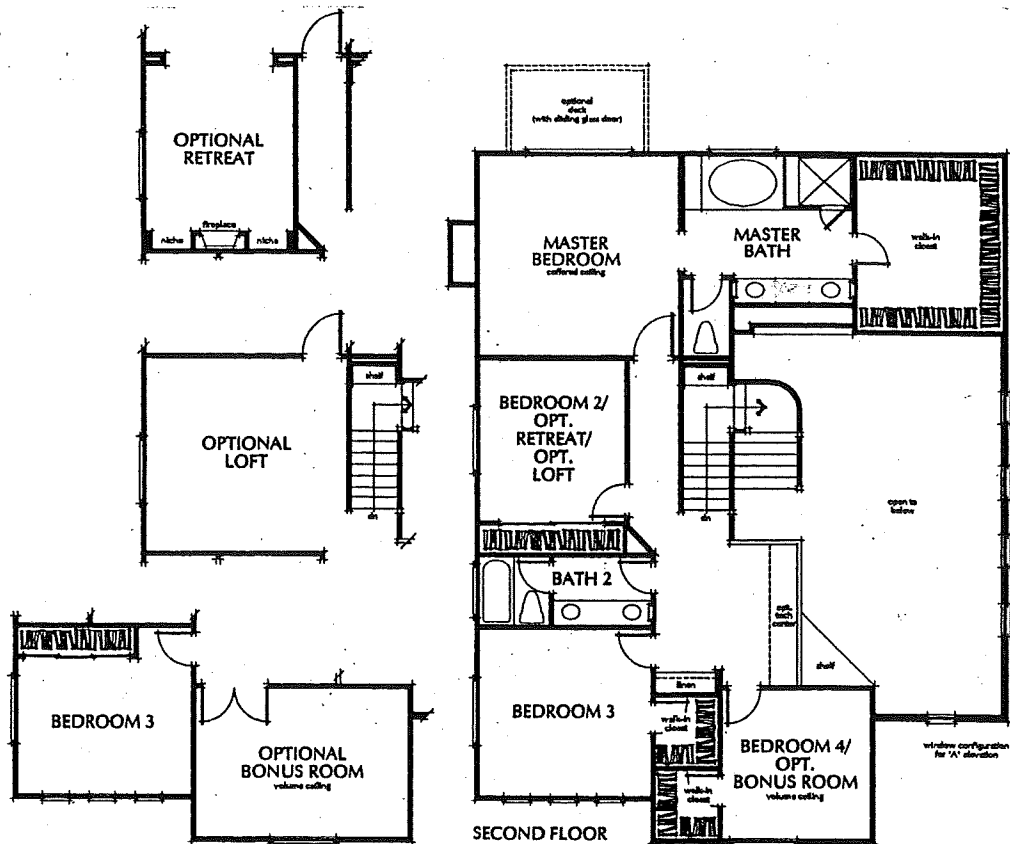


RESIDENCE ONE

Personalized Floor Planning Including:

- 3 to 5 Bedrooms
 - 2 1/2 to 3 Baths
 - Optional Super Family Room
 - Optional Bedroom 5 with Bath 3
 - Optional Master Retreat with Fireplace
 - Optional Loft
 - 3-Car Tandem Garage
- Approximately 2,623 to 2,760 Square Feet

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RESIDENCE TWO

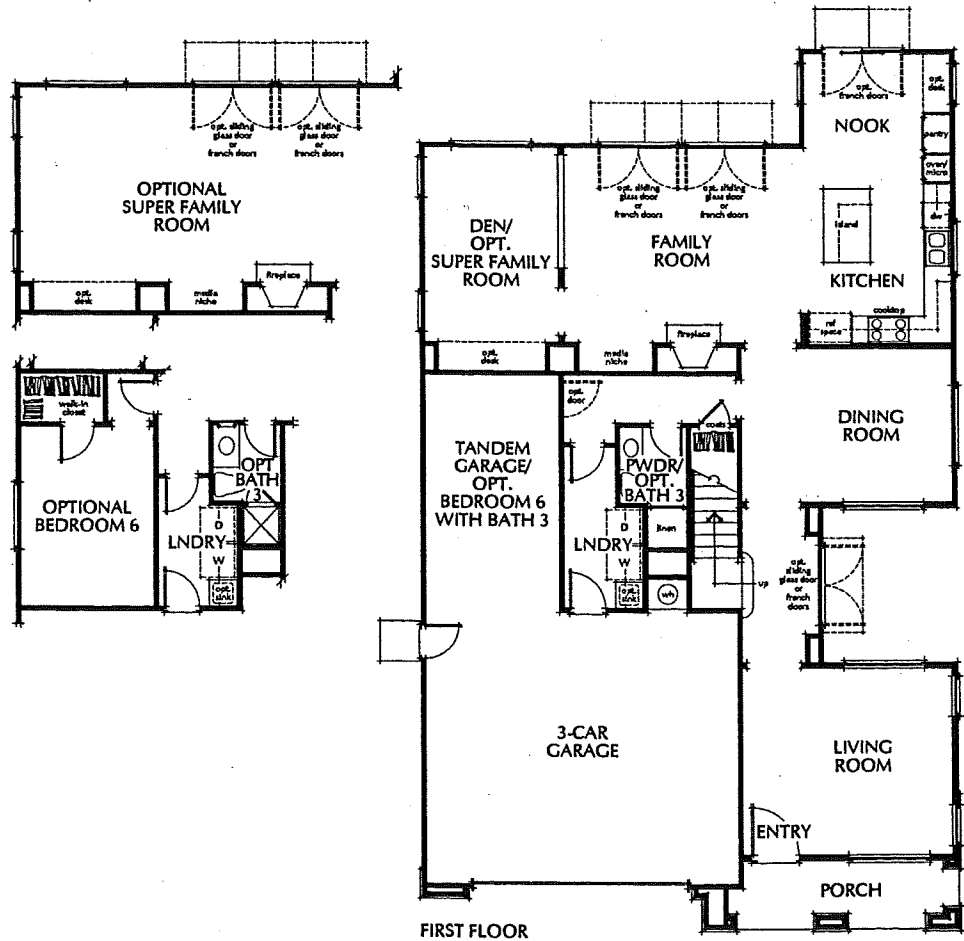
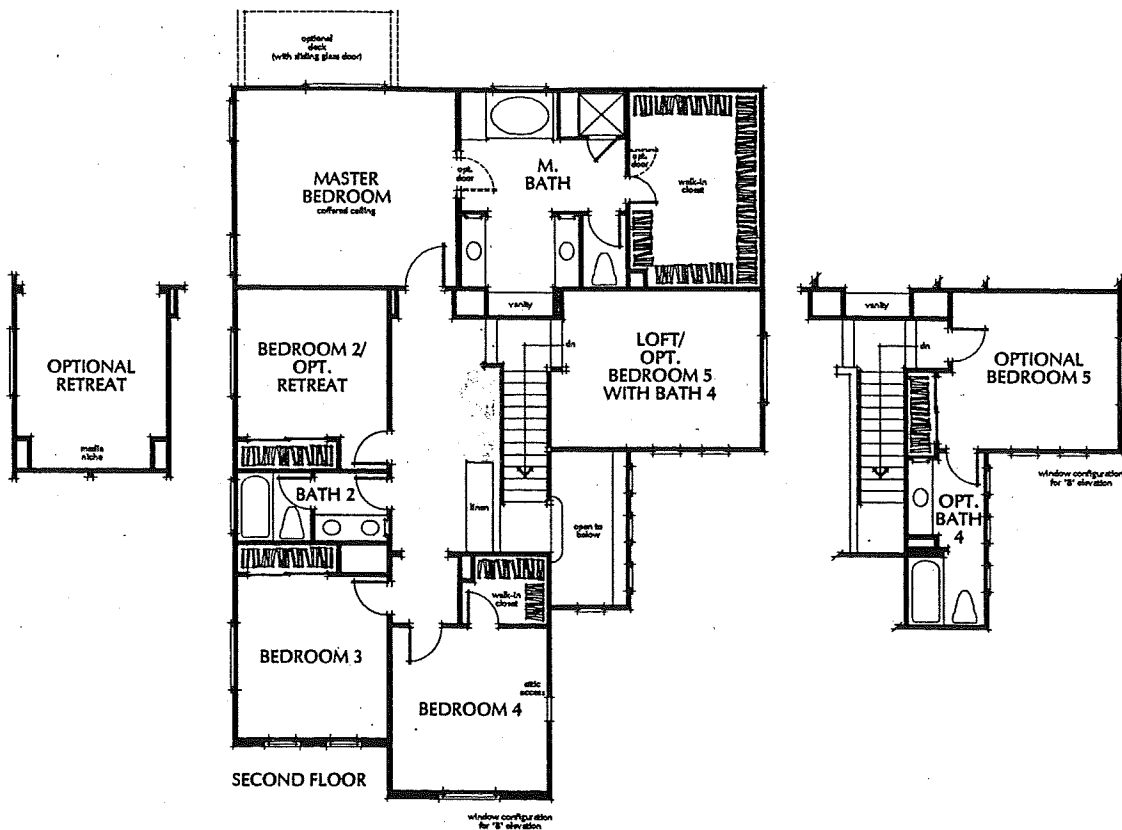
Personalized Floor Planning Including:

- 3 to 5 Bedrooms
- 3 Baths
- Optional Super Family Room
- Optional Den
- Optional Master Retreat with Fireplace
- Optional Loft
- Optional Bonus Room
- Optional Flex Space
- 3-Car Garage

Approximately 2,785 to 2,975 Square Feet

Floorplan shown as a reverse

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RESIDENCE THREE

Personalized Floor Planning Including:

- 3 to 6 Bedrooms
- 2 1/2 to 4 Baths
- Den
- Loft

Optional Super Family Room
Optional Master Retreat
3-Car Tandem Garage

Approximately 3,047 to 3,229 Square Feet

Floorplan shown as a reverse

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THE RANCH

Preliminary Features

DISTINCTIVE EXTERIORS

Individualized architectural styles in a selection of French Country, Spanish Colonial or Craftsman
Exquisitely crafted exterior detailing enhanced by shutters, decorative siding, or trim (per plan and elevation)
Professionally selected color schemes
Fire-resistant concrete tile roofs
Inviting raised panel eight-foot entry door
Oil-rubbed bronze finish entry door hardware
Night illuminated address numbers
3-car garage with roll-up sectional garage door(s) and automatic garage door opener(s) (garage configuration varies per plan)
Rear and side yard block wall and/or wrought iron fencing (per lot)

GRACIOUS LIVING AREAS

Hand set ceramic tile flooring in entry
Nine foot ceiling height on first floor
Raised panel interior doors with chrome finish interior lever hardware
"2 1/2" baseboards
Designer selected hanging light fixture at dining room (per elevation)
Subtle recessed downlighting in living areas
Traditional family room wood-burning fireplace with precast surround/mantle and stub for future gas log lighter
Graceful hand-painted white stairway with kickboard
Design enhancing rounded drywall corners
Raised panel bi-pass and swing wardrobe doors
Elongated toilet at powder

KITCHEN HIGHLIGHTS

Gourmet kitchen with a spacious island and convenient pantry
Bright kitchen nook area
Stained recessed panel beechwood cabinets with concealed hinges and adjustable shelves
Convenient under-cabinet task lighting
Soffits above kitchen cabinets
Handset 6" x 6" ceramic tile countertops and backsplash
Deluxe energy-efficient General Electric appliance package in your choice of black or white:
36" built-in gas cooktop
30" built-in self-cleaning oven
Built-in microwave
Multi-cycle dishwasher
Chrome finish kitchen faucet with pull-out wand
Refrigerator area plumbed for automatic icemaker

LUXURIOUS MASTER SUITES

Generous walk-in closets
Dual china sinks
Hand set 4"x4" ceramic tile countertops
Elegant chrome finished bath fixtures by Delta®
Stained recessed panel beechwood cabinet with concealed hinges and adjustable shelves
Inset full-width beveled vanity mirrors
Luxurious oval soaking tub with ceramic tile surround
Separate shower with ceramic tile surround and clear glass enclosure

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THE RANCH

Preliminary Features

ADDED VALUE FEATURES

Interior laundry room with built-in white cabinets
Decora™ electrical switches
Painted closet shelves with stained wood pole
RG-6 cable for television in family room, all bedrooms, and optional rooms
Category-5 for telephone in kitchen, all bedrooms, and optional rooms to a master panel
Elegant chrome finished bath fixtures by Delta®
Pressed steel secondary tubs
Cultured marble countertops at secondary bath and shower/tub surrounds
Smoke detectors
Dual system forced air heating and central air conditioning
Post-tension slab foundation
Drywall garage
Barbecue-ready gas stub at rear of home
Front rain gutters (per elevation)

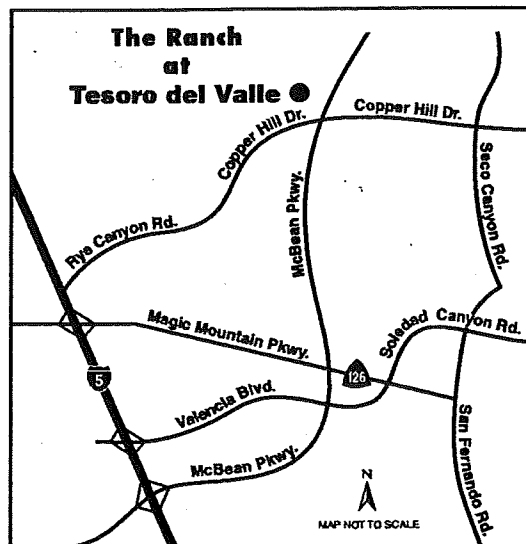
ENERGY SAVING ADVANTAGES

Energy saving low emission dual glazed vinyl framed windows by Milgard
Fully-insulated exterior walls and ceilings in living areas
Energy saving 50-gallon hot water heater
Pilotless ignition furnace
Insulated heating ducts
Polycel caulking to reduce air infiltration
Exterior door weather stripping

PERSONALIZING OPTIONS

Cabinets in a variety of materials and finishes
Designer ceramic tile, granite, and Corian® countertop selections
A selection of built-ins (per plan)
Maple and wrought iron stairway upgrades
Profile® stainless steel, black and white appliance upgrade packages
Double oven and five-burner cooktop packages
Upper glass cabinets and specialty drawers at select kitchen locations
Re-circulating hot water system with timer control
Washer and dryer
Interior finish trim packages (enhanced baseboard, wood windowsills and window casing at select locations)
French doors at select locations
Leaded glass at selected windows
Mirrored wardrobe doors
Jetted tub with in-line heater at master bath
Custom closet organizer at master
Shower enclosures for secondary baths
High-tech communication, entertainment, and audio/video upgrades
Security and fire alarm systems
Custom electrical options
Ceiling fan pre-wire
Decorative window panes for sectional garage doors
Paint garage complete
Rain gutters (full house)

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THE RANCH
23942 Rancho Court
Santa Clarita, CA 91354

661-296-9746

RichmondAmerican.com/LA



Financing by HomeAmerican Mortgage Corporation
Insurance by AHI Insurance Agency Inc.

RICHMOND
AMERICAN HOMES
One Home...One Buyer...One Dream at a Time



THE RANCH

At Tesoro Del Valle

Joy Werner & Kathryn Werner

Phone: 661-296-9746 / Fax: 661-296-9843

Lot Pricing - Phase I

January 25, 2003

LOT	PLAN	ADDRESS	OPTIONS/UPGRADES	PRICE
6	3AR	23922 Rancho Court		\$522,900
7	1B	23916 Rancho Court		\$469,900
8	3CR	23912 Rancho Court	Super family room, Bedroom 5 with Bath 4	\$534,185
9	1A	23908 Rancho Court	Bedroom 5 with Bath 3	\$486,440
10	3BR	23904 Rancho Court	Bedroom 5 with Bath 4	\$546,035
11	2CR	23900 Rancho Court	Master Retreat with Fireplace	\$524,055
12	3AR	23911 Rancho Court	Bedroom 5 with Bath 4	\$534,035
13	2BR	23923 Rancho Court	Super Family room	\$470,150
5	2C	23926 Rancho Court		\$486,900

PLAN ONE	PLAN TWO	PLAN THREE
Personalized floor planning including: <ul style="list-style-type: none"> ▪ 3 to 5 Bedrooms ▪ 2 ½ to 3 Baths ▪ Optional Super Family Room ▪ Optional Bedroom 5 with Bath 3 ▪ Optional Master Retreat with Fireplace ▪ Optional Loft ▪ 3-Car Tandem Garage ▪ Approximately 2,623 to 2,760 Square Feet 	Personalized floor planning including: <ul style="list-style-type: none"> ▪ 3 to 5 Bedrooms ▪ 3 Baths ▪ Optional Super Family Room ▪ Optional Den ▪ Optional Master Retreat with Fireplace ▪ Optional Loft ▪ Optional Bonus Room ▪ Optional Flex Space ▪ 3-Car Tandem Garage ▪ Approximately 2,785 to 2,975 Square Feet 	Personalized floor planning including: <ul style="list-style-type: none"> ▪ 3 to 6 Bedrooms ▪ 2 ½ to 4 Baths ▪ Den ▪ Loft ▪ Optional Super Family Room ▪ Optional Master Retreat ▪ 3-Car Tandem Garage ▪ Approximately 3,047 to 3,229 Square Feet

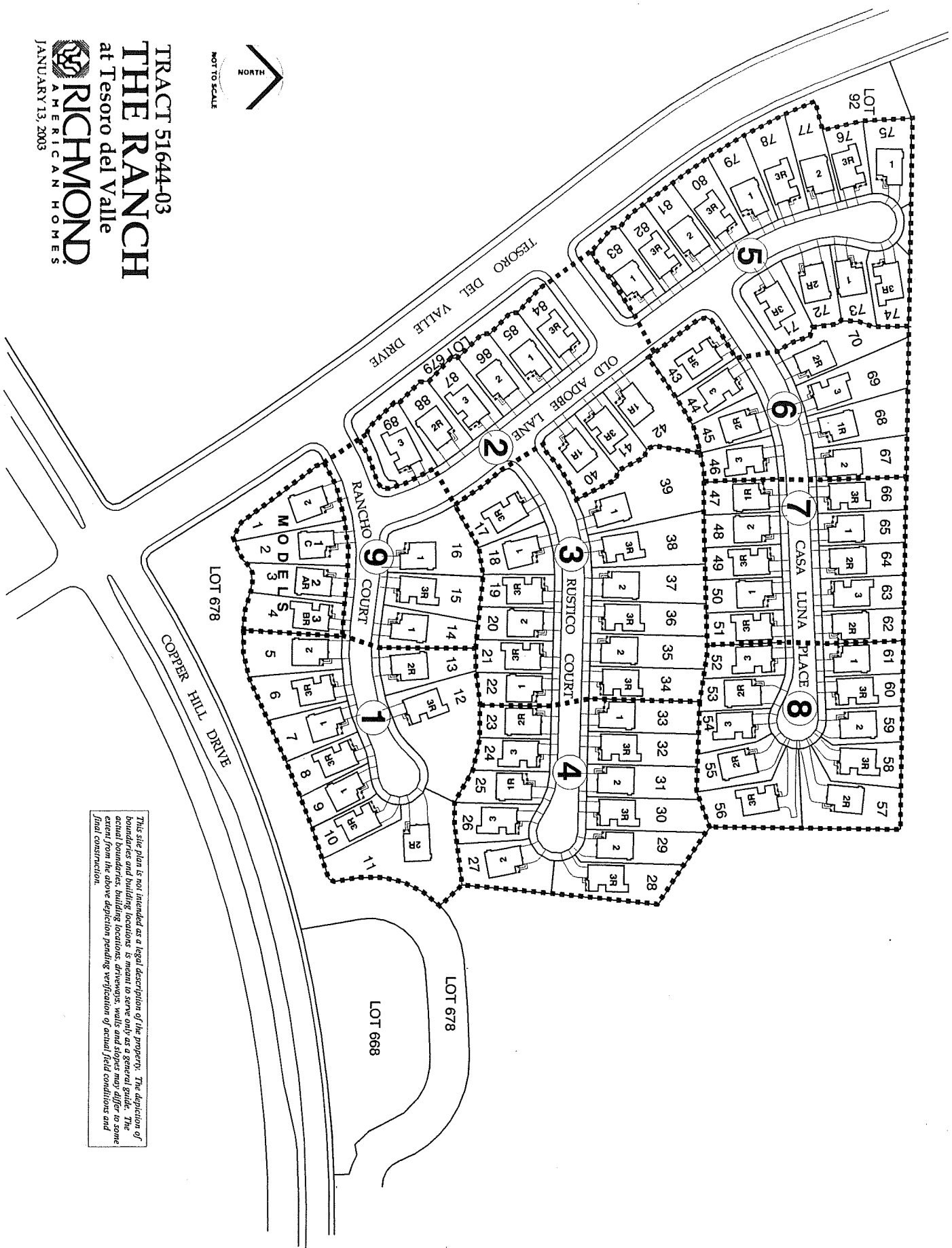
In order to save everyone the inconvenience of a pre-release campout for sales phase releases, a priority list will be established based upon the date on our "Guest Information" card you filled out upon your visit to our sales center. Richmond American Homes will make every effort possible to notify 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: 1/25/03

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TRACT 51644-03
THE RANCH
 at Tesoro del Valle
RICHMOND
 AMERICAN HOMES
 JANUARY 13, 2003



This site plan is not intended as a legal description of the property. The depiction of boundaries and building locations is meant to serve only as a general guide. The depiction of actual boundaries, building locations, driveways, walls and slopes may differ to some extent from the above depiction pending verification of actual field conditions and final construction.