

by Paragon Homes, Inc.

Tucked away in the hills, yet close to all the necessities for an active family life,  
Mountainview offers the ideal residential setting.

Within this secluded master-planned community,  
your family may choose from several definitive housing neighborhoods,  
each with its own special personality and lifestyle design.

You'll have an easy commute to business and commercial centers  
in Los Angeles, as well as being close to schools,  
shopping and many popular recreation areas.

And Mountainview will have its own on-site park with  
more than six scenic acres for the benefit of community residents.

Mountainview.

Homes of lasting value  
in a community designed with families like yours in mind.



# Paragon Homes, Inc.

- par' a- gon, n.** [OFr. *paragon*;  
1. a model or pattern; a model of superior  
excellence or perfection; as a *paragon* of  
beauty or eloquence.

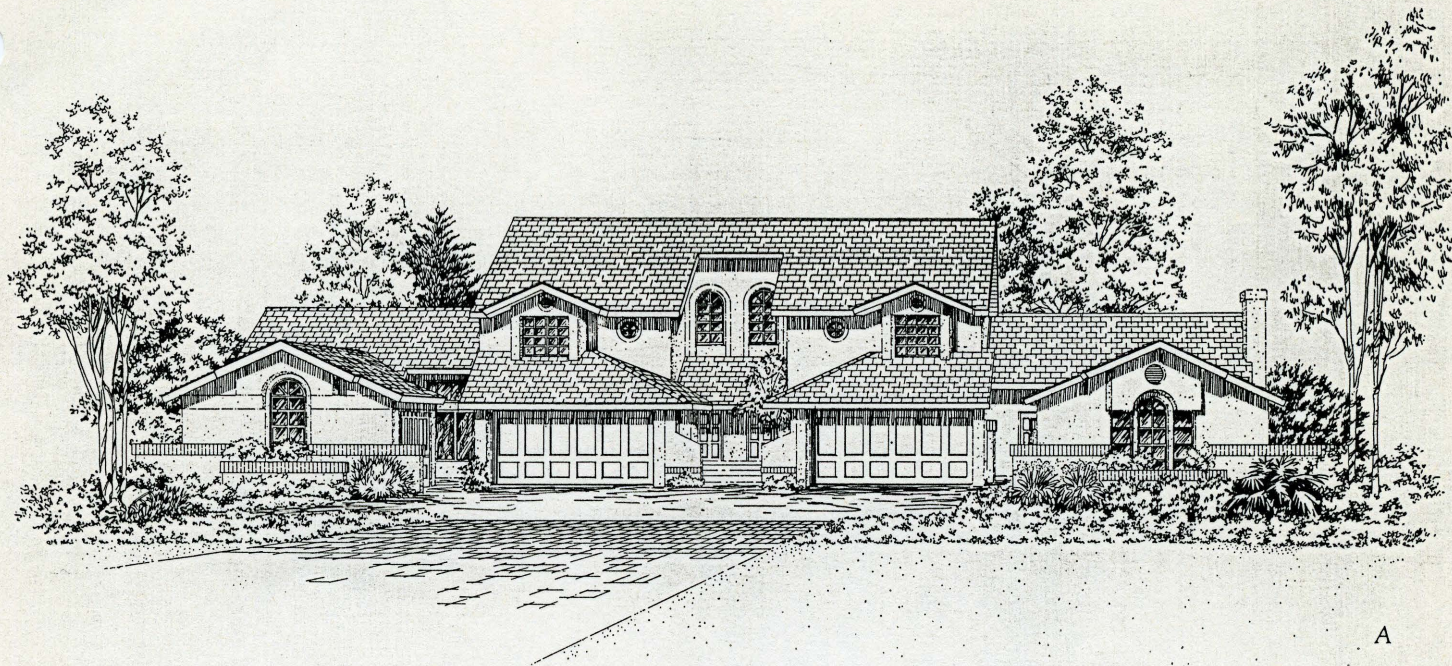
## *Designing communities for the way you live.*

At Paragon Homes, Inc.,  
the most important aspect of a new residential community  
is the people who will one day be living there.  
That's why every Paragon development  
is built around the needs of families  
just like yours—to suit the way you live.

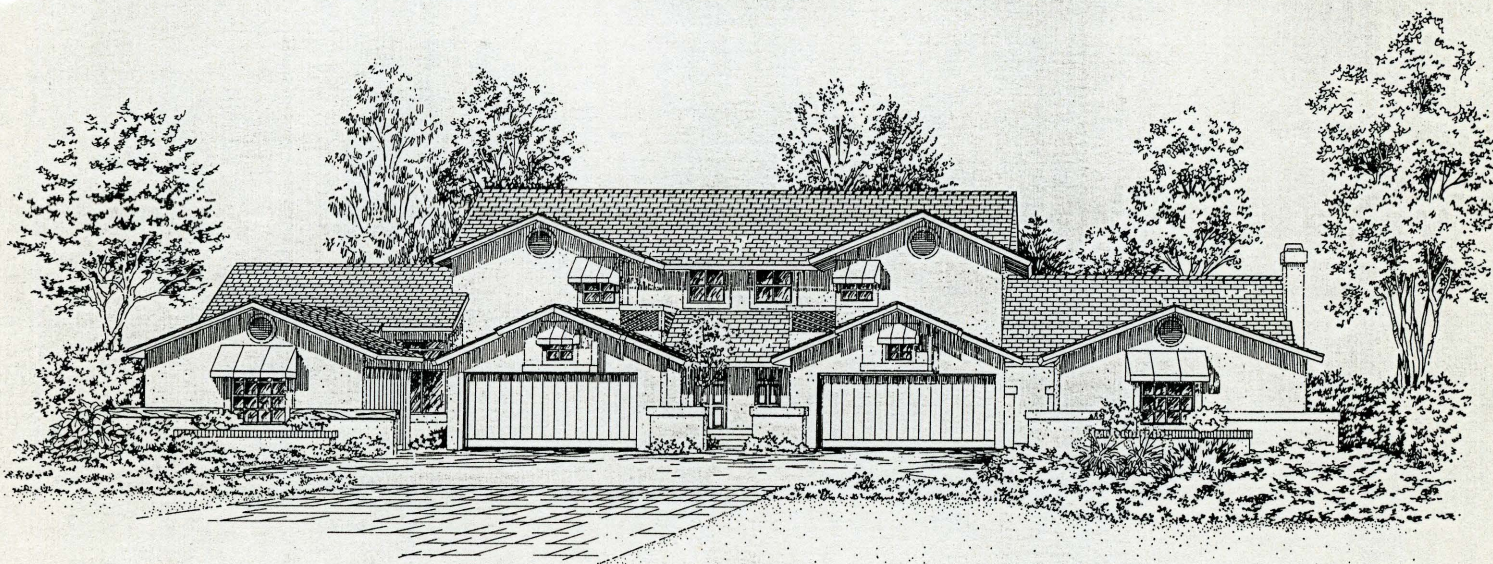
In the last decade,  
Paragon has constructed nearly 10,000 California homes  
guided by this same philosophy.  
Many of the company's communities are designed and priced especially  
for young families, who frequently find it difficult  
to get started in the homebuying market.

With Mountainview, Paragon again presents a collection  
of affordably priced homes with stylish design  
and very liveable interiors.  
It is with great pride that Paragon continues its well-established  
tradition of excellence in the homebuilding industry.

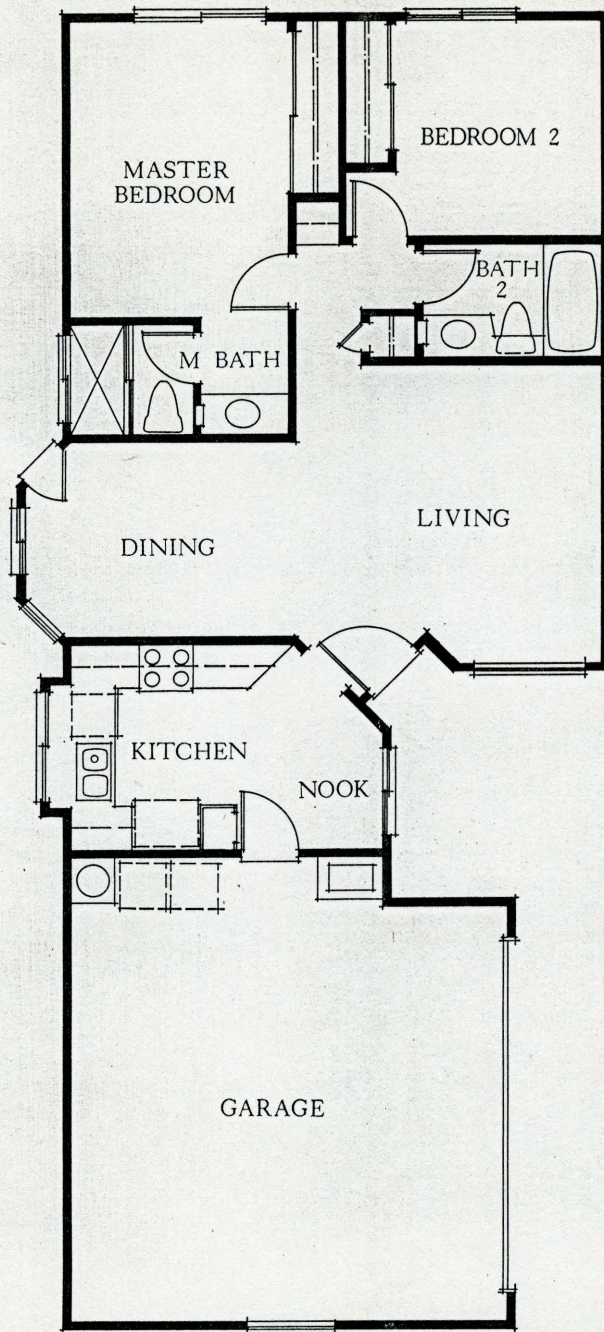
Paragon Homes, Inc....*Definitively* Paragon.



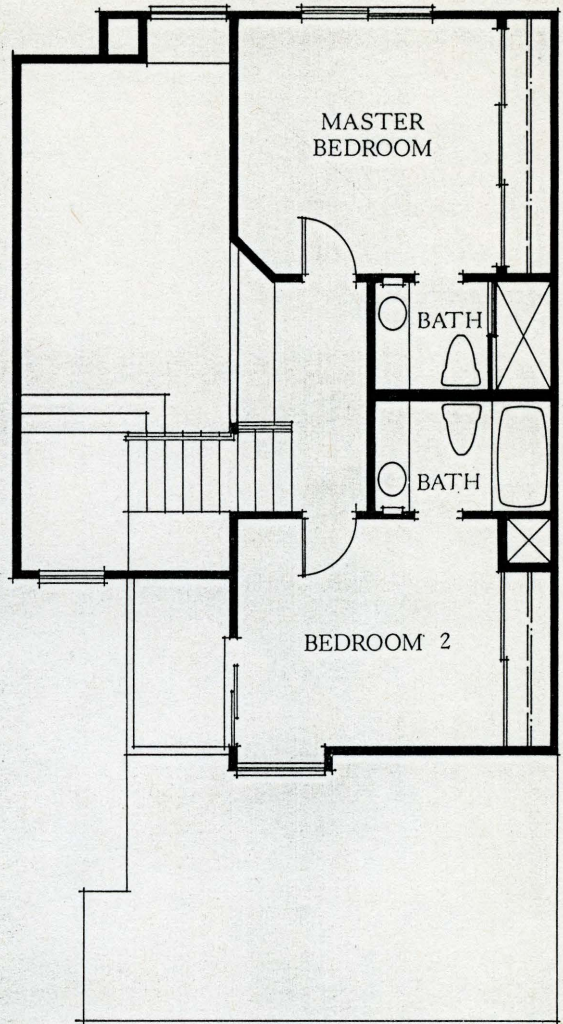
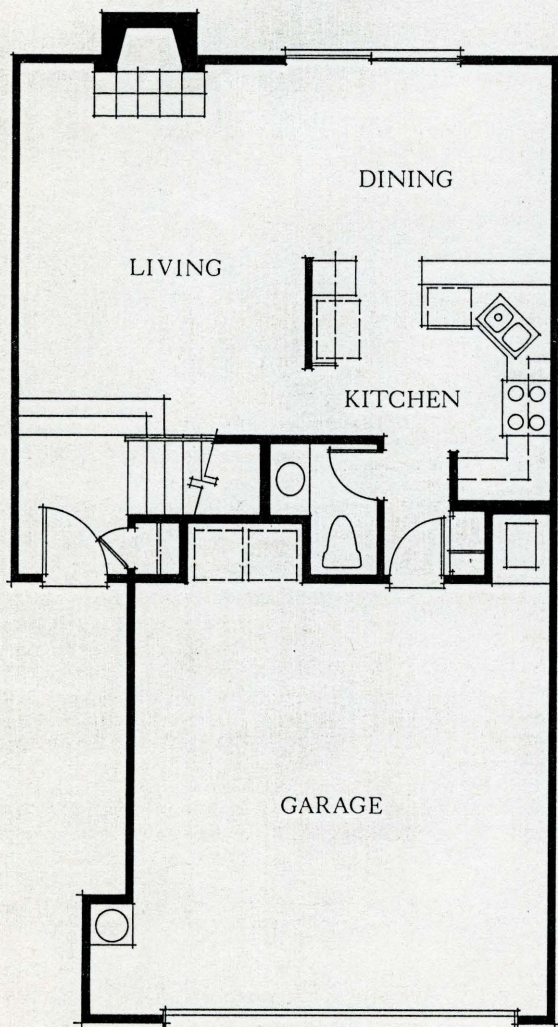
A



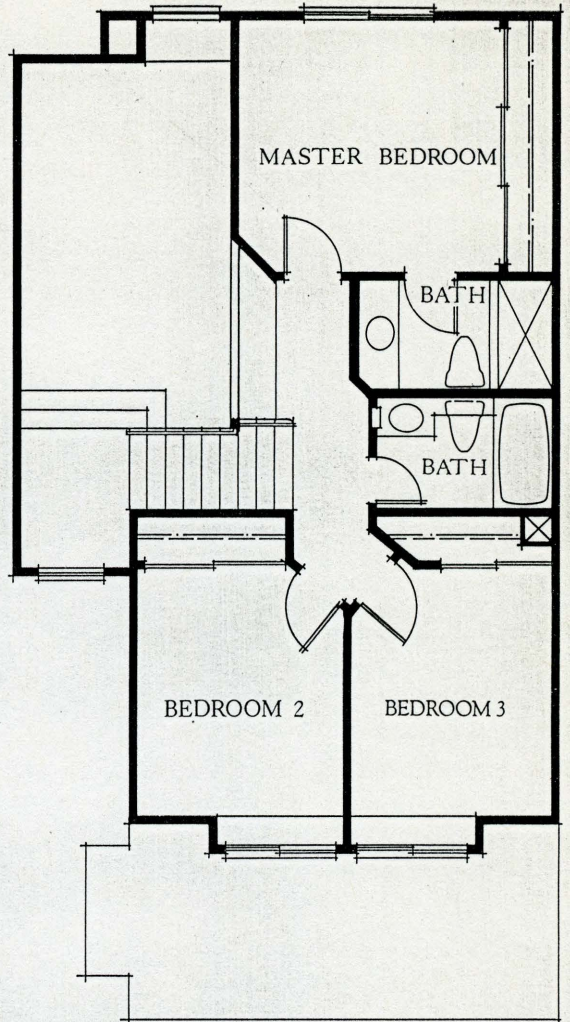
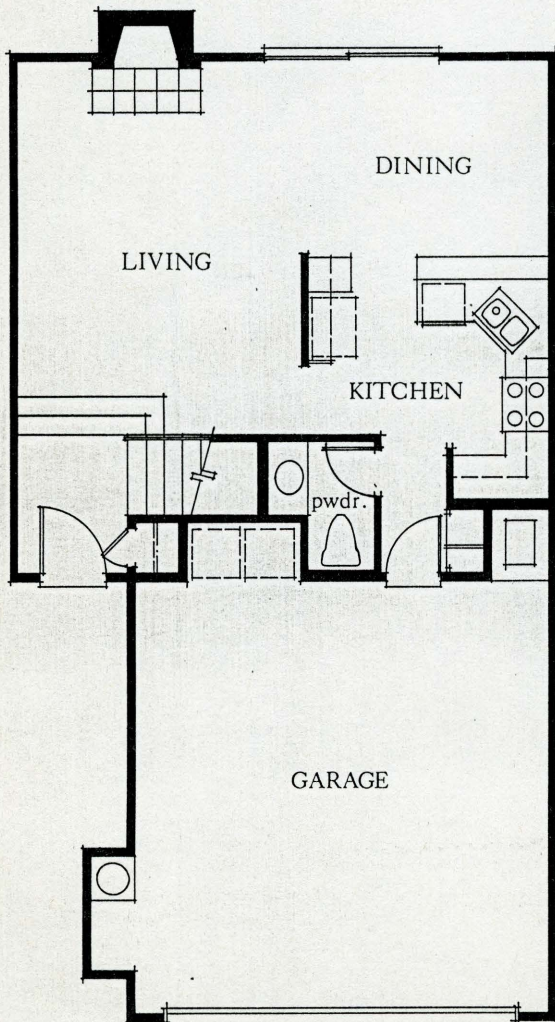
B



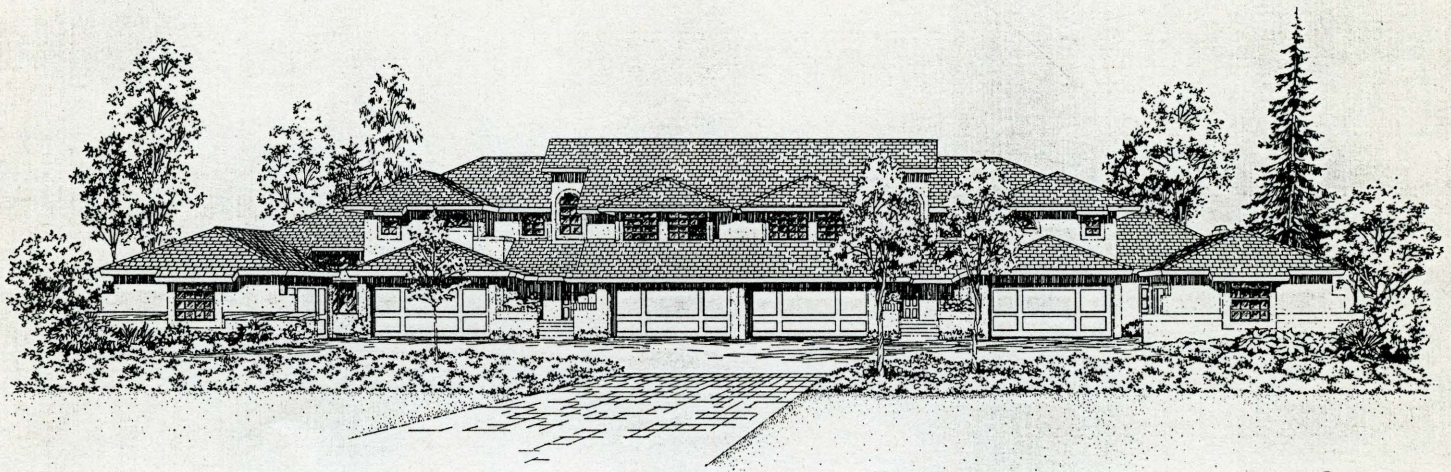
*Plan 101*  
*2 Bedroom/2 Bath*



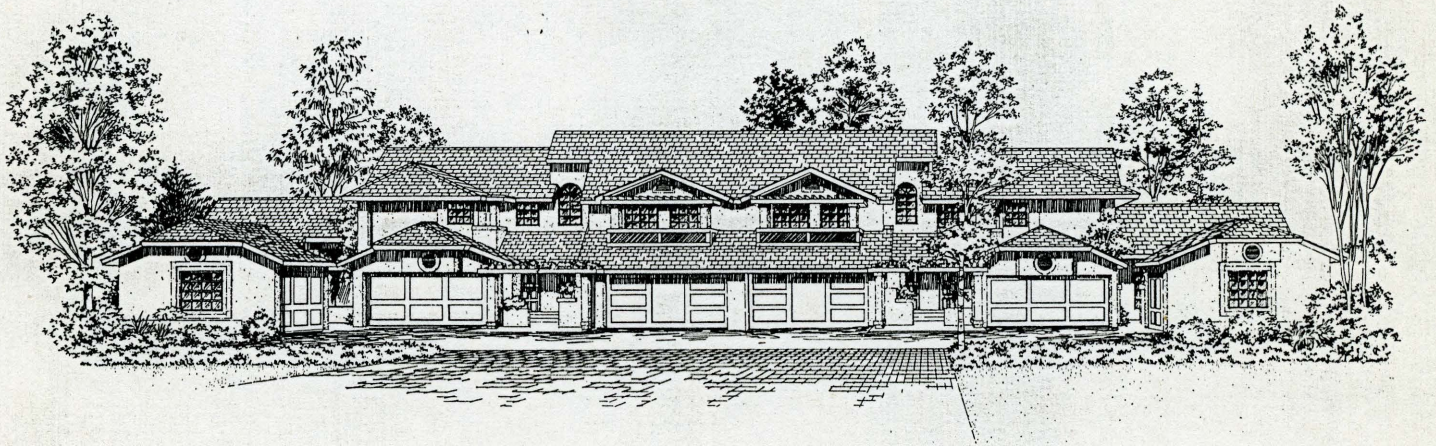
*Plan 103*  
*2 Bedroom/2½ Bath*



*Plan 104*  
*3 Bedroom/2½ Bath*



C



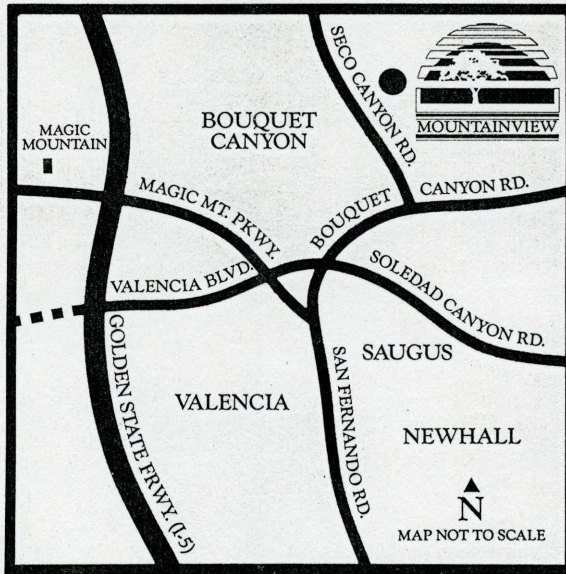
D

## *Features Included in Your New Home:*

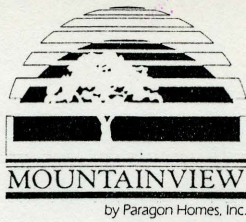
- Ceramic Tile Entry
  - Refrigerated Air Conditioning
  - Ceramic Tile Kitchen Countertops
- Whirlpool Range and Continuous Clean Oven
  - Microwave Oven
- Kitchen Pantry with Adjustable Shelves
- 2 Car Enclosed Garage with Automatic Door Opener
  - Gas Outlet in Rear Patio for Barbeque Hook-Up
- Wood-Burning Fireplace with Gas Log Lighter Outlet and Ceramic Tile Hearth (excluding Plan 101)
  - Wall to Wall Carpeting Throughout
    - Common Area Landscaping
      - Fenced Rear Yards
    - Dishwasher and Disposal
    - Gas Outlet for Clothes Dryer
  - Icemaker Water Line to Refrigerator Area
  - Custom Design Oak Cabinets in Kitchen
- Adult Height Cultured Marble Bathroom Pullmans
  - Waterproof Electrical Outlet in Patio Area
  - Easy Clean Enamel Double Kitchen Sink
- Quiet Plumbing with Cast Iron Vertical Waste Lines in all two story plans
  - Double Glazed Windows and Sliding Glass Doors
- Recreation Facilities
  - Three Pools/Spas
    - Tot Lots
  - Picnic Area

Originality is the hallmark of Paragon Homes, Inc. New materials and techniques which may further improve these homes are constantly being evaluated. Consequently, designs, prices and specifications are continually being revised and subject to change.





The Courtyards The Cottages The Homes  
(805) 297-0044 (805) 297-0045 (805) 297-0046  
22812 Banyan Place, Saugus, CA 91350

THE COURTYARDS

100 Series

22812 Banyan Place  
Saugus, CA. 91350

(805) 297-0044

FINANCING: 8½% FHA/VA Bond Program for first time home buyers, Conventional loans available. Ask a sales representative about current rates.  
\*Lenders reserve right to change all loan rates, terms and programs without prior notice.

<u>PLAN</u>	<u>DESCRIPTION</u>	<u>PRICES**</u>
101	899 SQ. FT. Single story; 2 bedrooms; 2 baths; living room; kitchen w/dining area; dining room. Carpeting in living room, dining room, bedrooms and hall. Vinyl in baths and kitchen. 2 car garage w/laundry area.	\$ 99,000 - 100,500
102	1168 SQ. FT. Single story; 3 bedrooms; 2 baths; living room; dining room; kitchen with nook; fireplace. Carpeting in living room, dining room, bedrooms, and hall. Vinyl in baths and kitchen. 2 car garage w/laundry area.	116,000 - 118,000
103	1075 SQ. FT. Two story; 2 bedrooms; 2½ baths; living room; dining room; kitchen; fireplace. Carpeting in living room, dining room, bedrooms, stairway and hall. Vinyl in kitchen and baths. 2 car garage w/laundry area.	109,000 - 110,500
104	1206 SQ. FT. Two story; 3 bedrooms; 2½ baths; living room; dining room; kitchen; fireplace. Carpeting in living room, dining room, bedrooms, stairway and hall. Vinyl in kitchen and baths. 2 car garage w/laundry area.	116,000 - 117,500

\*\*PRICE VARIATION ACCORDING TO LOT SIZE AND LOCATION.

INCLUDED IN PURCHASE PRICE OF ALL PLANS: Refrigerated air conditioning, microwave, range and oven, dishwasher, standard carpeting and vinyl, dual-glazed windows and sliders, garage door opener, 5 ft. masonry fenced rear yard.

OPTIONAL UPGRADING: Carpeting and vinyl through decorator.

IN ALL MODELS THE FOLLOWING ARE THE ONLY OPTIONAL ITEMS OFFERED:

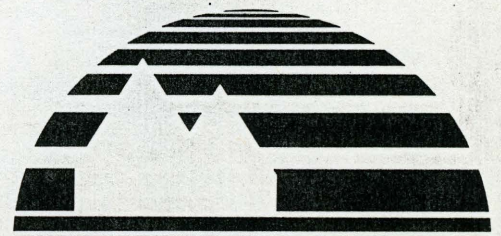
1. Mirrored Wardrobe Doors
2. Washers and Dryers
3. Refrigerators

ALL MODELS HAVE CERAMIC TILE ENTRY. NO CHOICE ON FIREPLACE TILE OR ENTRY TILE. FIREPLACES HAVE GLASS DOORS.

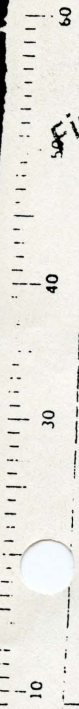
PRICES AND INTEREST RATES MAY CHANGE PRIOR TO SALE WITHOUT NOTICE. TO IMPROVE OUR DEVELOPMENT, WE RESERVE THE RIGHT TO REVISE DESIGNS, SPECIFICATIONS, AND/OR PRICES WITHOUT NOTICE OR OBLIGATION.

Sales Office open 7 days a week.



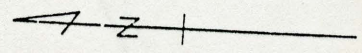
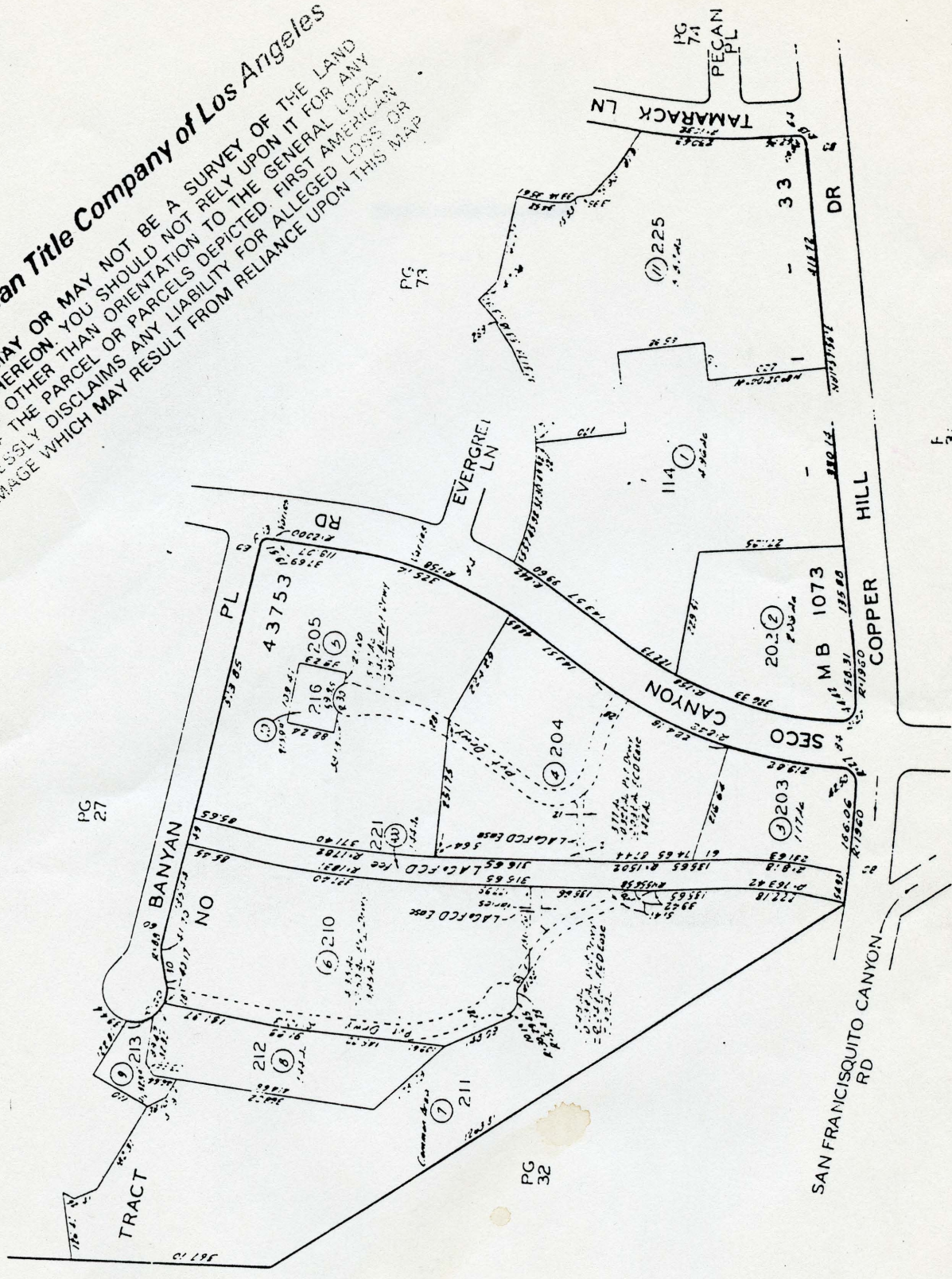


**THE COURTYARDS**



First American Title Company of Los Angeles

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

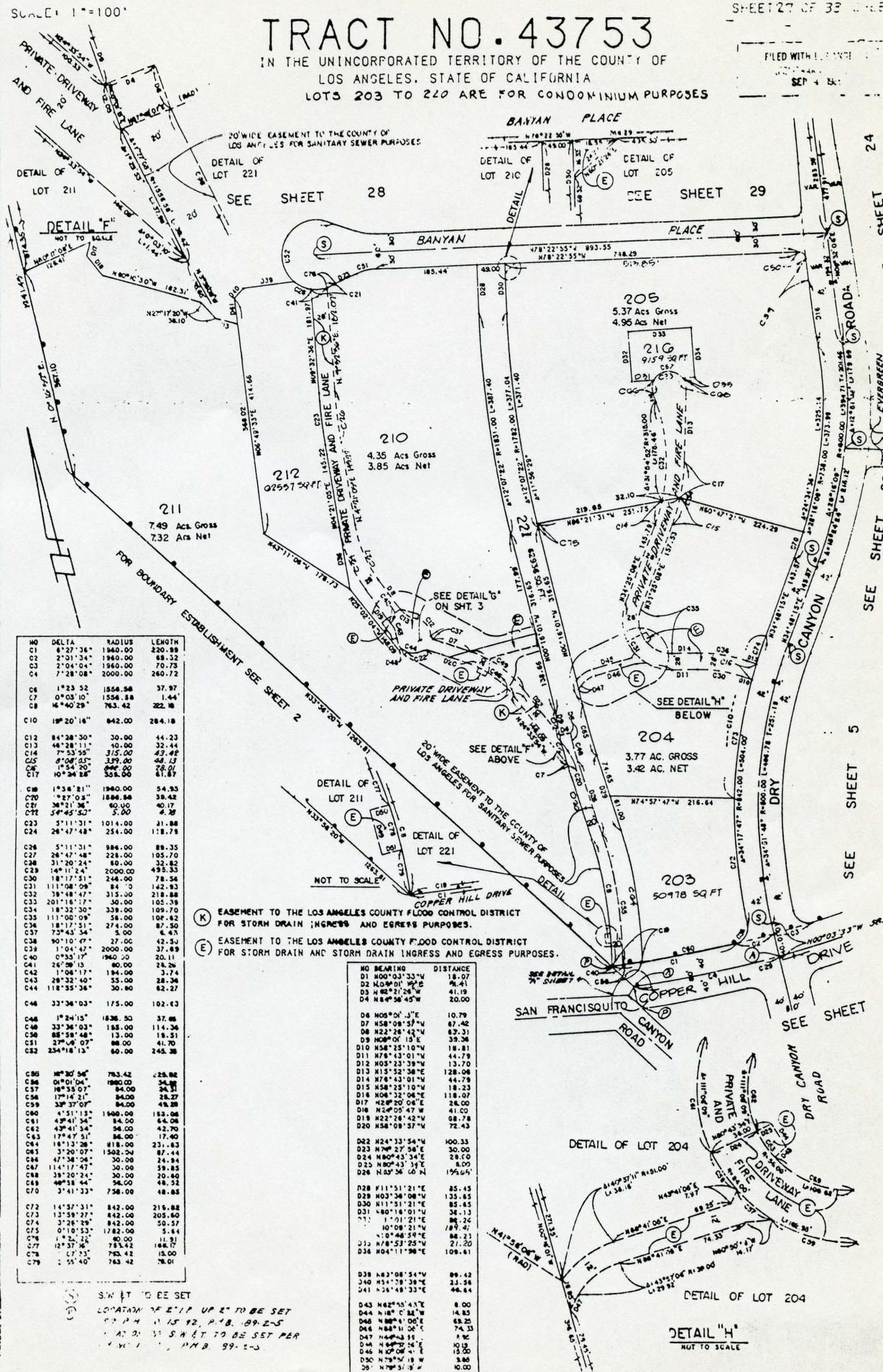


Constructions of Residential Building restricted within Lots 211, 213 & 2

# TRACT NO. 43753

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
LOTS 203 TO 220 ARE FOR CONDOMINIUM PURPOSES

FILED WITH THE COUNTY CLERK  
LOS ANGELES, CALIFORNIA  
SEP 4 1981



NO	DELTA	RADIUS	LENGTH
C1	8°37'36"	1860.00	220.88
C2	2°01'34"	1860.00	68.32
C3	2°04'04"	1860.00	70.73
C4	7°28'08"	2000.00	260.72
C6	1°23'32"	1856.88	37.97
C7	0°03'10"	1556.88	1.44
C8	6°40'29"	763.42	22.16
C10	18°20'16"	842.00	284.18
C12	84°28'30"	30.00	44.23
C13	48°28'11"	30.00	32.44
C14	7°53'58"	315.00	42.45
C15	6°08'05"	335.00	46.13
C16	1°54'20"	360.00	60.00
C17	10°34'25"	358.00	61.87
C18	1°38'21"	1860.00	54.53
C19	2°27'03"	1866.88	38.42
C20	38°21'36"	60.00	40.17
C21	5°46'52"	5.00	4.38
C22	5°11'31"	1014.00	21.88
C23	24°47'48"	254.00	118.78
C24	5°11'31"	884.00	89.35
C27	26°47'48"	228.00	105.70
C28	31°20'24"	80.00	32.82
C29	14°18'24"	2000.00	424.33
C30	18°17'51"	244.00	78.54
C31	111°08'09"	84.00	142.83
C32	32°18'47"	315.00	218.84
C33	20°16'17"	300.00	102.39
C34	18°32'30"	339.00	109.70
C35	111°08'09"	58.00	108.82
C36	18°17'51"	274.00	87.50
C37	73°43'54"	5.00	6.43
C38	90°10'47"	27.00	42.30
C39	1°04'47"	2000.00	37.89
C40	0°53'17"	1860.00	20.11
C41	26°39'13"	80.00	28.29
C42	1°08'17"	184.00	3.74
C43	28°32'40"	55.00	28.34
C44	118°35'36"	30.80	62.27
C46	33°36'03"	175.00	102.63
C48	1°24'15"	1836.50	37.88
C49	33°36'03"	185.00	114.36
C50	88°58'48"	13.00	18.31
C51	27°06'07"	86.00	41.70
C52	23°18'13"	60.00	245.38
C56	8°30'56"	763.42	228.82
C58	0°01'04"	1860.00	34.88
C57	18°18'24"	84.00	28.31
C58	17°14'21"	84.00	28.27
C59	33°37'07"	84.00	49.28
C60	4°51'11"	1860.00	183.08
C61	49°41'34"	84.00	64.08
C62	49°41'34"	84.00	42.70
C63	17°47'51"	36.00	17.90
C64	16°13'28"	818.00	231.83
C65	3°20'07"	1502.50	87.44
C66	47°58'47"	30.00	24.84
C67	11°47'47"	30.00	39.83
C68	38°20'24"	30.00	20.60
C69	48°58'44"	763.42	68.52
C70	3°41'33"	842.00	188.85
C72	14°37'31"	842.00	216.88
C73	13°58'27"	842.00	205.60
C74	3°26'29"	842.00	50.57
C75	0°10'53"	1782.00	5.64
C76	1°42'32"	80.00	11.78
C77	12°37'36"	763.42	164.77
C78	1°27'33"	763.42	15.00
C79	1°55'40"	763.42	78.01

- (K) EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN INGRESS AND EGRESS PURPOSES.
- (E) EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS PURPOSES.

NO	BEARING	DISTANCE
D1	80°03'33"W	18.07
D2	80°03'33"W	96.41
D3	N 82°21'24"W	41.19
D4	N 84°56'45"W	20.00
D6	N 08°01'31"E	10.79
D7	S 58°08'37"W	87.42
D8	S 22°28'42"W	62.31
D9	N 08°01'31"E	35.38
D10	N 58°25'10"W	18.81
D11	S 76°43'01"W	44.79
D12	N 05°23'39"W	13.70
D13	N 13°52'30"E	128.08
D14	S 76°43'01"W	44.79
D15	S 58°25'10"W	18.23
D16	N 08°32'06"E	118.07
D17	S 26°20'08"E	24.00
D18	N 05°02'47"W	41.00
D19	S 22°28'42"W	68.78
D20	S 58°08'37"W	72.43
D22	N 4°33'56"W	100.33
D23	N 7°27'58"E	30.00
D24	N 05°03'34"E	28.00
D25	N 05°03'34"E	8.00
D26	N 05°03'34"E	194.60
D28	N 11°51'21"E	85.45
D29	N 03°36'08"W	33.65
D30	N 11°51'21"E	85.45
D31	N 0°18'01"W	34.13
D32	N 11°51'21"E	86.26
D33	N 07°08'13"W	18.47
D34	N 0°48'59"E	84.23
D35	N 78°53'25"W	27.20
D36	N 04°11'58"E	109.61
D38	N 83°08'54"W	89.42
D40	S 54°29'38"E	23.38
D41	S 54°29'38"E	46.84
D43	N 82°45'47"E	8.00
D44	N 18°43'32"W	14.83
D46	N 88°41'00"E	68.26
D48	N 88°41'00"E	74.33
D47	N 88°41'00"E	1.90
D49	N 88°41'00"E	10.00
D46	N 88°41'00"E	15.00
D50	N 78°19'18"W	3.86
D51	N 78°19'18"W	10.00

S.W. 1/4 TO BE SET  
CORNER OF 211 UP 2" TO BE SET  
ON P.M. 11 15 92, P.M. 89-2-5  
AND 212 S.W. 1/4 TO BE SET PER  
P.M. 89-2-5

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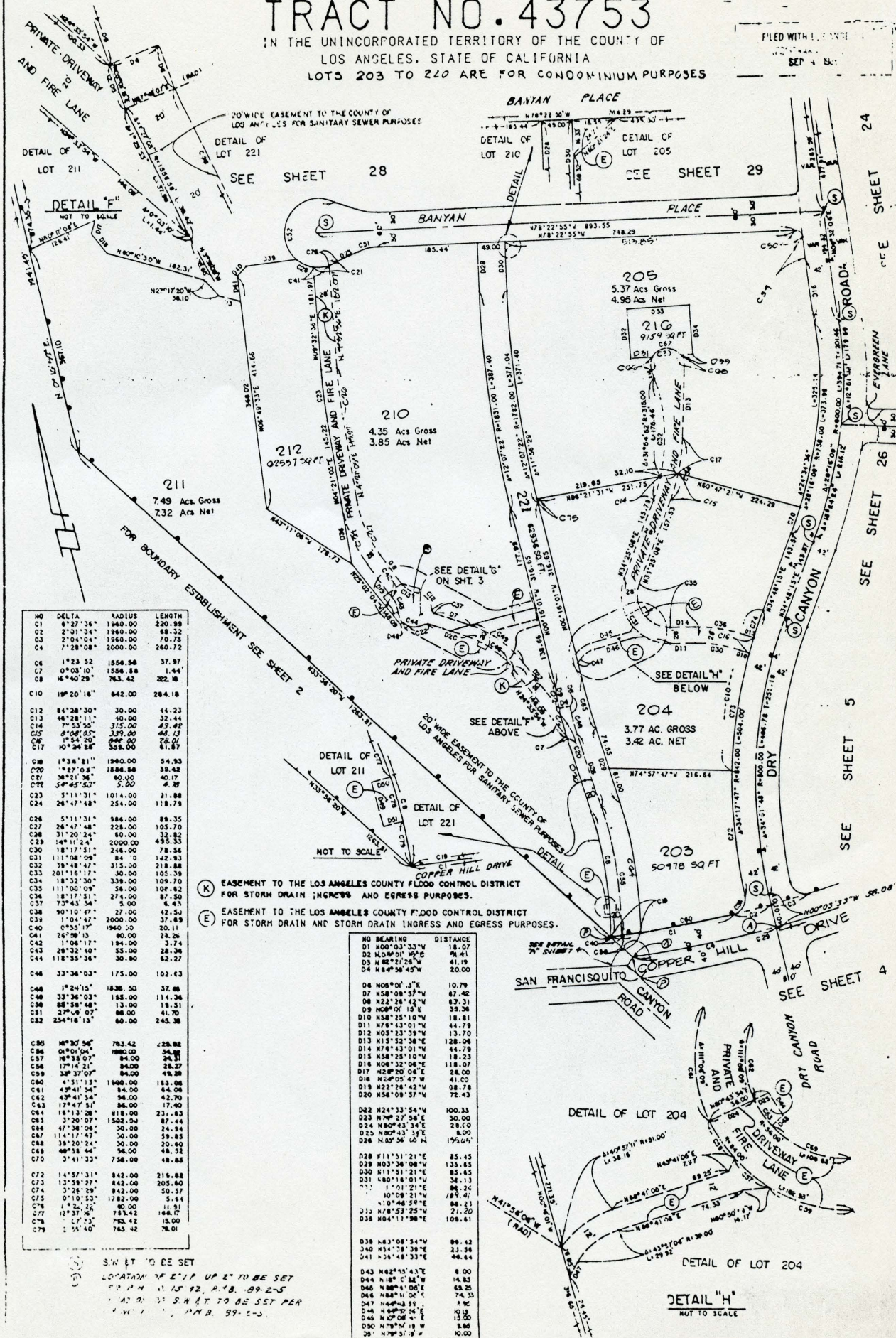
First American

# TRACT NO. 43753

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
LOTS 203 TO 220 ARE FOR CONDOMINIUM PURPOSES

FILED WITH...  
SEP 4 1981

SCALE 1"=100'



NO	DELTA	RADIUS	LENGTH
C1	8°37'36"	1960.00	220.88
C2	2°01'34"	1960.00	69.32
C3	2°04'04"	1960.00	70.73
C4	7°28'08"	2000.00	260.72
C6	1°23'52"	1856.88	37.97
C7	0°03'10"	1556.88	1.44
C8	6°46'29"	763.42	22.16
C10	19°20'16"	842.00	284.18
C12	84°28'30"	30.00	44.23
C13	48°28'11"	10.00	32.44
C14	7°53'25"	315.00	6.49
C15	8°06'05"	335.00	6.63
C16	7°54'20"	300.00	6.38
C17	10°34'25"	355.00	21.87
C18	1°38'21"	1960.00	54.53
C19	2°27'03"	1886.88	39.42
C20	38°21'36"	60.00	40.17
C21	5°46'52"	5.00	4.38
C22	5°11'31"	1014.00	21.88
C24	26°47'48"	254.00	118.78
C26	5°11'31"	984.00	89.35
C27	26°47'48"	228.00	105.70
C28	31°20'24"	80.00	32.82
C29	14°11'24"	2000.00	494.33
C30	18°17'51"	244.00	78.54
C31	111°08'09"	84.00	142.83
C32	38°18'47"	315.00	218.86
C33	20°18'17"	300.00	182.39
C34	18°32'30"	335.00	109.70
C35	111°08'09"	58.00	108.82
C36	18°17'51"	274.00	87.50
C37	73°43'54"	5.00	6.43
C38	90°10'47"	27.00	42.30
C39	1°04'47"	2000.00	37.89
C40	0°55'17"	1960.00	20.11
C41	26°39'13"	80.00	28.29
C42	1°08'17"	184.00	3.74
C43	29°32'40"	55.00	28.36
C44	118°35'36"	30.80	62.27
C46	33°36'03"	175.00	102.63
C48	1°24'15"	1836.50	37.88
C49	33°36'03"	185.00	114.36
C50	88°58'48"	13.00	18.31
C51	27°06'07"	88.00	41.70
C52	23°18'13"	60.00	245.38
C56	8°30'56"	763.42	228.82
C58	0°01'04"	1960.00	34.88
C59	18°18'24"	840.00	284.18
C60	17°14'21"	84.00	28.27
C61	33°37'07"	84.00	49.28
C62	4°51'11"	1960.00	183.08
C63	4°31'34"	84.00	64.08
C64	4°31'34"	94.00	42.70
C65	17°41'31"	36.00	17.90
C66	18°13'31"	818.00	231.83
C67	3°20'07"	1502.50	87.44
C68	47°38'24"	30.00	24.84
C69	114°11'42"	30.00	39.83
C70	39°20'24"	30.00	20.80
C71	48°13'44"	36.00	48.52
C72	3°41'33"	758.00	188.85
C73	14°37'31"	842.00	216.88
C74	13°59'27"	842.00	205.60
C75	3°26'29"	842.00	50.57
C76	0°10'53"	1782.00	5.64
C77	1°42'23"	80.00	11.78
C78	12°37'36"	763.42	164.77
C79	1°27'33"	763.42	15.00
C80	1°55'40"	763.42	78.01

- (K) EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN INGRESS AND EGRESS PURPOSES.
- (E) EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS PURPOSES.

NO	BEARING	DISTANCE
D1	N00°03'33"W	18.07
D2	N00°01'24"W	96.41
D3	N88°21'26"W	41.19
D4	N48°56'45"W	20.00
D6	N08°01'31"E	10.79
D7	N58°08'37"W	87.42
D8	N22°28'42"W	62.31
D9	N08°01'15"E	35.36
D10	N58°25'10"W	18.81
D11	N76°43'01"W	44.79
D12	N05°23'39"W	13.70
D13	N13°52'38"E	128.08
D14	N76°43'01"W	44.79
D15	N58°25'10"W	18.23
D16	N08°32'06"E	118.07
D17	N28°20'08"E	24.00
D18	N25°05'47"W	41.00
D19	N22°28'42"W	68.78
D20	N58°08'37"W	72.43
D22	N24°33'56"W	100.33
D23	N76°43'01"W	30.00
D24	N08°01'31"E	28.40
D25	N08°01'31"E	8.00
D26	N05°23'39"W	195.65
D28	N11°51'21"E	85.45
D29	N03°36'08"W	35.85
D30	N11°51'21"E	85.45
D31	N80°18'01"W	34.13
D32	N11°51'21"E	86.26
D33	N07°08'14"W	18.47
D34	N10°48'59"E	84.23
D35	N78°53'25"W	21.20
D36	N04°11'39"E	109.61
D38	N83°08'54"W	89.42
D40	N54°29'38"E	23.36
D41	N36°49'33"E	46.44
D43	N42°45'43"E	8.00
D44	N18°03'32"W	14.83
D46	N88°01'00"E	63.26
D48	N88°11'02"E	74.33
D47	N48°03'39"	1.90
D49	N48°03'39"	10.00
D46	N48°03'39"	10.00
D50	N78°18'18"W	3.85
D51	N78°18'18"W	10.00

S.W. 1/4 TO BE SET  
 LOCATION OF E.P. UP 2" TO BE SET  
 ON P.M. 11 15 92, P. 18, 89-2-5  
 AND ON S.W. 1/4 TO BE SET PER  
 MAP 11, P.M. 89-2-5

DETAIL "H"  
 NOT TO SCALE

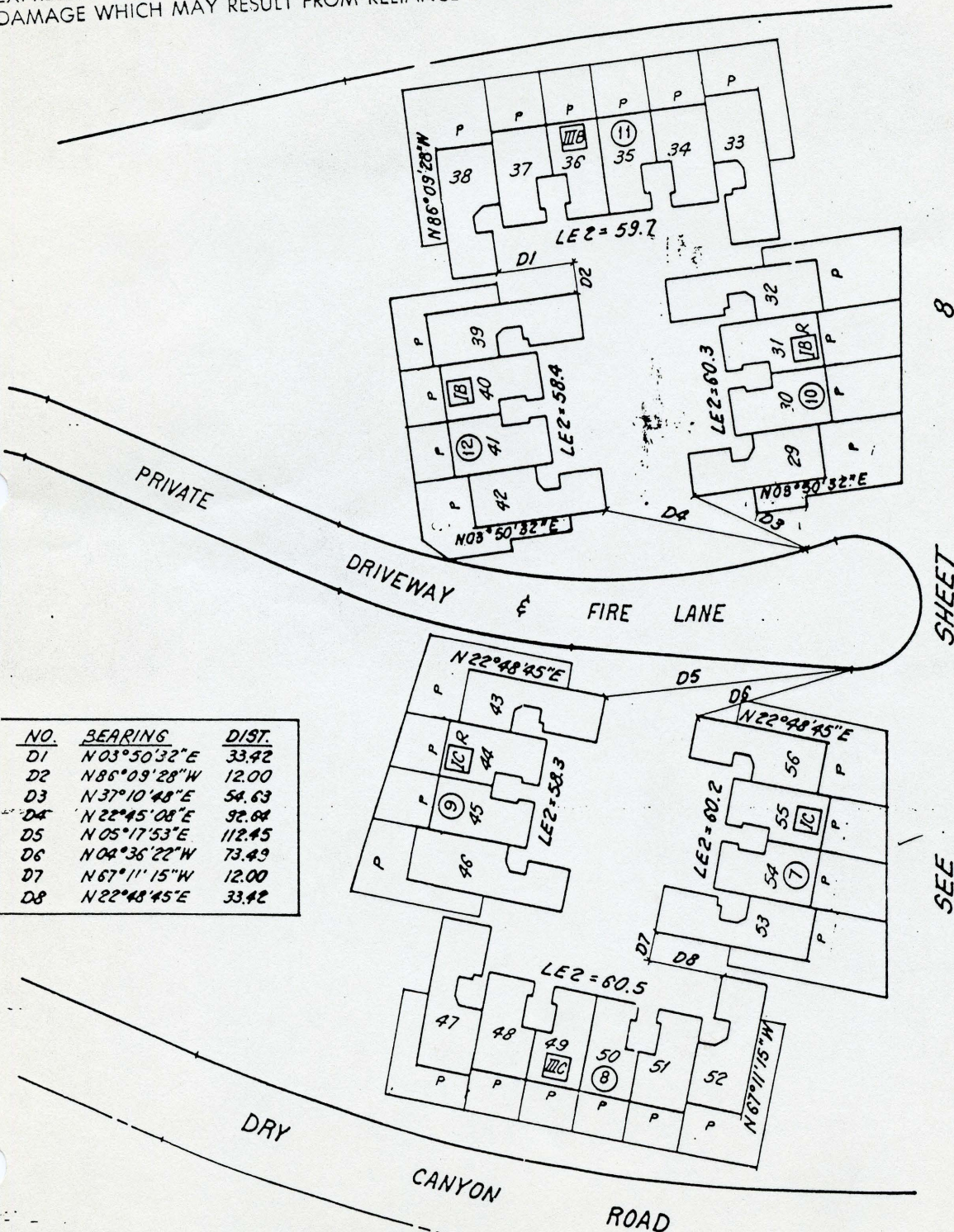
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CONDOMINIUM PLAN FOR  
 LOT 205  
 TRACT NO. 43753

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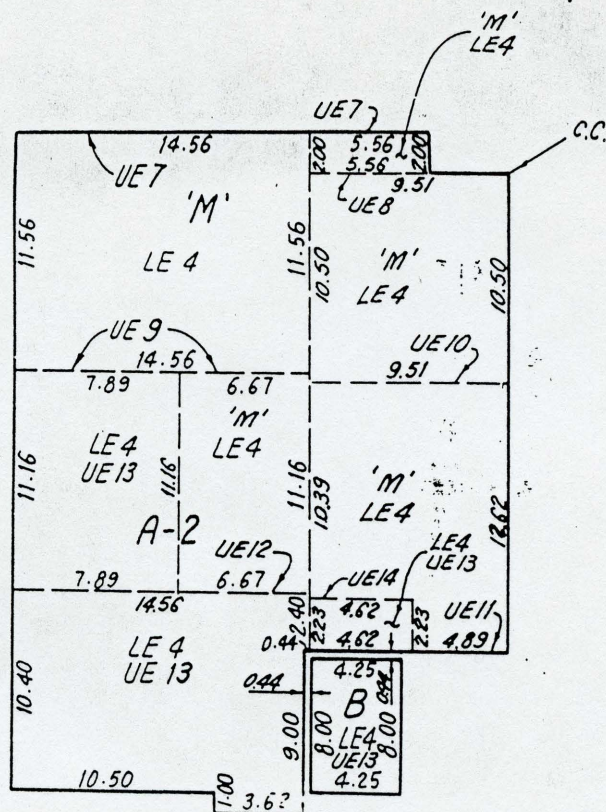
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NO.	BEARING	DIST.
D1	N03°50'32"E	33.42
D2	N86°09'28"W	12.00
D3	N37°10'48"E	54.63
D4	N22°45'08"E	92.64
D5	N05°17'53"E	112.45
D6	N04°36'22"W	73.49
D7	N67°11'15"W	12.00
D8	N22°48'45"E	33.42

NOTE: LE2 = ELEVATION @ GARAGE  
 ADD 1300.00 TO ALL ELEVATIONS.

CONDOMINIUM PLAN FOR  
LOT 205  
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PLAN 103  
SECOND FLOOR

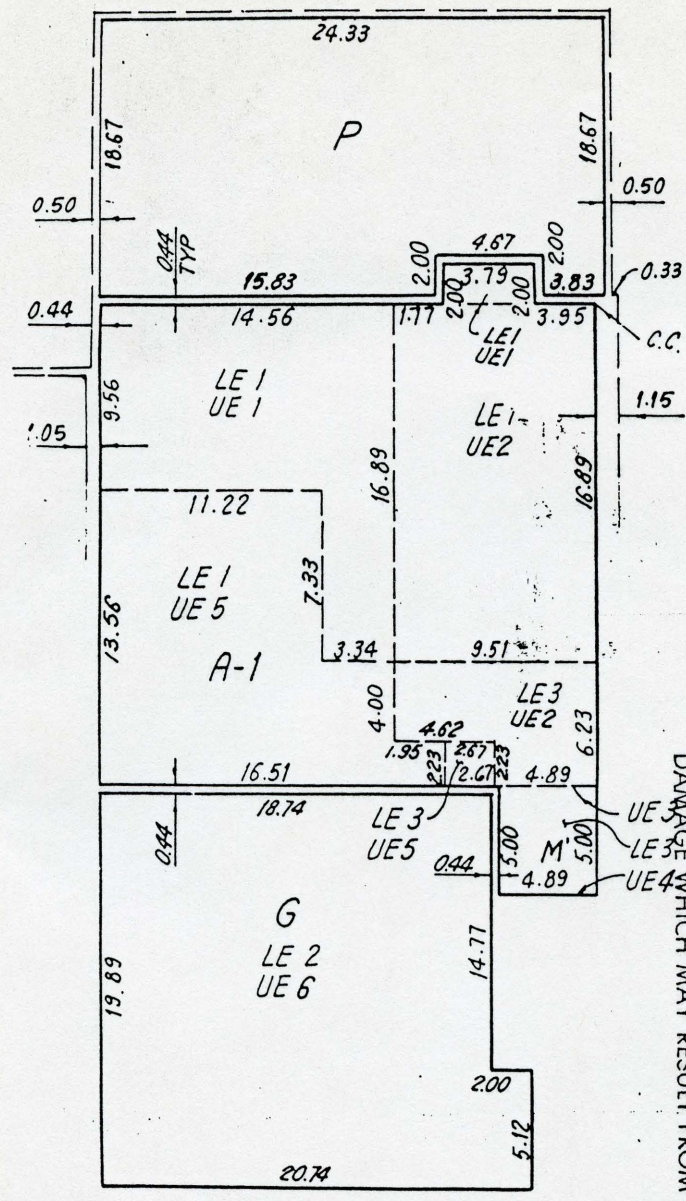
FOR UNITS 6, 12, 20, 26, 37, 51  
FOR LE & UE ELEVATIONS, SEE SHEET 30

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CONDOMINIUM PLAN FOR  
LOT 205  
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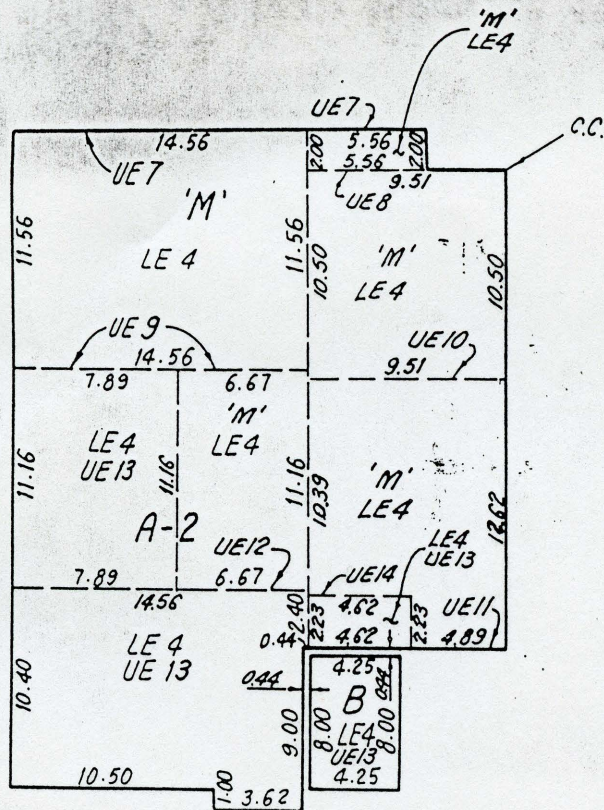
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PLAN 103  
FIRST FLOOR

FOR UNITS 6, 12, 20, 26, 37, 51  
FOR LE & UE ELEVATIONS, SEE SHEET 30

PATIO (P) FOR UNITS 6, 20, 37, 51  
PATIO P FOR UNITS 12 & 25 SEE SHEET 37.

CONDOMINIUM PLAN FOR  
LOT 205  
TRACT NO. 43753



PLAN 103  
SECOND FLOOR

FOR UNITS 6, 12, 20, 26, 37, 51  
FOR LE & UE ELEVATIONS, SEE SHEET 30

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