





# 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.

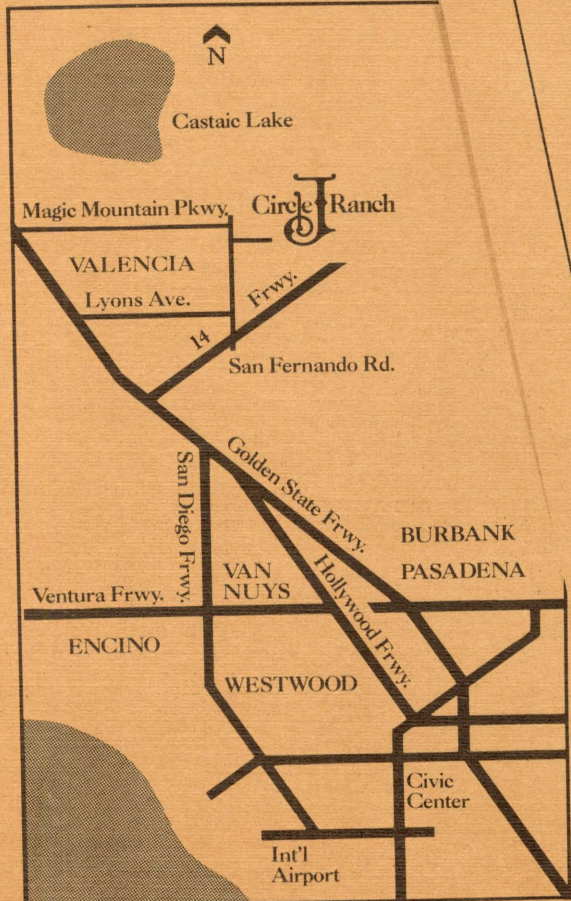
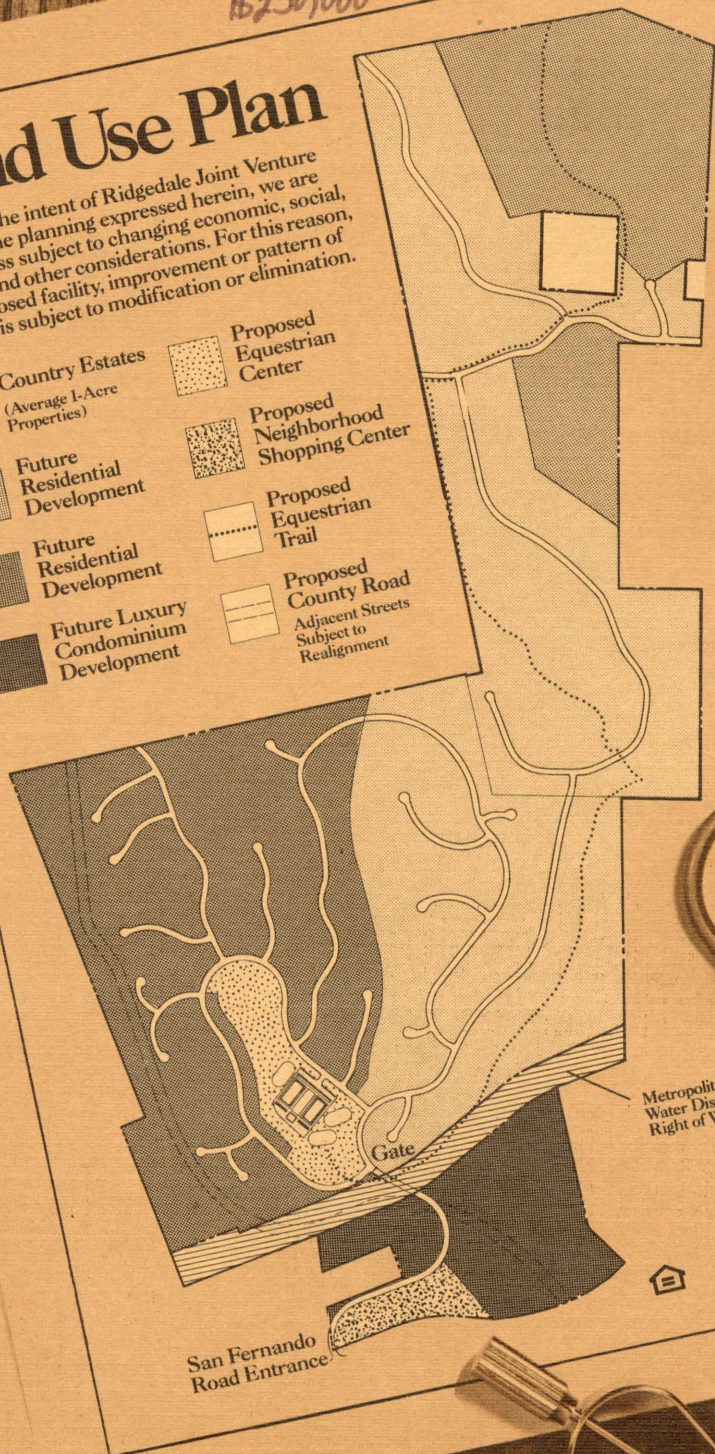
Today the new west is exemplified by elegant country living in exclusive equestrian communities such as Circle J Ranch. Its natural beauty, luxury, accessibility and planning make Circle J Ranch one of the finest communities of any kind in Southern California.

#250,000 - 330,000

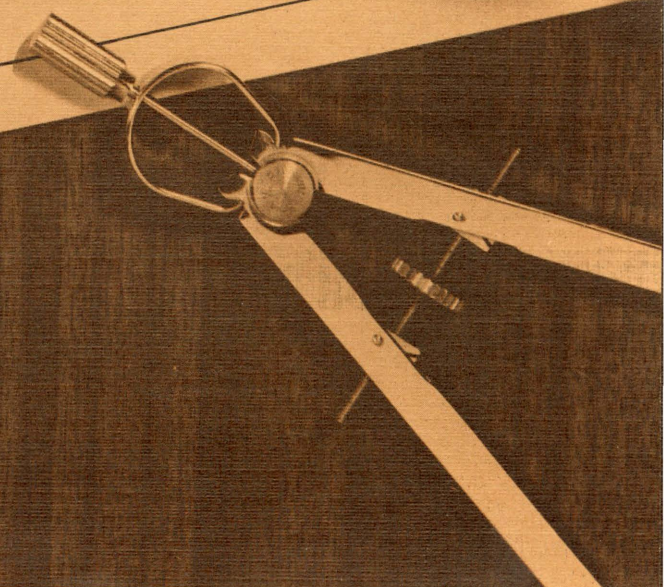
# Land Use Plan

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



## Where horses and people co-exist.

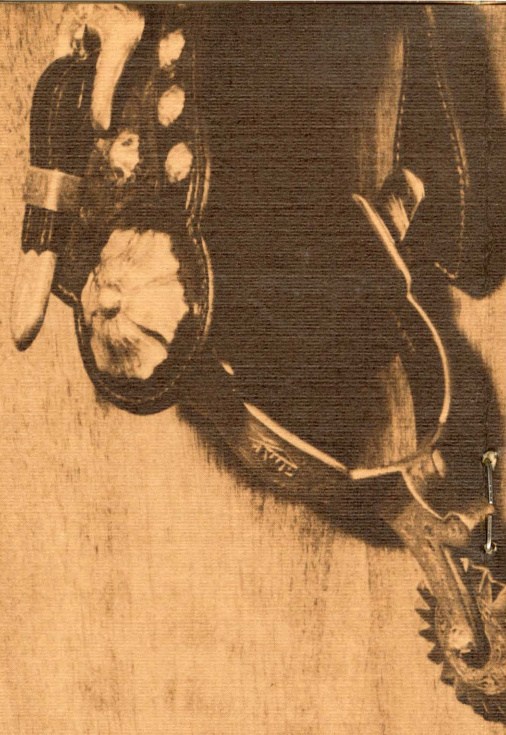
Living in most equestrian communities means having horses for neighbors.

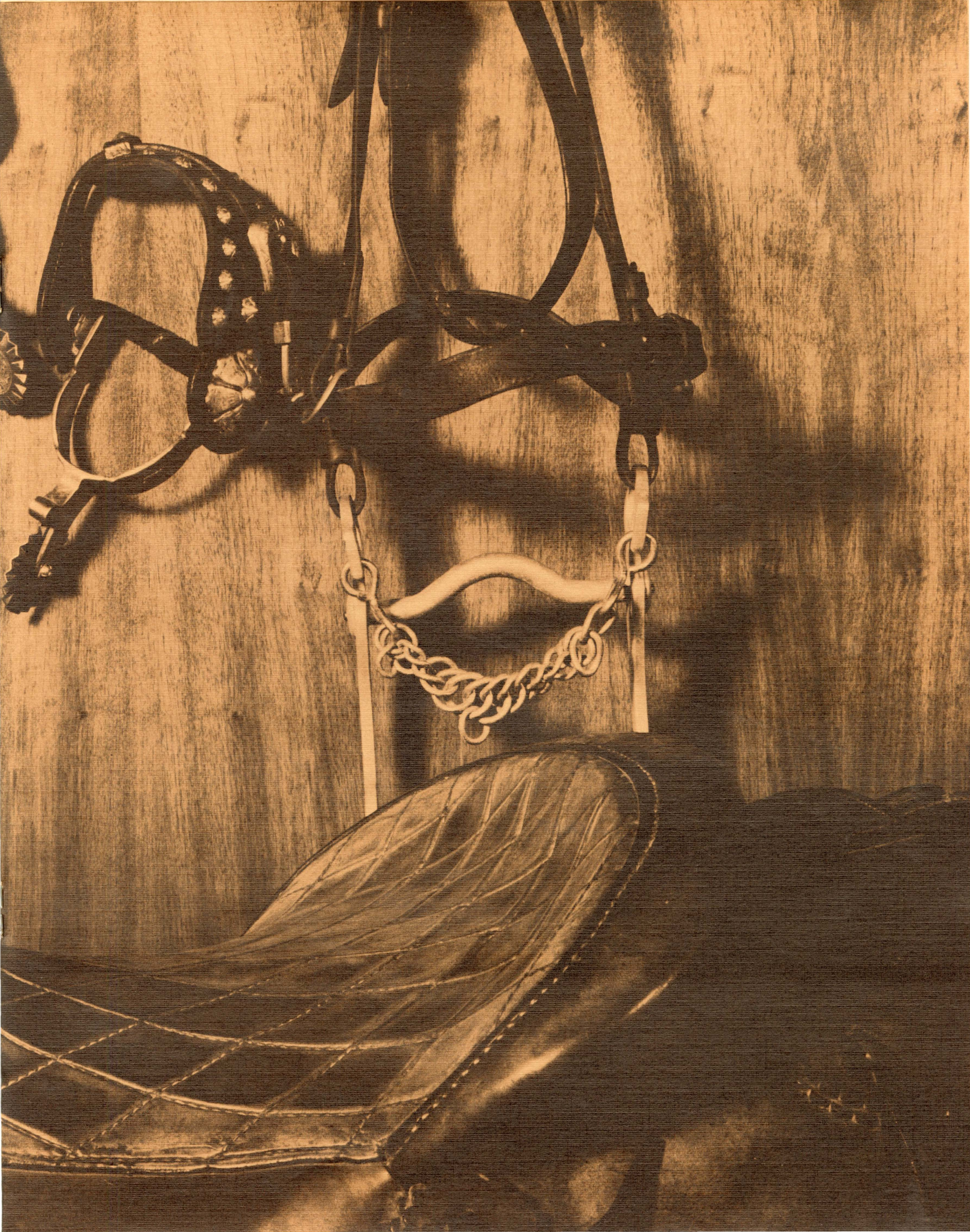
Circle J has a better way. We're building a modern Equestrian Center and tucking it away in a quiet valley, where all of Circle J's horses will live in their own kind of luxury while Circle J's homeowners live in theirs.

The Center will include modern stalls, exercise rings and corrals. Equestrian trails will lead from the Center throughout Circle J Ranch's 750-acres of oak-studded hills and valleys.

The Equestrian Center will be owned by you and your neighbors through the Homeowner's Association that will also maintain the trails and community areas. Your sales representative has complete information, including support fees.

We believe that the exclusive equestrian environment at Circle J Ranch will enhance your investment whether or not you choose to ride.





## The developers of Circle J Ranch have their own tradition: quality and integrity.

The people behind Circle J are men whose experience and reputations are legendary in the Southern California building industry. Together and individually they have been prime movers in the development of superior residential communities throughout this region.

Circle J Ranch is a Ridgedale Joint Venture-Builder, W&A Builders, Inc. DeVere Anderson (right) the active partner and president of W&A Builders, Inc. With a civil engineering and management background, Mr. Anderson created and completed the highly successful 440-home Hearthstone community in West Covina and prestigious Canyon Crest in the Monrovia foothills.

W&A's 347-home Hearthstone del Norte community, currently under way in Duarte, has been featured in southland newspapers and television as yet another success. The 300-home Hearthstone community on the Phillips Ranch, which opened in 1979, has already earned considerable praise from both homebuyers and developers.

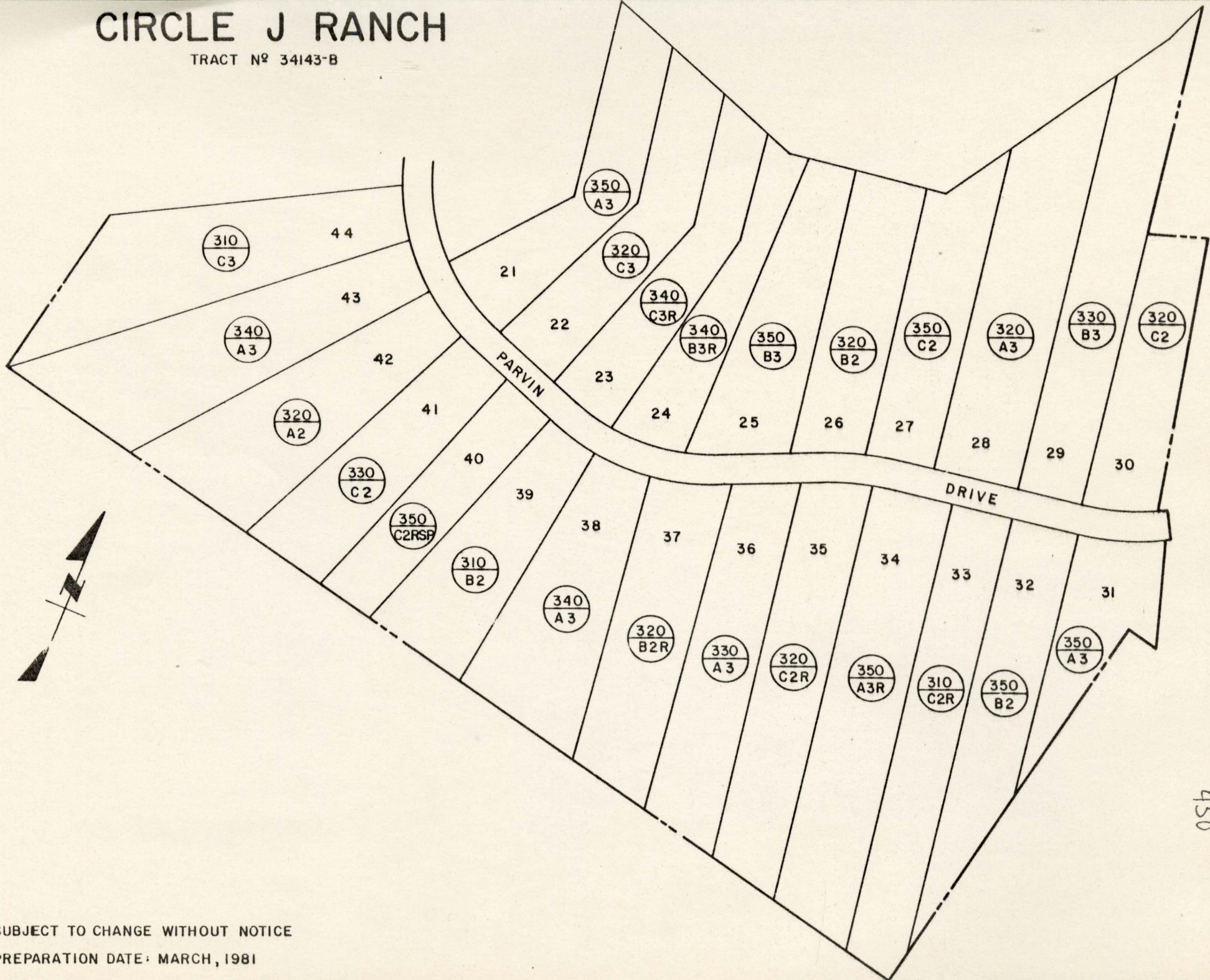
Ray Watt has earned international recognition both as a private builder-developer and as a prominent federal official helping to stimulate and finance the nation's housing programs. Ray Watt's achievements include San Diego Country Estates, Lake Lindero, and Bellehurst-Los Coyotes Country Club...plus participation in literally hundreds of exemplary Southern California communities.

We sincerely hope our sense of personal fulfillment will be shared by the hundreds of homeowners who will enjoy this new, luxury equestrian community — Circle J Ranch.



# CIRCLE J RANCH

TRACT N<sup>o</sup> 34143-B



SUBJECT TO CHANGE WITHOUT NOTICE

PREPARATION DATE: MARCH, 1981

# The Belmont

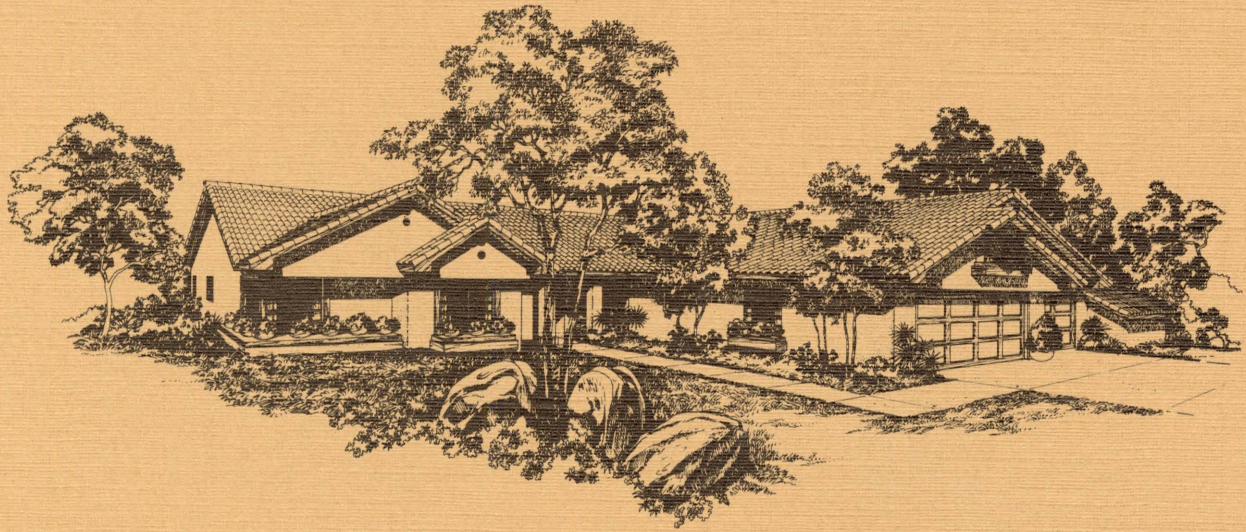
Plan 310-C3

One Story

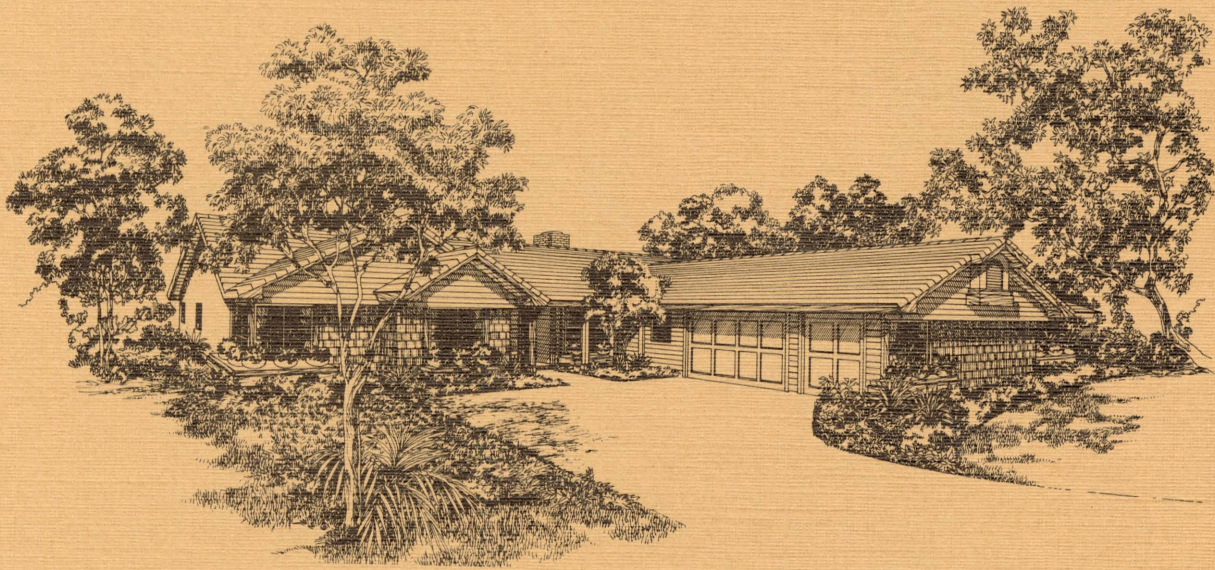
Circle J Ranch

Three Bedrooms

Two Baths



A



B



C

Artist's conception; landscaping not included



# The Belmont

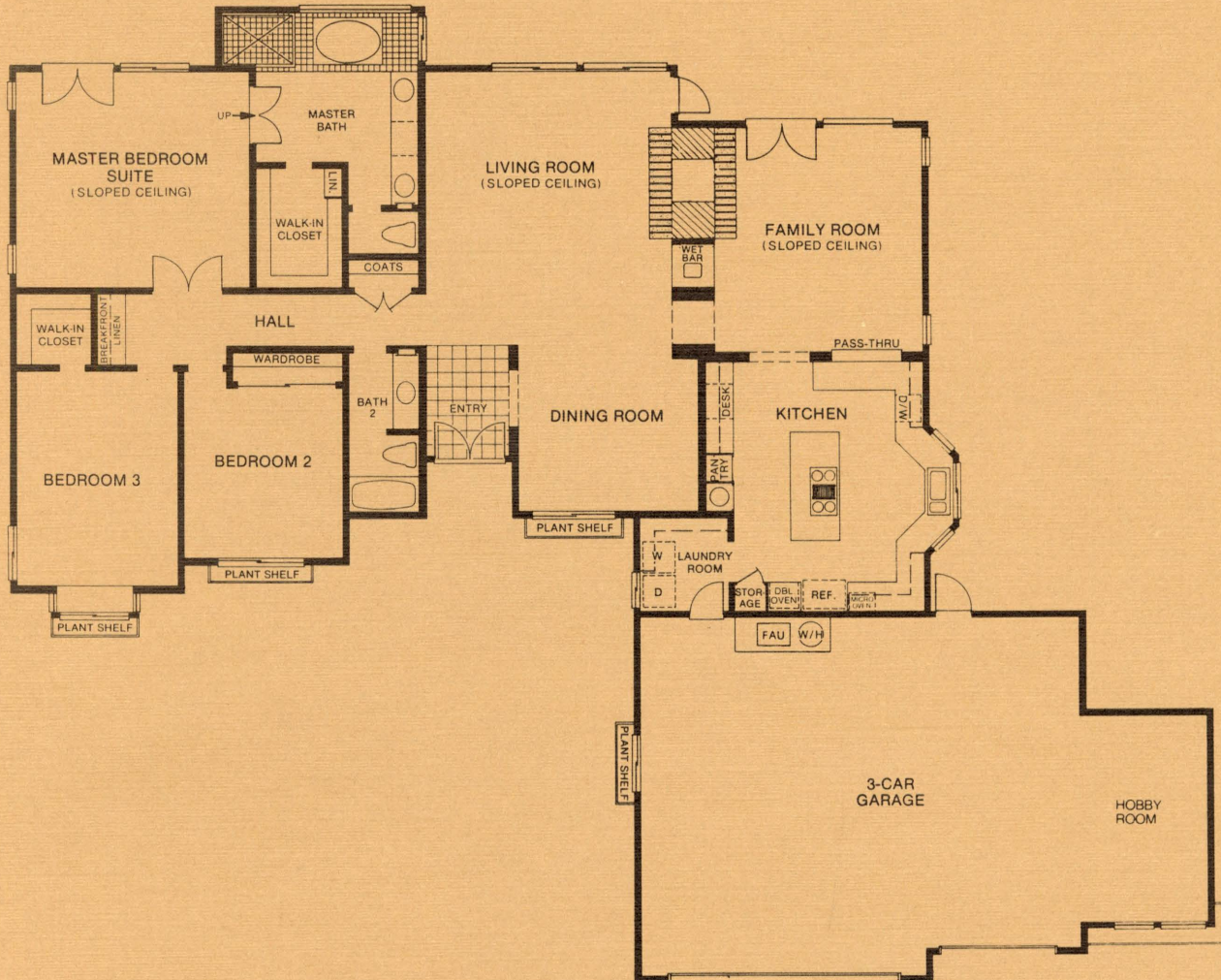
Plan 310-C3

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

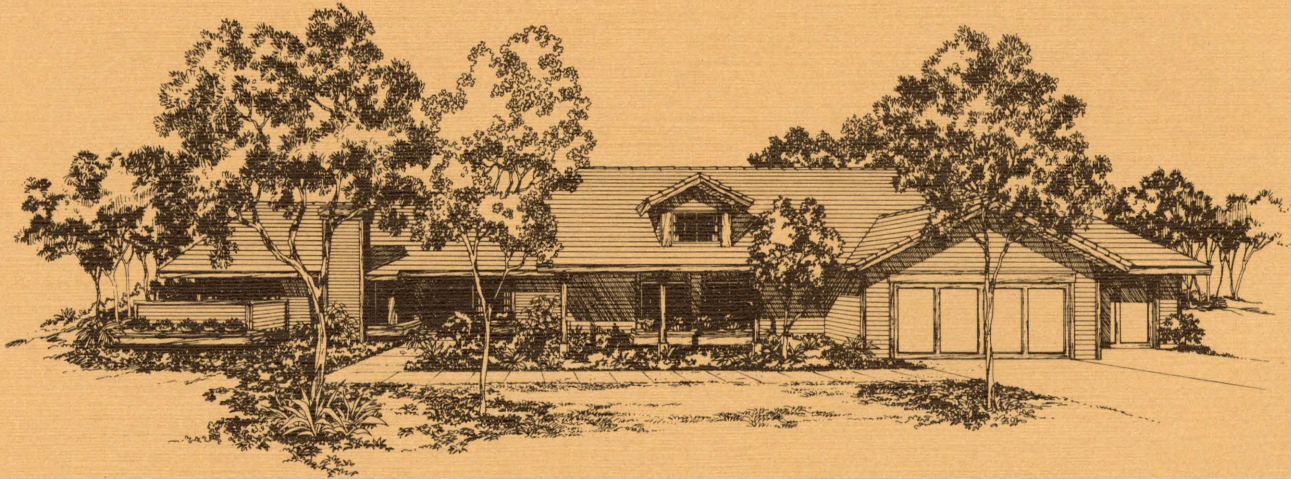
Plan 320-C3R

One Story

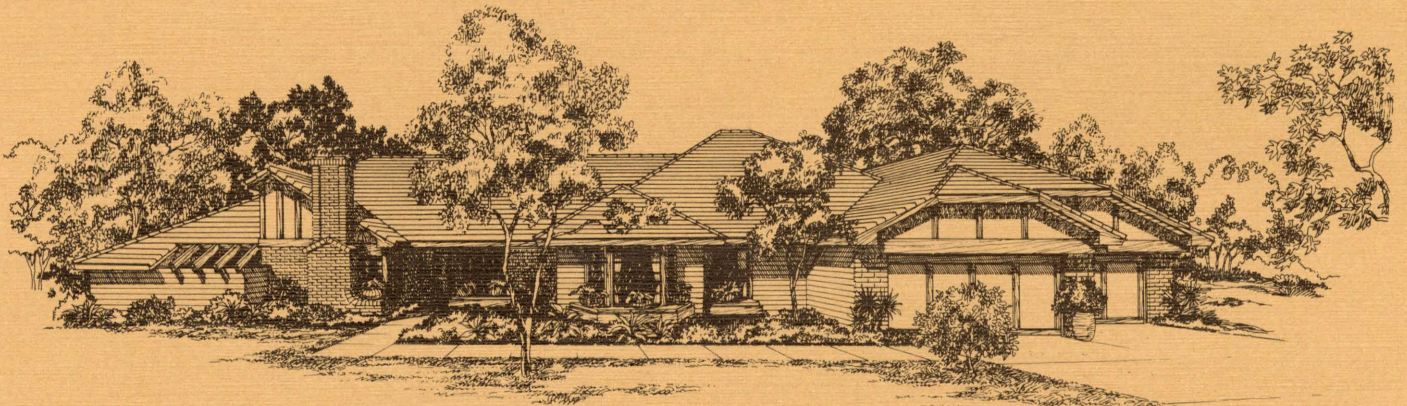
Circle J Ranch

Three Bedrooms

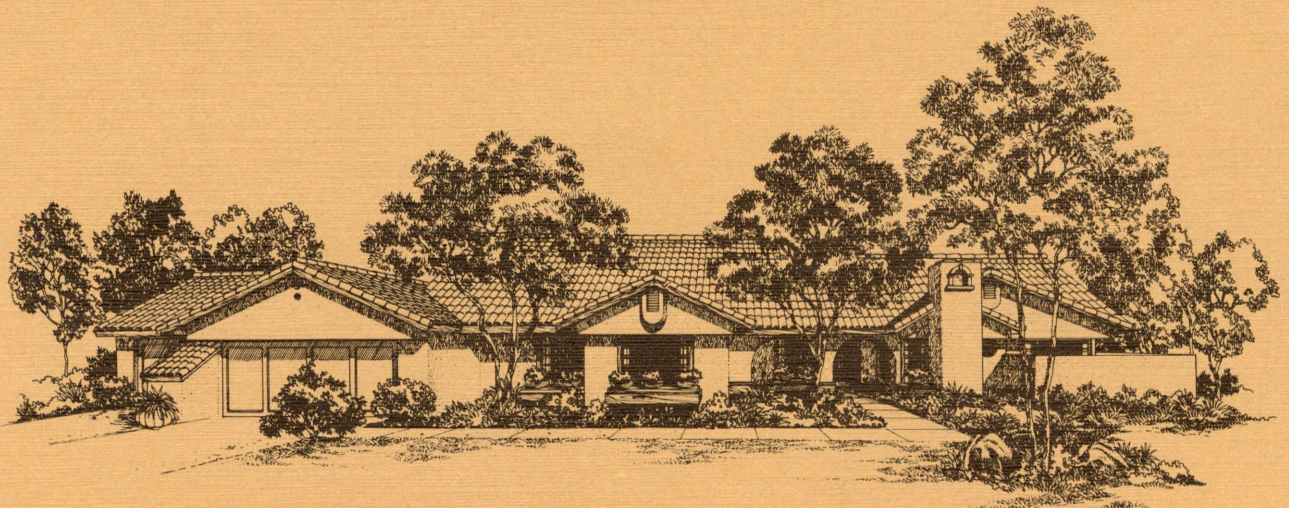
Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

# The Lexington

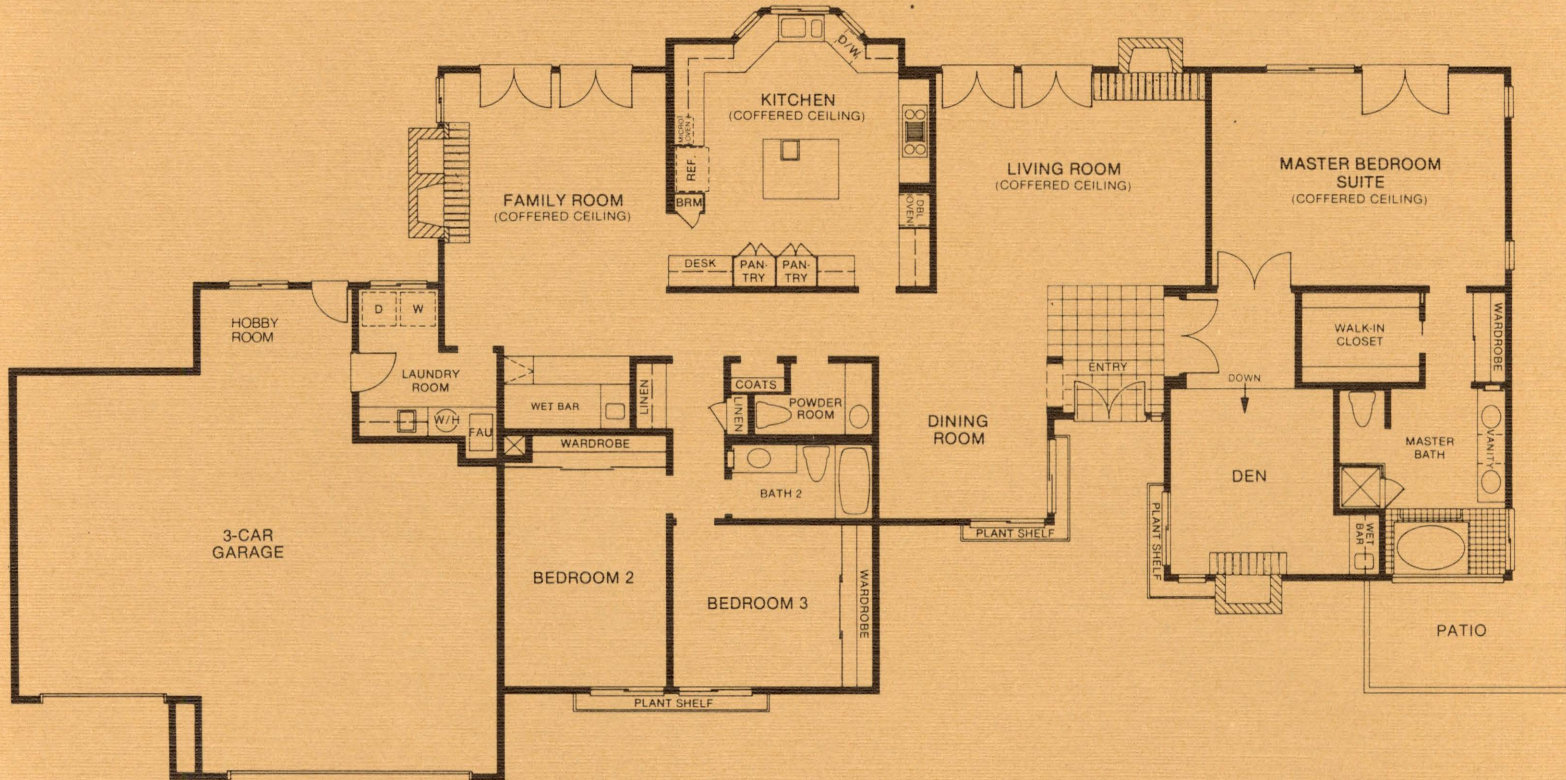
Plan 320-C3R

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.  
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Ask salesperson for details.

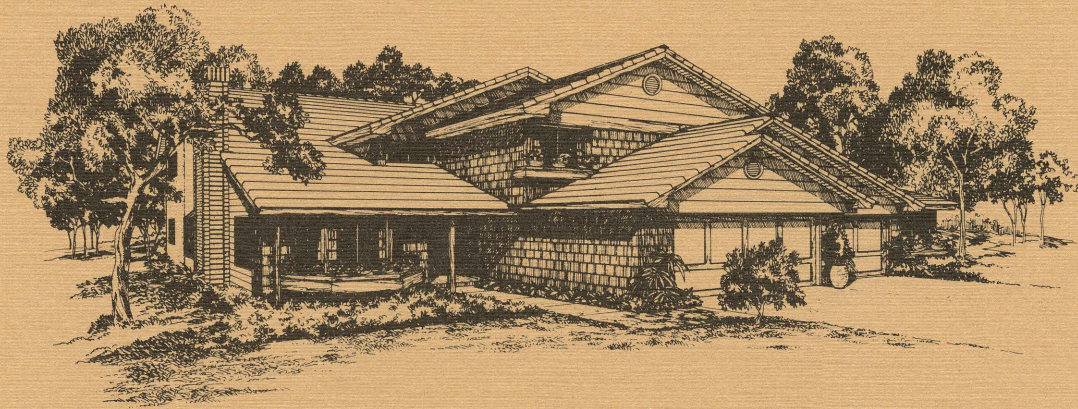
# The Leatherwood

Plan 330-A3R

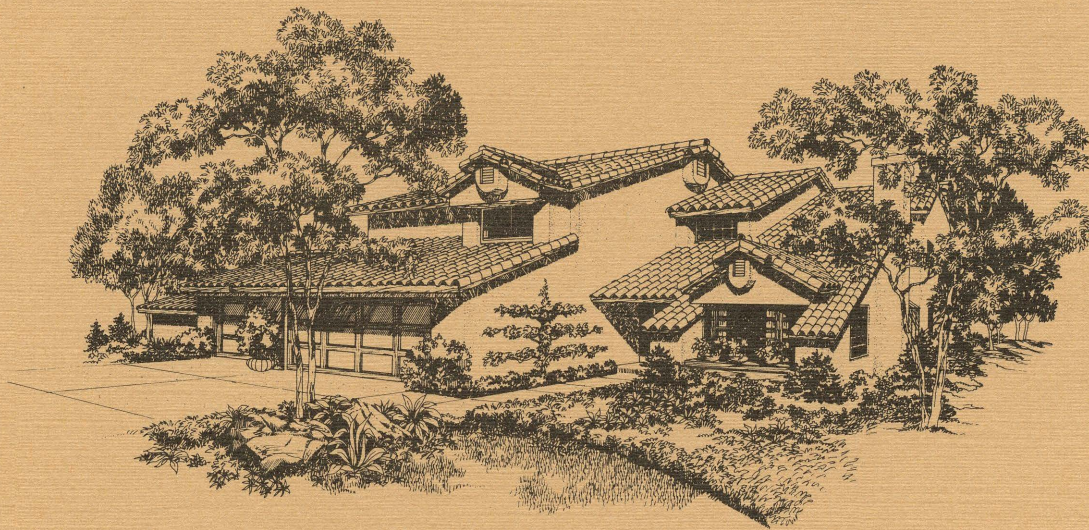
Two Stories

Circle J Ranch

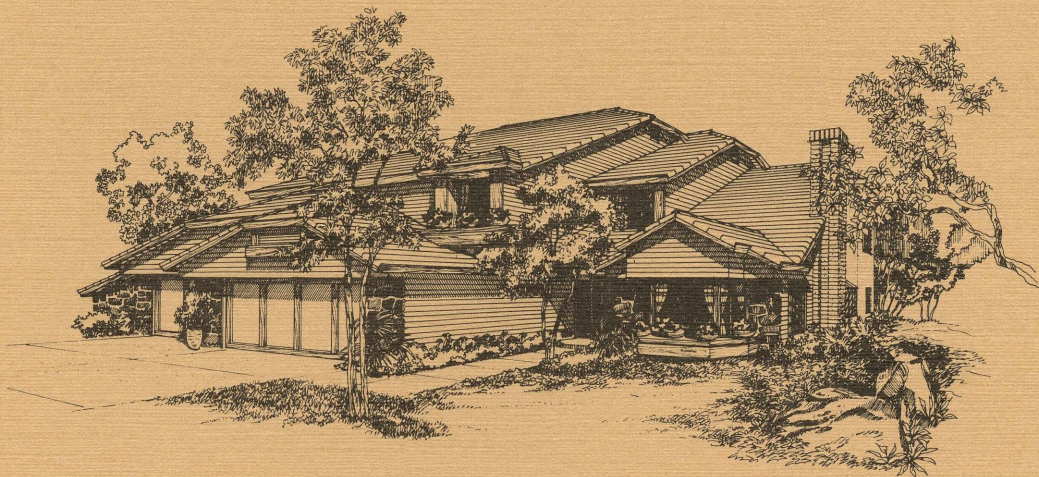
Three Bedrooms plus Sitting Room or Four Bedrooms Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

# The Leatherwood

Plan 330-A3R

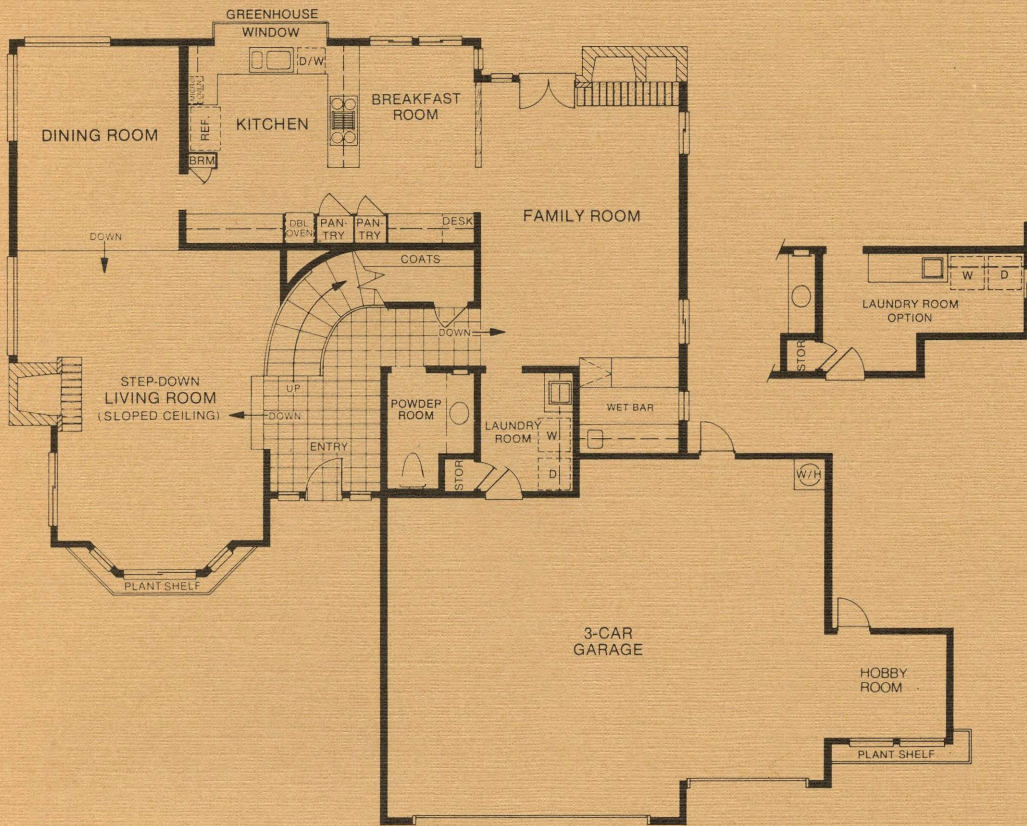
Two Stories

Circle J Ranch

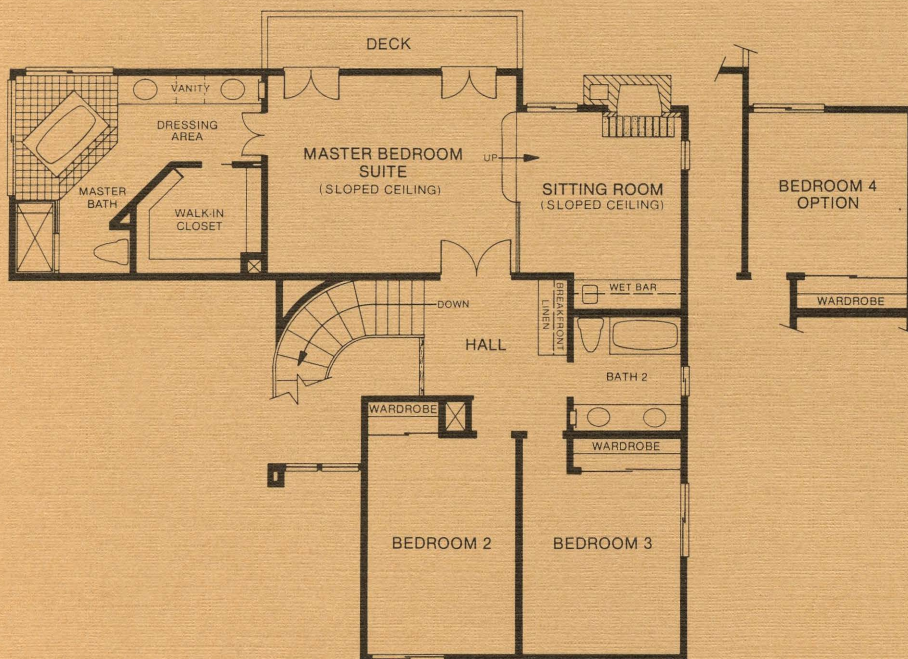
Three Bedrooms plus Sitting Room or Four Bedrooms

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 Chesterfield

Plan 340-B3R

One Story

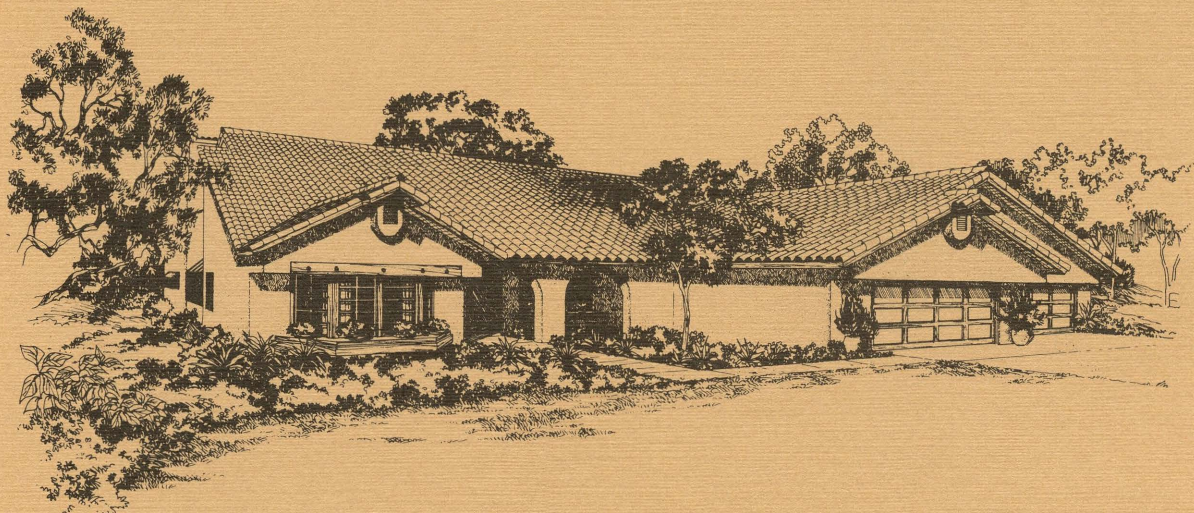
Circle J Ranch

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

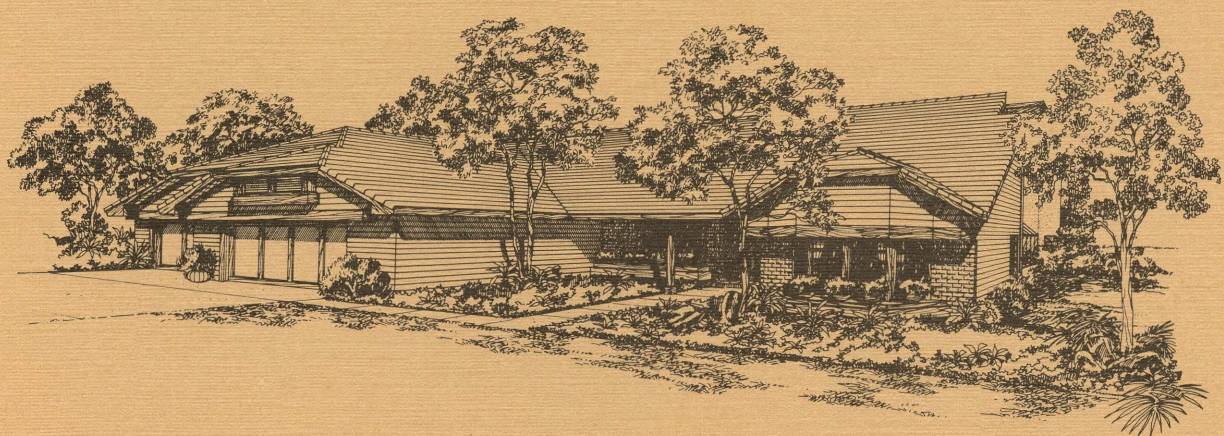
Two and one-half Baths



A



B



C

Artist's conception; landscaping not included

# The Chesterfield

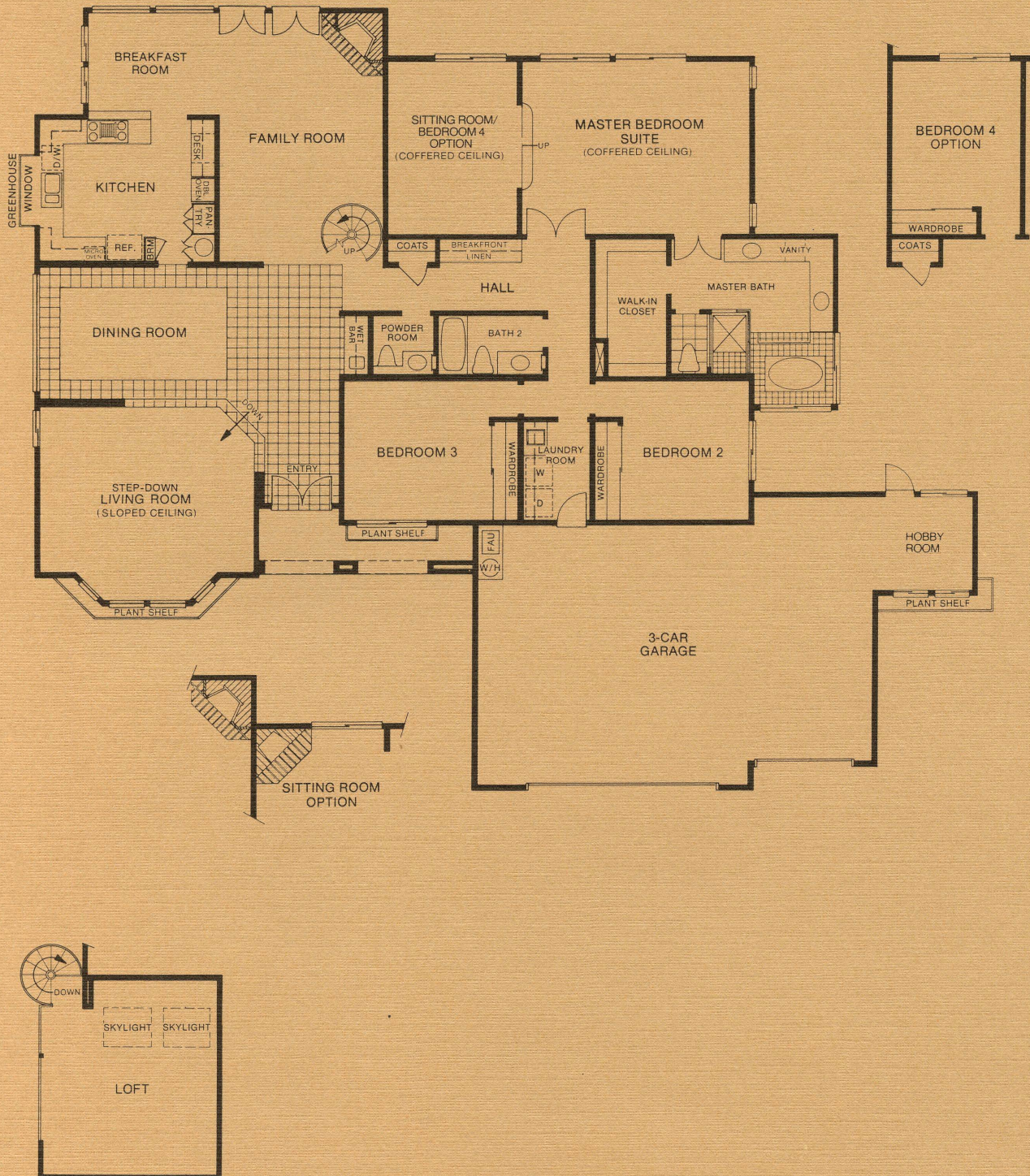
Plan 340-B3R

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 Greenbriar

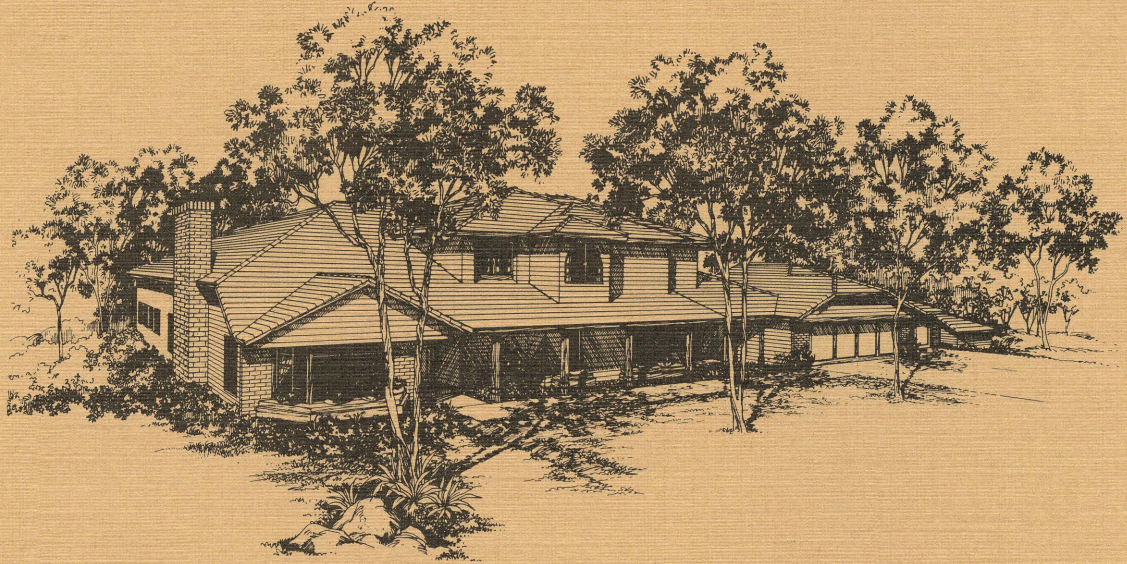
Plan 350-A3

Two Stories

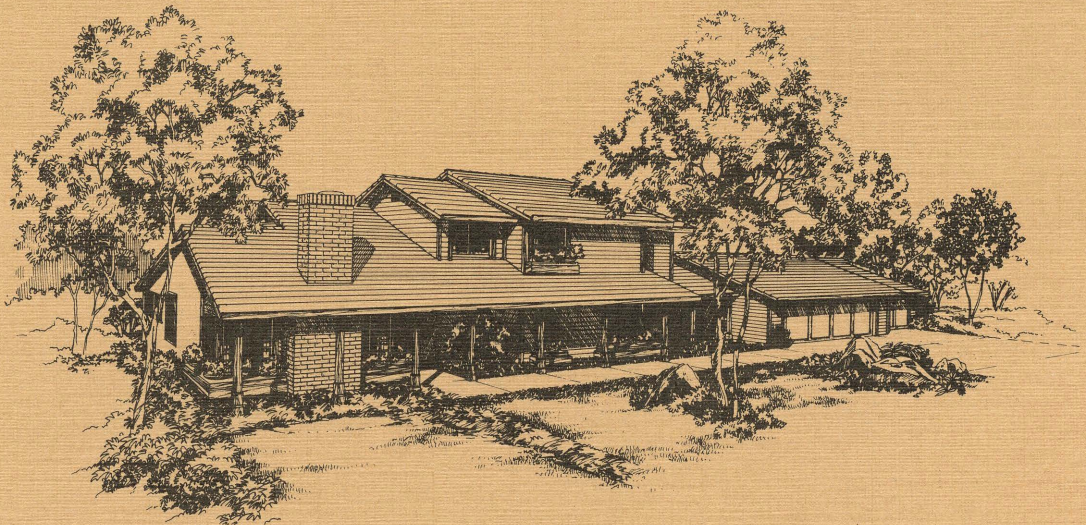
Circle J Ranch

Four Bedrooms or Three Bedrooms plus Den

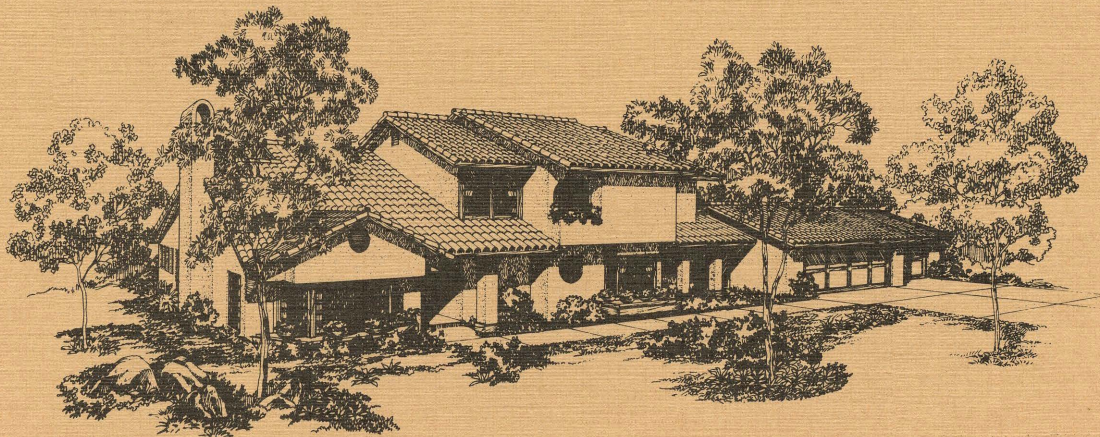
Three Baths



A



B



C

Artist's conception; landscaping not included



# The Greenbriar

Plan 350-A3

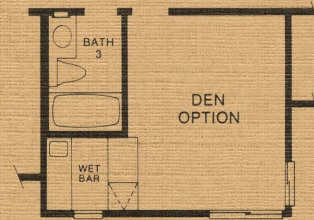
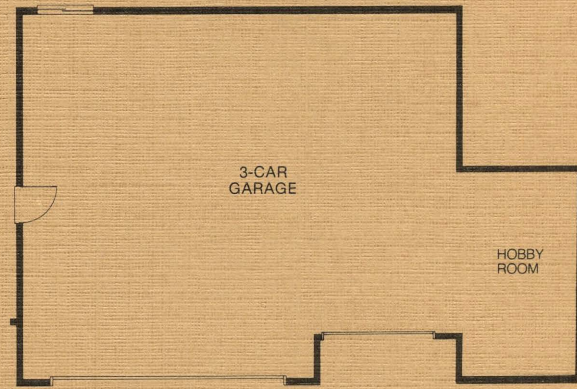
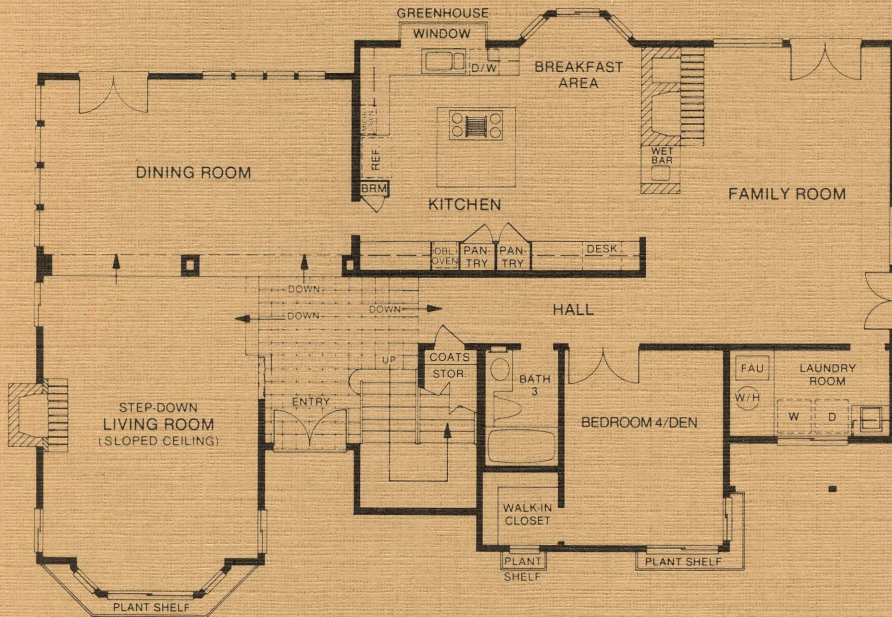
Two Stories

Circle J Ranch

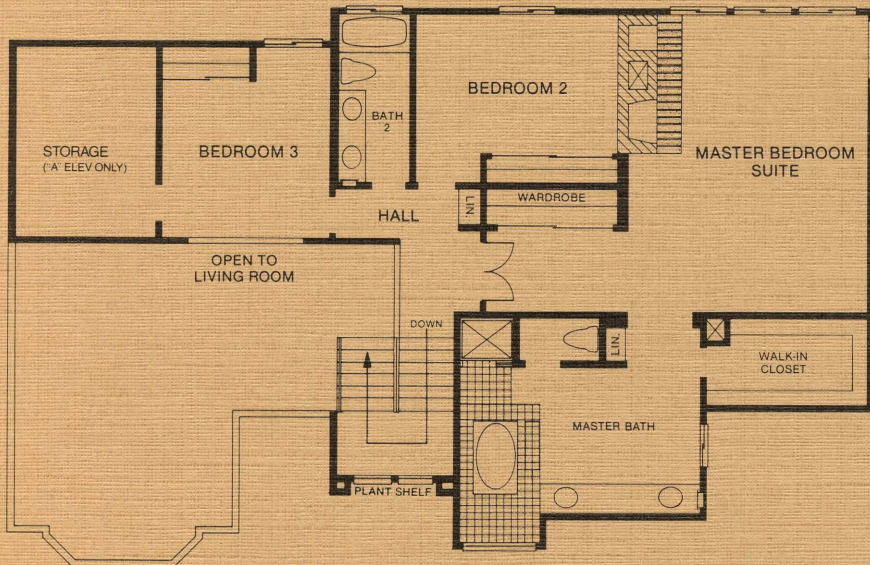
Four Bedrooms or Three Bedrooms plus Den

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.



# 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.







A Thoroughbred  
Equestrian Community

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Saugus, CA 91350  
(805) 255-5739  
(213) 367-1442