

Discovery Homes... quality patio homes that give you more yard for your money.

Discovery Homes are single family detached homes that give you a generous rear yard plus extra yard space on one side for a sideyard patio.

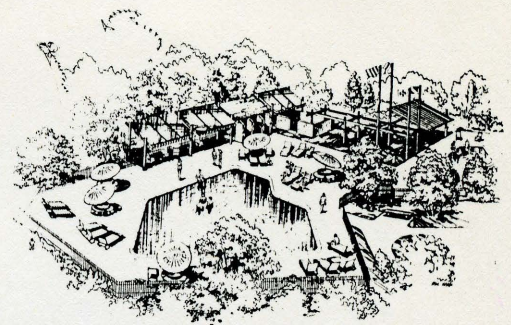
Front entry walls give added privacy and use of your yard. Interiors are spacious and contemporary, opening up to bring the outside in.

You automatically become a voting member of the Valencia South Valley Homeowners Association, which maintains common areas such as paseos and recreation centers, enhancing your lifestyle and investment.

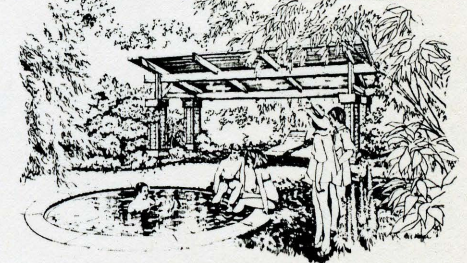
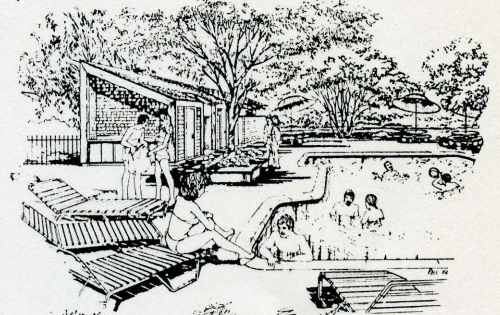
4 private recreation areas... use any or all.

Living in Valencia is a total experience. And fun is a big part of it... which is why we've provided a recreational smorgasbord of four private play areas, each with its own personality. Treats for all ages are short, pretty walks from everyone's doorstep.

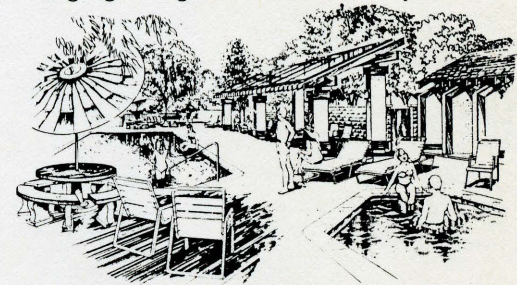
You can enjoy an old-fashioned picnic right in your neighborhood; unwind after work with 20 laps and a dip in the jacuzzi; or watch your little ones swing, splash, climb and tumble with delightful abandon. And, in keeping with Valencia's commitment to farsighted planning, all pools are heated with the help of solar energy.



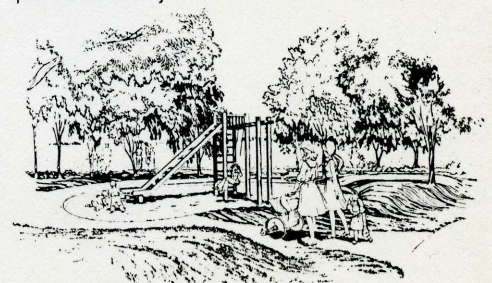
1 Alta Madera Recreation Center, largest of the four, is for the entire family. It includes swimming and wading pools, generous sun decks and a park and picnic area.



2 Serena Recreation Center is adult-oriented with a secluded jacuzzi and swimming pool just right for lounging or a game of water volleyball.



3 Palma Recreation Center provides pools and pleasure for every family member with swimming and wading pools and a jacuzzi.



4 Ramada Play Area is a pre-schoolers' adventure with playground equipment to explore and enjoy.

RECREATION AREAS

- 1 - Alta Madera Recreation Center
- 2 - Serena Recreation Center
- 3 - Palma Recreation Center
- 4 - Ramona Play Area

COLLEGE OF THE CANYONS

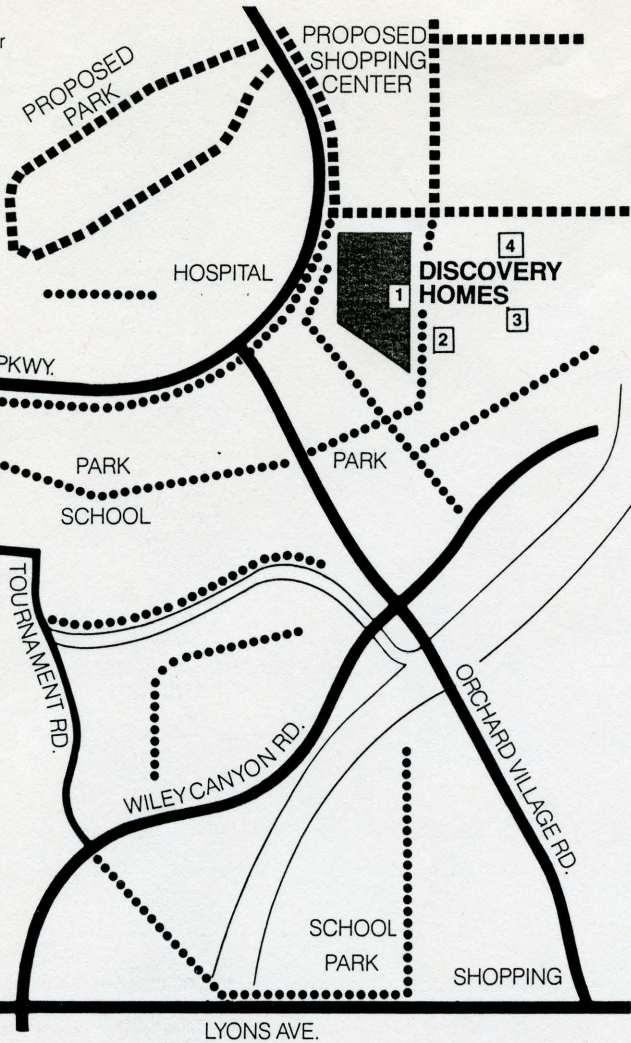
PROPOSED HIGH SCHOOL

CALIFORNIA INSTITUTE OF THE ARTS

VISTA VALENCIA GOLF COURSE



GOLDEN STATE Fwy (5)



The new town of Valencia... a better place to live, a better way of life.

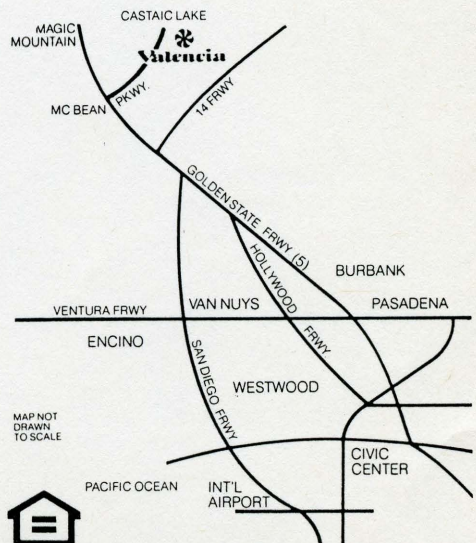
Man and nature are working together to make Valencia one of the finest new towns in America. Nature provided the 5,000 acres of land, year-round sunshine, rugged mountains and visibly cleaner air. Man has provided a far-sighted master plan to insure quality and protect and enhance your investment.

In addition to fine homes, Valencia offers recreation, schools, shopping, churches and employment... all designed to work well together both today and tomorrow.

Recreation comes in many shapes and sizes: private recreation centers in every neighborhood; public parks a short walk or bike ride away; lighted, landscaped paseos connecting homes, schools and recreation centers; three golf courses; new Oakwood Racquet Club with 11 tennis and racquetball courts; nearby Magic Mountain, Castaic Lake, and the Angeles National Forest.

Valencia has fine schools for pre-schoolers through collegiates. Two neighborhood shopping centers are within 5 minutes from home and more shopping is planned. There are also three churches, two colleges, a civic center and a clean landscaped light industrial park.

The more you know about Valencia, the more you'll want to call it home!



MAP NOT DRAWN TO SCALE



Valencia's better life is just 20 minutes from Encino, 35 minutes from Westwood and 45 minutes from downtown Los Angeles, (driving time calculated at 55 miles per hour).

**These quality features
are included in
all Discovery Homes.**

In General

Refrigerated air conditioning
Rustic cedar shake roof
Wood-burning fireplace with gas outlet
for log lighter
Enclosed front entry walls
(Plans 51 & 53 also have gates)
Long-lasting concrete driveway
Shag carpeting in living room, family
room, dining room, hallways and
bedrooms
Vinyl asbestos tile in kitchen and baths;
vinyl tile entry
Dramatic vaulted ceilings
Smoke detector
Dead bolt security lock
Fully insulated exterior walls and ceilings
Gas outlet for outdoor barbecue
in patio area
Prewired for cable TV and telephone
Underground utilities help preserve
your view
Slumpstone block wall in rear and
sideyard

The Kitchen

Automatic dishwasher with
energy-saving cycle
Garbage disposal
Pilotless gas range
Continuous-cleaning pilotless double
ovens
Icemaker water line to refrigerator area
Stained genuine oak cabinets
Genuine ceramic tile countertop
Luminous ceiling for cool, shadow-free
lighting

The Baths

Owens-Corning sculptured bathtub
Ceramic tile above tub and shower
Cultured marble countertops
Plate glass mirrors over pullmans

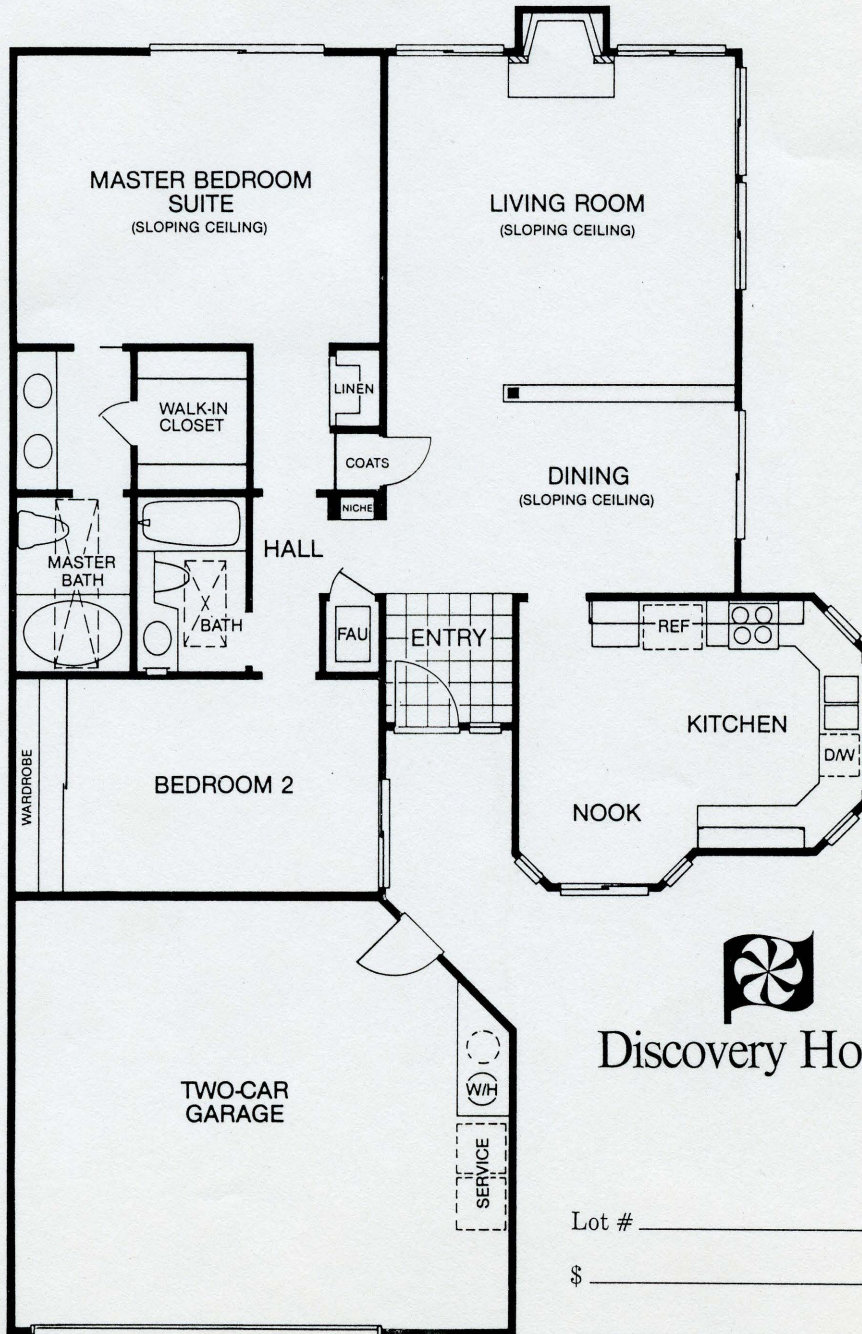
To help complete your decorating,
visit our Design Center.

Valencia Corporation reserves the right
to change prices, designs and materials
without prior notice or obligation.

Rockport

- 2 bedrooms
- 2 baths
- 2-car garage

The charm of this 1-story home is captured by such refinements as a secluded outdoor entry alcove, a breakfast nook with bay window, and a statuary niche just off the entryway. A view of the interior from the richly tiled entryway reveals the formal dining room and living room, both with sloping ceilings. Old-fashioned warmth is added by a wood-burning fireplace. The kitchen, next to the dining room, has hardwood oak cabinetry and generous counter space hand-set with ceramic tile. Opposite the living areas are the large secondary bedroom and master-suite, both served by full baths with stylish skylights, porcelain tubs and cultured marble vanity tops. Luxurious touches of the generously proportioned master suite include the sloping ceiling, vanity/dressing area, and private bath with oval tub.



Discovery Homes

Lot # _____

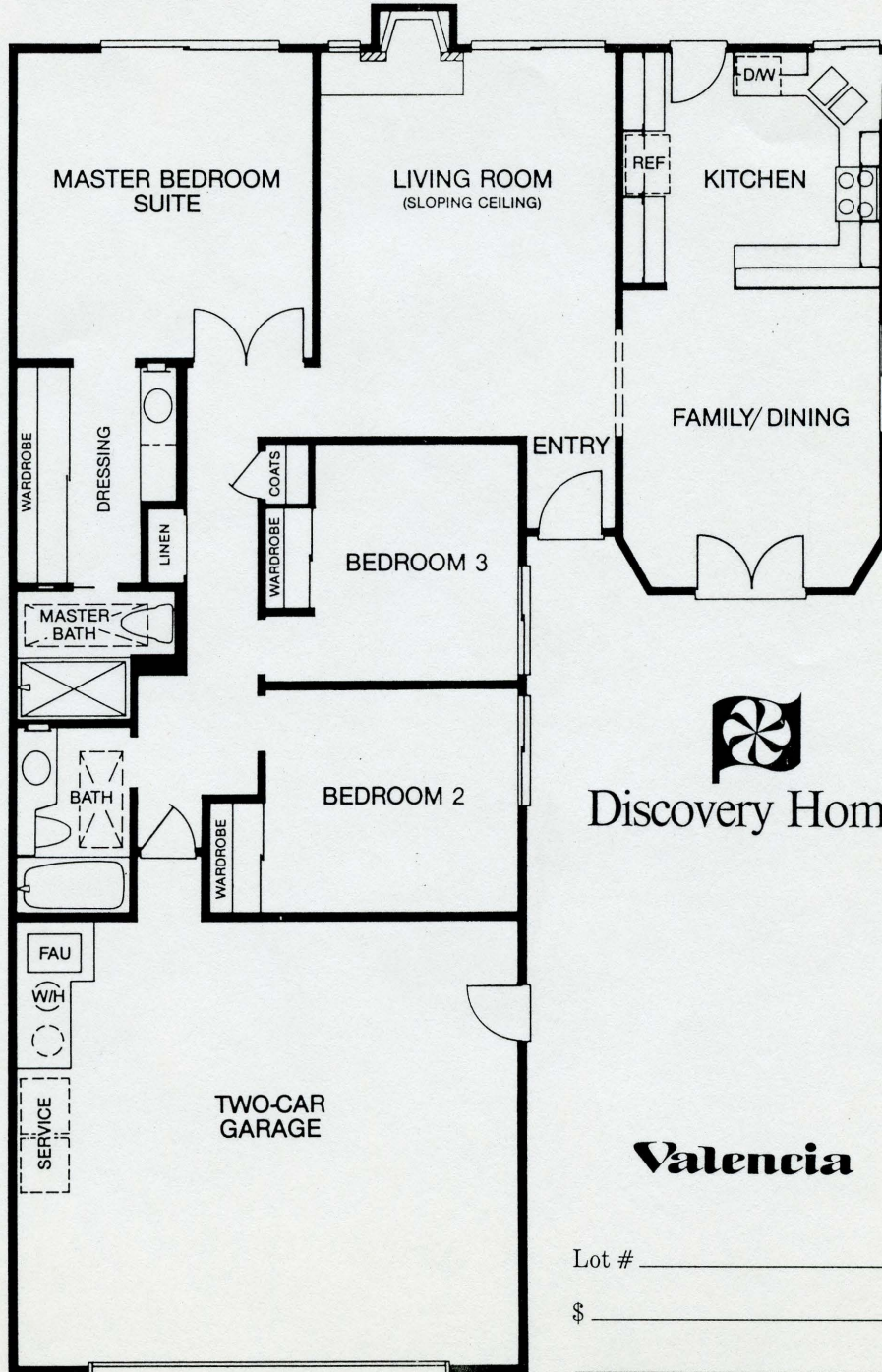
\$ _____

Valencia

Cotswold

- 3 bedrooms
- 2 baths
- family/dining room
- 2-car garage

This cozy, 3-bedroom home features a unique combination family/dining room with bay style frontage and French doors. Plentiful counter space and a corner window sink are homemakers' bonuses in the kitchen. Decorator appeal is further achieved by hardwood oak cabinetry with "seed glass" panels, a luminous ceiling and ceramic tile counters. Next to the kitchen/dining area is the formal entryway, which leads to the living room. A sloping ceiling and fireplace add visual warmth. The remainder of the home is devoted to bedrooms and baths, with both the secondary full bath and the private master bath having skylights. The master suite is also served by a vanity/dressing area and attractive double-door entry.



Discovery Homes

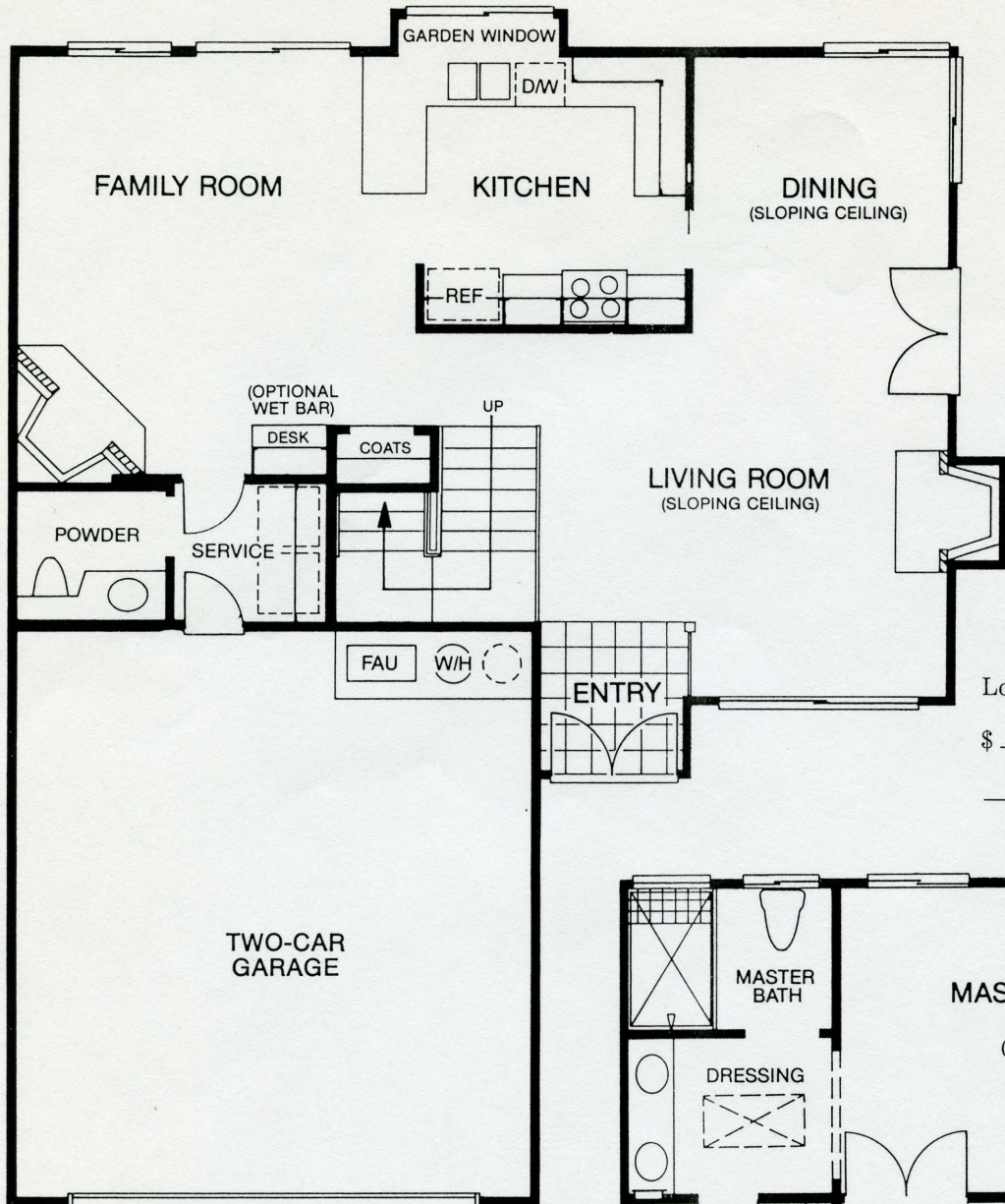
Valencia

Lot # _____

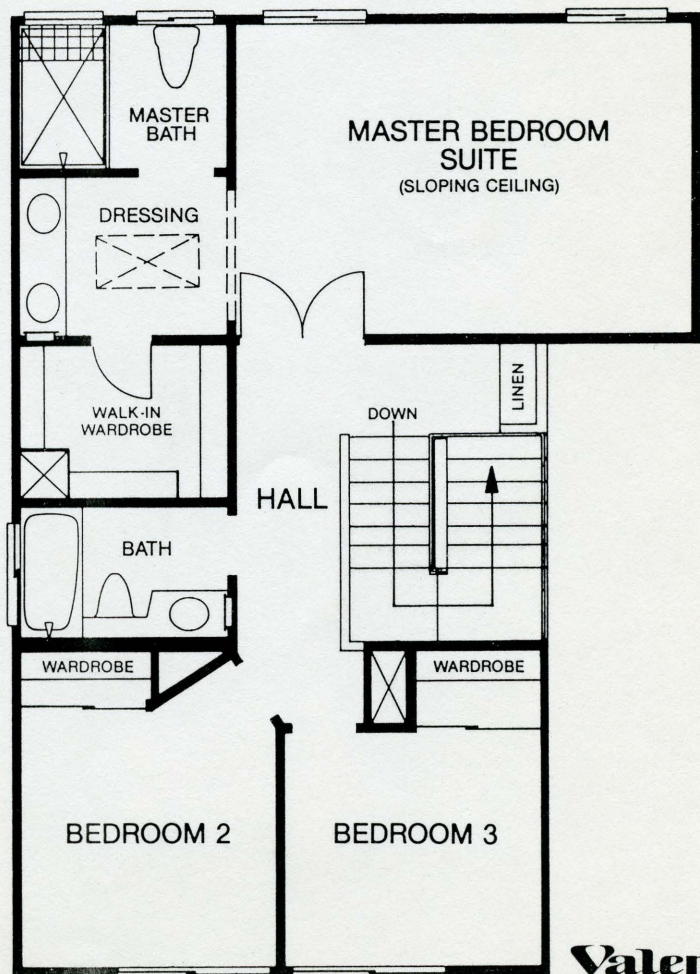
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Discovery Homes



Lot # _____
 \$ _____



Antigua

- 3 bedrooms
- 2½ baths
- family room
- 2-car garage

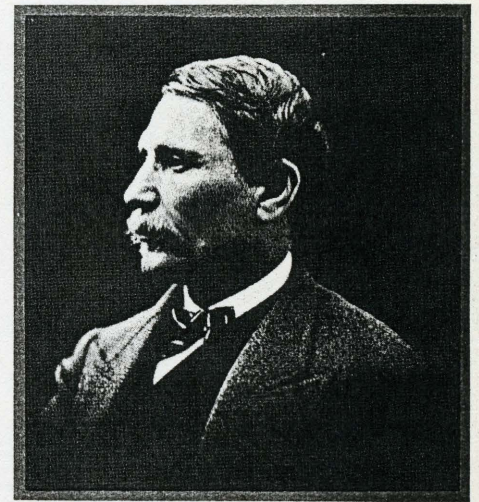
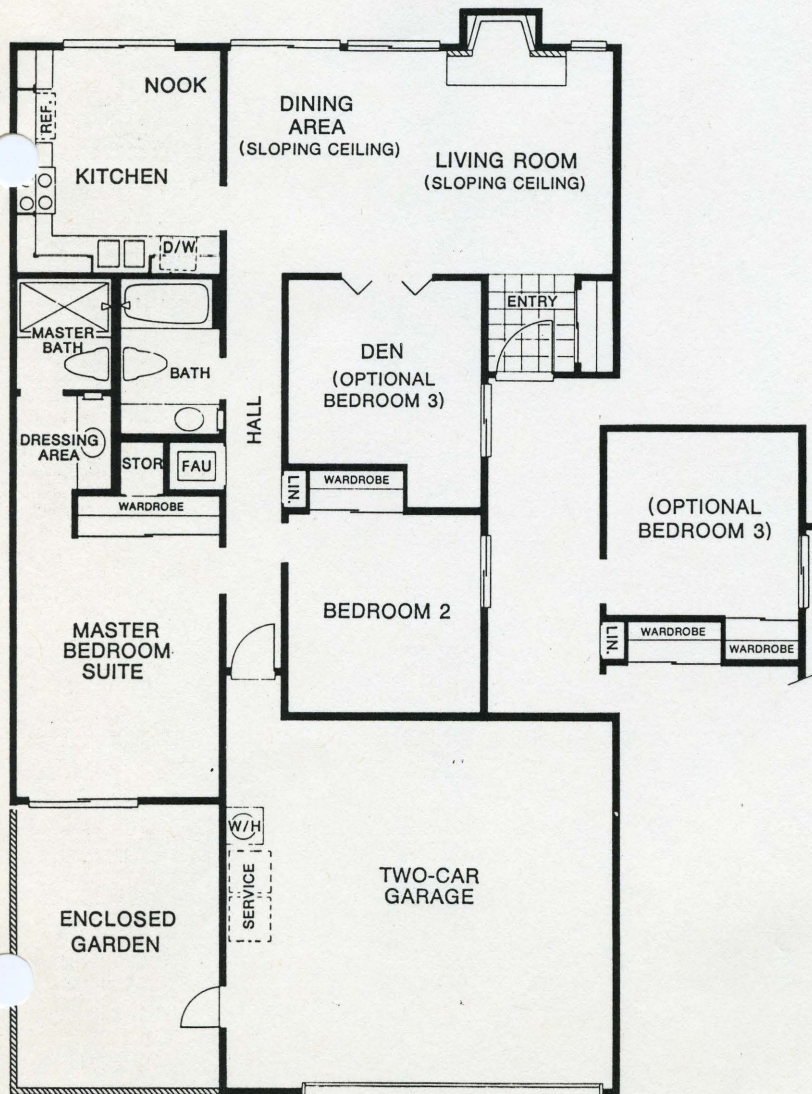
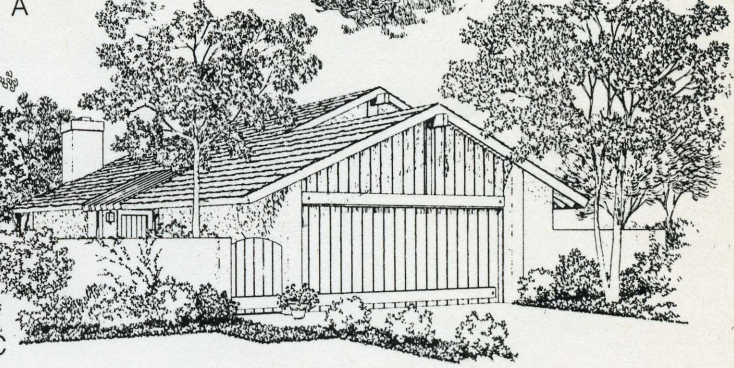
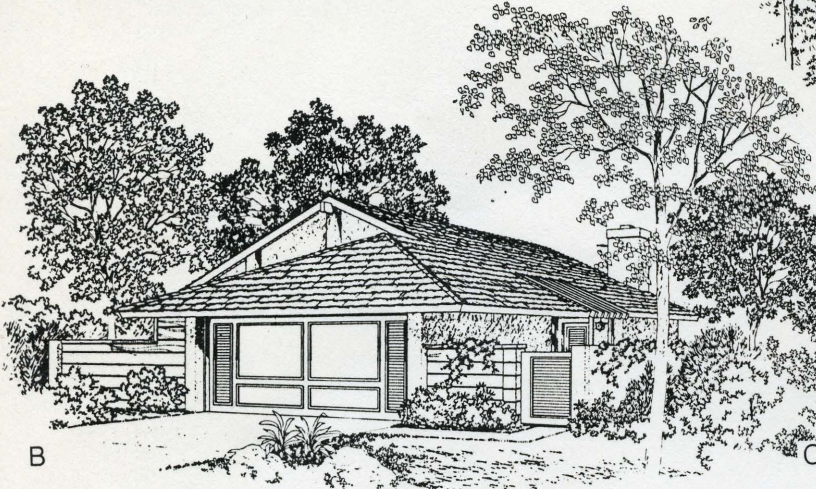
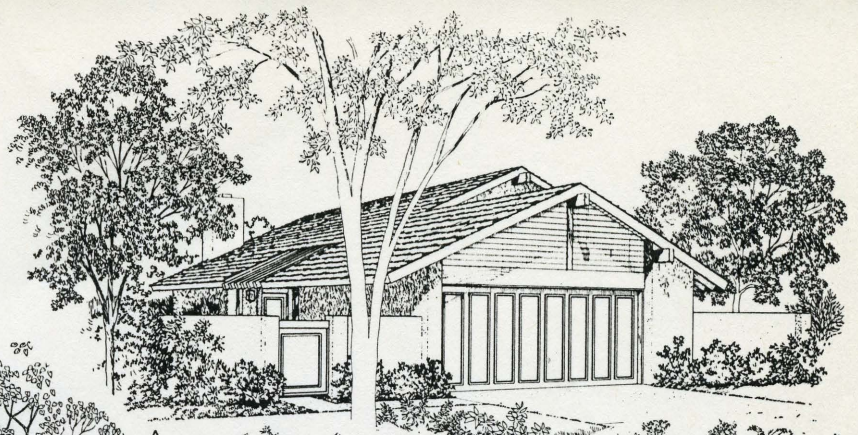
Openess of design characterizes this 2-story home. Off the tiled entryway is the living room and dining room, which share a sloping ceiling, a wood-burning fireplace and French doors. Connecting this area with the family room is the walk-through kitchen with modern garden window, oak cabinets and ceramic tile counters. The kitchen breakfast bar is open to the family room, which features a massive corner fireplace and optional wet bar. A laundry/service alcove plus a powder room are just off the family room. On the second floor, the master suite affords a double-door entry, sloping ceiling, vanity/dressing area with skylight and twin-sink pullman, and a private bath with oversized shower. A full bath with tub/shower is down the hall near the secondary bedrooms.

Valencia

Plan 51

The Beale

● Bedrooms
∠ Baths
Dining Area
and Breakfast Nook

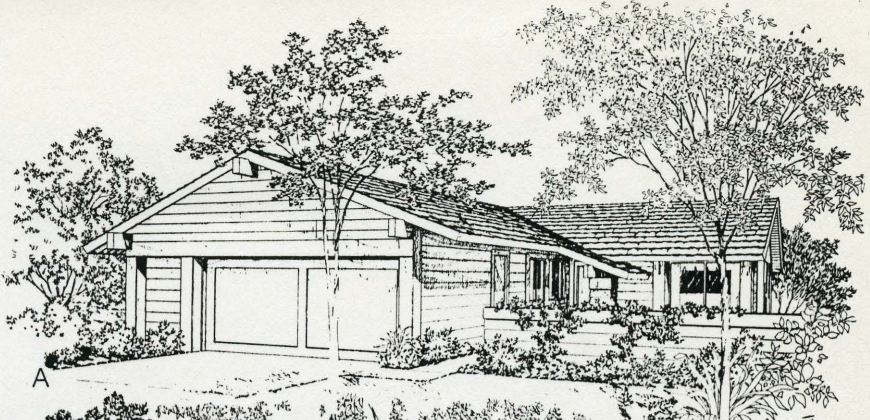


Edward Fitzgerald Beale

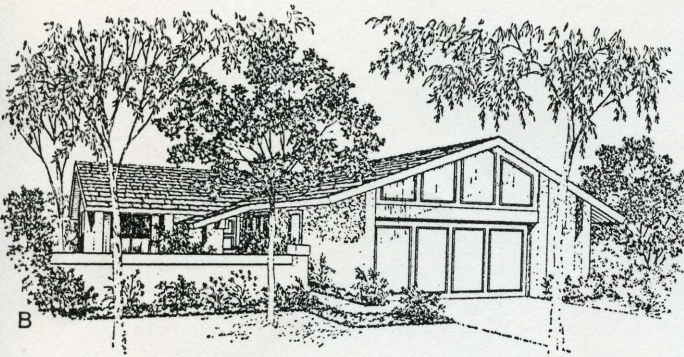
The rugged mountains to the south of the Santa Clarita Valley made travel to Los Angeles difficult and dangerous. In 1863, Edward F. Beale discovered an area where, with only hand tools and without the use of explosives, a pass could be created. Though only 10 feet wide and 92 feet deep, "Beale's Cut" made travel and trade to the south less hazardous.

Plan 52
The Francisco

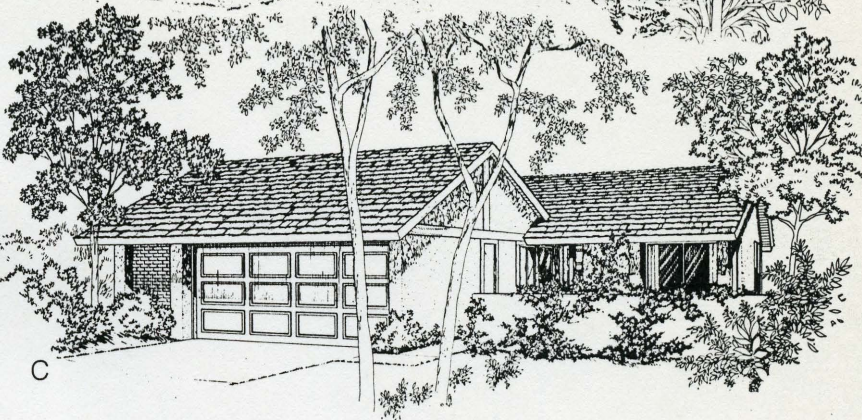
3 Bedrooms
 2 Baths
 Family Room



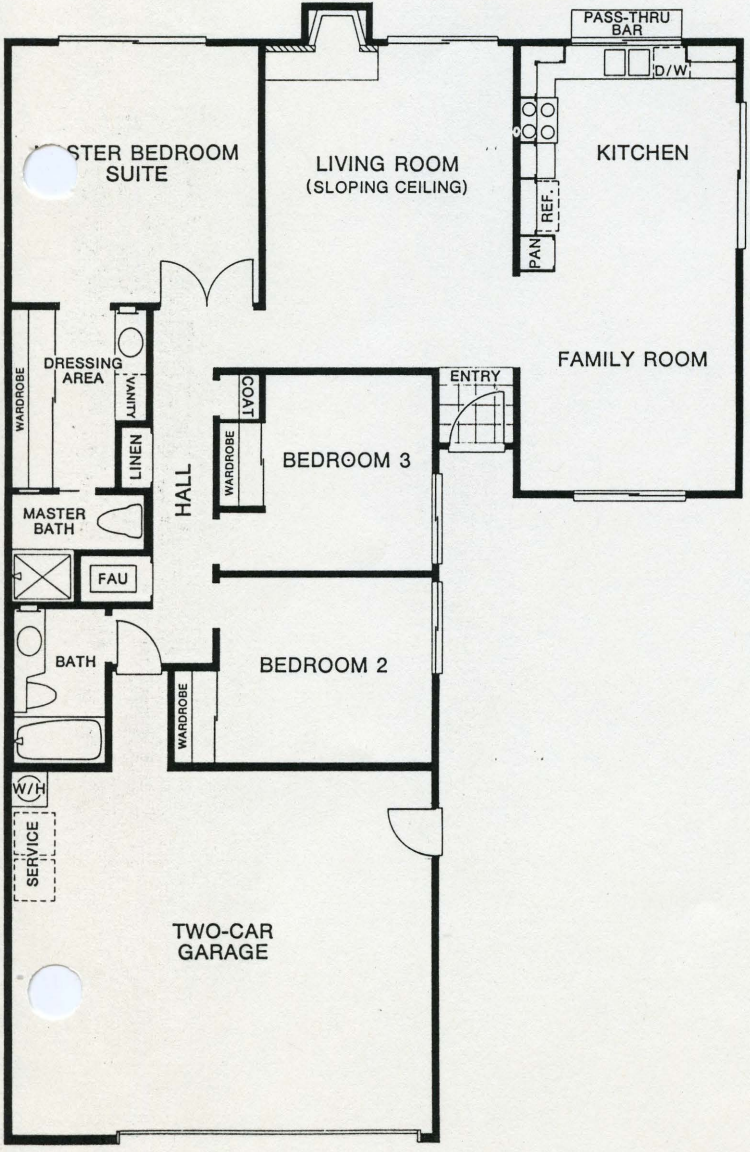
A



B



C

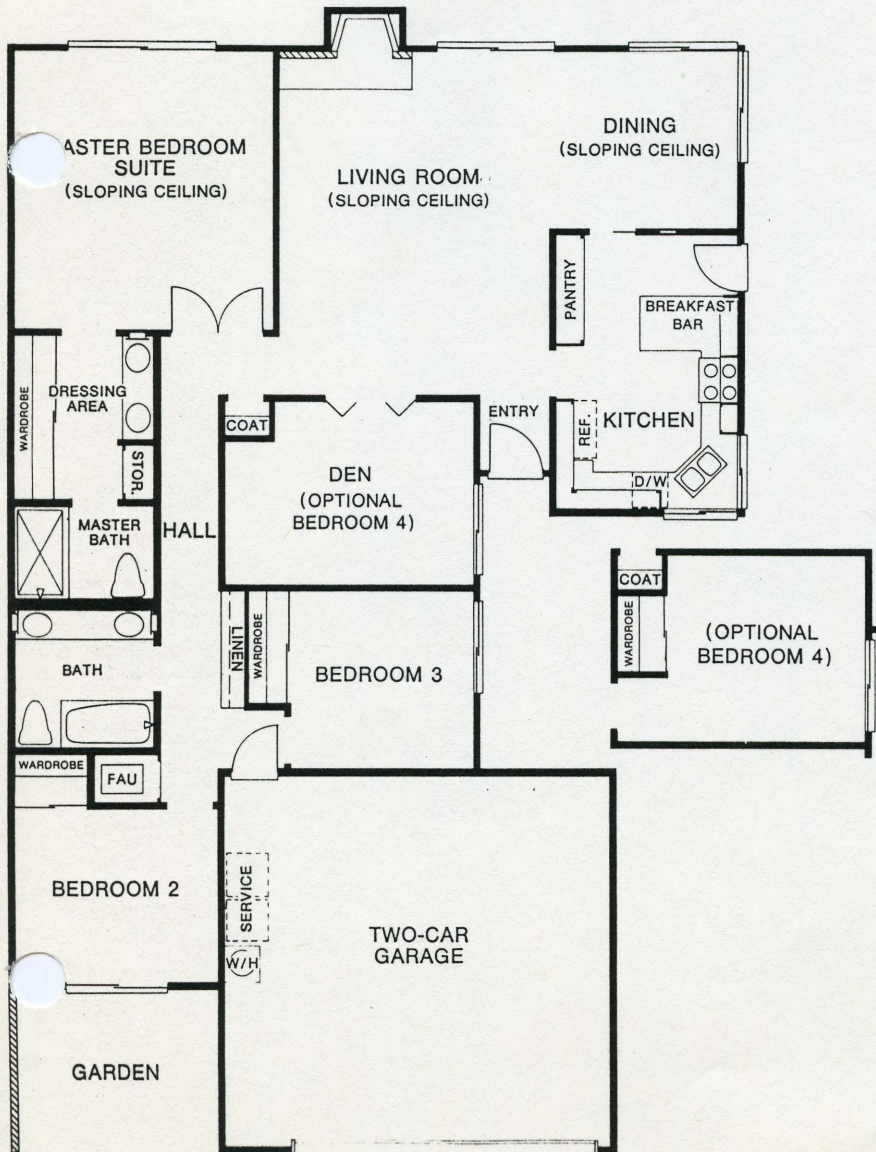
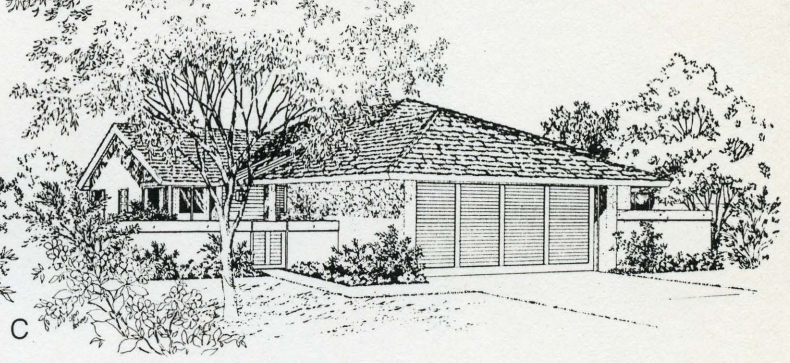
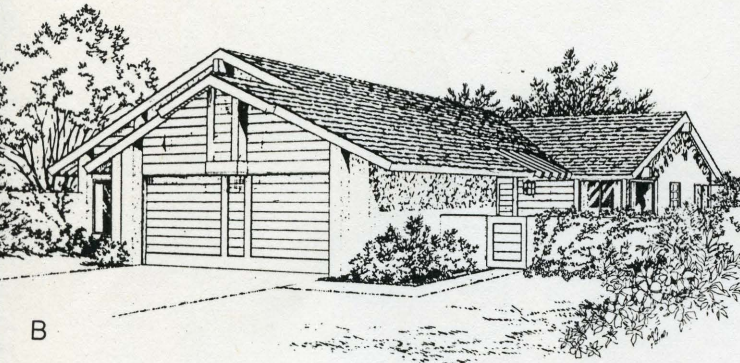
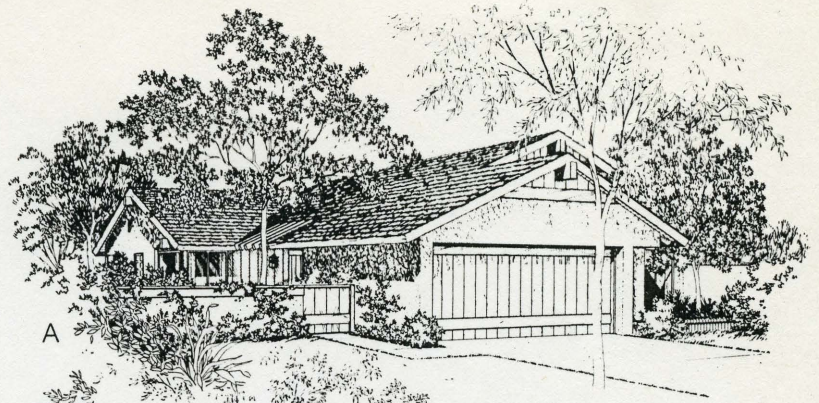


Francisco Lopez
 The first discovery of gold in California was in 1842, in nearby Placerita Canyon. There, Francisco Lopez had settled down under an oak tree for a nap and a lunch. While pulling up some wild onions to accompany his food, he discovered flecks of gold clinging to the roots. A historical marker today identifies the "Oak of the Golden Dream."

Plan 53

The Fremont

3 Bedrooms and Den
or 4 Bedrooms
2 Baths
Dining Room



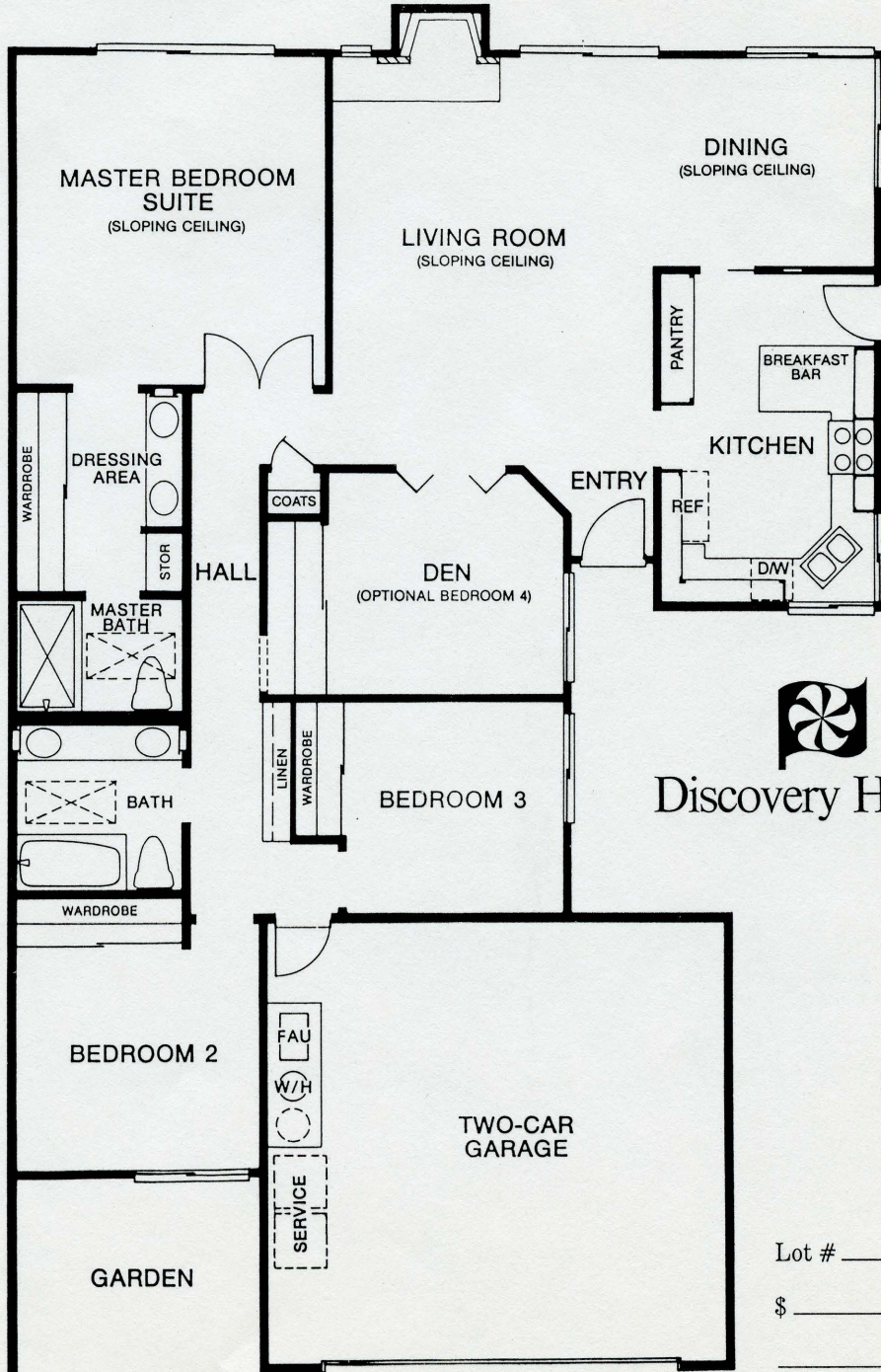
John C. Fremont

John C. Fremont, on his way to Santa Barbara from Los Angeles, in 1847, gave his name to a pass discovered in the Santa Susanna Mountains in the southern end of the Santa Clarita Valley.

Sonoma

3 bedrooms + den
2 baths
2-car garage

An optional bedroom/den with folding double doors adds varietal possibilities to the living areas of this plan. The home's formal entryway opens to an expanse of living room and dining area dramatized by sloping ceilings and a fireplace. The den, situated just off the living room, can be a reading or TV room, if not used as a fourth bedroom. Off the dining room is the kitchen, with a breakfast bar seating area for informal meals, hardwood oak cabinetry, ceramic tile counters and a gas oven/range. The master suite has a double entry door, and vanity/dressing area with twin-sink pullman. The master and secondary baths both have skylights and the secondary bedrooms have mullion windows.



Discovery Homes

Lot # _____
\$ _____

DISCOVERY HOMES FEATURES

ARCHITECTURAL FEATURES

Fire-resistant split cedar shake roofs; concrete tile on selected elevations

Front walls with gate; slumpstone block wall fully enclosing side and rear

Masonite or wood shingle siding (most elevations)

Concrete driveways

Gas stubbed to rear patio

Anodized bronze windows and sliding doors

Custom stained wood front doors

INTERIOR FEATURES

Schlage door hardware with dead bolt security lock

Ceramic tile entries

Plush carpeting in living, dining & family room, all bedrooms, hallway and stairways

Pre-wired for television and telephones

Smoke detector

Wood-burning fireplaces with gas log lighter valve (family room and living rooms)

Refrigerated air conditioning

Sloped ceilings

CONVENIENCE FILLED KITCHENS

Pilotless gas range and double oven

Energy saving dishwasher

Garbage disposal

Hand-set ceramic tile counter top

Quality oak hardwood cabinetry; Plan 52 has some "seed glass" panels.

Porcelain on steel double sink

Quality sheet vinyl flooring

Pass-through window bar from kitchen to patio (Plan 51)

Garden window (Plan 54)

Ice maker water line

Luminous ceiling fixture

BATHROOMS

Porcelain on steel oval bathtub with ceramic tile surround (Plan 51 - Master Bath)

Ceramic tile master shower surrounds (Plan 52, 53 & 54)

Porcelain on steel tub/shower with ceramic tile surround in secondary baths

Skylights or windows in all full bathrooms

Full 1/4 inch mirrors over pullmans

Stain-grade oak cabinetry in master vanity

Cultured marble vanity counter tops

ENERGY SAVING FEATURES

Exterior wall and ceiling insulation

Night setback thermostat

Pilotless furnace and energy-saving water heater

EXTENSIVE RECREATIONAL FACILITIES

Automatic membership in Valencia Central Valley homeowners' association with choice of 3 recreational areas.

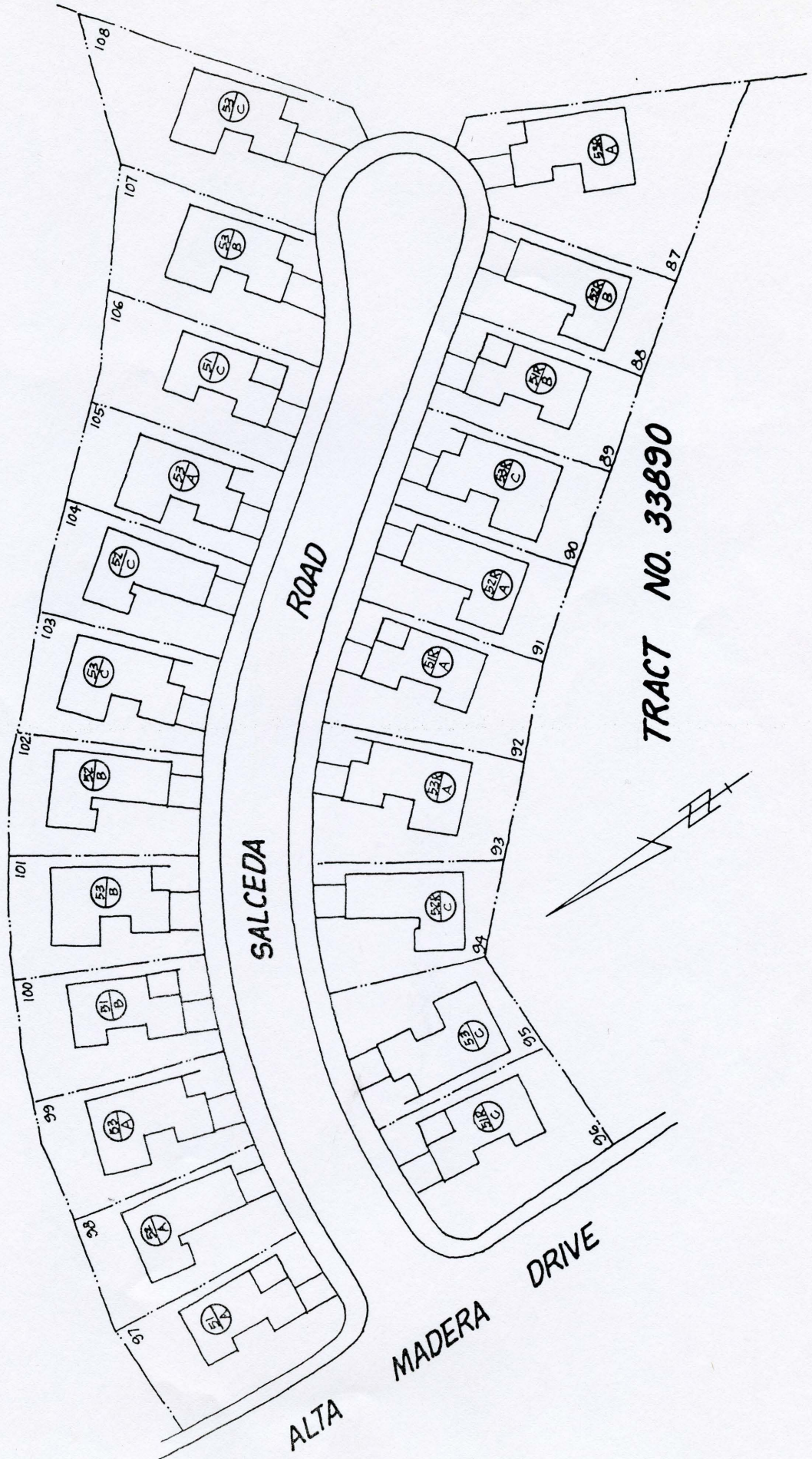
A landscaped paseo system

A commitment to Master Planning that protects the quality of this neighborhood and your home

To help complete your decorating, a wide range of upgrade items, wallpapers and furnishings are available through the Valencia Custom Design Center. Valencia Corporation reserves the right to change designs, prices and materials without prior notice or obligation.

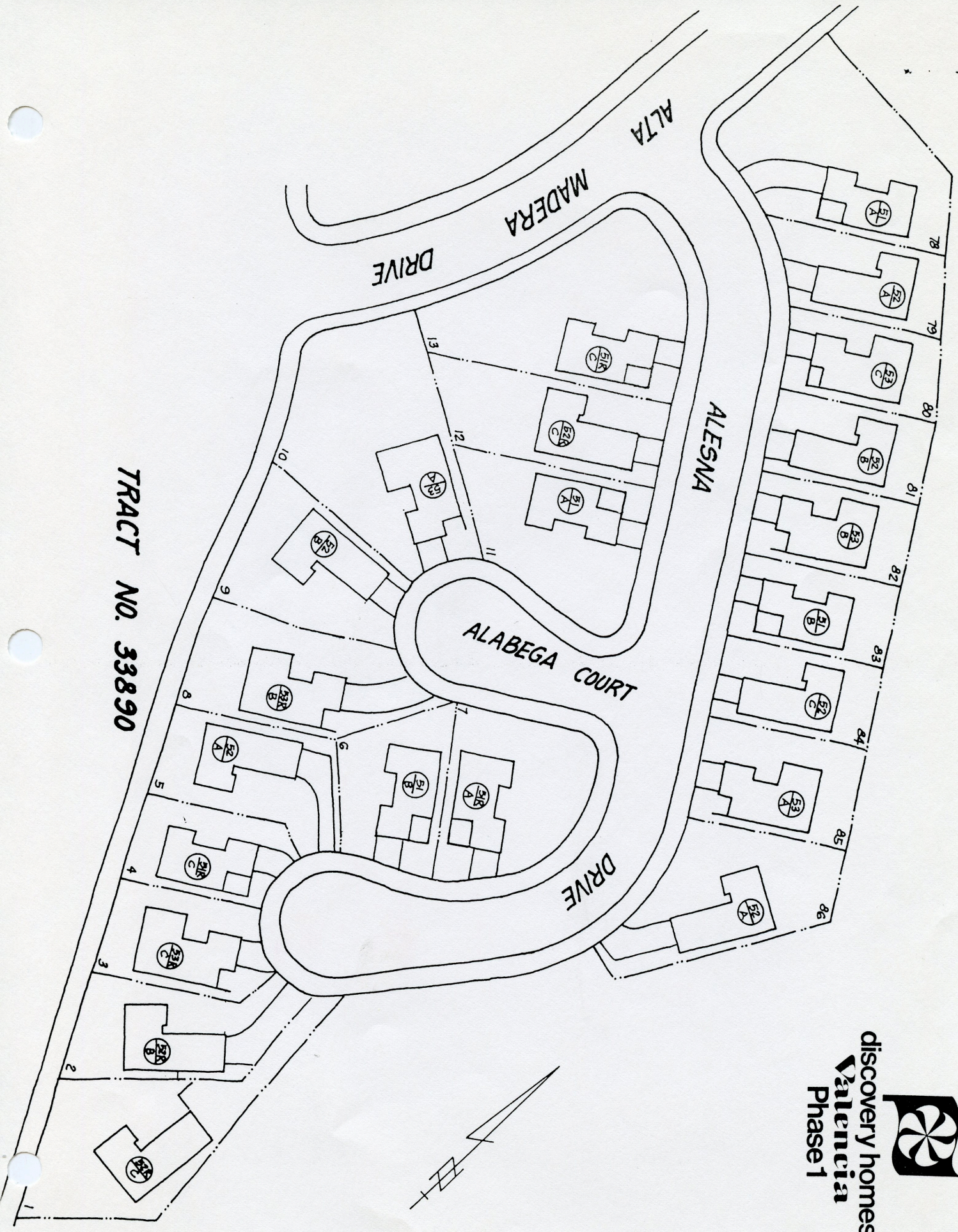


discovery homes
Valencia
Phase 1



TRACT NO. 33890

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discovery homes
Valencia
Phase 1





discovery homes Valencia

25770 N. McBean Parkway
Valencia, California 91355
(213) 367-0643
(805) 255-4914

Phase I Price List

<u>LOT</u>	<u>PLAN/ELEVATION</u>	<u>BEDROOMS & DEN</u>	<u>TOTAL PRICE</u>
1	52CR	3 Bdrm.	\$89,950
2	52BR	3 Bdrm.	86,950
3	53CR	3 Bdrm. & Den	88,950
4	51CR	2 Bdrm. & Den	76,950
5	52A	3 Bdrm.	84,950
6	51B	3 Bdrm.	78,950
7	51AR	2 Bdrm. & Den	82,950
8	53BR	3 Bdrm. & Den	90,950
9	52B	3 Bdrm.	89,950
10	53A	3 Bdrm. & Den	96,950
11	51A	2 Bdrm. & Den	84,950
12	52CR	3 Bdrm.	91,950
13	51CR	3 Bdrm.	87,950
78	51A	2 Bdrm. & Den	85,950
79	52A	3 Bdrm.	84,950
80	53C	3 Bdrm. & Den	88,950
81	52B	3 Bdrm.	85,950
82	53B	4 Bdrm.	88,950
83	51B	2 Bdrm. & Den	78,950
84	52C	3 Bdrm.	85,950
85	53A	3 Bdrm. & Den	88,950
86	52A	3 Bdrm.	89,950
87	53AR	3 Bdrm. & Den	92,950
88	52BR	3 Bdrm.	83,950
89	51BR	2 Bdrm. & Den	76,950
90	53CR	3 Bdrm. & Den	86,950
91	52AR	3 Bdrm.	83,950
92	51AR	3 Bdrm.	77,950
93	53AR	3 Bdrm. & Den	86,950
94	52CR	3 Bdrm.	83,950
95	53C	4 Bdrm.	86,950
96	51CR	2 Bdrm. & Den	79,950
97	51A	3 Bdrm.	78,950
98	52A	3 Bdrm.	84,950
99	53A	4 Bdrm.	87,950
100	51B	2 Bdrm. & Den	77,950
101	53B	3 Bdrm. & Den	87,950
102	52B	3 Bdrm.	84,950
103	53C	3 Bdrm. & Den	87,950
104	52C	3 Bdrm.	84,950
105	53A	4 Bdrm.	87,950
106	51C	3 Bdrm.	79,950
107	53B	3 Bdrm. & Den	89,950
108	53C	4 Bdrm.	92,950