Le Grand Canyon

Arizona
Plan C
2-bedroom, 2-bath condominium
996 Square Feet

BEDROOM 2

DINING ROOM

POWDER ROOM

BATH 2

LIVING ROOM

BATH 1

MASTER BEDROOM

WASH DRY

LINEN

ENTRY

PRIVATE PATIO

KITCHEN

REF.

BAR

DW

COATS

FIRE PLACE

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Le Hyde Parc
London
Plan D
1-bedroom, 1½ bath Townhome with library
938 Square Feet

DIoING ROOM
KITCHEN
LIVING ROOM
SKYLITE
POWDER ROOM
ENTRY
PRIVATE PATIO

MASTER BEDROOM
10'-0" CEILING
SLOPED CEILING
LIBRARY
SKYLITE BELOW

WALK IN CLOSET
DRESSING
BATH
VANITY
WASH DRY
BOOKS

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# Information Guide

## PLANS

<table>
<thead>
<tr>
<th>Location</th>
<th>Plan</th>
<th>Description</th>
<th>Price</th>
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<tr>
<td><strong>Le Balboa Parc</strong></td>
<td>Plan A</td>
<td>733 Square Feet • 1-bedroom, 1-bath condominium • one car open parking</td>
<td>69,990 to 75,990</td>
</tr>
<tr>
<td><strong>Le Golden Gate Parc</strong></td>
<td>Plan B</td>
<td>827 Square Feet • 2-bedroom, 1-bath condominium • Skylight and fireplace in upper unit only • one car garage and one car open parking</td>
<td>82,990 to 87,990</td>
</tr>
<tr>
<td><strong>Les Tuileries Gardens</strong></td>
<td>Plan A-loft</td>
<td>886 Square Feet • 2-bedroom, 1-bath condominium • two car garage, roof top terrace, fireplace.</td>
<td>89,990 to 93,990</td>
</tr>
<tr>
<td><strong>Le Hyde Parc</strong></td>
<td>Plan D</td>
<td>938 Square Feet • 1-bedroom, 1½-bath Townhome with library • two car garage, fireplace &amp; skylight</td>
<td>90,990 to 93,990</td>
</tr>
<tr>
<td><strong>Le Central Parc</strong></td>
<td>Plan E</td>
<td>1120 Square Feet • 2-bedroom, 1¾-bath Townhome • two car garage, skylight &amp; fireplace</td>
<td>108,990 to 113,990</td>
</tr>
<tr>
<td><strong>Le Grand Canyon</strong></td>
<td>Plan C</td>
<td>996 Square Feet • 2-bedroom, 2-bath condominium • two car garage, fireplace</td>
<td>95,990 to 98,990</td>
</tr>
<tr>
<td><strong>Le Tivoli Gardens</strong></td>
<td>Plan C-loft</td>
<td>1195 Square Feet • 3-bedroom, 2-bath condominium • roof top terrace, fireplace</td>
<td>112,990 to 116,990</td>
</tr>
</tbody>
</table>

*“PRICES ARE EFFECTIVE AS OF DATE OF PUBLICATION. SUBJECT TO PRIOR SALE ON OR AFTER DEADLINE FOR THIS EDITION”*

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The differences.

**Project differences.**
Seven dynamic floor plans
with lofts, dens and libraries
Lakes, streams and meandering walkways
Fresh, contemporary architecture
Townhome floor plans*
Centrally located to employment centers, shopping malls, parks and recreation
Three solar heated swimming pools with sun decks
Three Hydro spas
Lavish park-like setting

**Unit differences.**

**Outdoor:**
Enclosed garages with electric door openers*
Privacy-oriented patios and balconies
Secluded rooftop terraces
Genuine fire-retardant wood shingle roofs

**Indoor:**
Wood-burning fireplaces*
Sunlit skylights*
Authentic Schlage lever door locks and deadbolts
Lofts overlooking living area*
Central air-conditioning
Ceramic tile entries
Interior washer/dryer facilities
12-foot-high bedrooms with clerestory windows*
Mirrored wardrobe doors or walk-in closets
Quality wall-to-wall carpeting
Custom draperies
Regulation smoke detectors
Copper plumbing throughout
Moen 10-year warranty plumbing fixtures

**Kitchen areas:**
Hand-rubbed oak cabinets
Ceramic tile counters
Stainless steel sinks
Microwave ovens*
Luminous ceilings
Ice maker water lines
Electric ranges with continuous cleaning ovens
Waste disposal units
Cost-efficient dishwashers
Oak wine racks*

**Bath areas:**
Dressing area and vanities*
Oversized plate glass mirrors
Compartmentalized tub areas
Cultured marble pullman tops and vanities

**Extra energy-saving bonuses:**
Double-glazed windows and sliding doors
Energy-saving electric pumps for heat and air-conditioning
Fully insulated double party walls
Extra-strength sound insulation in ceilings and walls
Cost-efficient dishwashers
Lightweight concrete between party floors

*Available in some plans or optional
**Due to an ongoing development program, EPAC reserves the right to alter specifications, materials, fixtures and appliances without prior notification.
EPAC Development takes great pride in welcoming you to Le Parc. A different way of life...in one of Southern California's truly special places.

Here, amidst the rolling countryside between prestigious Mission Viejo and Lake Forest, we've turned a once held dream into a glorious reality. What better dream than to live within a lavishly-landscaped community of lakes and streams, abundant greenery and sunlit open spaces, yet only minutes from every imaginable convenience.

From the finest shopping centers to the very best recreational facilities, Le Parc's special world is near it all: Parks, golf courses, tennis and racquetball courts, health clubs and the nearby Pacific coastline with its beautiful beaches, marinas and plentiful water sports.

In other words, every opportunity you could think of to enjoy the good life awaits you at Le Parc.

The Le Parc difference offers many exceptional features that are a joyous escape from the ordinary. Quite frankly, we planned it that way.

By design, each Le Parc home combines the beautiful with the practical to provide genuine comfort throughout. It's what we call total liveability. Many Le Parc features would be expected in much higher-priced developments. Some of those features are immediately obvious like lofts, skylights, cathedral ceilings, wood-burning fireplaces, hand-rubbed oak cabinetry, secluded rooftop terraces, enclosed double garages and three solar-heated pools and spas. Some features are not so obvious like upgraded sound insulation, energy-saving appliances and double-glazed windows and sliding doors.

It all adds up to getting the most for your homebuying dollar. But, then, that's what the Le Parc difference is all about.

A Le Parc home is a wise investment, indeed. Not only in terms of tax advantages and inflation protection but in appreciation potential and the security that only a home can provide.

The quality construction of Le Parc is one assurance that your investment will be well protected. The Homeowners' Association is another, as all recreation facilities, landscaping and building exteriors are professionally maintained for a small monthly fee.

The Le Parc difference gives you the opportunity to have it all: Prime location, pride of ownership, unlimited recreation, energy conservation, masterful design and most importantly...value.

Le Parc. Vive la difference!
Site Plan.  Phase III

Le Parc Boulevard