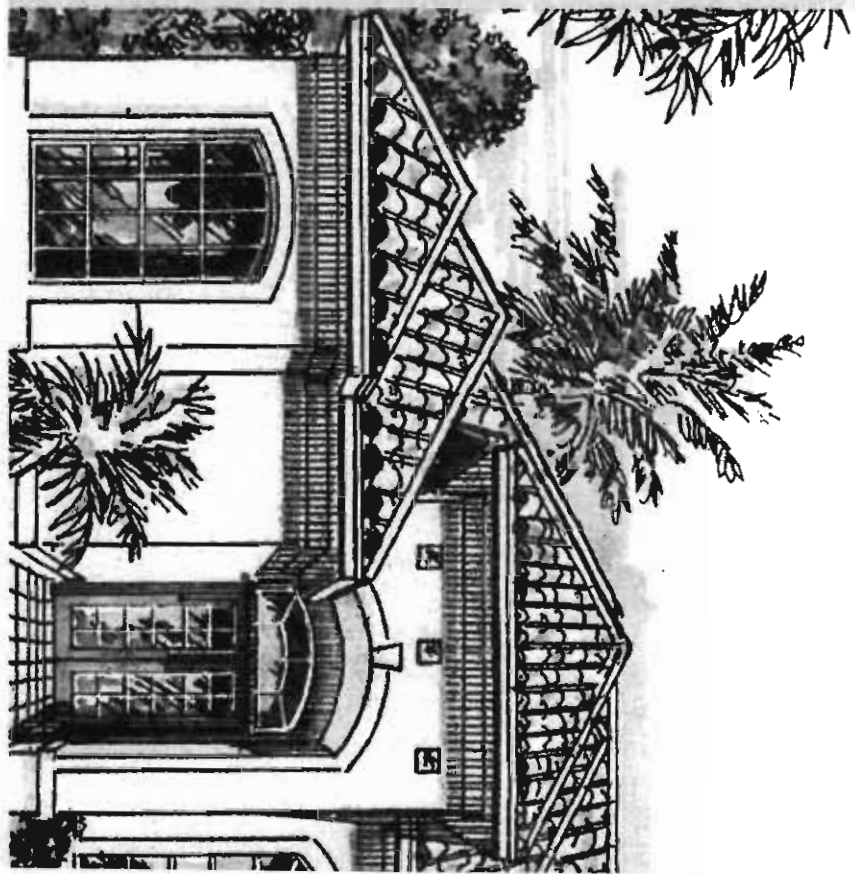


St. Tropez II

A/C Living Area.....	2,642 Sq. Ft.
Lanai.....	150 Sq. Ft.
Garage.....	703 Sq. Ft.
Entry.....	52 Sq. Ft.
Total.....	3,547 Sq. Ft.



Arthur Rutenberg Homes

The Lyons Housing Corp., an Arthur Rutenberg years. Bobby Lyons, franchisee, and Tim Rose. Builder of the Year and have been twice selected Such awards reflect directly upon the company's quality and business performance.