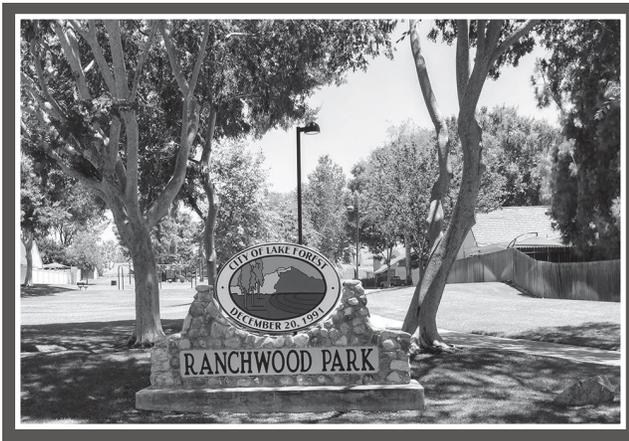


RANCHWOOD

PROFILE:

Ranchwood is the first tract of homes to be built in the LF II Association. This tract of 121 homes is located between Serrano Road to the east and Toledo Way to the west, and bordered to the north by El Toro High School and El Toro Road to the south. All homes are single-story and all have 2-car attached garages. Lot sizes range from a small of 4500 sf to a large of 7493 sf. The basic lot size is 5000 sf. House sizes range from a low of 982 sf to a high of 2450 sf. The "typical" ranges are between 1200-1500 sf. The average estimated value for a home is \$640,000.

Ranchwood is the only neighborhood in LF II that has a City park completely within the boundaries of the tract. Ranchwood Park is a 3-acre City owned, operated and maintained park that includes swings, a shaded tot lot, half-court basketball and turfed greenbelt. Ranchwood is also the only neighborhood in LF II that directly abuts El Toro High School, sharing a common boundary between the school's athletic fields and the homes along the north side of Killy Street.



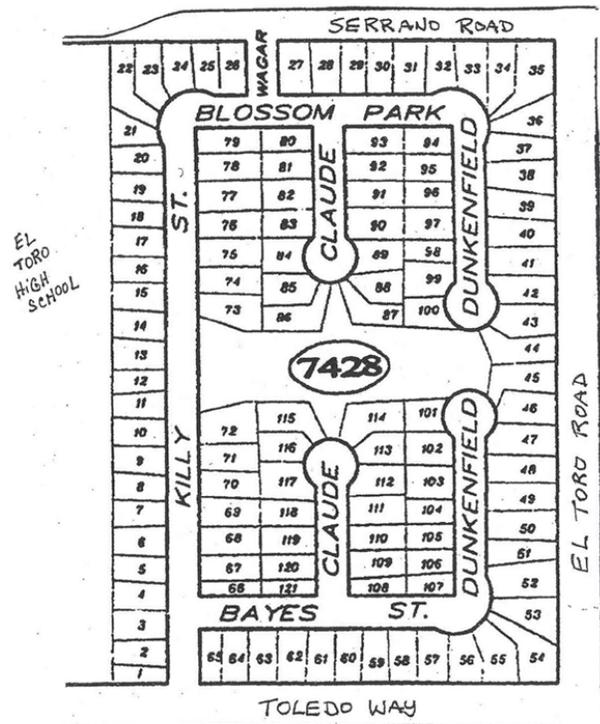
As there are no in-tract Association common-area facilities that require in-tract operating or reserve assessments, residents of Ranchwood have the lowest possible monthly assessment in LF II, paying only the basic monthly assessment of \$64.50.

The combination of moderately priced, single-story only homes on moderately-sized lots with easy access to parks, schools & shopping and low monthly assessments with access to and use of all LF II Association amenities make this the perfect

community for first-time home buyers, families with young children, empty-nester seniors, or those simply looking for a great home in a great neighborhood in a great community for a relative bargain.

The most-mentioned neighborhood concern is the issue of cars being left parked on the street on street sweeping days, the result of which is that the streets then are not adequately swept. Past concerns of overflow parking from El Toro High School and impacts from the use of El Toro Stadium appear to have been adequately mitigated.

The Tract Rep Program is intended to facilitate two-way communication between the Association and homeowners as a means to enhance local engagement. This is important because no one understands a neighborhood better than the people who live, work and play there. The Tract Rep Chair is **Norm Abbod**. There is always a need for Tract Rep participation among local residents. For those homeowners/ residents who are interested in becoming involved, please contact Norm Abbod @ normanabbod@cox.net, or Bruce Cook, the Tract Rep Coordinator for the Association, @ bcook@lf2.org.



RANCHWOOD

RANCHWOOD						
Data Table						
Tract No.	No. of Lots	Acres	Basic Lot Size	Dept #	Year Built	Builder
7428	121	22	5,000 sq. ft.	100	1972	Pacesetter
Floor Plans						
<i>•all floor plans are 1-story •all floor plans have a 2-car attached garage</i>						
Floor Plan #	Sq. Ft.	Beds/Baths	# of Plans	Model No.	Model Name	Avg. Est. Value ²
1	982	2/1	18	82	Appaloosa	\$562,000
2	1249	3/2	58	249	Saddleback	\$651,000
3	1400	4/2	22	400	Cheyenne	\$655,000
4	1488	3/2	23	488	Cascade	\$687,000
Totals			121			\$645,000 ³

Floor Plan Notes:

- 1 *Floor Plan Distribution is a guesstimate determined by a survey of current (June 2017) Zillow.com data base. These would be for the original floor plans as built by the developer. Over time, a number of floor plans have been modified from their original format.*
 - 2 *The average estimated value is determined from current (June 2017) Zillow.com estimates.*
 - 3 *This is the estimated average for the entire tract.*
- Please Note:** To see a detailed listing of floor plan distribution throughout all of Ranchwood, go to the LF II webpage at www.lf2.org, then click-on Resource Center / Neighborhoods / Property Listings / Ranchwood

