



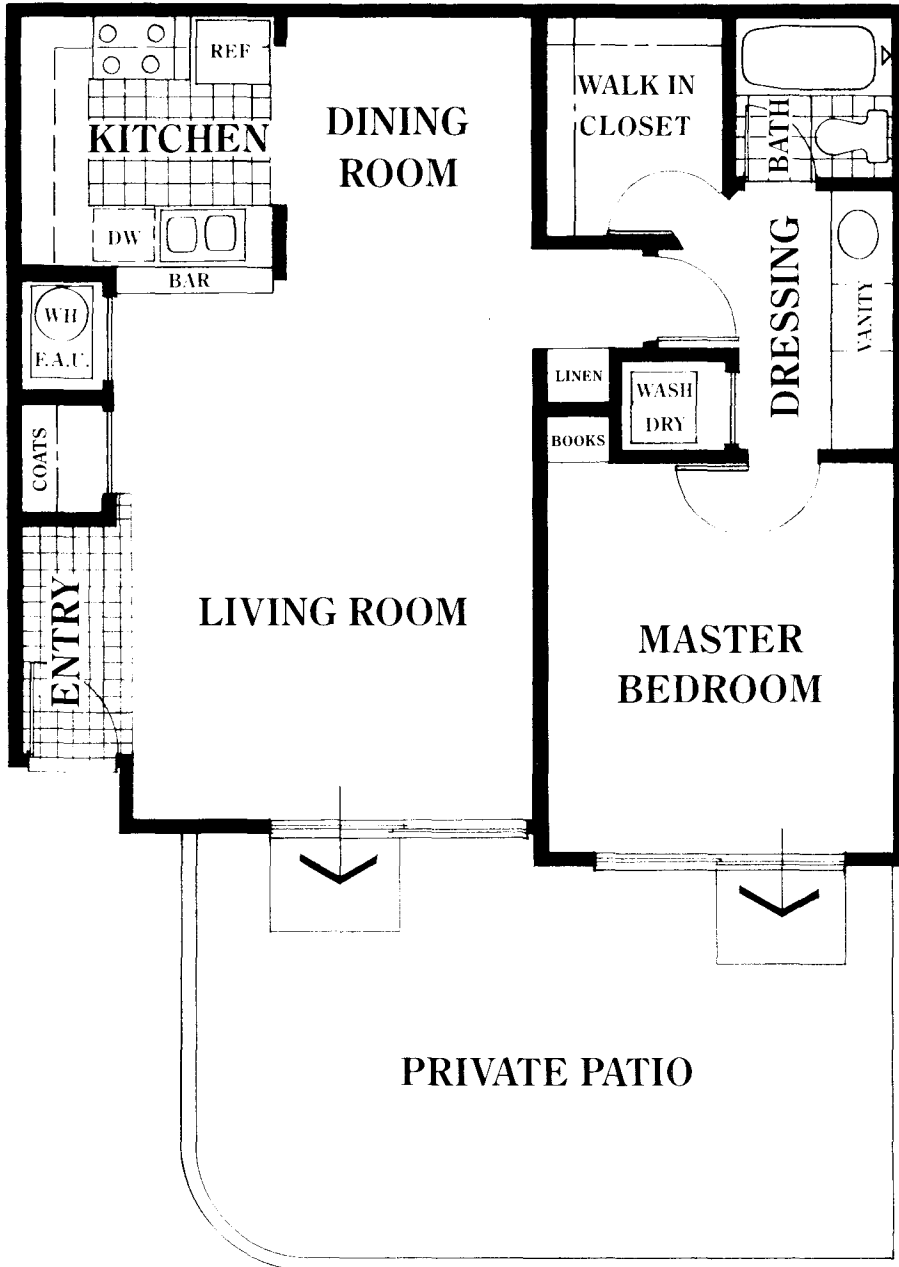
*Le Parc*

# Le Balboa Parc

San Diego  
Plan A

1-bedroom, 1-bath condominium  
733 Square Feet

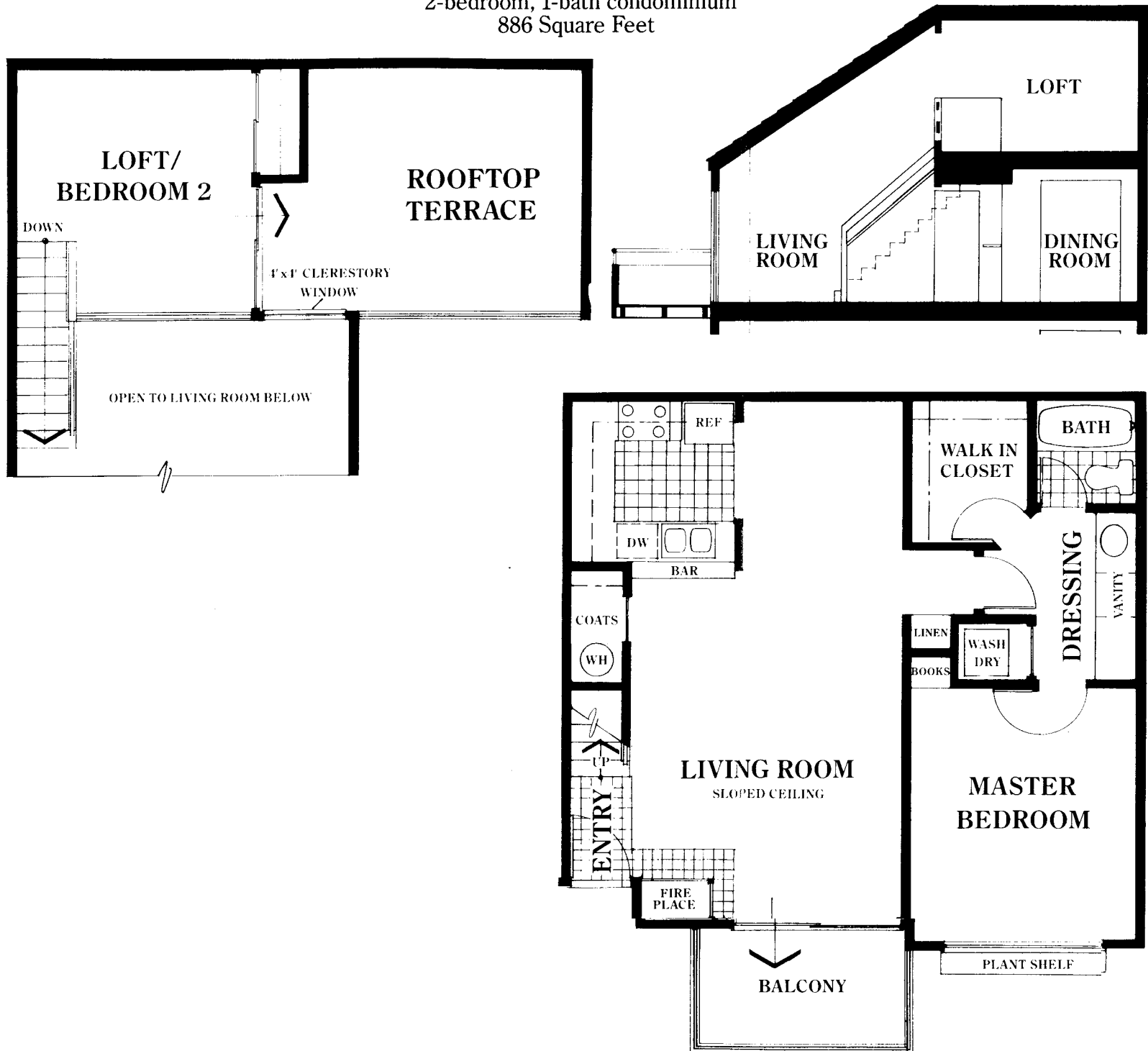
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# Les Truileries Gardens

Paris  
Plan A-Loft  
2-bedroom, 1-bath condominium  
886 Square Feet

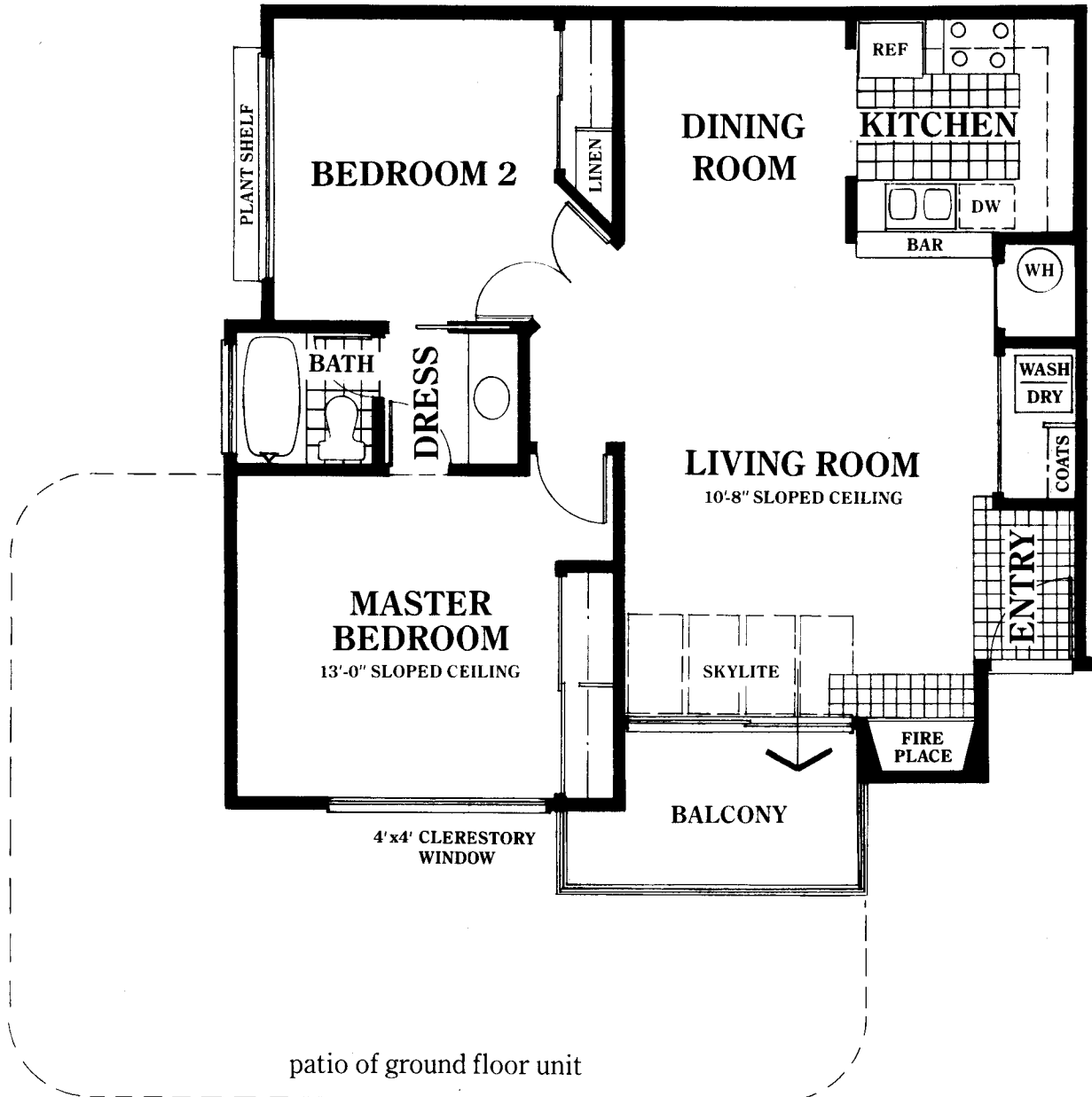
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# Le Golden Gate Parc

San Francisco  
Plan B (Upper)  
2-bedroom, 1-bath condominium  
827 Square Feet  
Skylight and fireplace in upper unit only

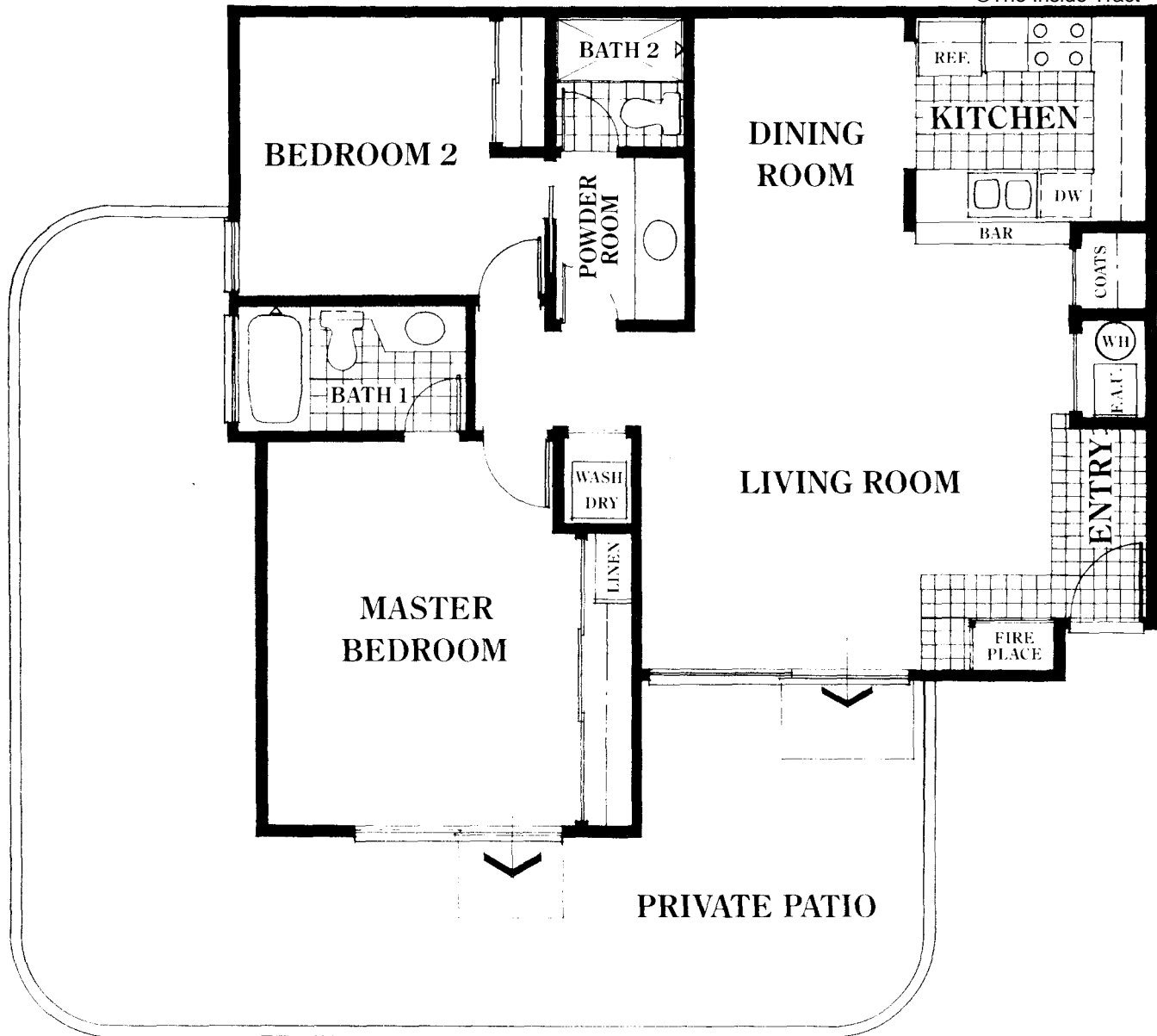
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# Le Grand Canyon

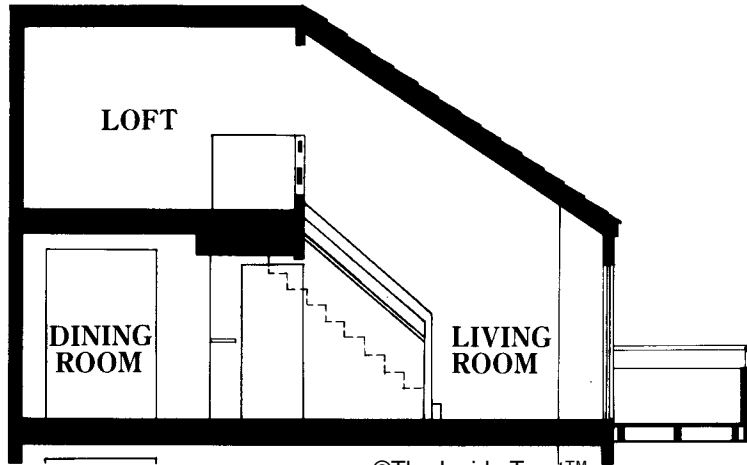
Arizona  
Plan C  
2-bedroom, 2-bath condominium  
996 Square Feet

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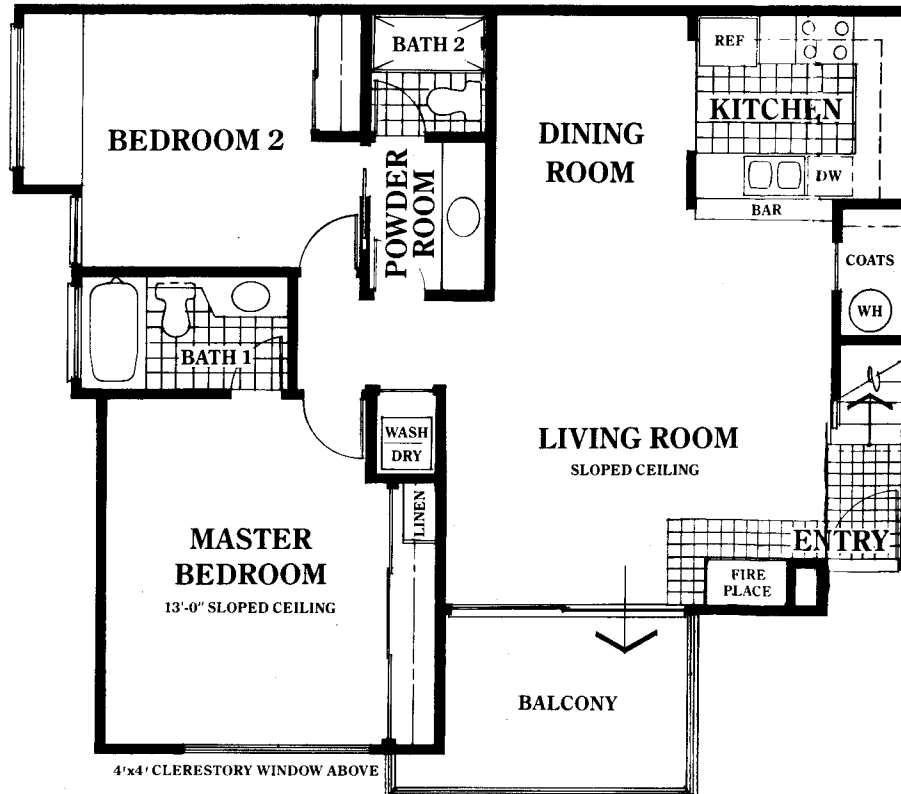
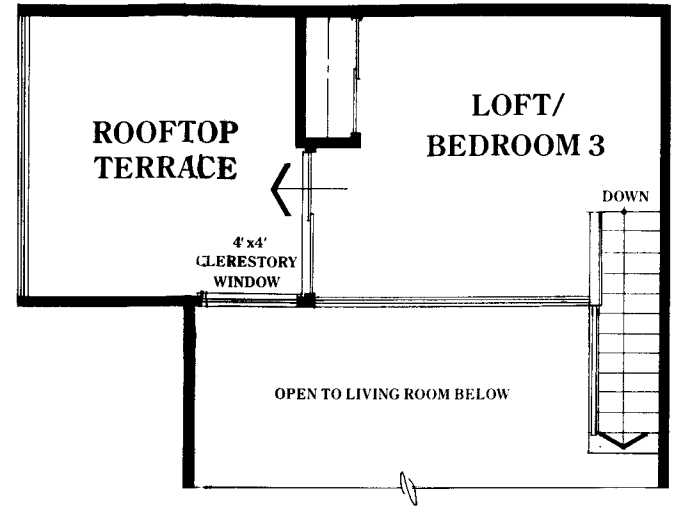


# Le Tivoli Gardens

Copenhagen  
Plan C-Loft  
3-bedroom, 2-bath condominium  
1195 Square Feet



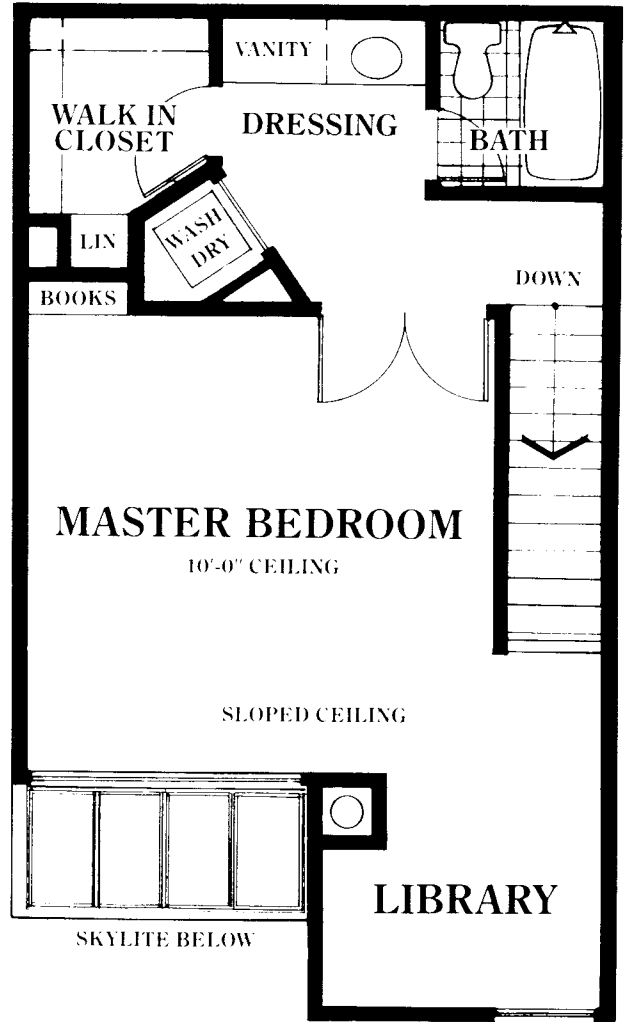
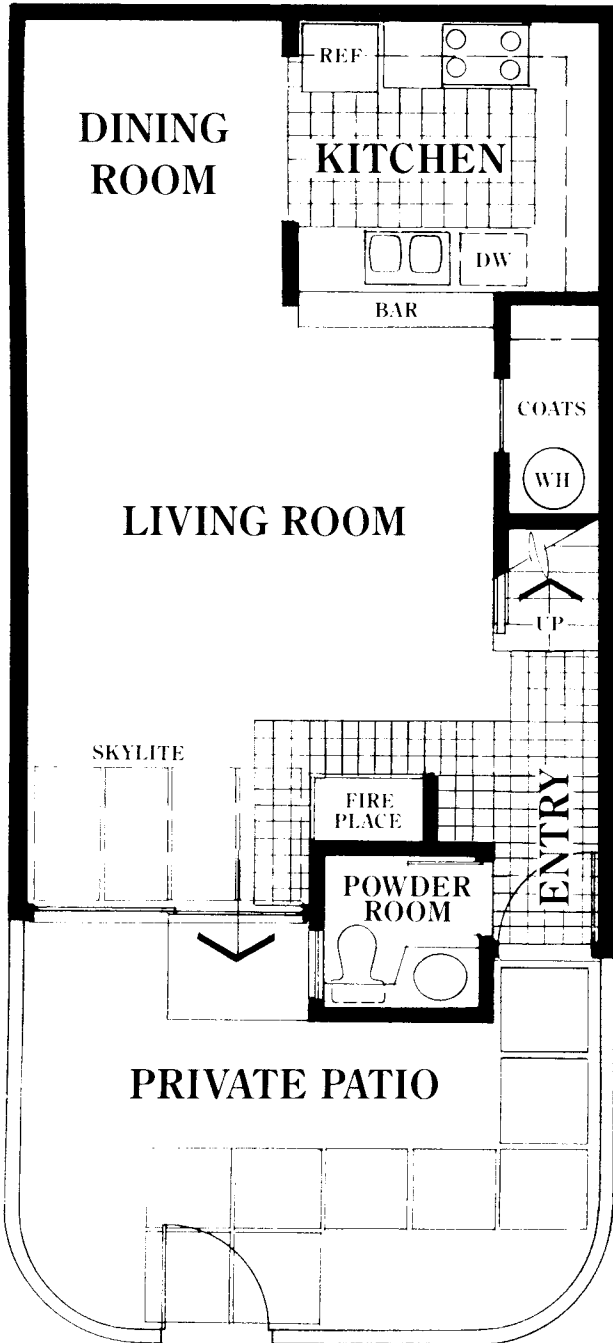
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# Le Hyde Parc

London  
Plan D

1-bedroom, 1½ bath Townhome with library  
938 Square Feet

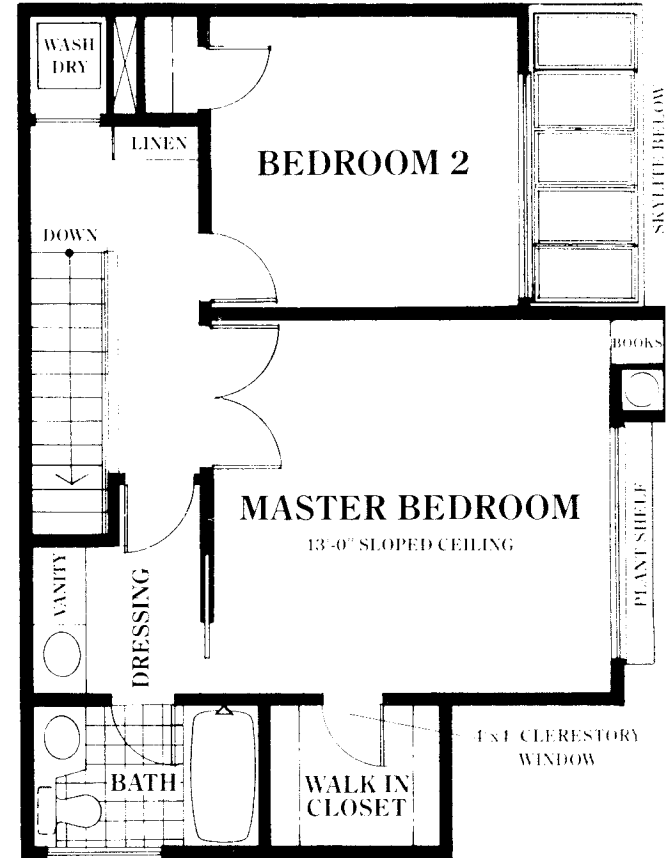
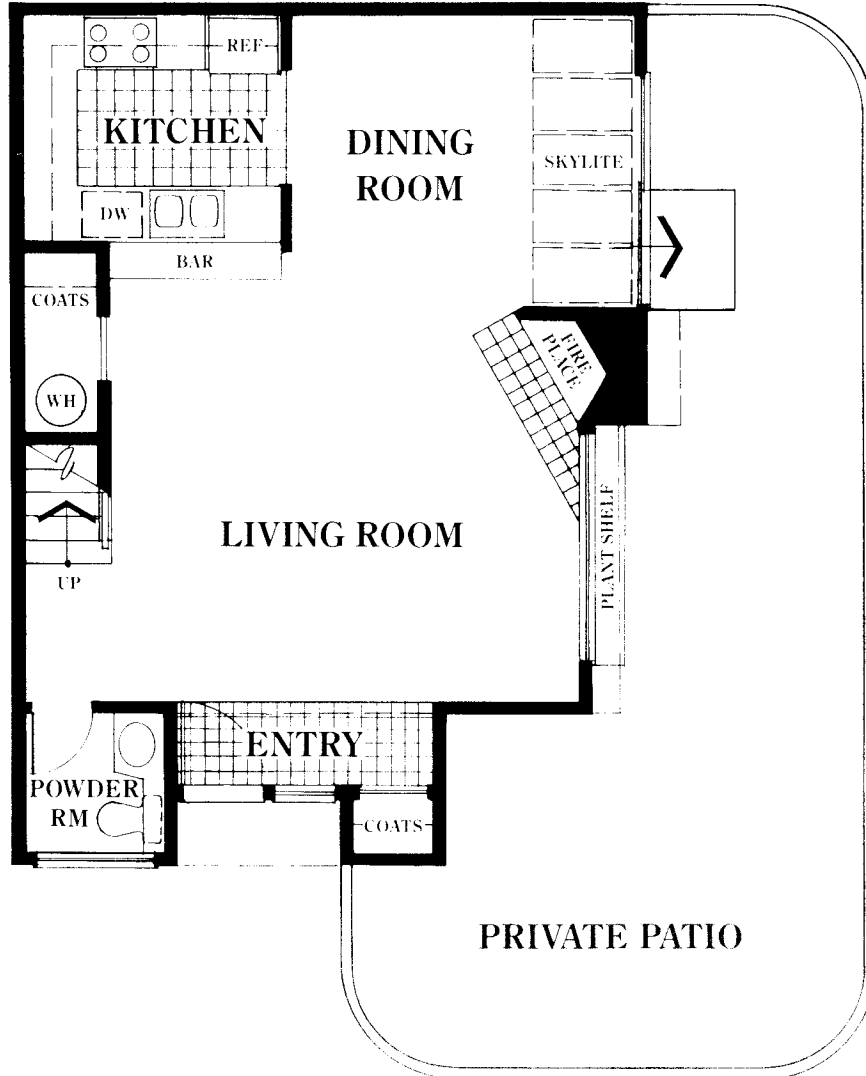


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# Le Central Parc

New York  
Plan E  
2-bedroom, 1 $\frac{3}{4}$  bath Townhome  
1120 Square Feet

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# Information Guide

## PLANS

## PRICES

### *Le Balboa Parc* Plan A

733 Square Feet • 1-bedroom, 1-bath condominium •  
one car open parking

**69,990 to 75,990**

### *Le Golden Gate Parc* Plan B

827 Square Feet • 2-bedroom, 1-bath condominium • Skylight and  
fireplace in upper unit only • one car garage and one car open parking

**82,990 to 87,990**

### *Les Tuileries Gardens* Plan A-loft

886 Square Feet • 2-bedroom, 1-bath condominium • two car garage,  
roof top terrace, fireplace.

**89,990 to 93,990**

### *Le Hyde Parc* Plan D

938 Square Feet • 1-bedroom, 1½-bath Townhome with library •  
two car garage, fireplace & skylight

**90,990 to 93,990**

### *Le Central Parc* Plan E

1120 Square Feet • 2-bedroom, 1¾-bath Townhome • two car garage,  
skylight & fireplace

**108,990 to 113,990**

### *Le Grand Canyon* Plan C

996 Square Feet • 2-bedroom, 2-bath condominium • two car  
garage, fireplace

**95,990 to 98,990**

### *Le Tivoli Gardens* Plan C-loft

1195 Square Feet • 3-bedroom, 2-bath condominium • roof top  
terrace, fireplace

**112,990 to 116,990**

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

*Le Parc*  
*Vive la différence!*

# 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-retardent 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

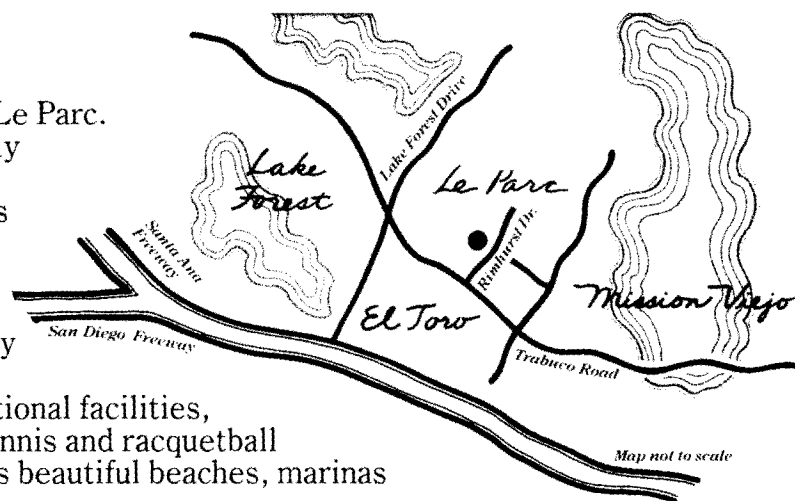
\*\*Due to an ongoing development program, EPAC reserves the right to alter specifications, materials, fixtures and appliances without prior notification.

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.

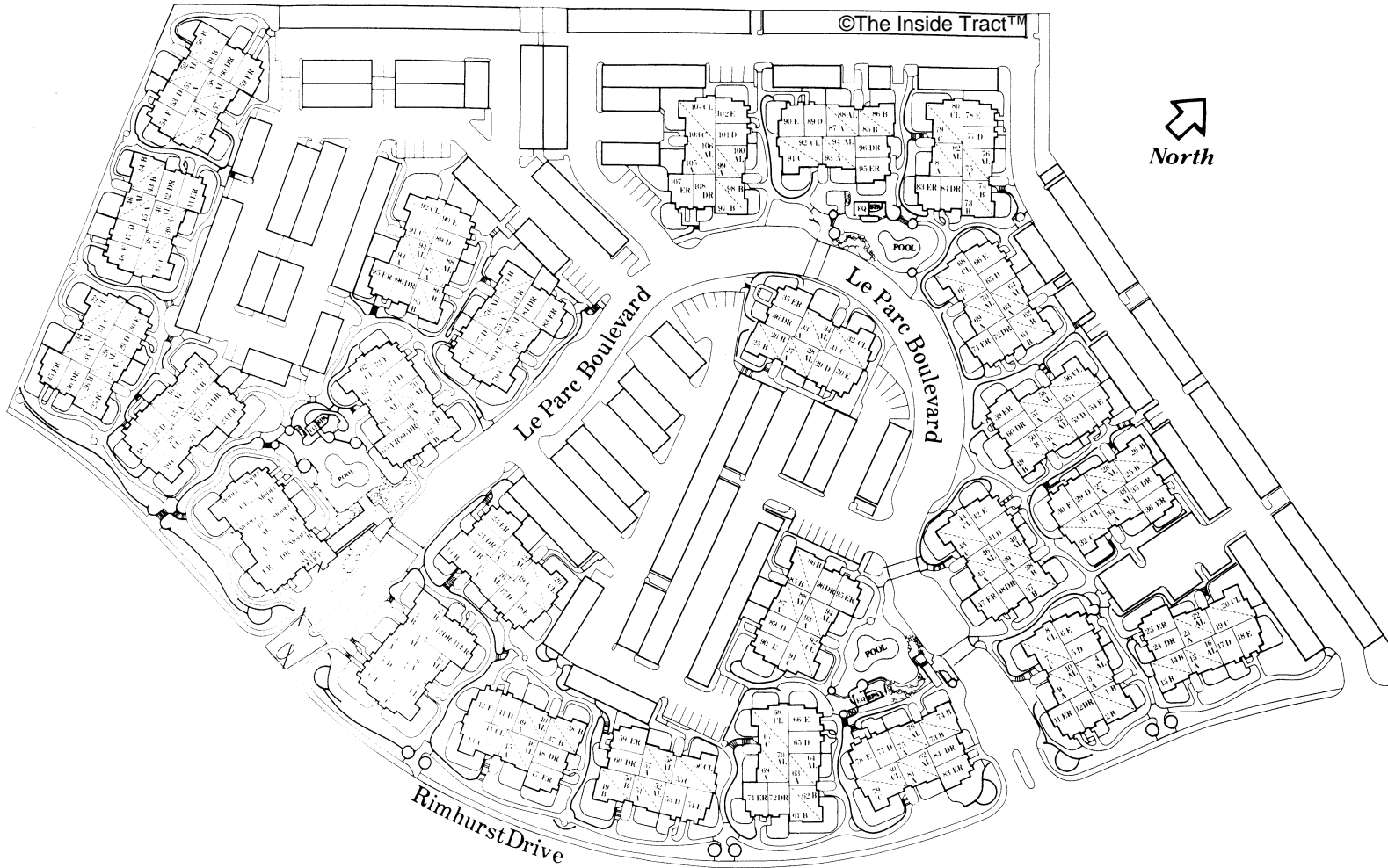
The quality construction of Le Parc is one assurance that your investment will be well protected. The Homeowners' Association is another, as all recreation facilities, landscaping and building exteriors are professionally maintained for a small monthly fee.

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!

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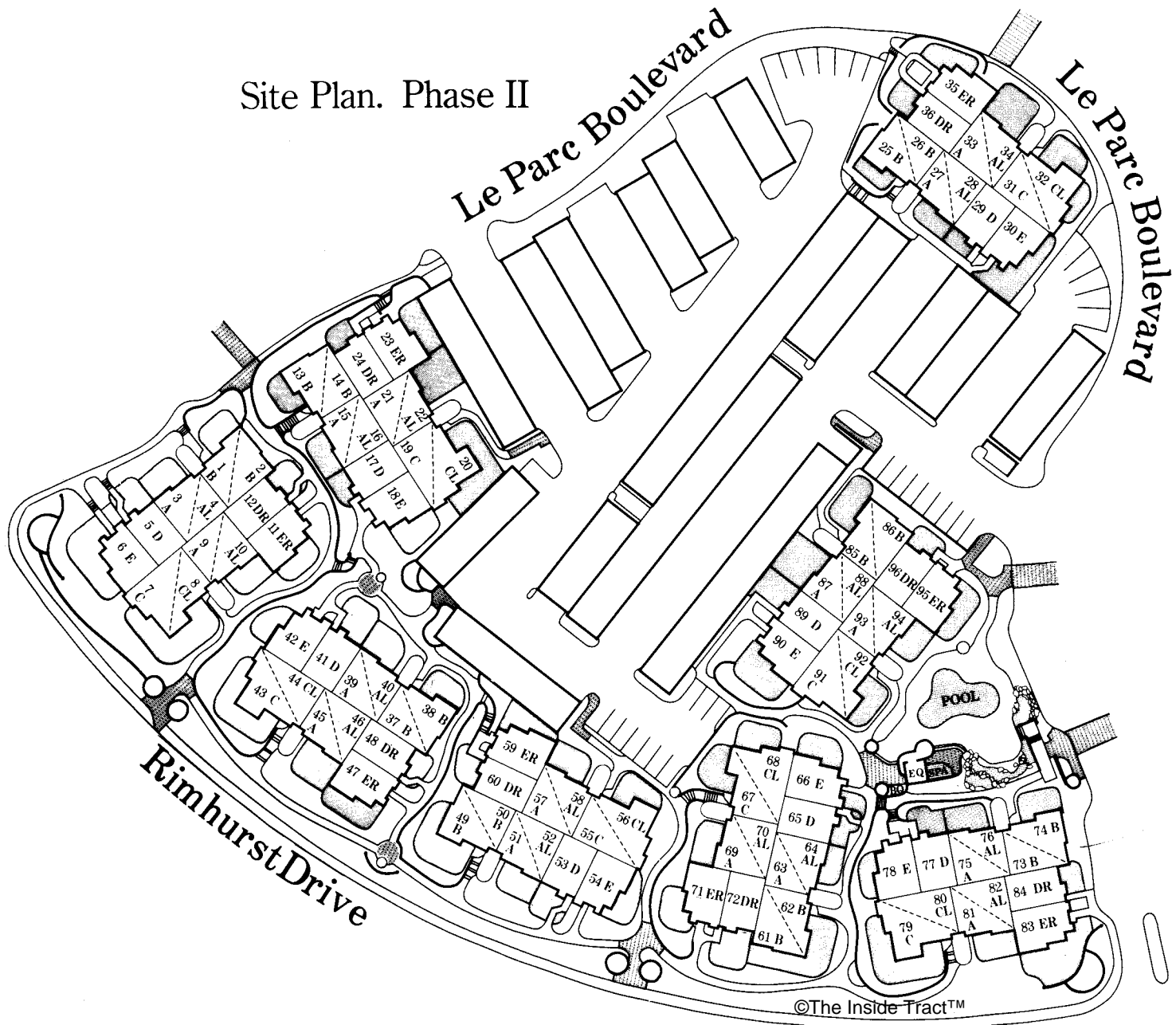
# Overall Site Plan.



# Site Plan. Phase I

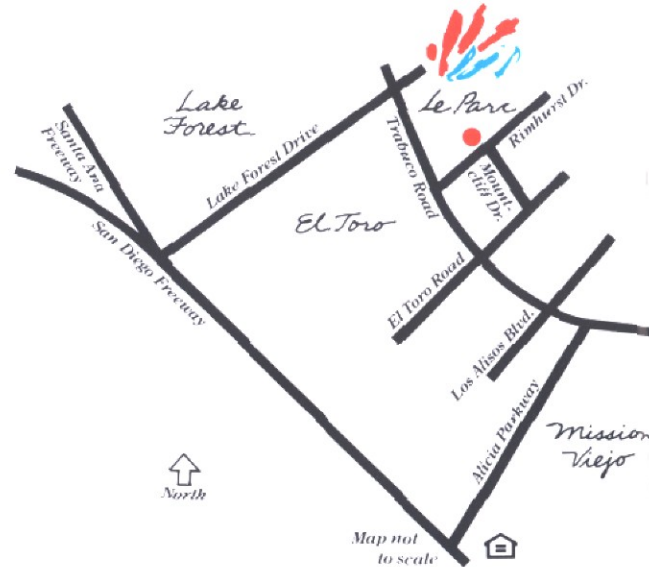


Site Plan. Phase II



# Site Plan. Phase III





ARCHITECT  
Johannes Van Tilburg & Partners

LANDSCAPE ARCHITECT  
Presburger & Associates

INTERIOR DESIGNER  
Color Design Art

CIVIL ENGINEERS  
The SP Group



*Le Parc*

*Vive la différence!*

A joint venture by EPAC Development and Lincoln Savings and Loan Association

AD AGENCY  
Cardinal Wilson & Wilson

PUBLIC RELATIONS  
Kerr & Associates

SALES OFFICE DESIGN  
Albers & Albers