

DISCOVER THE WORLD OF CENTURY RANCH



Century Ranch is more than just a place to live. Much more. It's lakes and mountains and untouched forests. It's hunting. Fishing. Sailing. Swimming. Horseback riding. And a raft of other sports. It's a working ranch and an archeological treasure trove. It's what you dream of when you dream of getting away from it all. Century Ranch is a way of life worth looking into. And what better way to start than with the facts?

PROJECT SIZE Approximately 1,200 acres are currently planned for homesite development of 1,200 units ranging in size from one-third acre to more than one acre. These developed homesites are part of a total complex of properties controlled by Century Ranch, Inc., and its principals, including three working ranches comprising 6,000 acres of land.

PRIVACY Century Ranch is a for-members-only development. Your privacy and security are assured by a guard posted at our massive entrance gate.

PARKS Green belt areas, provided for in the Master Plan, include landscaped lakes, golf course, and riding trails throughout the project. East Park Lake frontage land, including a 1,000-acre peninsula contiguous to Century Ranch, will be maintained as a recreational park.

INTERNATIONAL CENTURY CLUB A private club established to operate the International Century Clubhouse, Century House, the Marina, the golf course, and all recreational facilities at Century Ranch. Membership is not included in the purchase of property at Century Ranch, and is not mandatory. Century Ranch property holders may apply for membership without payment of an initiation fee, and if

accepted, will be subject to the rules, regulations, and payment of dues. Members of the International Century Club will be privileged to use the following facilities:

A. CLUBHOUSE 5,000 square feet of air-conditioned luxury, complete with restaurant, cocktail lounge, and game rooms. The panoramic view overlooks the golf course, swimming pool, East Park Lake and 360 degrees of majestic mountains.

B. GOLF COURSE A challenging, regulation course, laid out among lakes, hills, forests. Pro shop, putting greens, and practice range nearby.

C. SWIMMING POOL An adult size pool and wading pool are included in the plans.

D. TENNIS COURTS First-quality, all-weather courts, set in among ancient shade trees.

E. MARINAS East Park Lake recreational centers to include picnic facilities, launching ramps, and docks have been planned.

F. BEACH Sandy swimming playgrounds located on East Park Lake are to be provided, and others located on lakes and ponds on Century Ranch properties are planned.

G. SADDLE CLUB The center of equestrian activity at Century Ranch is a century-old Indian Valley barn, restored and enlarged to offer complete stable facilities.

EAST PARK LAKE Century Ranch enjoys direct access to the more than 40 miles of frontage on this beautiful mountain lake. Its 2,000 acres are ideal for all kinds of water-sports, and offer some of the best bass fishing in the Western United States.

PENINSULA WILDLIFE PARK More than 1,000 acres of government land bounded by East Park Lake and Century Ranch. Full of game, perfect for hiking and exploring, it will never be disturbed. There is no hunting there.

MEMBERS-ONLY CAMPGROUND Get the most out of Century Ranch from the very beginning. Enjoy camping in beautiful, rustic Indian Valley before you build—and afterwards too. A mobile-home village is also under consideration.

MENDOCINO NATIONAL FOREST 2 million acres, adjoining Century Ranch. Ideal for hunting, trout fishing, hiking, riding, and camping.

SNOW MOUNTAIN Rising almost 6,000 feet above Indian Valley, this 7,000 foot mountain is the highest peak within 125 miles of San Francisco. Only 8 miles by air from Century Ranch, it promises a good potential for future ski development.

CLIMATE Century Ranch averages 225 sunny days per year, with crystal clear air free of the mosquitoes, gnats, smog, and fog of the Sacramento Valley. Days are warm and dry (average temperature 71°), and nights are always pleasantly cool.

OWNERS' ASSOCIATION Each lot purchaser becomes a member of Century Ranch Residents Association, Inc. A nominal annual membership fee will be established by the Association's Board of Directors.

ROADS Constructed and surfaced in accordance with Colusa County standards, will be maintained by Century Ranch Residents Association, Inc.

UTILITIES

A. WATER: To be supplied by Century Ranch Water Company from on-site sources and distributed through water treatment and dis-

tribution system installed and paid for by developers.

B. ELECTRICITY: Pacific Gas and Electric Company.

C. GAS: Butane service available locally.

D. TELEPHONE SERVICE: Pacific Telephone and Telegraph Company.

ASSESSMENT BONDS Absolutely none. All roads, utility capital costs paid by developer.

ARCHITECTURAL COMMITTEE Approves all plans for construction and alteration on any lot within the Master Plan.

CENTURY RANCH AIRPORT A temporary private airport is currently in limited daily use. The full-size airport with an 8,200 foot, surfaced runway is planned.

SHOPPING Excellent shopping facilities are available in the Central Valley: Williams, Maxwell, Willows, and Colusa. Convenience shopping is ten minutes away in Lodoga or Stonyford.

CHURCHES Churches of all denominations may be found in nearby Maxwell, Willows, Colusa, and Williams.

PROJECT MASTER PLANNER Harold C. Lohrentz, P.O. Box 4070, Foster City, California 94404.

ENGINEERS Ringel and Associates, Inc., Consulting Civil Engineers, 331 Wall Street, Chico, California.

ARCHITECT Bull, Field, Volkmann and Stockwell, 524 Sacramento Street, San Francisco, California.

LANDSCAPE ARCHITECT Royston, Hanamoto, Beck, & Abey, 50 Green Street, San Francisco, California.

BANK Wells Fargo Bank, Stanford Industrial Park, 505 California Avenue, Palo Alto, California.

CREDIT TERMS Seven year terms available, subject to credit approval.

TITLE INSURANCE Colusa County Title Company.

CONVEYANCE OF PROPERTY TO PURCHASERS By grant deed.

DEVELOPER Century Ranch, P.O. Box 715,
Palo Alto, California 94302; telephone
(415) 321-6375.

SALES OFFICE Century Ranch, Inc., 1010
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