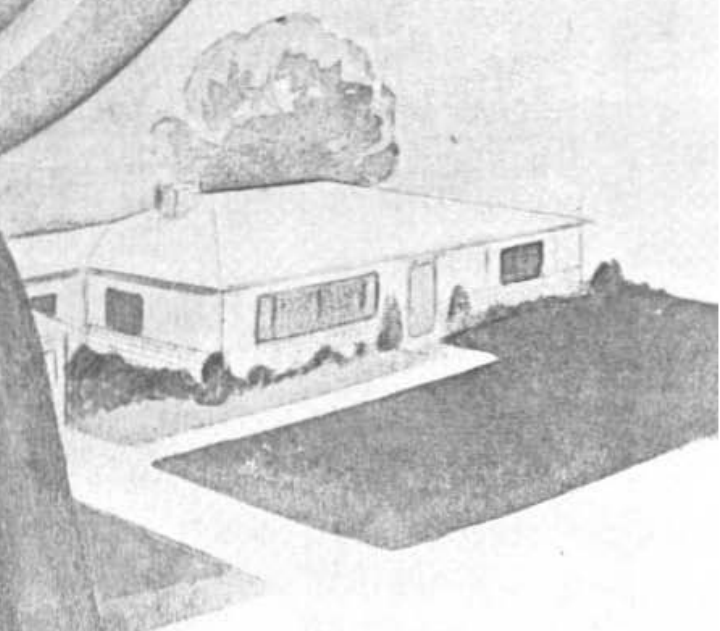


TILSON CONSTRUCTION COMPANY

Proudly Presents...

El Quito Park



El Quito Park

Tilson Construction Company, builders of Loree Estates, are proud to offer the public El Quito Park, a subdivision of unusual promise and one which the builders feel is their finest effort to date. El Quito Park represents a continuation of the builder's policy of building by quantity-production methods the largest possible home of the finest material in the best location at the lowest price. But now, in addition, home buyers will find in El Quito Park the builders' answer to the public demand for **still more living area** at no increase in price!

LOCATION

El Quito Park is in the beautiful Saratoga district, located at the junction of Quito Road and the Santa Clara-Saratoga Road, which is about 2½ miles south of Stevens Creek Road at the intersection known as Meridian Corners.

LOT SIZES

Lots in El Quito Park are all at least 80 feet wide by 125 feet deep—and many are much larger. All streets will be paved and curbs and gutters conforming to Santa Clara County requirements will be installed at the subdivider's expense.

FEATURES

Each of the 220 homes to be built in El Quito Park will afford the buyer 1232 square feet of living space and the following features for comfort, beauty, convenience or durability:

1. Three Bedrooms
2. Front Lawn
3. 1½ Baths
4. Corner Fireplace
5. Insulation
6. 45,000 BTU Gas Heaters
7. Ceramic Tile in Bath and Kitchen
8. 30-Gallon Water Heater
9. Overhead Door to Garage
10. Inside Utility Room (No Laundry in a Cold Garage)
11. Copper Screens
12. Steel Casement Windows
13. Concrete Driveway and Walk

TRANSPORTATION, SCHOOLS, SHOPPING, UTILITIES

The Peerless Bus system affords public transportation past the subdivision between Saratoga and San Jose.

Moreland Grammar School and Campbell Union High School furnish school bus transportation to and from El Quito Park.

An attractive subdivision shopping center is planned in the space reserved for this purpose at the junction of Quito Road and the Saratoga Road.

Pacific Gas & Electric and the San Jose Water Company are the suppliers of utilities.

FLOORS AND FOUNDATIONS

The homes in El Quito Park are constructed on a thoroughly-proven foundation principle which is as practical as it is modern. The concrete slab and attached footings are steel reinforced and poured on a built-up waterproof membrane which will stop all moisture from the soil below.

Asphalt tile in a variety of glowing colors is used for the floor surface throughout the homes. It takes a high gloss upon waxing, is easy to clean and maintain and affords a warm, durable floor with a maximum of walking and standing comfort. This type of foundation aids in keeping the home at an even temperature despite outside changes in weather and thus saves on heating bills.

CHOICES

The homes in El Quito Park offer the buyer a wide variety of roof styles and the following exterior finishes: rustic, stucco, stucco and rustic, and stucco and zephyr shingle. In addition, the buyer may have his choice of plaster tints on interior walls as well as ceramic tile colors in kitchen and bath, in all homes purchased before completion. These selections are to be made from color sets supplied by the contractor.

PRICES AND FINANCING

A seven-room, 1½-bath home in El Quito Park with 1232 square feet of living space, insulation, fireplace and front lawn is priced at \$8500. Those homes with double garage require wider lots and are priced at \$8800.

Financing is by F.H.A. or Combination F.H.A. and G.I. loans as outlined below:

Single Garage	F. H. A.	Double Garage
\$8500.00		\$8800.00
800.00.....	Down Payment.....	900.00
7700.00.....	F.H.A. Loan.....	7900.00
57.91.....	Monthly Payment*.....	58.51

COMBINATION LOAN (No Down Payment)

\$8500.00		\$8800.00
800.00.....	G.I. Loan (4%).....	900.00
7700.00.....	F.H.A. Loan (4½%).....	7900.00
62.69.....	Monthly Payment*.....	64.48

*Payments are based on 25-year loans, include taxes and insurance but do not reflect veterans' tax exemption where applicable.

BLUEPRINTS

Each buyer will be required to pay the cost of three sets of blueprints and specifications for the specific house and lot which he is purchasing. Two sets are needed for loan processing and construction, and one is retained by the buyer. This cost of \$25.00 is payable at the same time as the down payment but is entirely separate therefrom.

CLOSING COSTS

Closing costs are about \$250.00 with either of the loans outlined above. They are payable at the Title Company upon signing of loan papers except in those instances where a full combination loan (and no down payment) is involved. The \$250.00 approximate closing costs are then payable in advance at the time of purchase.

If a buyer's closing costs are eventually found to be less than \$250.00 any remainder will be returned to him; if more than that amount, he will be expected to pay the balance due.

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