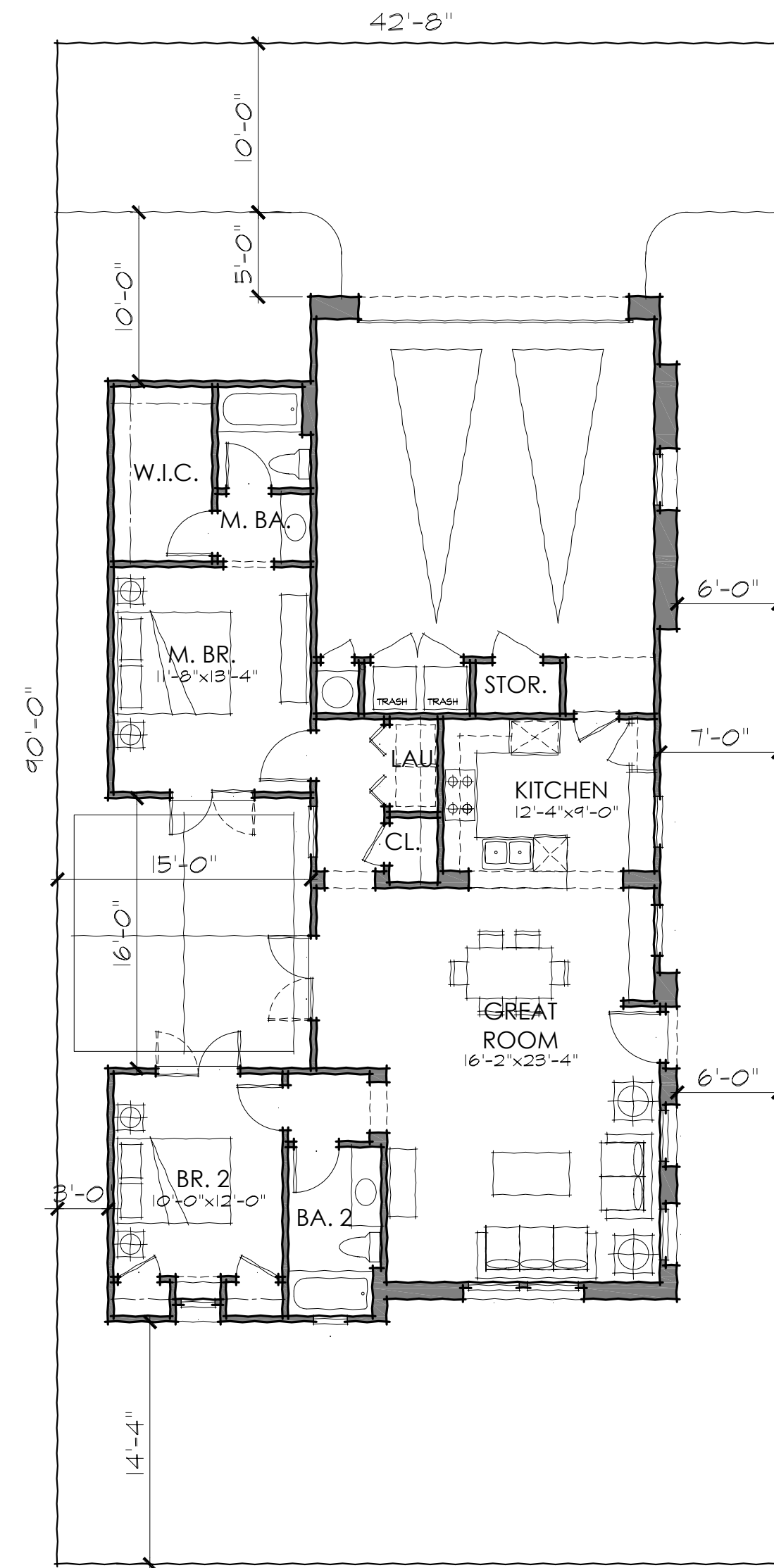


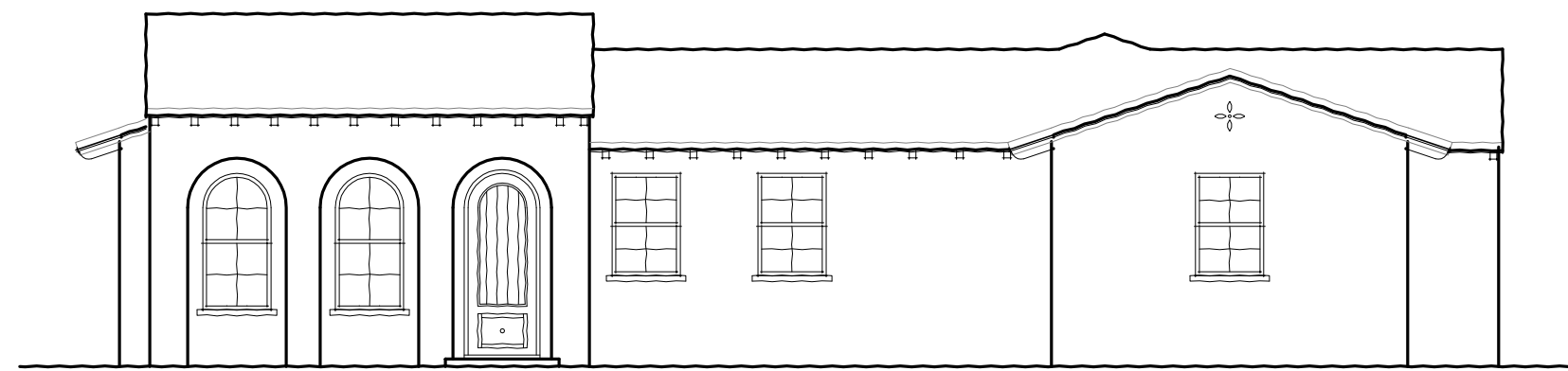
**EXHIBIT Z**                      **CONCEPTUAL UNIT  
DESIGNS-HIDDEN VALLEY**



FIRST FLOOR

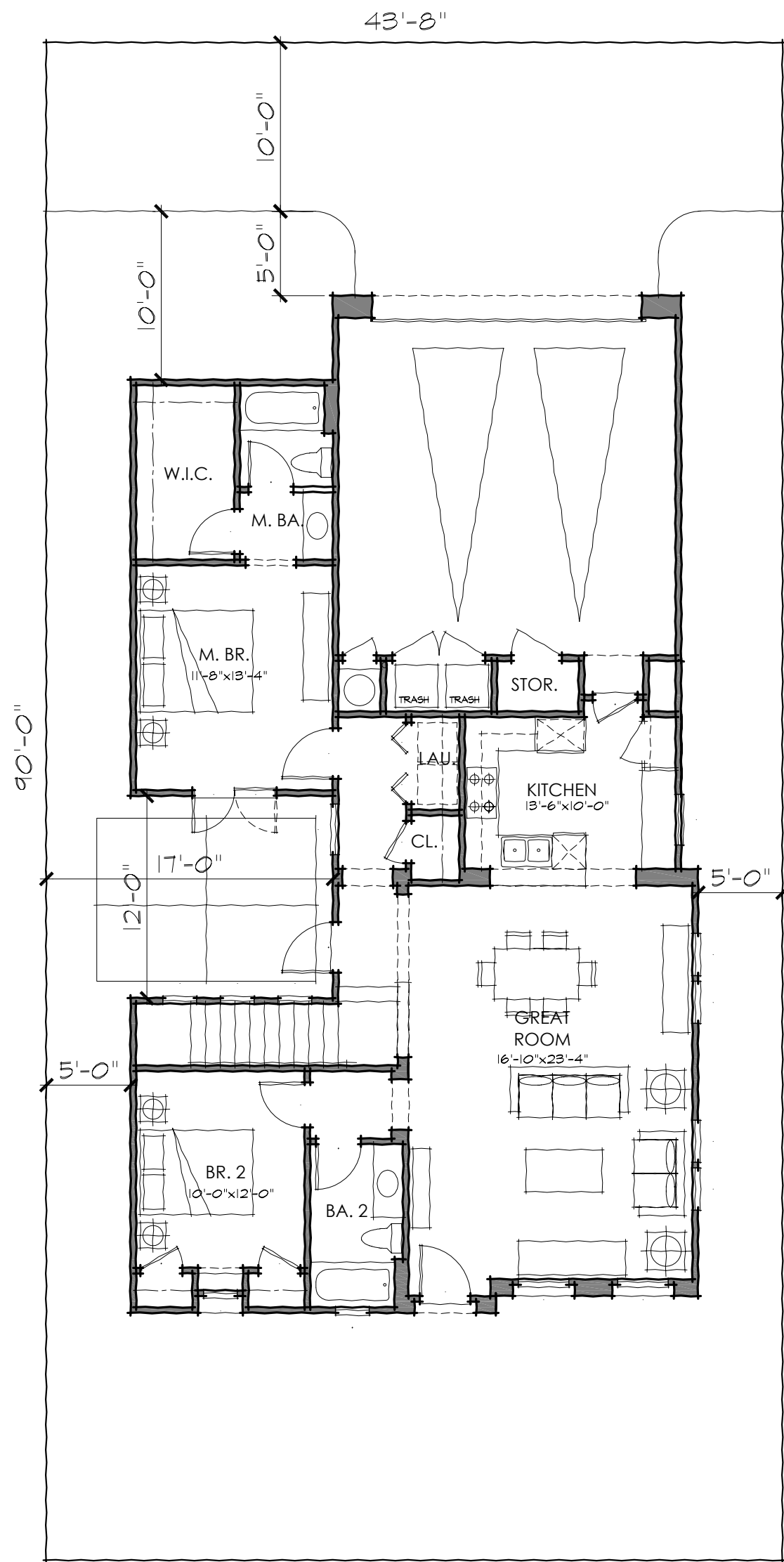
TOTAL 1,200 S.F.

SFD PLAN 1

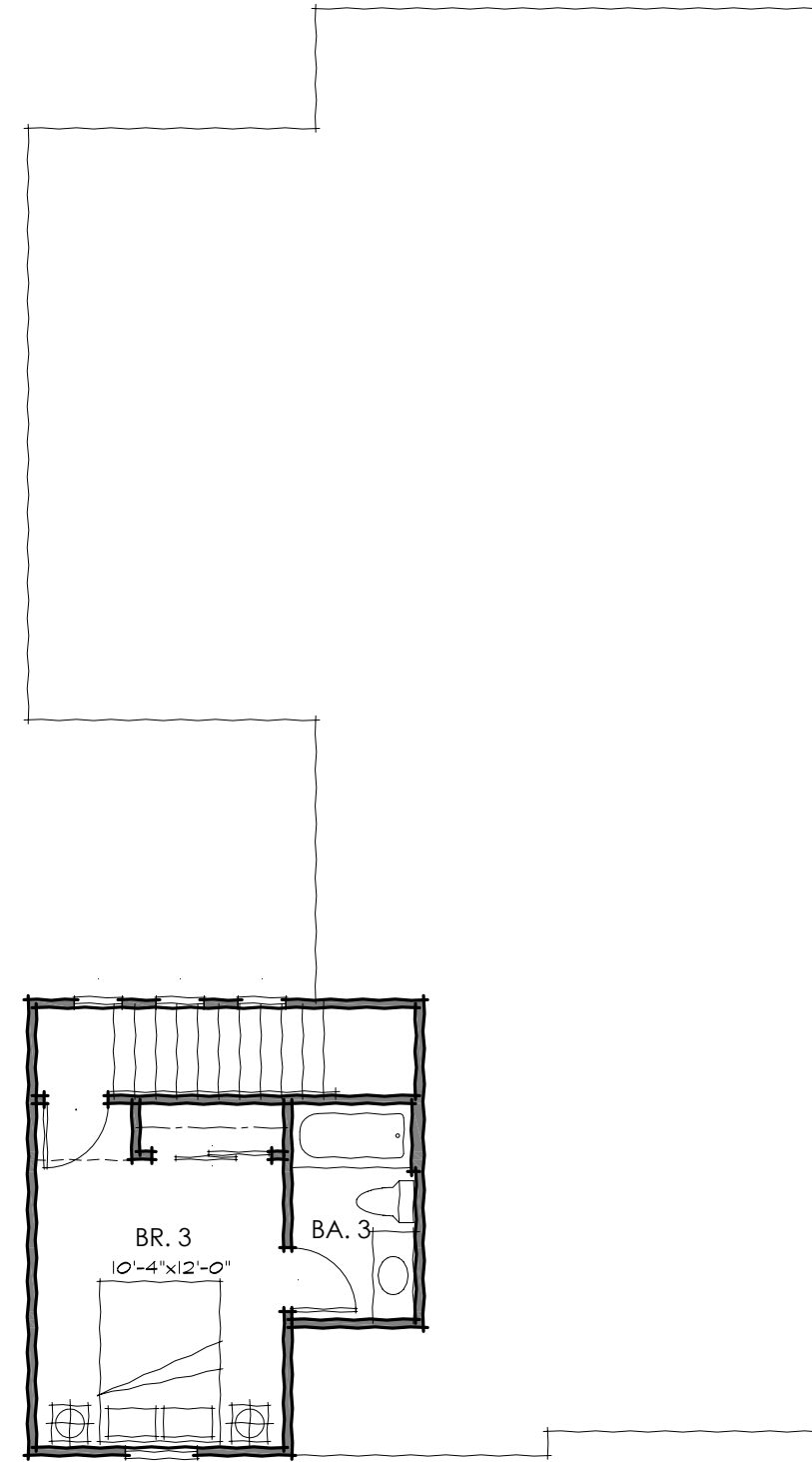


SANTA BARBARA

PLAN I



FIRST FLOOR



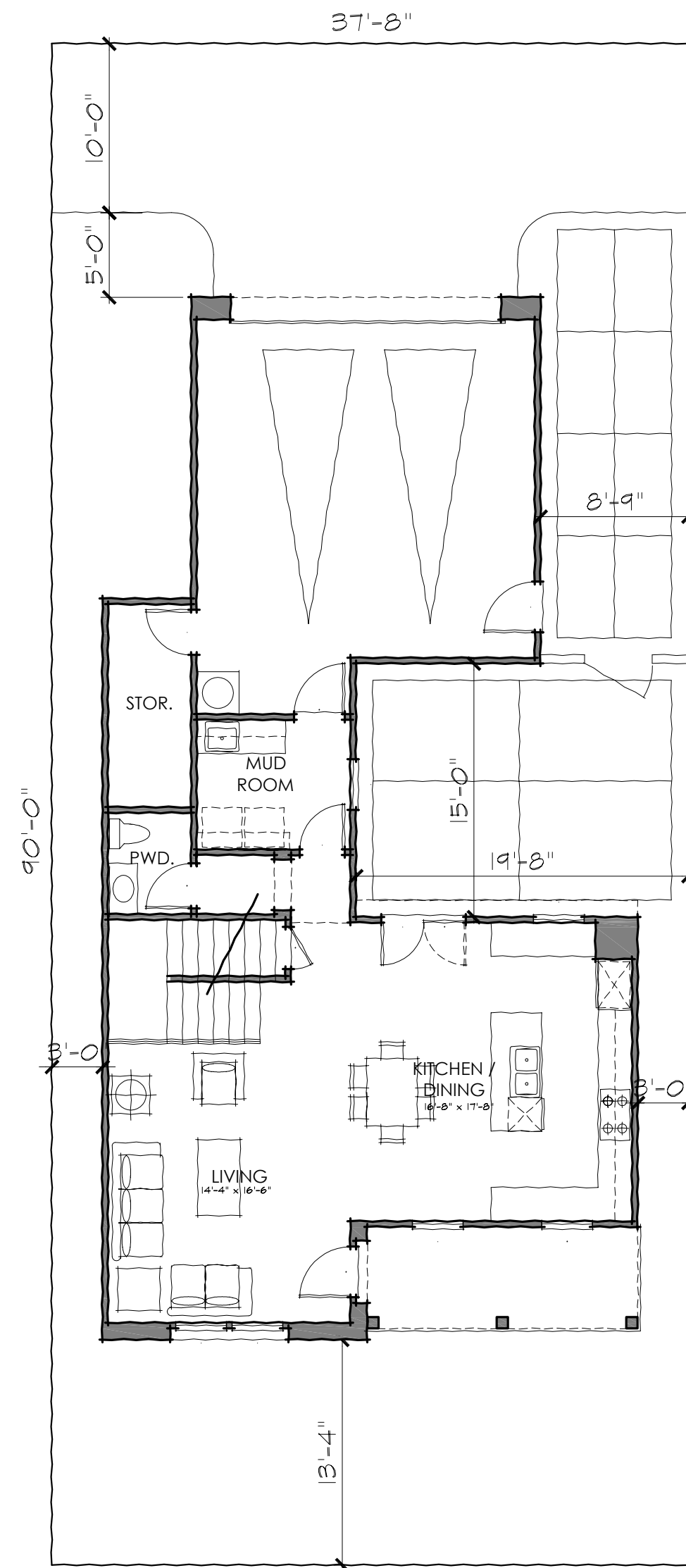
SECOND FLOOR

1ST FLOOR	1,271 S.F.
2ND FLOOR	261 S.F.
TOTAL	1,532 S.F.

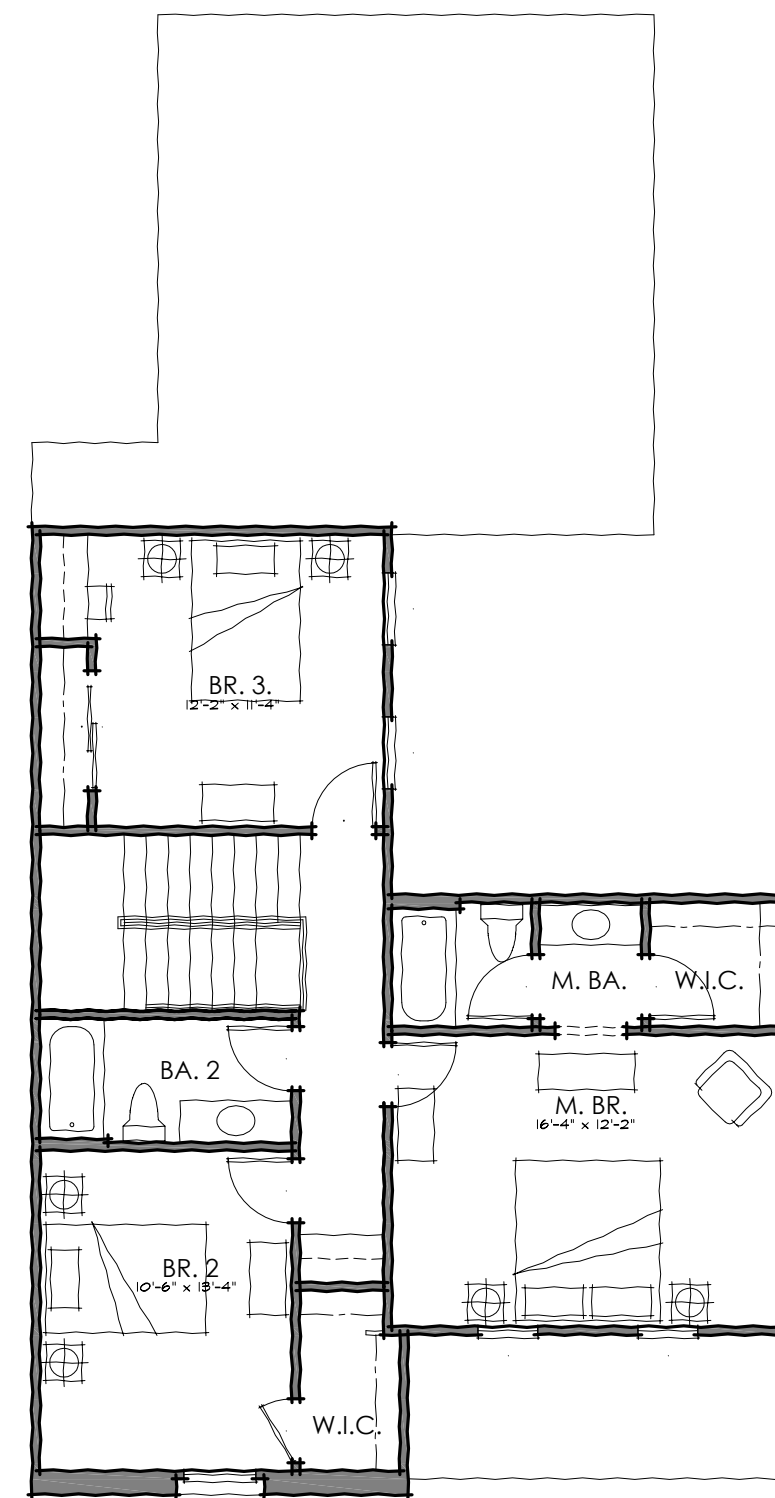
SFD PLAN 1A



PLAN IA  
TWO STORY



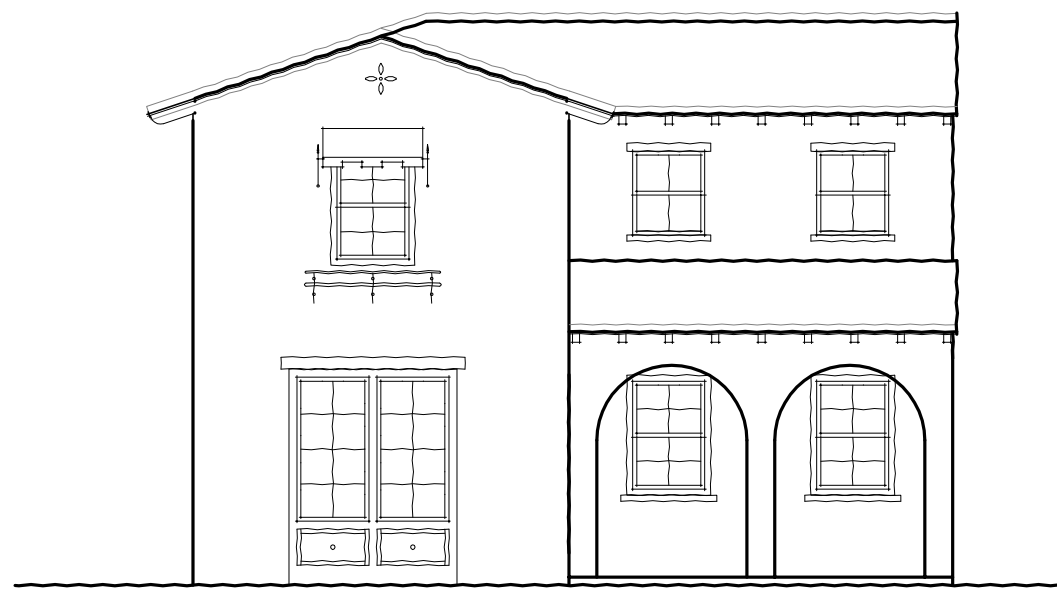
FIRST FLOOR



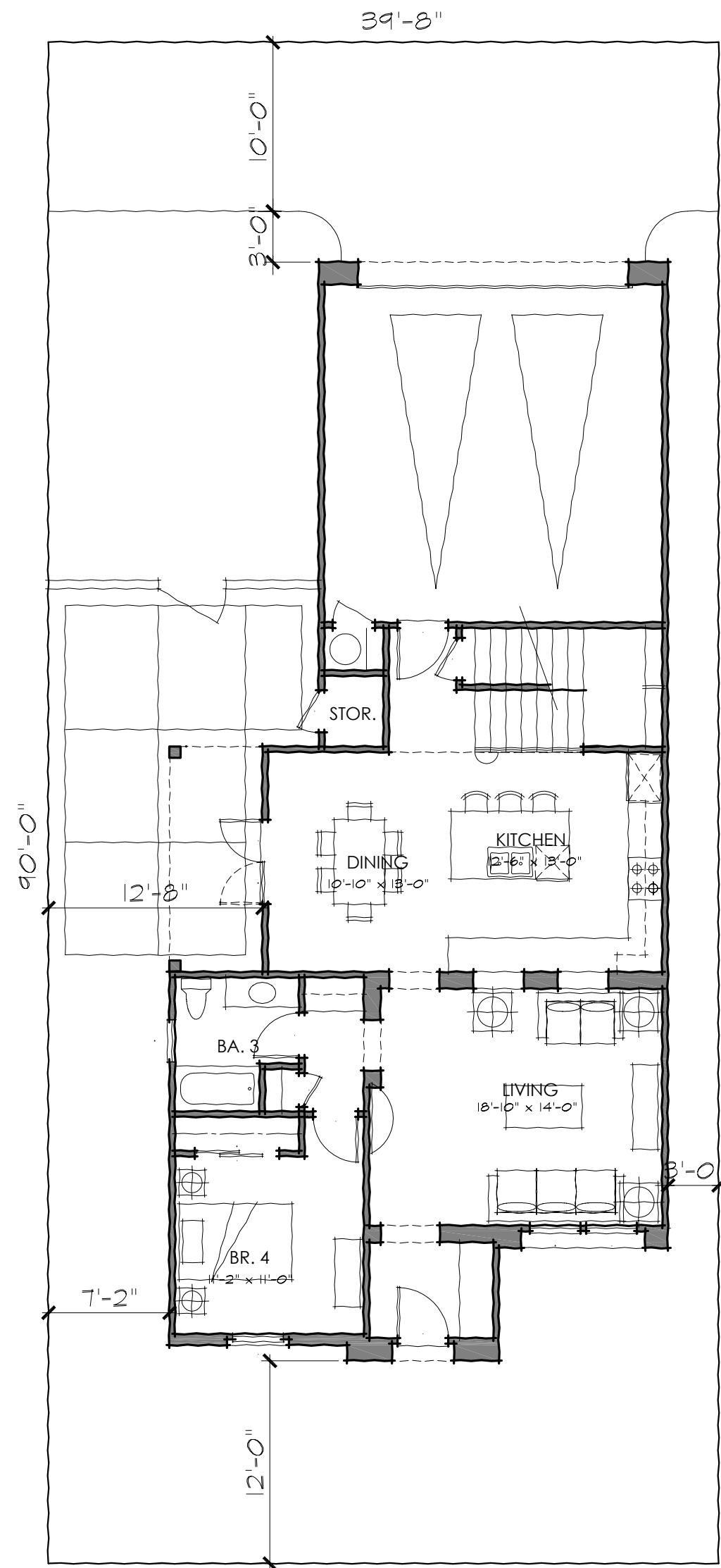
SECOND FLOOR

1ST FLOOR	822 SF
2ND FLOOR	822 SF
TOTAL	1,644SF

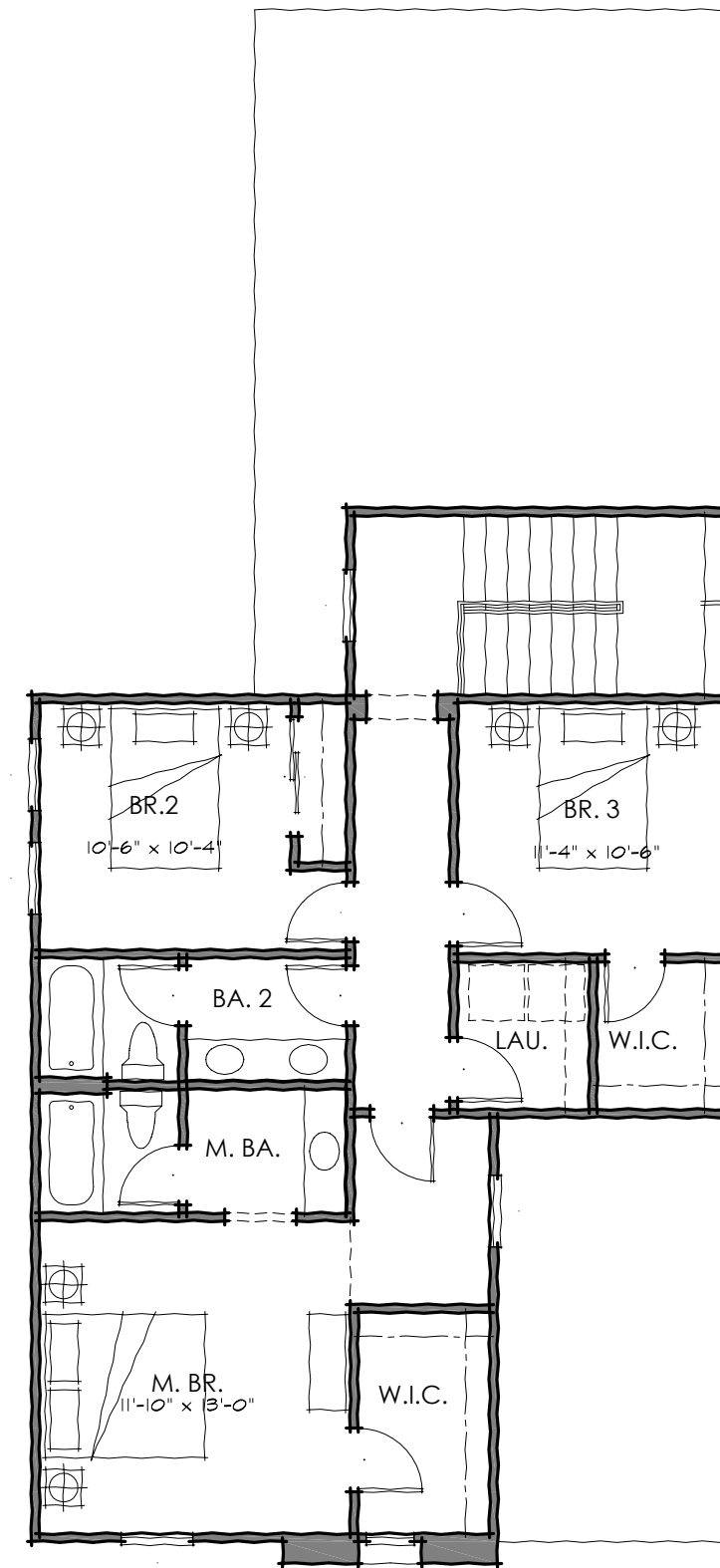
SFD PLAN 2



PLAN 2



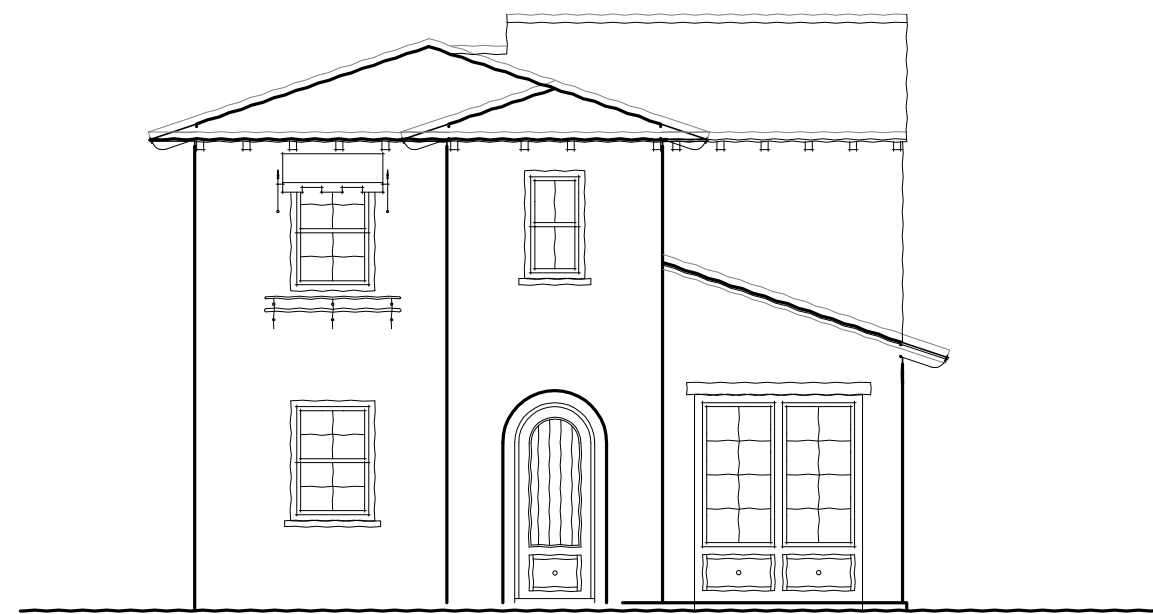
FIRST FLOOR



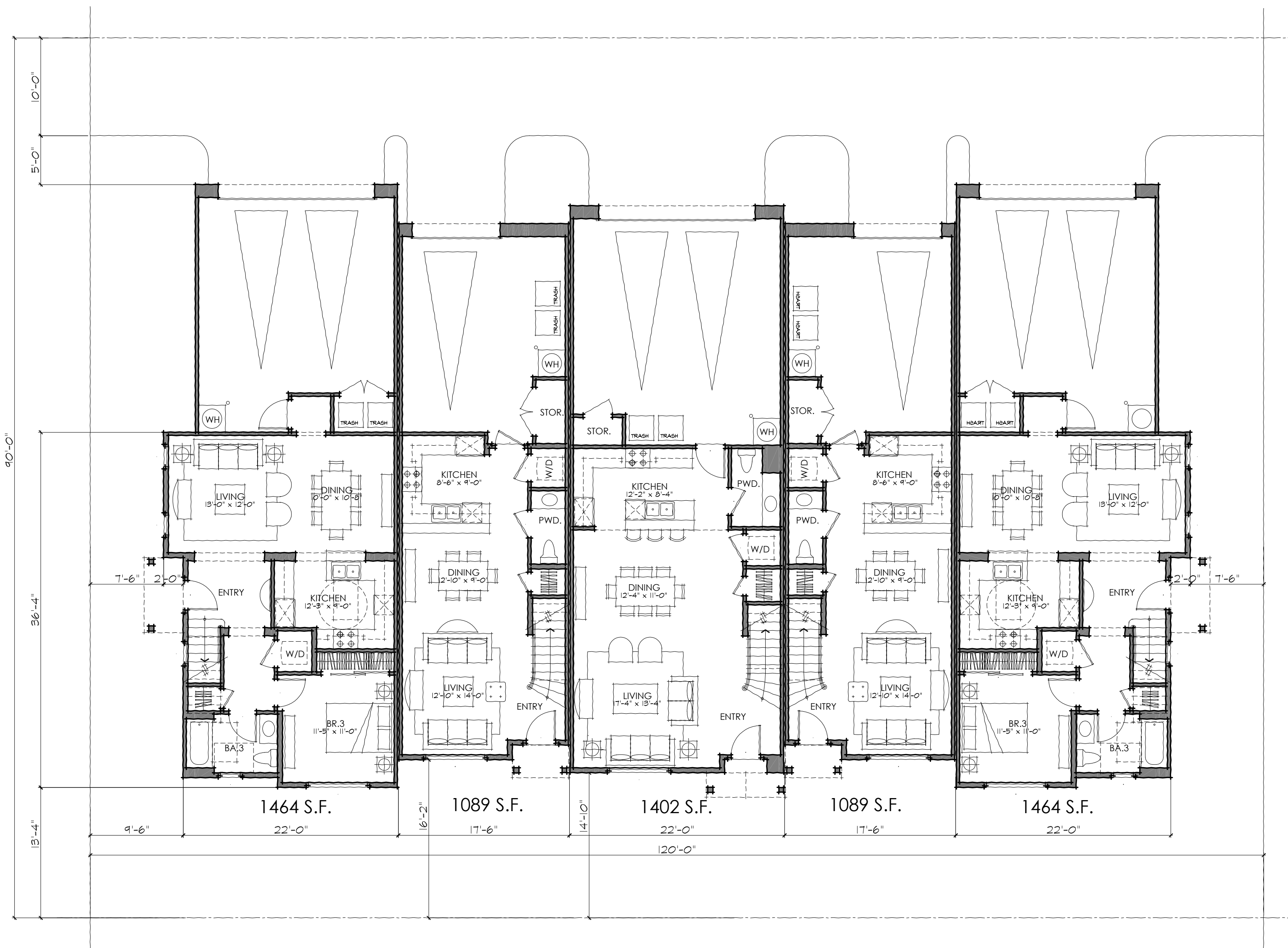
SECOND FLOOR

1ST FLOOR	1,018 SF
2ND FLOOR	904 SF
TOTAL	1,922 SF

SFD PLAN 3



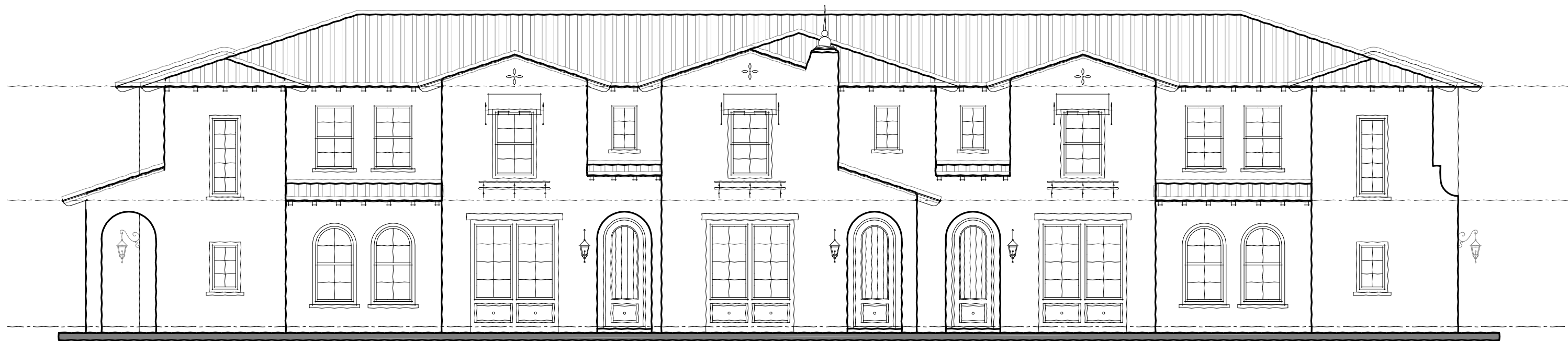
PLAN 3



TOWNHOMES  
FIRST FLOOR



TOWNHOMES  
SECOND FLOOR



SANTA BARBARA

TOWNHOMES  
CONCEPTUAL ELEVATION