Five LaPaz Model Homes Open

La Paz Homes, the newest homebuilding program in the 11,000-acre new community, have been defined by Sales Manager James Manley as a balanced blend combining the best features of custom homes.

"We also have added the best results of our continuing research and testing program," Manley said.

The five model homes now open to the public give architectural expression to the colorful, romantic way of life that is California's heritage. This expression is apparent in the unusual blending of Spanish with traditional Ranch construction, in both the exterior and interior.

The five models offer a choice of 13 exterior designs, including the three bedroom San Juan, the two bedroom San Angelo, the two-story, four bedroom San Lucas, the two-story, three bedroom San Martine, and the four bedroom, split-level San Lorenzo.

Priced from $19,950 to $25,900, five model homes on Chrisanta Drive, just off the Santa Ana Freeway at La Paz Road, are now open for inspection.

Dramatic custom homes features in La Paz Home include covered entryways, vaulted beamed ceilings, extensive use of oversized windows and sliding glass doors, fireplaces with gas log lighters, double door entry into dens and bedrooms, pass-through kitchen windows with outside serving bars, luminous ceilings in kitchens, cedar shake roofs, continuous filament nylon carpeting in living rooms, master bedrooms and hallways.

As part of the planned community of Mission Viejo, La Paz home owners will have within convenient distance all facilities and conveniences.

Construction of the Mission Viejo High School started last summer and plans for an elementary and intermediate school have been authorized by the school district. A four-acre site for a Lutheran Church and a non-sectarian nursery school has been purchased.

Lutheran Church Purchases Site

Residents of the Lutheran faith at Mission Viejo will worship in an atmosphere reminiscent of the early California missions.

Soon to be built by the Board of American Missions of the Lutheran Church in America, the facility will include a sanctuary seating 300 people, a parish hall, and two buildings which will house church offices and Sunday school nursery classrooms.

Featuring Spanish mission type architecture, plans call for the immediate construction of the parish hall, which will be used as a temporary sanctuary, one classroom-office building and a trinil-shaped bell tower.

The buildings will have exposed cedar color beams and posts, with the church including Spanish colored glass windows and a large Spanish candleabra in the entry. When completed the Mission Viejo company will present the church with an electronic bell system.

The tower will be located at the entrance to the church courtyard, between the sanctuary and parish hall.

(Continued on Page 3)

Work is Started On Supermarket

Mission Viejo homeseakers will be able to do their shopping "around the corner" next September when Thriftimart, Inc. opens a "miniature supermarket" in the 14-acre La Paz Shopping Center.

The food market chain, one of the nation's largest, has signed a lease for a 6000-square foot store. Construction has already begun.

Roger M. Laverty, Jr., Thriftmart executive vice president, said, "We are installing this convenience food market, the first of its type for Thriftmart, in Mission Viejo because we feel this new community offers an excellent and unusual opportunity for us to grow with." He said plans call for the eventual construction of a regional store in La Paz Center.

The "miniature supermarket" will carry more than 7000 items. Included will be dairy products, fresh and dry produce, frozen foods, canned goods, liquor, beer, hardware and sundries. Ten people will be employed initially in this first commercial enterprise in Mission Viejo.
Record Sales Registered at Deane Homes

The best barometer for measuring the popularity of a product is its sales record. If the barometer continuously sets new sales records then you know the public likes it. This is the story at Deane Homes.

Under development by Deane Brothers, builders-developers of Huntington Beach, Deane Homes has averaged one house sold per day since its unofficial opening, November 15. In less than two months of the 79 homes in the first unit had been sold.

The popularity of Deane Homes was again measured during the opening of the second unit on Friday, February 4. Within two hours, the preceding setting sales rate of one home sold every two minutes was recorded. By 6 p.m. Sunday, February 6, a total of 74 homes out of 89 homes in the unit had been sold. This record was repeated three weeks later with the opening of the 102-home third unit.

Mrs. Betty Patterson, sales manager, explained the buyers had been placed on a reservation list after they were unable to purchase in the first and second unit respectively due to the fast sell-out. On the day the two units were opened, they were asked to come to Deane Homes and buy on a “first come-first serve” basis.

Sales to date at Deane Homes, Mission Viejo, total more than 260 homes. Priced from $22,950 to $29,950, all but one of the five model homes feature Deane Brothers’ award-winning Garden Kitchen, which literally places the homemaker in the center of the outdoor patio. Containing anodized gold trim sliding windows, a bar-counter area and the kitchen, when the windows are open, becomes an integral part of the patio beyond.

In addition, the home-buyer has a choice of 21 exterior designs in one and two-story and (Continued on Page 3)

IN-LINE — After waiting in line for the opening of the 102-home third unit at Deane Homes for more than three hours, homebuyers quickly matched the record set during the opening of the second unit by buying one home every two minutes. One buyer, a Southern Counties Gas Co. employee, arrived at 4 a.m. in order to be first in line when the doors opened at 11 a.m.

“Chain of Title” Ceremony Held

The rich history of Mission Viejo, dating back to the year 1769 when the King of Spain claimed title to California, was recalled recently with the presentation of a “Chain of Title” to Mission Viejo, 12 miles southeast of Santa Ana.

Historically known as the Mission Viejo Rancho, the new community is situated on 11,000 acres of the 53,000 acre O’Neill Ranch, second largest land holding in Orange County.

Making the presentation was Ernest J. Loebbecker, chairman of the board and chief executive officer of the Title Insurance and Trust Company. Covering a major portion of the new community, the “Chain of Title” dates from the year 1769. When Mexico won its independence from Spain in 1822, jurisdiction of the land was taken over by the new nation. In 1845, Mexico’s last California Governor, Pio Pico, granted title to the ranch to Augustin Olvera. The first United States’ patent was issued in 1850 to Juan Foster, who purchased the ranch from Olvera. In 1907 the O’Neill family took title to the historic rancho.

Plans for the $34 billion community call for a population in excess of 80,000 people in a 20-square mile city.

Touring Pro Is Named

Although he is only 25 and has been on the PGA circuit only a year Larry Griggs, new Mission Viejo Golf Course professional, is a “Vet-

During 1961, while attending Long Beach City College, Griggs won the Southern California Publiclink Championship, and the Southern California Junior College Player of the Year. In 1962 he won the Long Beach City Championship.

Shortly after turning professional in 1964, Griggs placed fourth in the Montebello Open. In 1965 he won the Nevada State Open Championship, placed third in both the California State Open and the Gardena Open and tied for first place in the Montebello Open. Recently he played in both the Los Angeles Open and the San Diego Open. Last month in Pebble Beach, he competed in the Bing Crosby National Professional Amateur Golf Championship.

Griggs appointment was announced last month by Donald Bren, president of the Mission Viejo Company.

The Mission Viejo Golf Course, a par 72, 7180-yard course, which will have five mini-makes lakes with it, will be ready for play this spring.

Elks to Initiate M. V. Golf Course

Making sure they will be the first to play tournament golf on the Mission Viejo Golf Course now under construction, the Order of the Elk, Anaheim Lodge 1345, have scheduled 15 foursomes for play Saturday, November 13.

Led by their Exalted Ruler, Hal Hall, and golf chairman, Ed Gaul, the 60 players will be joined by eight teenage golfers, ages 13-19 years, who will compete for a trophy to be presented to the winner by the Elks.

The par-72 course was designed by Robert Trent Jones and is scheduled for completion this fall. Both the Elks and teenagers will go through a strong test of their golfing skills as they try to avoid the five strategically placed lakes on the 7180-yard course. The lakes are employed after the Augusta National Pattern in Georgia.

Most of the greens will have a generous fairway which will provide a way for the less bold players to avoid traps, water and other natural hazards. In addition to the lakes, one of which encompasses five acres, the players also will have to watch out for a stream which will run through most of the fairways.

Said Elk Hall, “We are looking forward to playing on this course. It should provide our golfers with a strong challenge, especially since I know each member of that 15 foursome will be taking aim at that elusive ‘hole in one.’”

IN-LINE — Initiating tournament play on the par-72 Mission Viejo Golf Course next fall will be the Order of the Elk, Anaheim Lodge 1345. Studying a plot new under construction, one (from left) Jim Manley, director of sales for the Mission Viejo Company, builder-developer, and Ed Gaul, golf chairman for the Anaheim Lodge. In the foreground, Elk Exalted Ruler Hal Hall receives a few golfing tips from the Mission Viejo professional, Larry Griggs.

PRESENTATION — Receiving a “Chain of Title” to Mission Viejo from Ernest J. Loebbecker, Chairman of the Board of Title Insurance and Trust Company, is Donald Bren, president of Mission Viejo Company, developers of Mission Viejo. Looking on are (from left) Richard J. O’Neill, representing the family owning the original ranch property, and Bryant H. Wells, Jr., president of Title Insurance and Trust Company.

(Continued on Page 3)
**Gardening Tips**

by ERNIE REYNOLDS

Landscape Architect

A Mission Viejo homeowner is interested in improving advantages, and with careful planning his surroundings will become a California showplace. Gardening is a major hobby and those who pursue it realistically spend many happy hours working in their yards. Every dedicated gardener has a beginning, and it is with the novice in mind that this column is written. There are some basic rules that he who is wise in the tilling of the soil knows and follows consistently.

In landscaping proper soil preparation will determine the productivity of your efforts. Therefore, it is of prime importance that you allow both time and money for preparation of the soil. A recommended soil preparation, such as “Sequoia Forest Humus” or nitrohumus, should be worked into the soil at a ratio of 2 to 3 cubic yards to every 1,000 square feet, and to a depth of eight inches. Before a single tree or shrub is planted, be certain that the soil falls through your fingers in a granulated form. It will take time to get your ground into shape for planting but this preparation will prove its value in years to come.

Selection of trees and shrubs should be done with careful consideration. These will increasingly become a part of your yard and will be the pattern around which you will later spot your animals, bulbs and perennials for color. The best place for you to see these trees and shrubs which will be suitable for your location is at the various places which Mission Viejo, which are already landscaped.

**Church Buys Site**

(Continued from Page 1)

colored glass will be set in the tower’s openings on its three sides. The cross on top of the tower will be made of stained redwood. The best place for you to see the types of trees and shrubs which will be suitable for your location is at the various places which Mission Viejo, which are already landscaped.

**Mission Viejo Has Postmark**

A Mission Viejo postmark is now being stamped on all letters mailed in this community under arrangement with the San Juan Capistrano Post Office.

On Saturday, March 19, a post office contract station, under the juristation of the San Juan Capistrano Post Office, opened in the La Paz Shopping Center now under construction.

According to Postmaster Grace A. Belardes, the station will accept all first class mail, parcel post packages, registered and certified letters, money orders and small stamps.

Postmaster Belardes said the branch office will also serve as a pickup station for residents since Mission Viejo will temporarily be operating on a General Delivery system.

The station is located in temporary quarters until the center officially opens this fall. Bulb to operate it was accepted by the postmaster earlier this month.

The shopping center is north of La Paz Road at the entrance to Mission Viejo.

**Record Sales Set**

(Continued from Page 2)

Misc. Sales Set

The Mission Viejo Company, developers, 4300 Campus Drive, Newport Beach, Phone (714) 755-0442.

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**Two Mission Viejo Schools**

The architectural firm of Flewelling and Moody, of Pasadena, has been named by the San Joaquin Elementary School District to design an elementary and intermediate school to be located in Mission Viejo.

The elementary school, kindergarten through sixth grade, will consist of 18 classrooms, two kindergarten rooms, two EMR classrooms, library, multipurpose building and administration offices. It will be located on a 10-acre site.

The intermediate school will include grades seven and eight and will accommodate 850 students. It will consist of approximately 25 classrooms and will be located on 20 acres. Tentative plans call for both schools to open in 1967-68.

At the present time, the San Joaquin Elementary School District includes three schools with a fourth to be completed in January 1967. Students moving to Mission Viejo during the current semester will attend the Gates Elementary School.

This fall the Mission Viejo High School will open its doors for the first time. In the Tustin Union High School District, the plant will be located on 20 acres near La Paz Road and the San Diego Freeway.

**Firm Named to Design Center**

An atmosphere of early California will prevail over the 14-acre La Paz Shopping Center to be built in Mission Viejo.

Scheduled to open September 30, the shopping center will be designed by the Los Angeles architectural form of Burke, Kober and Nicolais preliminary plans call for the center to be built around a plaza, similar to the old Spanish Hacienda. The buildings will have red tile roofs, exposed beams and will be constructed of heavy timber and adobe blocks and will have a stucco finish.

Facilities will include a market, coffee shop, hardware store, nursery, drugstore, barber shop, beauty parlors, cleaners, post office, service station, bank and 8,000-square-foot office building.

The shopping center is east of the Santa Ana Freeway and north of La Paz Road at the entrance of Mission Viejo. It will contain either four or five buildings.

**Architectural Firm Named to Design Two Mission Viejo Schools**

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California’s chain of old missions, relics of the golden age of Spanish rule, extends almost 600 miles from San Diego, through Los Angeles and San Francisco to Sonoma. One of the most famous missions is the Mission San Juan Capistrano, 6 miles southeast of Mission Viejo.

Founded by Father Junipero Serra on November 1, 1776, Capistrano is unusual in having two churches—the great stone church, of which only ruins remain, and an adobe structure called Padre Serra’s Church. The latter, dedicated in 1778, has been restored.

The cruciform stone church, built in 1797-1806, was the most elaborately decorated and one of the most ambitious churches built in early California. Six years after it was completed however, it was partially destroyed in the earthquake of 1812.

Visitors to Mission San Juan Capistrano can still see the church walls and its pillars, arches and cloister. An extensive garden accents the ruins of this historic building. Within the walls are statues, candlesticks, ancient vestments and the remains of the mission library.

The Mission San Juan Capistrano is famous for its connection with the swallows which, according to legend, return every March 19, St. Joseph’s Day, and leave on October 31. While competent ornithologists claim to have disproved this belief, each year California visitors note the swallows persist in keeping the legend alive.

The mission is open between 7 a.m. and 6 p.m. during the summer and 8 a.m. to 5 p.m. in the winter. Admission is 50 cents, while children under 12 are admitted free.