

INTRODUCTION



MORRISON RANCH ESTATES

East Meadows

at the MORRISON RANCH

is being offered in the beautiful Las Virgenes-Agoura Region
by Morrison Associates, its proud owners and developers

Project: The Morrison Ranch Estates, an environmentally planned community, provides a single-family residential development in the East Meadow area along the Medea Creek, nestled against beautiful oak-covered foothills with a country community life style uniquely its own, nurtured by careful land planning and concern for the beauty and resources of the natural and surrounding environment.

Location: Morrison Ranch Estates is located within the exclusive northerly boundary of the Malibu range of the Santa Monica Mountains. This eagerly awaited project will provide an executive family residential neighborhood conveniently located near major shopping, services and recreational opportunities. Its unique location provides near access to several golf courses, mountain parks, and Pacific Ocean beaches, along with higher educational and other valued conveniences. This much sought after combination of scenic beauty, clean clear air and the highly respected Las Virgenes Unified School system is located away from the concerns of major cities.

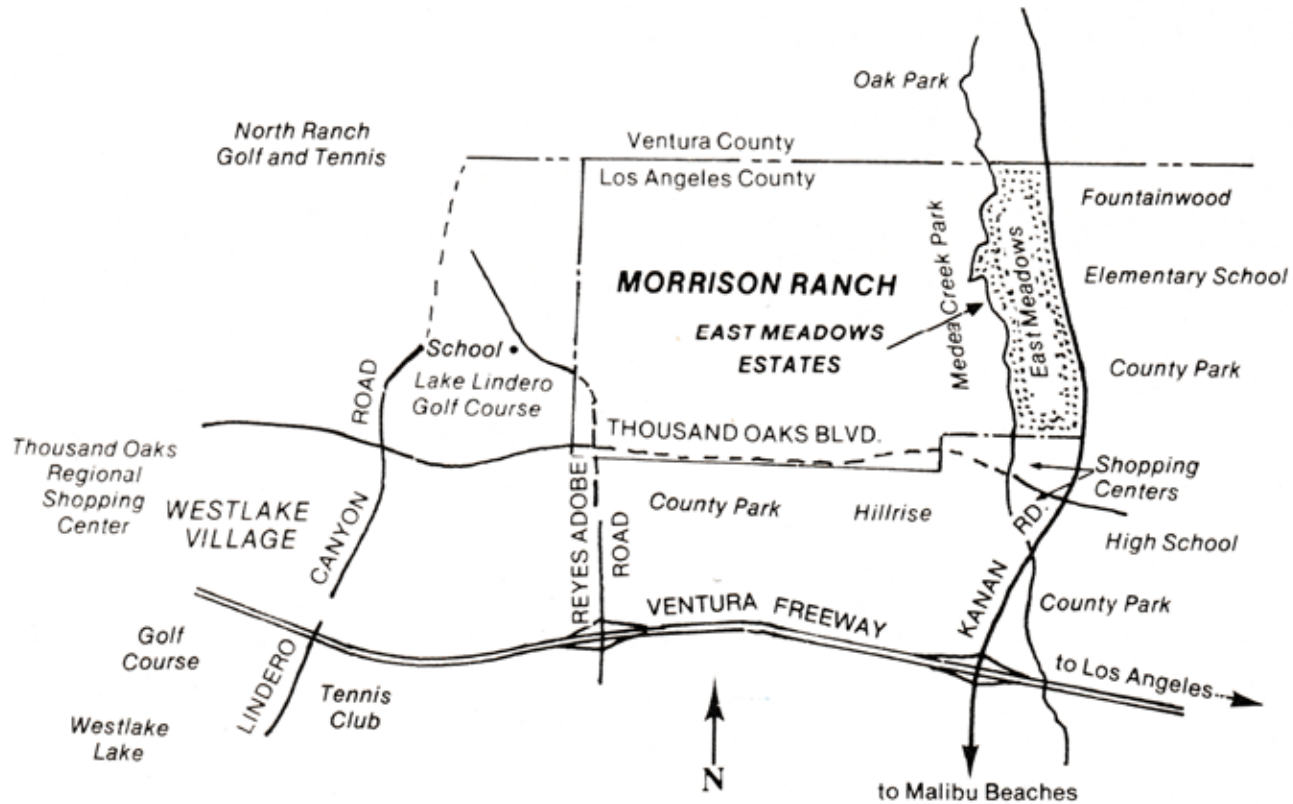
Environment Setting: Morrison Ranch Estates is surrounded by an unending vista of oak-covered rolling hills. Its own topography, free from geologic hazards, enjoys an ideal rural country environment in which to invest your family's future. The area enjoys the clean air of the Las Virgenes Valley which is cooled by Pacific Ocean breezes then ideally dried by the warmer valley climate, resulting in one of the best environments for family living in Southern California. This foothill location allows year-round enjoyment of healthy outdoor life, leisure, educational and economic activity.

Homes: This prestigious country address is where the good things in your life will come together. We are sure that you will become as excited as we are as you review the custom architectural designs which follow.

MORRISON RANCH ESTATES

VICINITY MAP

East Meadows



MORRISON RANCH ESTATES

CUSTOM QUALITY FEATURES



MORRISON RANCH ESTATES

CUSTOM QUALITY FEATURES FOR TODAY'S CASUAL LIFESTYLE

LIVING AREAS

Woodburning fireplace (most plans have two)
Gas Lines for loglighters
Dramatic vaulted ceilings
Formal dining room
Wet bar—most plans
Step down living area

SPACIOUS BEDROOMS/BATHS

Extra large master bedroom suite
Private retreat adjacent to master bedroom—most plans;
some with wet bar
Large wardrobe and walk-in closet
Mirrored wardrobe doors in master bedroom
Private carpeted dressing area with vanity—most plans
Luxurious onyx or ceramic tile vanity tops at developer's
option—oval basins and wide set crystal handles
Separate shower in master bedroom bath
Vaulted ceiling in master bedroom
Luxurious raised bathtub in master bedroom bath and second
bath
Water saving water closet and shower head flow regulator

OPEN GARDEN KITCHENS

Deluxe appliances include continuous cleaning oven with
program cooking and rotisserie features
Microwave oven
Pilotless gas range
Provision for refrigerator ice-maker
Deluxe food waste disposal
Deluxe dishwasher
Genuine carefree ceramic tile countertops
Efficient double compartment cast iron sink
Luminous kitchen ceiling

Custom designed hardwood cabinets with fine furniture
finish
Island kitchen—some plans

CUSTOM QUALITY CONSTRUCTION

Central air conditioning—gas forced air heating
with thermostatic control
Two separate forced air heating/cooling units in two-story plans
provide energy savings and uniform temperature control
Concrete tile roofs; simulated mission tile & shake finish
Family sized glass-lined gas pilotless water heater
Fully insulated ceilings and exterior walls
Latest design in security locking devices on all exterior
house doors
Complete weatherstripping on all exterior house doors
Concrete walk and driveway

LUXURIOUS APPOINTMENTS

Luxurious plush carpeting throughout, including baths—
Custom sheet vinyl flooring in kitchens and resilient floor tile
in service area
Imported ceramic tile entry floor
Designer series ceramic tile at bath tubs, showers and kitchen
counter tops
Smoke detector/alarm
Gas stub-out at patio area for barbeque
Outside electrical outlet at patio area
Oversized double attached garage with abundant storage
space. Hobby room area — some plans
Wired for cable television outlets
Electrical outlet for garage door opener

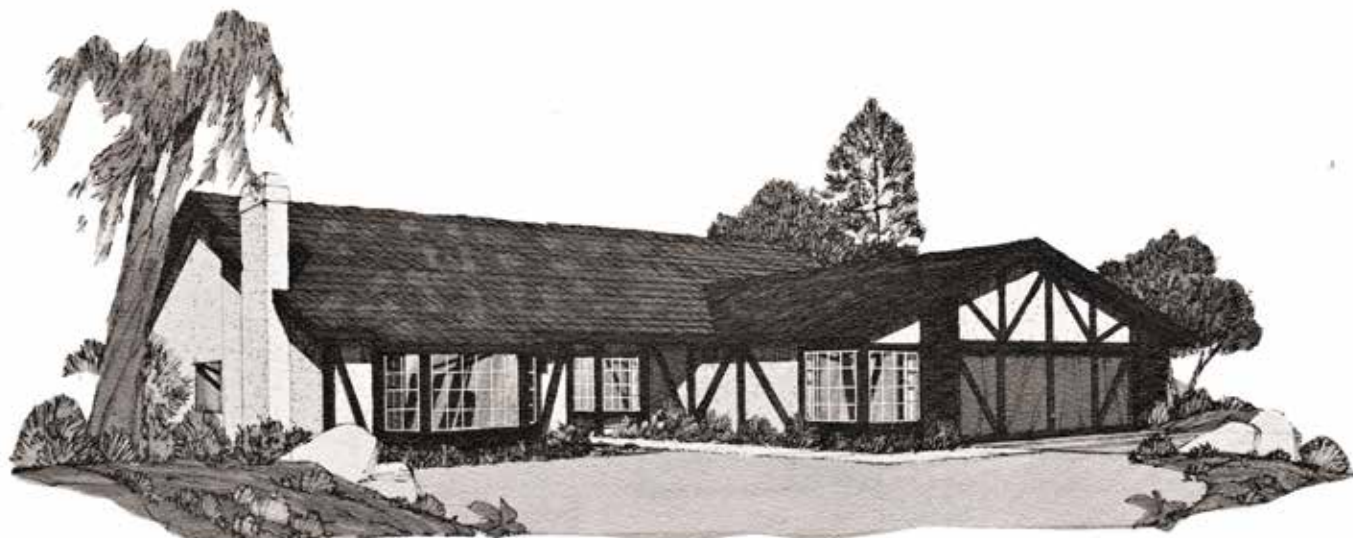
Ask sales representative for current information regarding these homes.

We reserve the right to revise designs, specifications and materials, prices and
financing, lot sizes and dimensions, easements and drainage patterns without
prior notice.



MORRISON RANCH ESTATES

PLAN 102



Elevation A

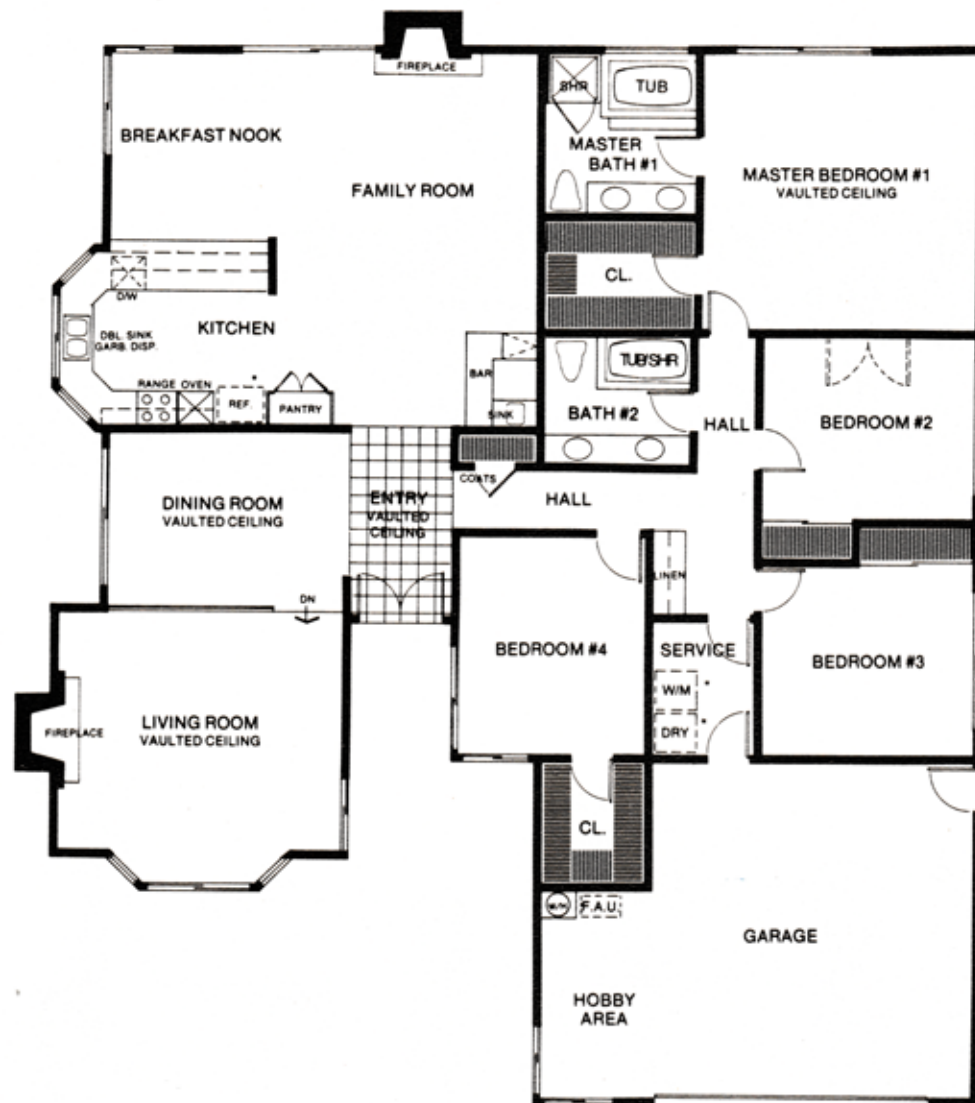


Elevation B

Artist concept

MORRISON RANCH ESTATES

PLAN 102



4 Bedrooms;
2 Baths;
Family Room
with Wet Bar
& Breakfast Nook;
Living Room,
Dining Room, Entry
and Master Bedroom
with Vaulted Ceiling;
2 Fireplaces.

*Approximately
2,375 Sq. Ft.*

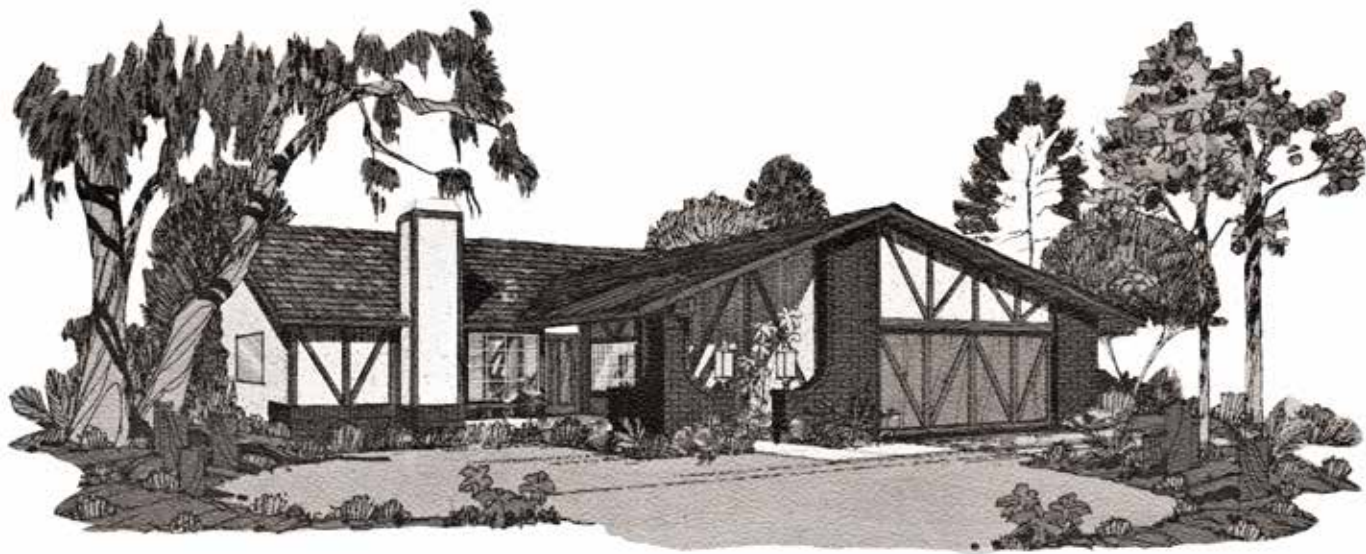
*Space only provided for
refrigerator, washer & dryer.

*We reserve the right to revise
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patterns without prior notice.*

Designer's concept only, not to scale

MORRISON RANCH ESTATES

PLAN 202



Elevation A



Elevation B

Artist concept

MORRISON RANCH ESTATES

PLAN 202



3 Bedrooms;
 2½ Baths;
 Family Room
 with Wet Bar;
 Breakfast Nook;
 Living Room
 and Master Bedroom
 with Vaulted Ceiling;
 2 Fireplaces;
 Open Atrium and
 Covered Patio.

Approximately
 2,417 Sq. Ft.

* Space only provided for
 refrigerator, washer & dryer.

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Designer's concept only, not to scale

Plan shown is Elevation B

MORRISON RANCH ESTATES

PLAN 302



Elevation A

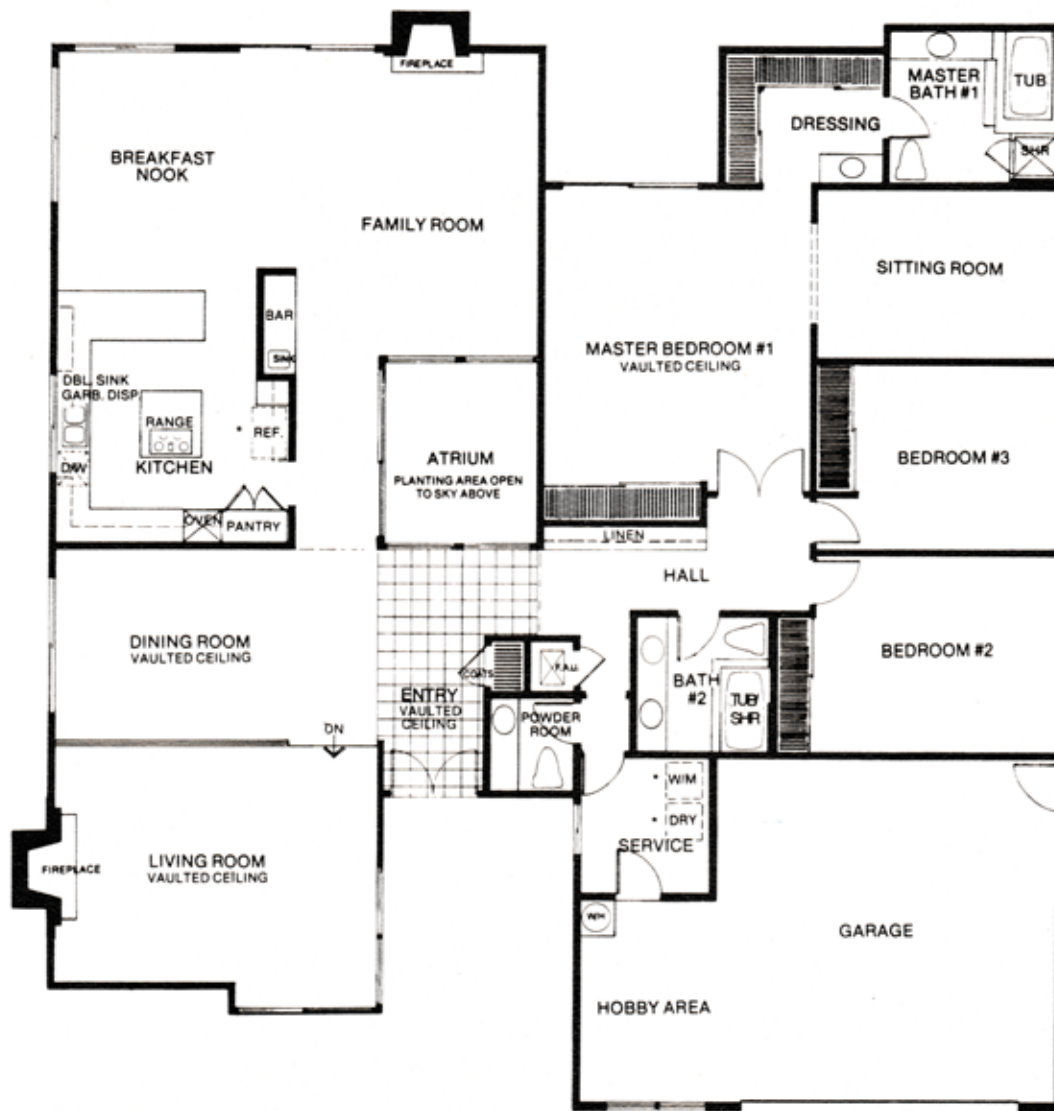


Elevation B

Artist concept

MORRISON RANCH ESTATES

PLAN 302



3 Bedrooms;
Dressing Area,
Sitting Room off
Master Bedroom;
2½ Baths;
Family Room
with Wet Bar;
Breakfast Area;
Living Room,
Dining Room, Entry
and Master Bedroom
with Vaulted Ceiling;
2 Fireplaces;
Open Atrium.

*Approximately
2,715 Sq. Ft.*

* Space only provided for refrigerator, washer & dryer.

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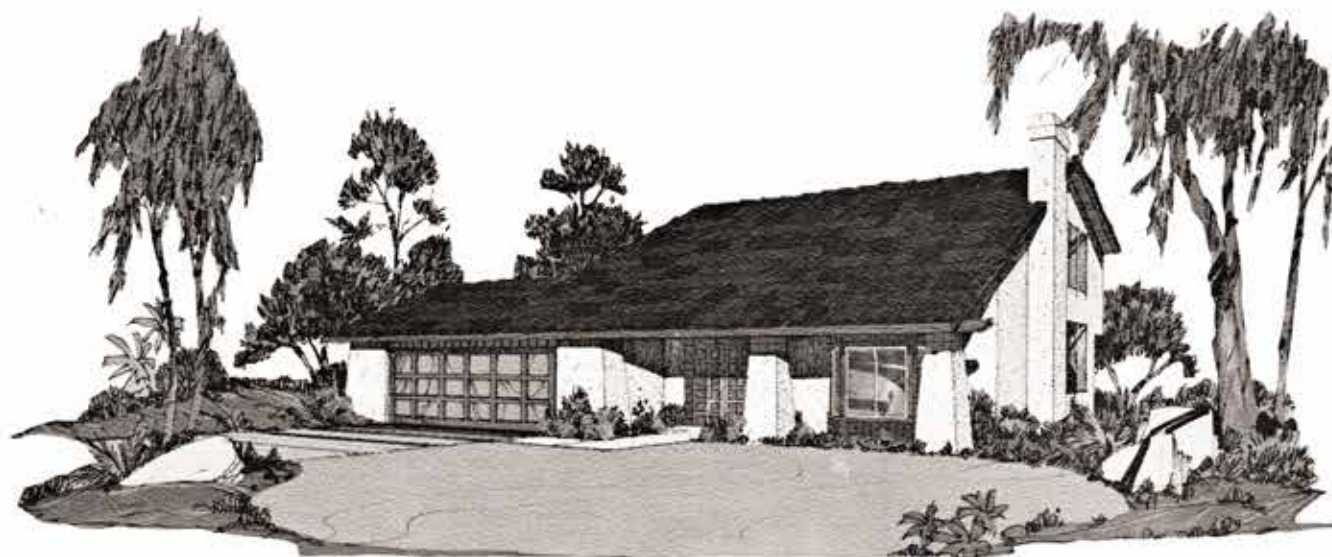
Plan shown is Elevation A

MORRISON RANCH ESTATES

PLAN 402



Elevation A

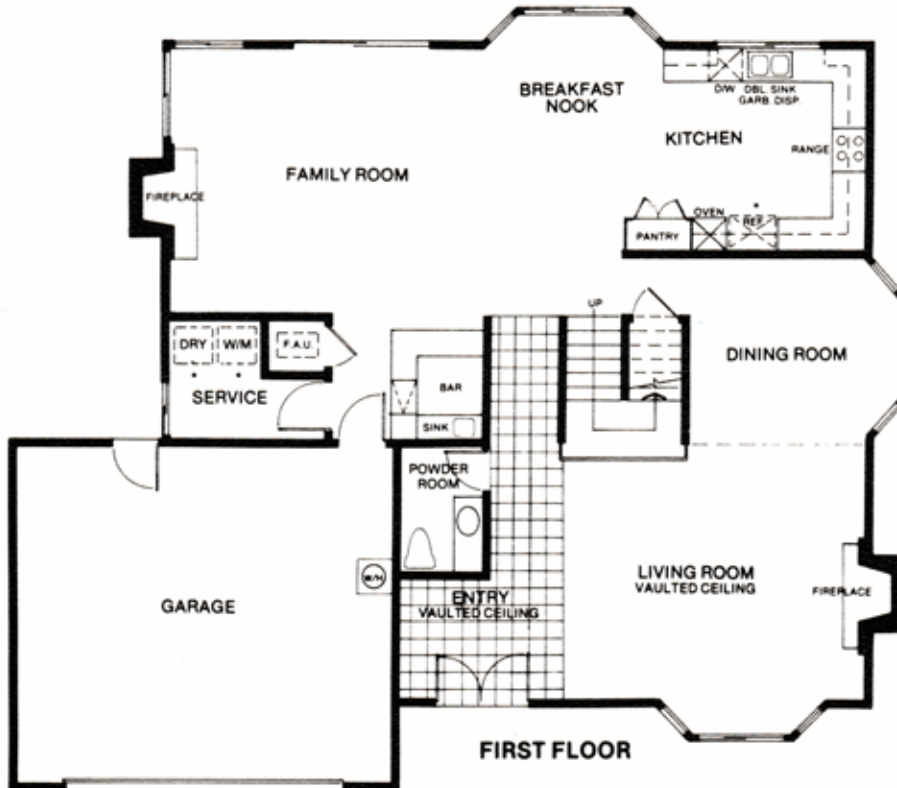
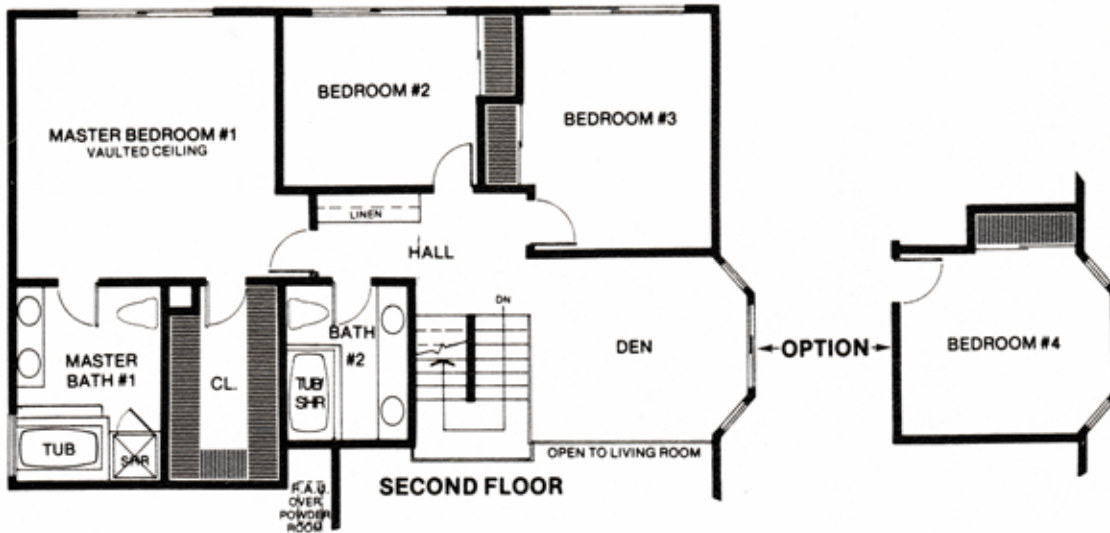


Elevation B

MORRISON RANCH ESTATES

Artist concept

PLAN 402



3 Bedrooms & Den
or 4th Bedroom Option;
2½ Baths; Family
Room with Wet Bar;
Breakfast Nook;
Dining Room;
Living Room, Entry
and Master Bedroom
with Vaulted Ceiling;
2 Fireplaces.

*Approximately
2,605 Sq. Ft.*

*Space only provided for
refrigerator, washer & dryer.

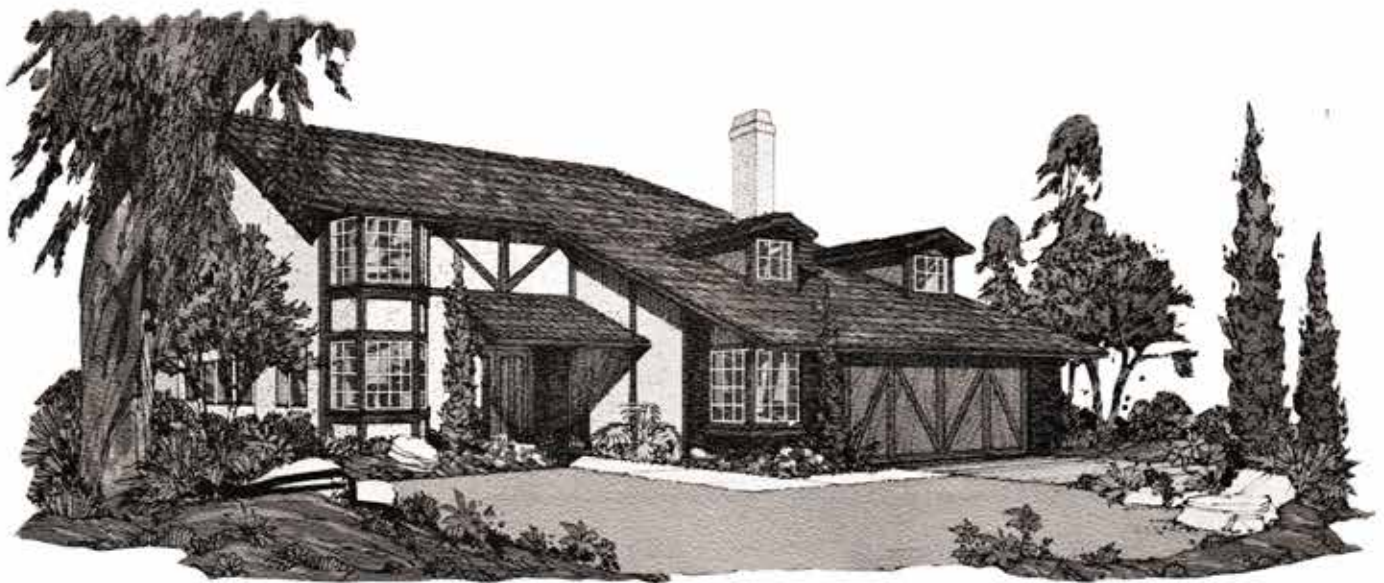
*We reserve the right to revise
designs, specifications and materials,
prices and financing, lot sizes and
dimensions, easements and drainage
patterns without prior notice.*

Designer's concept only, not to scale

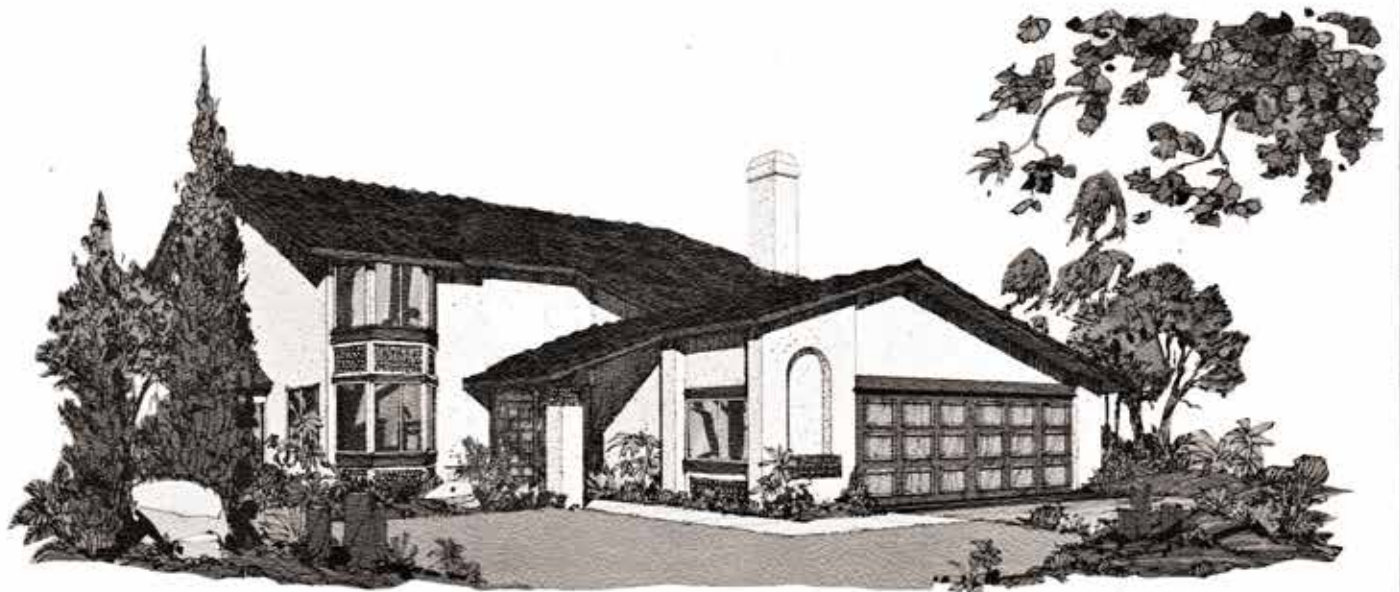
Plan shown is Elevation A

MORRISON RANCH ESTATES

PLAN 502



Elevation A

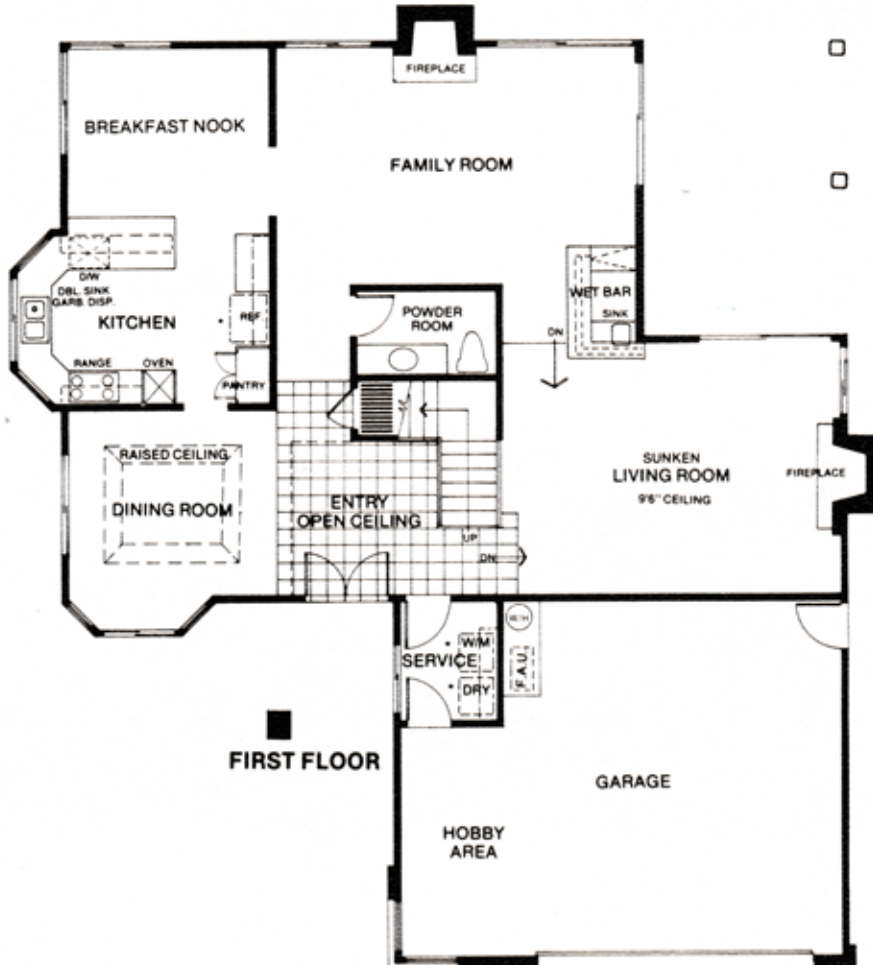
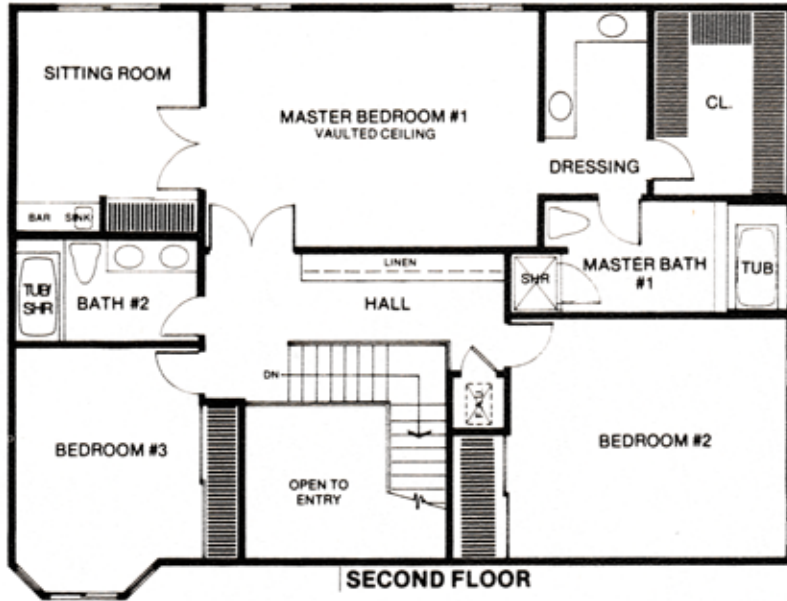


Elevation B

MORRISON RANCH ESTATES

Artist concept

PLAN 502



3 Bedrooms;
 Dressing Area &
 Sitting Room off
 Master Bedroom;
 2½ Baths;
 Family Room
 with Wet Bar;
 Breakfast Nook;
 Sunken Living Room;
 Dining Room;
 Vaulted Ceiling in
 Master Bedroom;
 Two Story Entry;
 2 Fireplaces.

Approximately
 2,850 Sq. Ft.

* Space only provided for
 refrigerator, washer & dryer.

We reserve the right to revise
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 dimensions, easements and drainage
 patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation A

PLAN 602



Elevation A

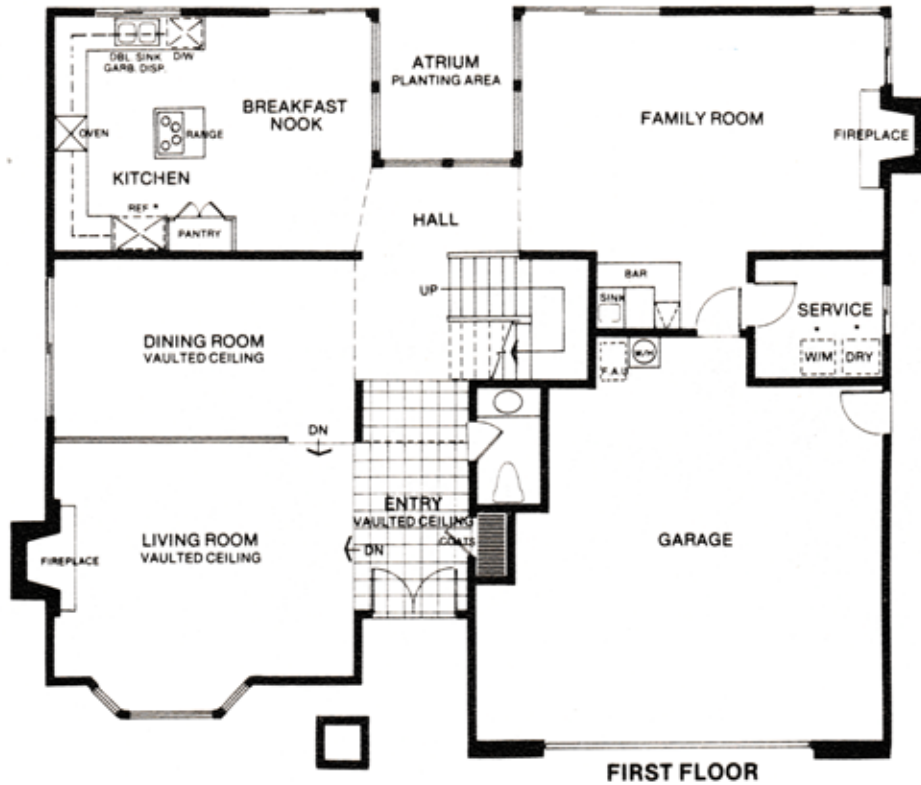
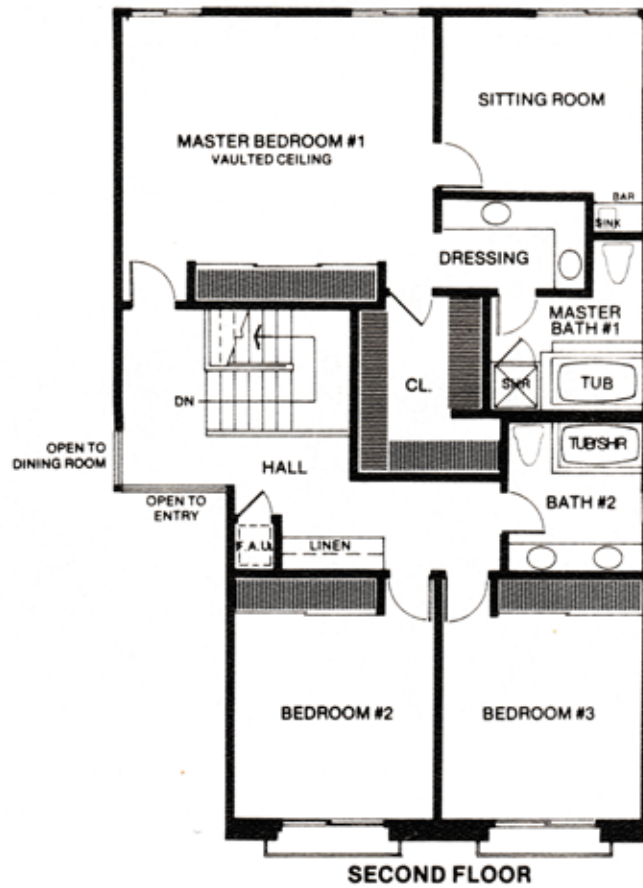


Elevation B

MORRISON RANCH ESTATES

Artist concept

PLAN 602



3 Bedrooms;
Dressing Area &
Sitting Room
with Wet Bar off
Master Bedroom;
2½ Baths;
Family Room
with Wet Bar;
Breakfast Nook;
Living Room,
Dining Room, Entry
and Master Bedroom
with Vaulted Ceiling;
2 Fireplaces.

Approximately
2,890 Sq. Ft.

* Space only provided for
refrigerator, washer & dryer.

We reserve the right to revise
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dimensions, easements and drainage
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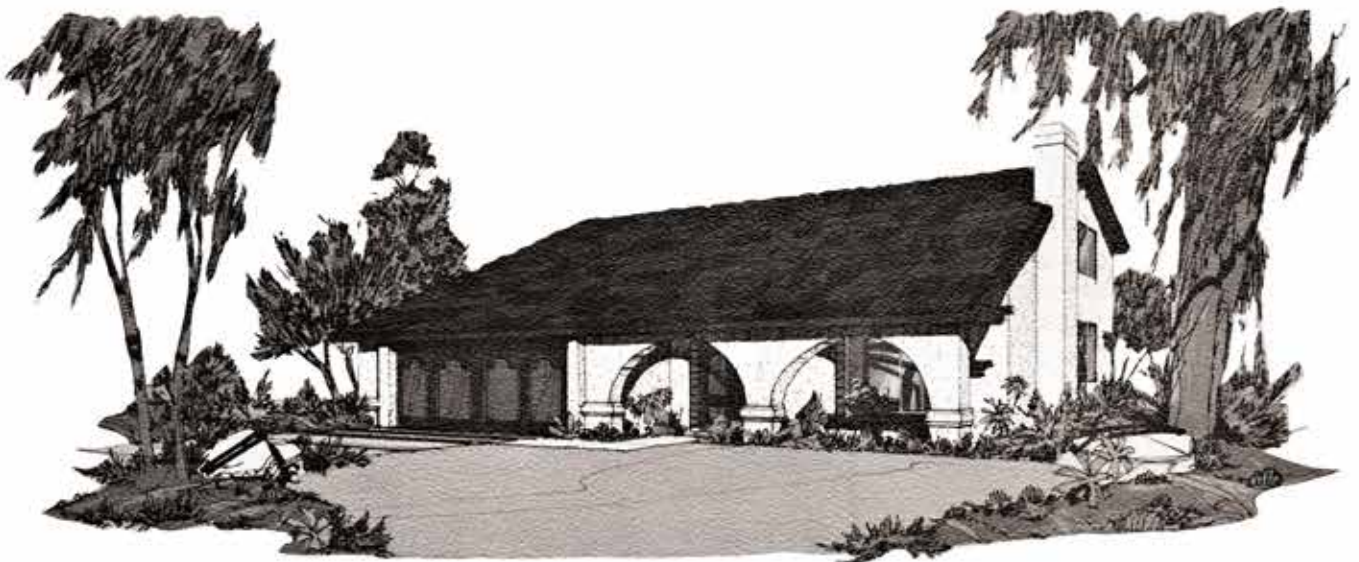
Designer's concept only, not to scale

Plan shown is Elevation B

MORRISON RANCH ESTATES

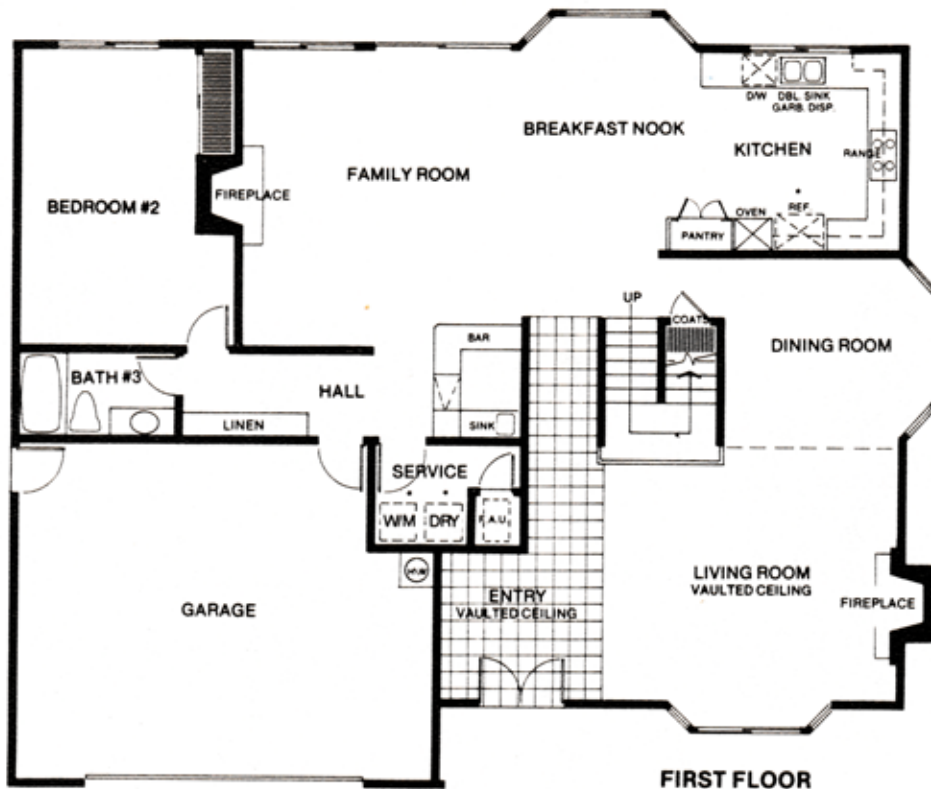
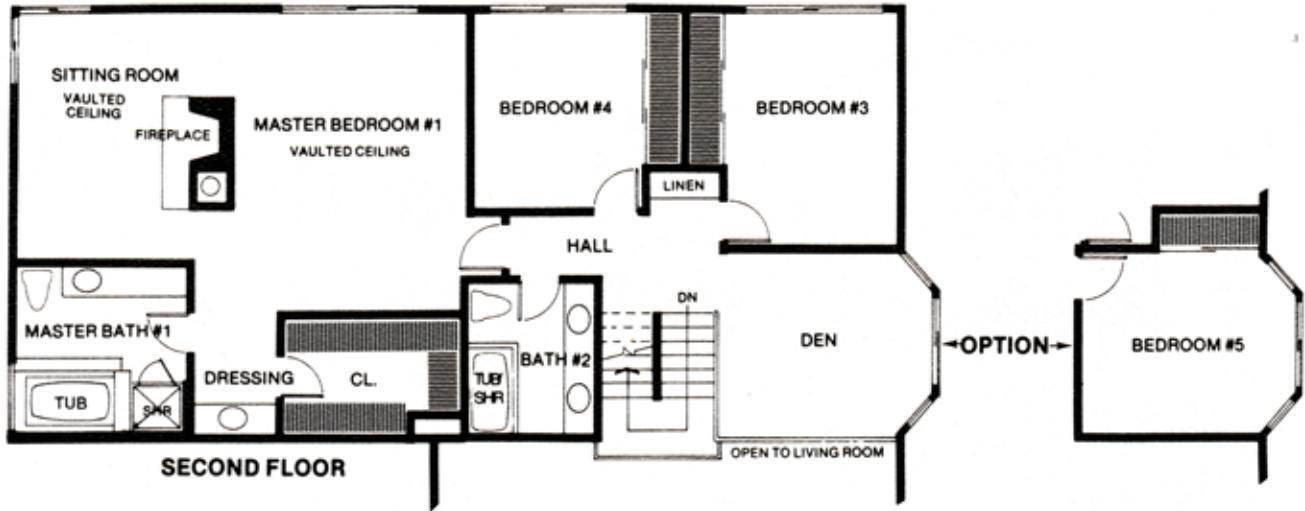


Elevation A



Elevation B

PLAN 702



4 Bedrooms & Den
or 5th Bedroom
Option;
Dressing Area &
Sitting Room off
Master Bedroom;
3 Baths;
Family Room &
Breakfast Nook;
Dining Room;
Living Room, Entry,
Master Bedroom
and Sitting Room
with Vaulted Ceiling;
3 Fireplaces.

Approximately
3,130 Sq. Ft.

* Space only provided for
refrigerator, washer & dryer.

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patterns without prior notice.

Designer's concept only, not to scale

Plan shown is Elevation A

MORRISON RANCH ESTATES