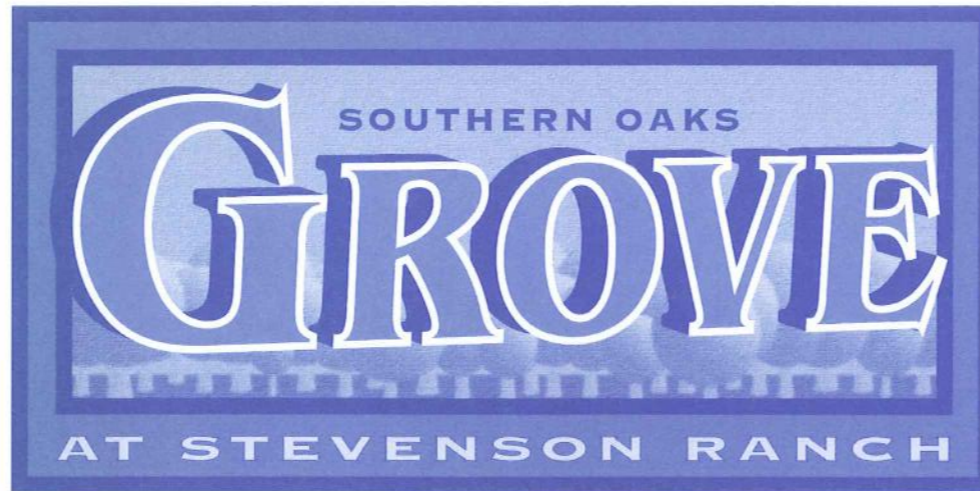


PRELIMINARY





John Laing built his first home in 1848. That home, in the English countryside, still stands today as a symbol of the quality and craftsmanship that go into the making of every home we build.

A century and a half later, John Laing Homes is regarded as one of the most respected and honored home builders in the world. In the United States, the company is a model for the home building industry, earning top rankings in customer service, overall home buyer satisfaction and construction excellence. John Laing Homes has been recently named “Builder of the Decade” by National Survey Systems based on overall home buyer satisfaction ratings during the 1990s.

In 1998, John Laing Homes forged a partnership with a home builder that is to the Western United States what John Laing is to England. Ray Watt formed Watt homes in 1947, and has himself overseen the building of more than 100,000 residences, earning a reputation as a visionary and enduring builder.

This team of Watt Homes and John Laing Homes is now a national force in home building, at the forefront of industry-wide innovations in regions across the U.S. Long before slogans such as “total quality management” came into vogue, we practiced the virtues of excellent workmanship, accurate costing and fair pricing. Fundamental values of honesty, integrity and social responsibility underpin the company’s approach to business as it heads into the next millennium.

Today, John Laing Homes continues to build as it did in 1848...with vision, pride and craftsmanship, qualities that set us apart from any other builder in America...or the world. We are, and always have been, in the business of dream fulfillment. It’s a business we love being in.

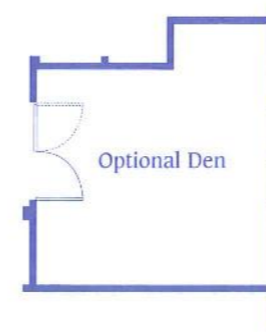
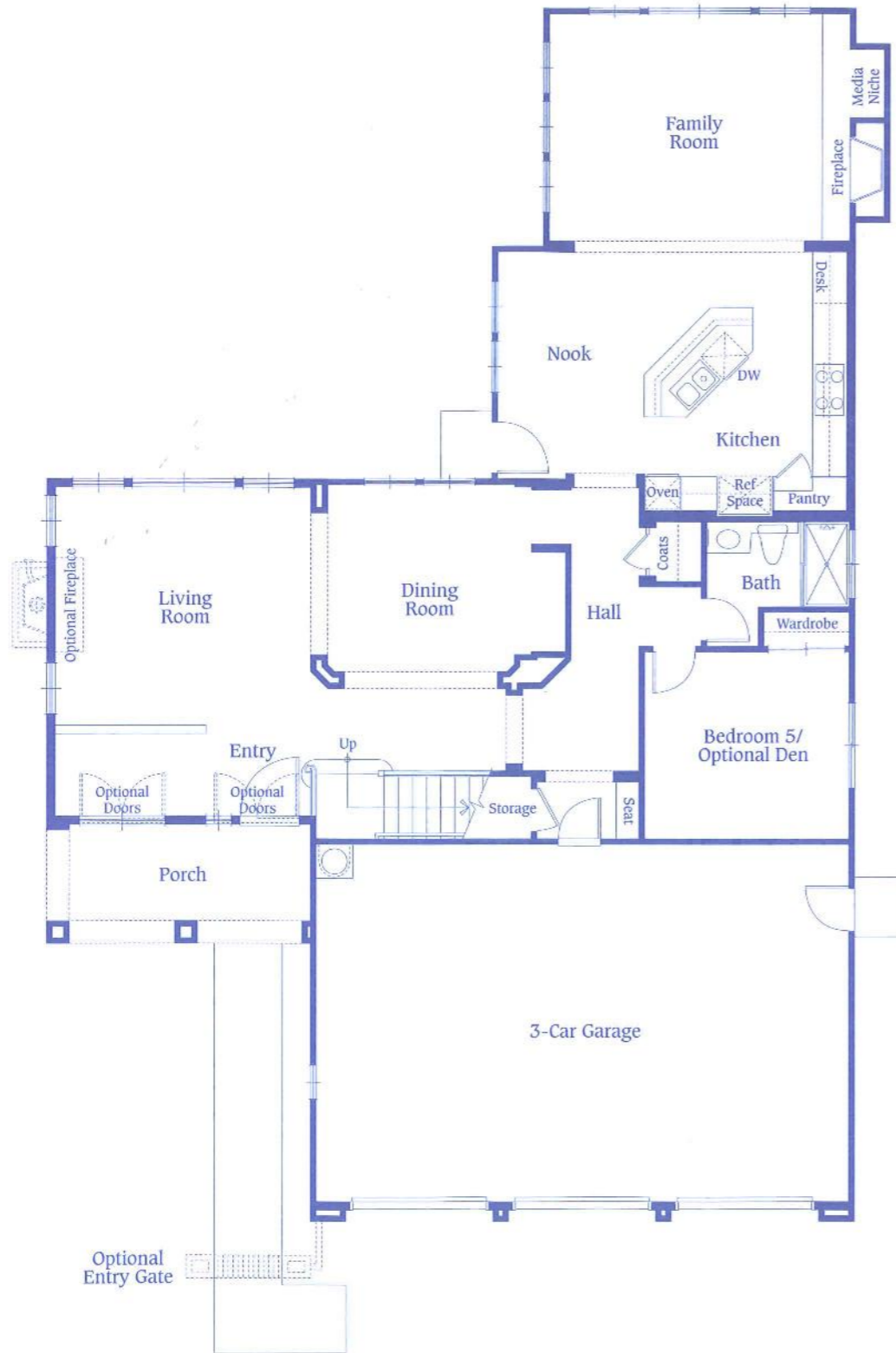


Orange Blossom

Residence One

This Home Features Four Bedrooms With Three Baths, Living Room, Family Room, Dining Room, Loft, Kitchen With Nook And Desk, Front Porch, 3-Car Garage.

Approximately 2,863 Square Feet



First Floor



Craftsman



French Country



Spanish Colonial

All plans are preliminary and we fully expect to make changes throughout construction.



Orange Blossom

Residence One

Optional Room Selections Include:

- Bedroom 4
- Bonus Room
- Den
- Entry Gate
- Fireplace In Living Room



Second Floor

All plans are preliminary and we fully expect to make changes throughout construction.

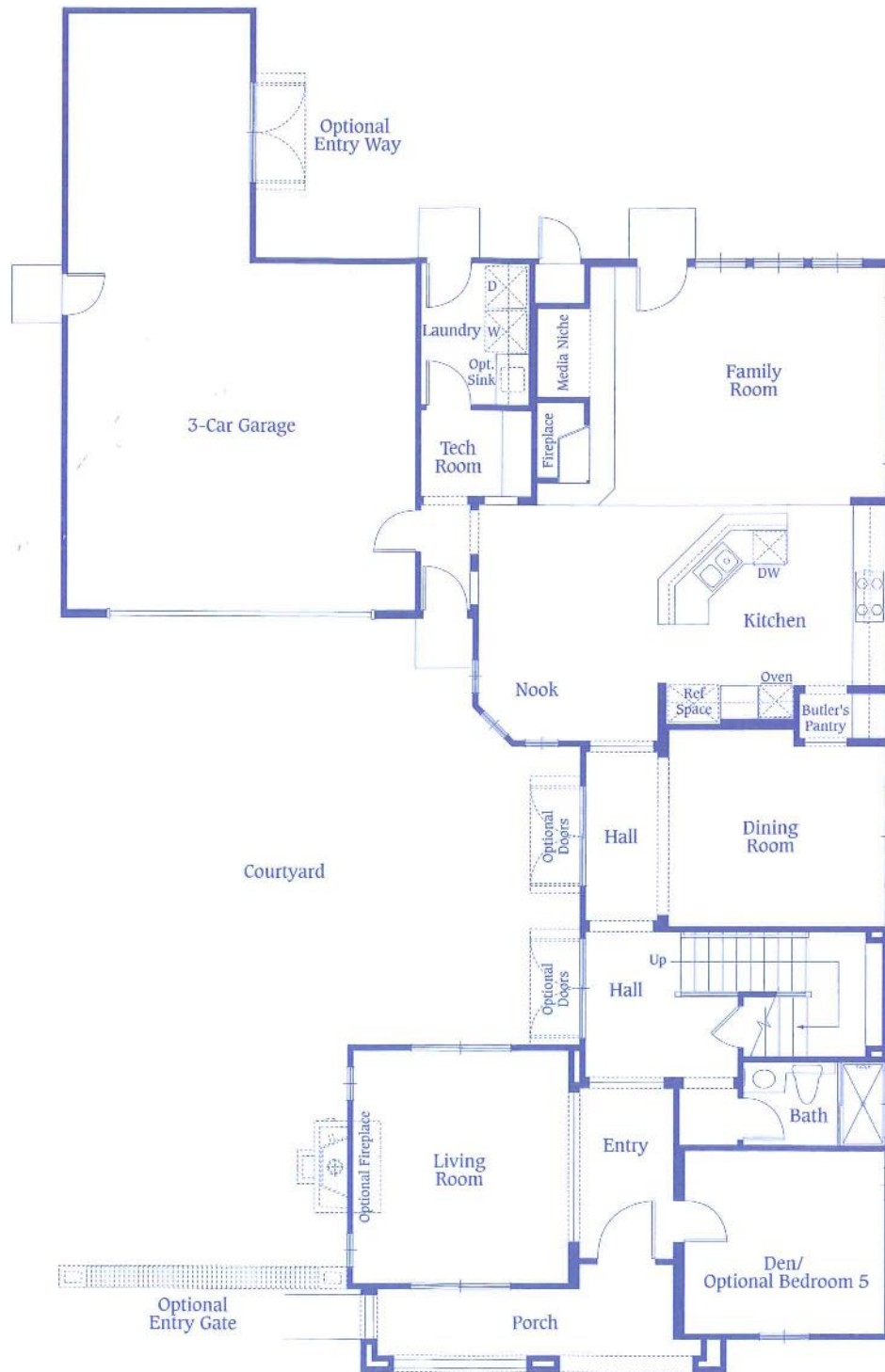


Summer Garden

Residence Two

This Home Features Three Bedrooms With Three Baths, Sitting Room In Master Bedroom, Loft, Living Room, Family Room, Den, Dining Room, Kitchen With Nook, Butler's Pantry, Tech Room, Front Porch, Courtyard, 3-Car Tandem Garage.

Approximately 3,124 Square Feet



First Floor



Craftsman



French Country



Spanish Colonial

All plans are preliminary and we fully expect to make changes throughout construction.

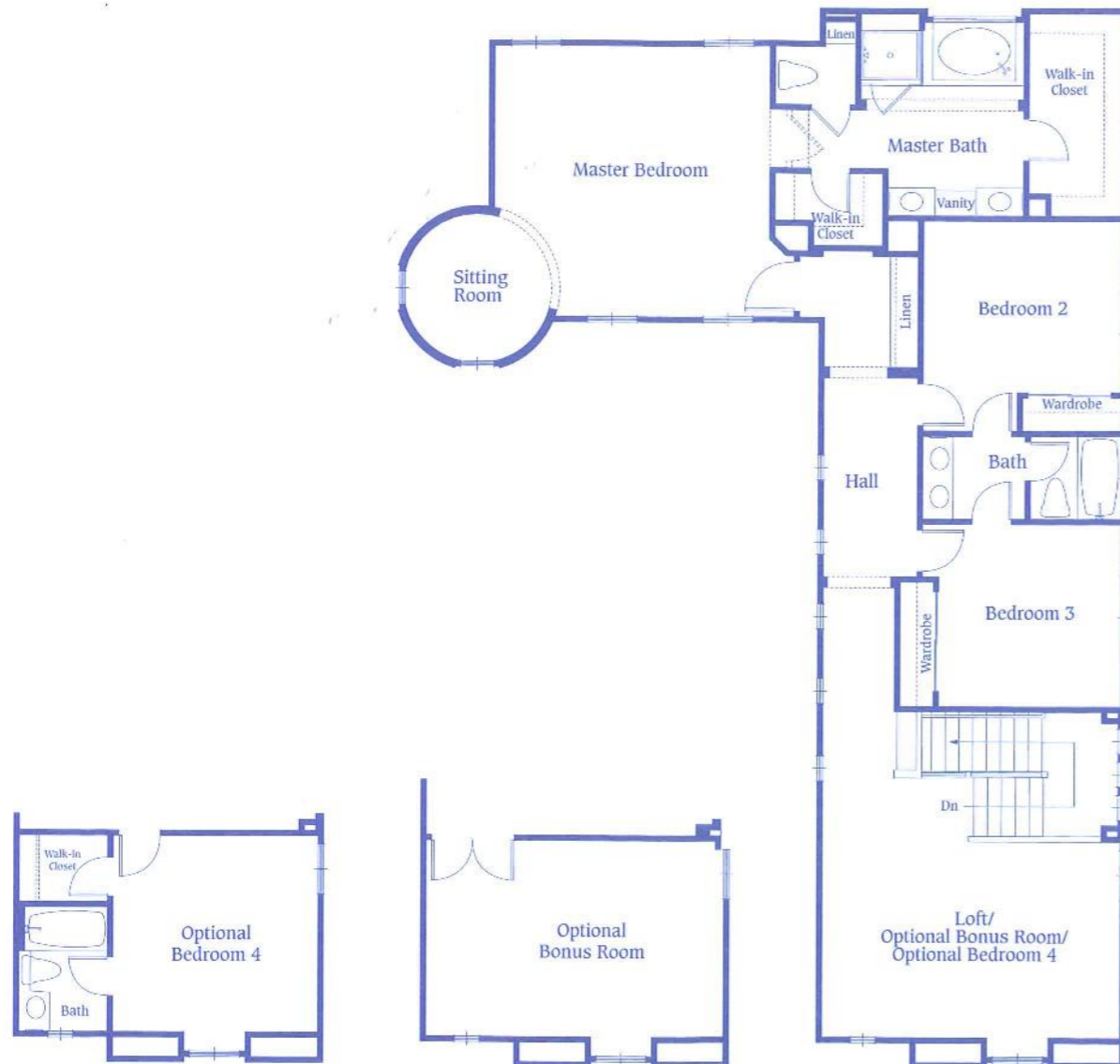


Summer Garden

Residence Two

Optional Room Selections Include:

- Bedroom 5
- Bonus Room
- Bedroom 4 With Bath
- Entry Gate
- Fireplace In Living Room



Second Floor

All plans are preliminary and we fully expect to make changes throughout construction.

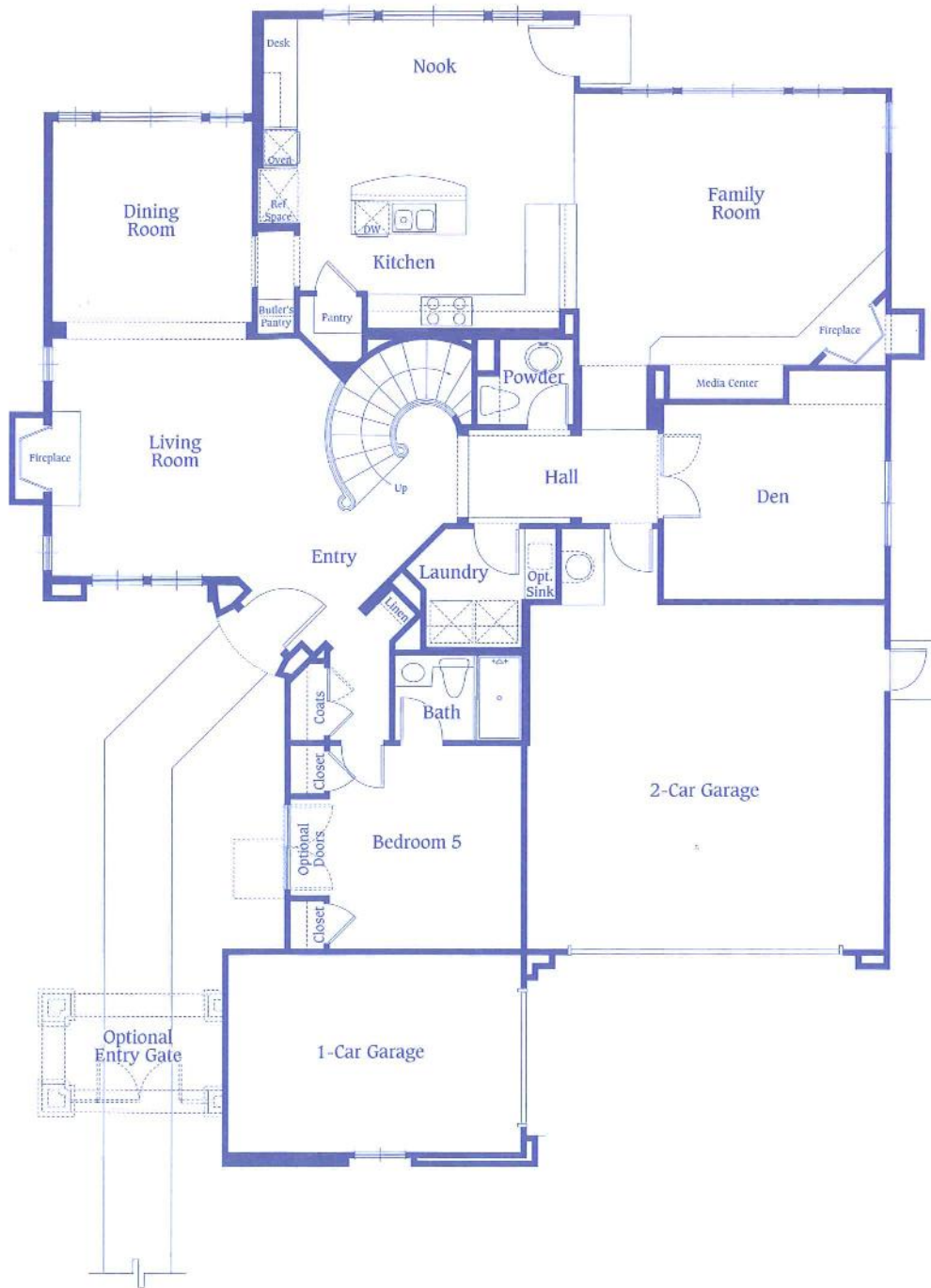


Green Pasture

Residence Three

This Home Includes Five Bedrooms
With Four And One Half Baths, Living Room, Family Room,
Den, Dining Room, Kitchen With Nook And Desk,
Butler's Pantry, 3-Car Split Garage.

Approximately 3,219 Square Feet



First Floor

All plans are preliminary and we fully expect to make changes throughout construction.



Craftsman



French Country



Spanish Colonial



Green Pasture

Residence Three

Optional Room Selections Include:

- Master Retreat
- Loft/Tech Space
- Entry Gate



Second Floor

All floor plans are preliminary and we fully expect to make changes throughout construction.



Impressive Appointments

Classically Styled

- An eclectic blend of Spanish Colonial, French Country and Craftsman inspired architectural styling for streetscape interest and visual impact
- Handcrafted entry doors with complementary entry door hardware to enhance the architectural design
- Dual-glazed vinyl windows
- Automatic sectional roll-up garage doors with two transmitters
- Gas connection at backyard
- Exterior lighted address numbers

Casual Yet Elegant Interiors

- Wood-burning fireplaces
- Gracious raised-panel wood interior doors
- Decora switches throughout
- Ceramic tile entry
- Wall-to-wall carpeting with a wide array of color selections
- Handcrafted staircase with natural oak handrails
- No wax resilient vinyl flooring in kitchen, bath and laundry areas
- Sculptural bullnose (rounded) corners and custom radius walls on selected corners
- Designer selected light fixtures and recessed lighting
- Moen plumbing fixtures in kitchen and baths

Masterful Kitchens

- Oak cabinetry
- General Electric appliance package including:
 - 36" gas cooktop
 - Built-in oven/microwave combination
 - Multi-cycle dishwasher
- Refrigerator area pre-plumbed for automatic icemaker
- Convenient Butler's Pantry (per plan)
- Recessed lighting throughout kitchen
- Under-cabinet fluorescent task lighting

Classic Comforts

- Fully insulated exterior walls and ceilings
- Natural gas-forced air heating with night set-back thermostat for energy savings
- Central air-conditioning
- Energy efficient 75-gallon water heater
- Pre-wired for telephone in kitchen and all bedrooms
- Pre-wired for cable television in family room and all bedrooms
- High speed data wiring at certain locations with one OnQ base box

Classically Styled Master Suites

- Spacious dressing area with walk-in closet
- Hand-set ceramic tile pullman in a selection of colors
- Hand-set ceramic tile walls in shower and tub in a selection of colors
- Oak cabinetry

Customized Options

- Additional fireplaces (per plan)
- Front yard landscaping packages
- Upgraded cabinetry
- Upgraded General Electric appliances
- Wine refrigerator
- General Electric washer and dryer
- Tile upgrades for kitchen and bath countertops
- Upgraded flooring options
- Maple stairway details
- Charming window treatments
- Security system, intercom and entry video system
- Surround sound home theater system
- Upgraded plumbing fixtures
- Spa tub at master bath
- Reverse Osmosis water system
- Cedar lined master closet
- Closet and garage organizers
- Mirrored wardrobe doors

All features are preliminary and we fully expect to make changes throughout model construction.

April 2000. In our continuing effort to meet consumer expectations, John Laing Homes reserves the right to modify floorplans, features, specifications, maps and prices with out notice. Special wall and window treatments, upgraded floor coverings, patio treatments and many other items found in and around the model homes are decorator suggested and are not included in the purchase price. All renderings, floorplans and maps are artists' conceptions and are not intended to be an actual depiction. All square footages are approximate. As a resident of Southern Oaks Grove you will automatically become a member of the Homeowners Association which sees to the maintenance of all community common areas and assures uniform high standards of appearance. See your sales consultant for complete details.

SOUTHERN OAKS GROVE

LOT	PLAN	INCLUDES FEATURES	PRICE
<i>AVAILABLE HOMESITES PLAN 1 2863 Sq. Ft.</i>			
46	1CR	<i>Den, Bonus Rm, Bd. #4, Fr. Gate, Pre-wire C. Fan Mstr., Fm. Rm., Bonus & Den</i>	\$454,990
49	1AR	<i>Fr. Gate, Pre-wire C. Fan Mstr., Fam. Rm. & Bd. #5</i>	\$428,315
52	1B	<i>Den, Entry Gate, Pre-wire C. Fan Mstr., Fam. Rm. & Den</i>	\$442,385
<i>AVAILABLE HOMESITES PLAN 2 3124 Sq. Ft.</i>			
43	2B	<i>Bd. Rm #.4 & Bath#4 Fr Gate, Dbl. Oven, Pre-wire C. Fan Mstr. Fam. Rm., Bd. #4 & Den</i>	\$483,605
44	2C	<i>Entry Gate, Bd. #4 & Bath#4, FR, Opt. French Drs., Pre-wire C. Fan Mstr., Fam. Rm., Bd. #4 & Den</i>	\$484,280
48	2A	<i>Bd. #4 & Bath #4 Pre-wire C. Fan Mstr., Fam. Rm. Den & Bd. #4</i>	\$466,910
51	2AR	<i>Bd. #5, Entry Gate, Opt. French Drs., Pre-wire C. Fan Mstr., Fam. Rm. & Bd. #5</i>	\$450,750
<i>AVAILABLE HOMESITES PLAN 3 3219 Sq. Ft.</i>			
53	3BR	<i>Loft, Fr. Gate, Pre-wire C. Fan Mstr., Fam. Rm, Den & Bd. #5</i>	\$462,266
55	3A	<i>Loft, Pre-wire C. Fan Mstr, Fam. Rm., Den & Bd. #5</i>	\$462,486

SALES COUNSELOR ; CHARLENE LOPRINO
PHONE: 661/ 287-1648 FAX : 661/ 287-9246

****Pricing does not include stated options. Prices are subject to change. See Sales Counselor for more information September 22, 2000.**