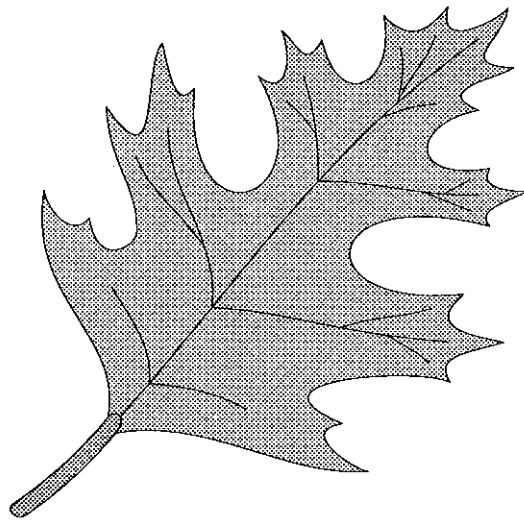

DALE HILLS

All the conveniences of city living - with the serenity of the country!!!
Just 20 minutes to downtown Milwaukee, or if you prefer,
just 1 minute to the scenic Bugline Recreational Trail!



Modest Homes for the First Time Buyer to the Empty Nester

Lot dimensions are approximate. Developer reserves the right to make changes without notice.

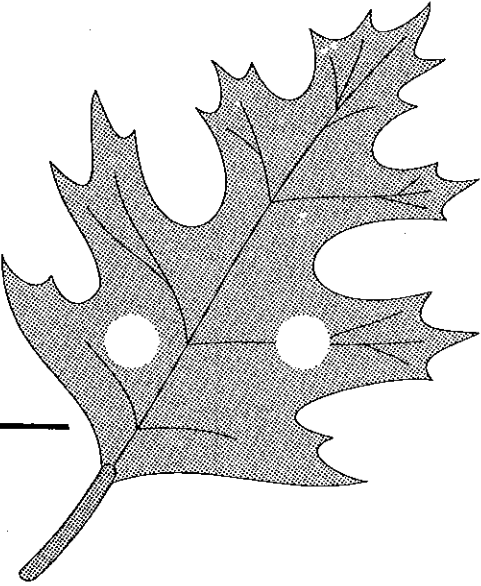


Dale Hills is a collection of 30 homesites conveniently located off Christman Road in the heart of the Village of Menomonee Falls. Just minutes to schools, parks, shopping centers, churches, hospital and dining. A beautiful recreational trail practically in your back yard!

Dale Hills offers all the amenities of the city, although it is only minutes from the countryside.

School Information:

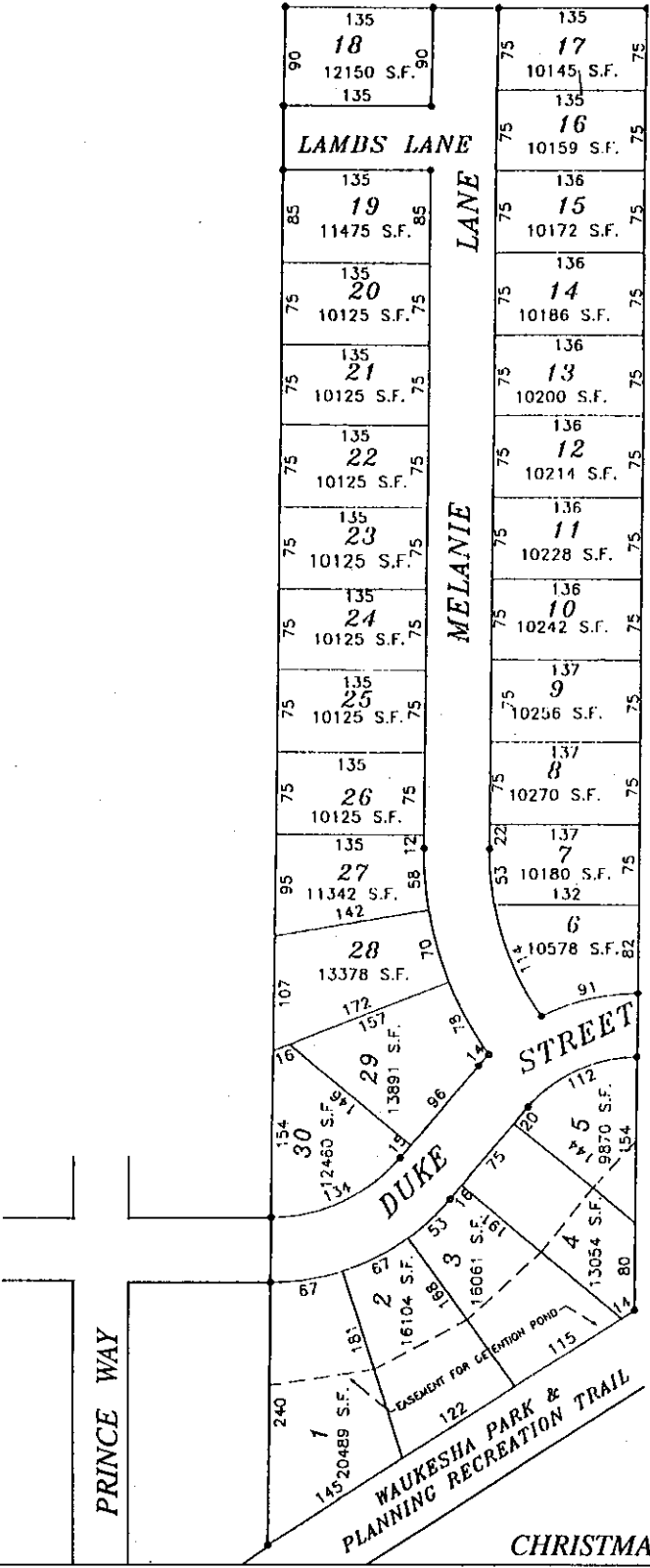
- Elementary (K-5): Shady Lane
- Middle (6th & 7th grade): Thomas Jefferson Middle School
- Jr. High (8th & 9th grade): North Jr. High School
- High (10-12 grades): Menomonee Falls High School



Dale Hills offers
quality homes built exclusively by
J.B.J. Construction, Inc.

J.B.J. Construction has been in business for 29 years and considers their longevity in this somewhat volatile business to be a testimony to their experience, competitive spirit and dedication to building quality homes.

Affordable financing is available.



Standard Features Included in Base Price for Dale Hills

FOUNDATION

- 11 Course Basement
- Back plaster & damproofed walls
- Steel I-beams
- Basement windows
- 3" thick concrete floors over 4-mil vapor barrier
- Excavation/Backfill

FLOOR SYSTEM

- 2 x 10 Floor joist cross-braced
- 3/4" tongue and groove subflooring
- 1/4" plywood underlayment @ all vinyl areas
- No-wax sheet vinyl flooring @ kitchen, dinette, foyer & baths
- Carpeting throughout entire home

INTERIOR

- 16" on-center construction
- 2 x 6 wall construction, 1/2 sheeting
- Prefinished oak cabinetry featuring recessed panel doors, concealed hinges, with crown molding and adjustable shelves
- Laminated kitchen counter-tops
- Molded marble tops in baths
- Swanstone kitchen sink with single level faucet
- One piece fiberglass tubs & showers
- Glass shower doors (where applicable)
- Mirrors at each vanity
- Mirrored closet doors in bedrooms
- Wood closet shelving
- Polished brass Schlage locksets
- Kitchen pantry
- Vaulted ceiling (varies with each plan)
- Imperial Oak sill and apron at all windows
- Imperial Oak colonial trim
- Imperial Oak flush doors
- 2 ceiling fans per home
- Painted walls and ceiling
- First floor utility room with closet, convenient to garage
- Copper water supplies
- Drywall fastened with screws to reduce nail pops
- Kiln dried lumber throughout

INTERIOR (continued)

- Light fixture allowance included
- Space saver microwave above range
- Front door chime system
- Master bedroom has walk-in closet and private bathroom
- Whirlpool dishwasher
- Garbage Disposal

EXTERIOR

- Maintenance free aluminum siding with rough-sawn cedar trim
- Maintenance free vinyl windows with screens and integral grids between the glass (elevations vary)
- Maintenance free vinyl patio doors with screens
- 240# class A seal down roofing with 25 year warranty
- Attached 2-car garage with 4" concrete floor
- Insulated overhead garage door
- Durable insulated entry door system with dead-bolt
- Two frost proof hose bibs
- Two ground fault protected exterior electrical outlets
- Aluminum gutter and downspout system
- Gravel driveway
- Exterior caulking
- 110 outlet for electric garage door opener
- Post lamp
- Mail box

ENERGY SAVER

- R-40 ceiling insulation at flat ceilings
- Total R-20 rated composite wall insulation
- Poly vapor barrier at all exterior walls and ceilings of heated spaces
- Warm edge glazing for reduced condensation
- Water saver toilets
- Water saver shower heads
- Insulated fiberglass entrance door
- Fully weather-stripped doors
- Top 6 courses of basement block foundation is insulated

EQUIPMENT

- Energy efficient 90% furnace
- Energy efficient 40 gallon gas water heater
- 220 volt outlet for range and dryer
- Prewire telephone jacks with phone company interface and cable outlets (minimum 1 per bedroom and 1 in living room)
- Smoke detectors as required
- Shut off valves at all sinks, lav's and toilets
- Bath fans vented to outside
- Washer/Dryer hook-ups (1st floor)
- Exterior vent provided for clothes dryer connection
- Basement perimeter drain lines and sump crock with pump

GENERAL

- 1 Year Builder Warranty
- Full time customer service department
- Personal meetings with Builder
- Quality control expediting system
- Custom options and upgrades available
- Free custom plan modifications



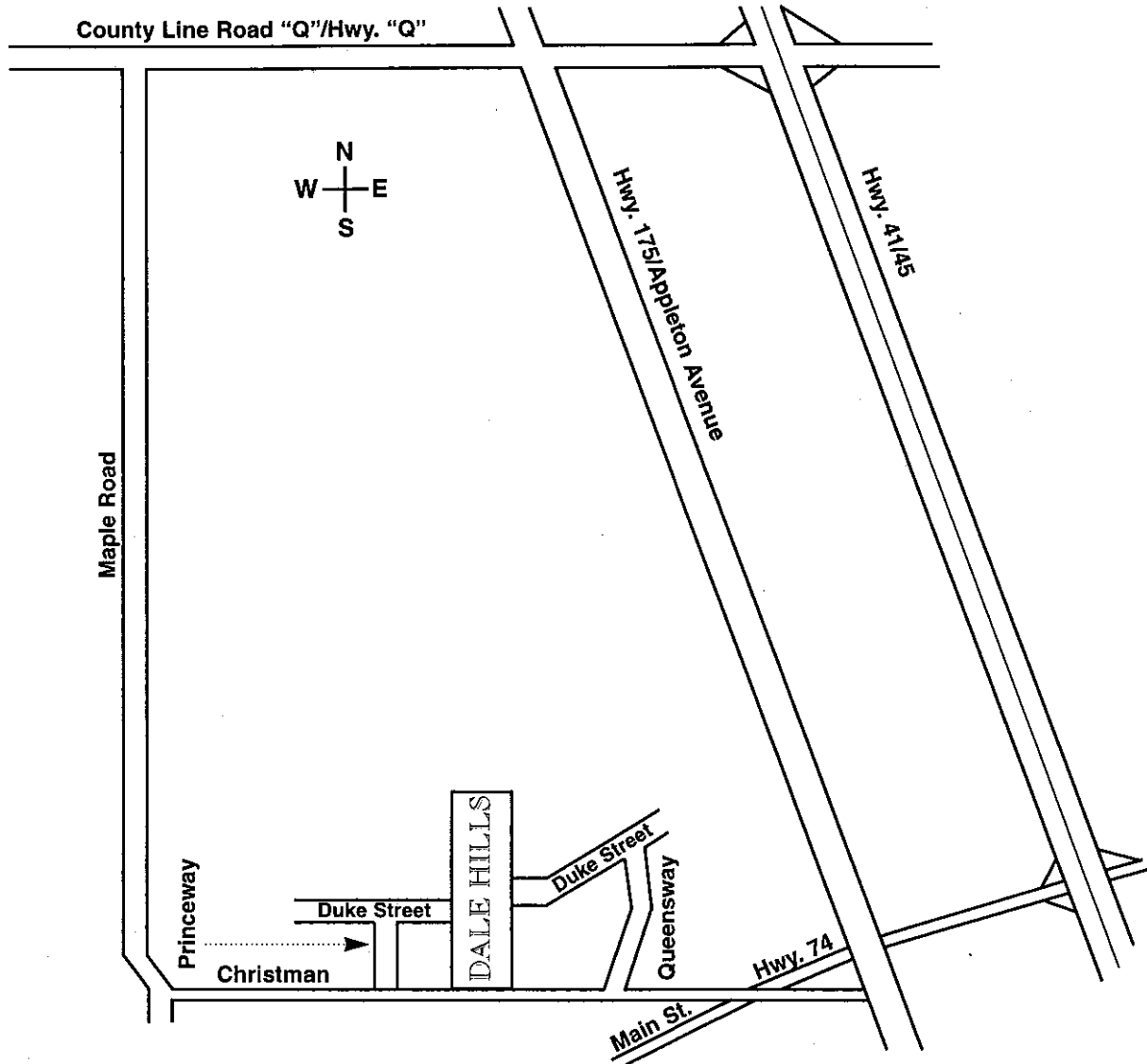
J.B.J. Construction, Inc.
(414) 255-1800
Fax (414) 255-2234

Builder reserves the right to make changes without notice or obligation. Features may vary with combination of floor plans and elevations.

Directions:

North of Menomonee Falls: Take Hwy. 41/45 south to County Line Road/Hwy. Q, West on County Line Road to Maple Road, South on Maple Road to Christman Road, East on Christman Road to Prince way, North on Prince Way to Duke Street, East on Duke Street to Dale Hills.

South of Menomonee Falls: Take Hwy. 41/45 north to Main Street/Hwy. 74 Exit, West on Main Street/Hwy. 74 to Christman Road, West on Christman Road to Prince Way, North on Prince Way to Duke Street, East to Dale Hills.



Exclusive sales by:

J.B.J. Construction, Inc.

414-255-1800

Fax 414-255-2234