

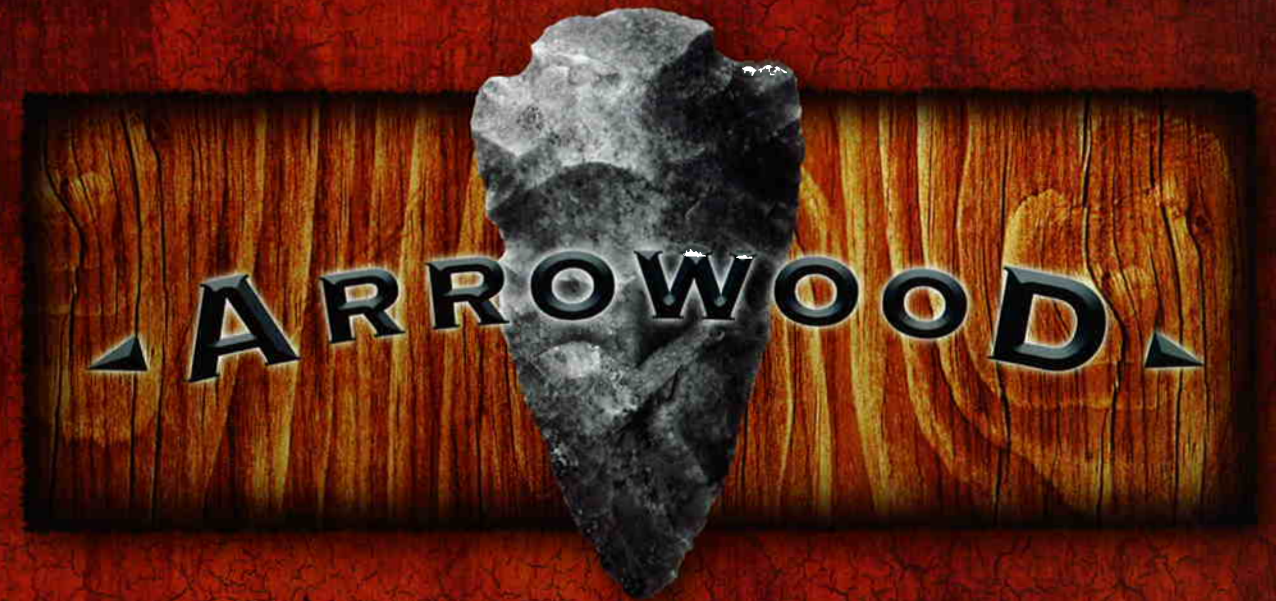


DIRECTIONS: FROM THE INTERSECTION OF I-94 AND STH 67 TAKE STH 67 NORTH ABOUT 1/2 MILE TO VALLEY ROAD (HWY B), THEN GO WEST ON VALLEY ROAD ABOUT 2 MILES TO THE ARROWOOD ENTRANCE ON OCONOMOWOC PARKWAY JUST NORTH OF VALLEY ROAD.

JOINT VENTURE PARTNERS



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OCONOMOWOC, WISCONSIN

143 1/2 ACRE HOMESITES

186 ACRES OF OPEN SPACE

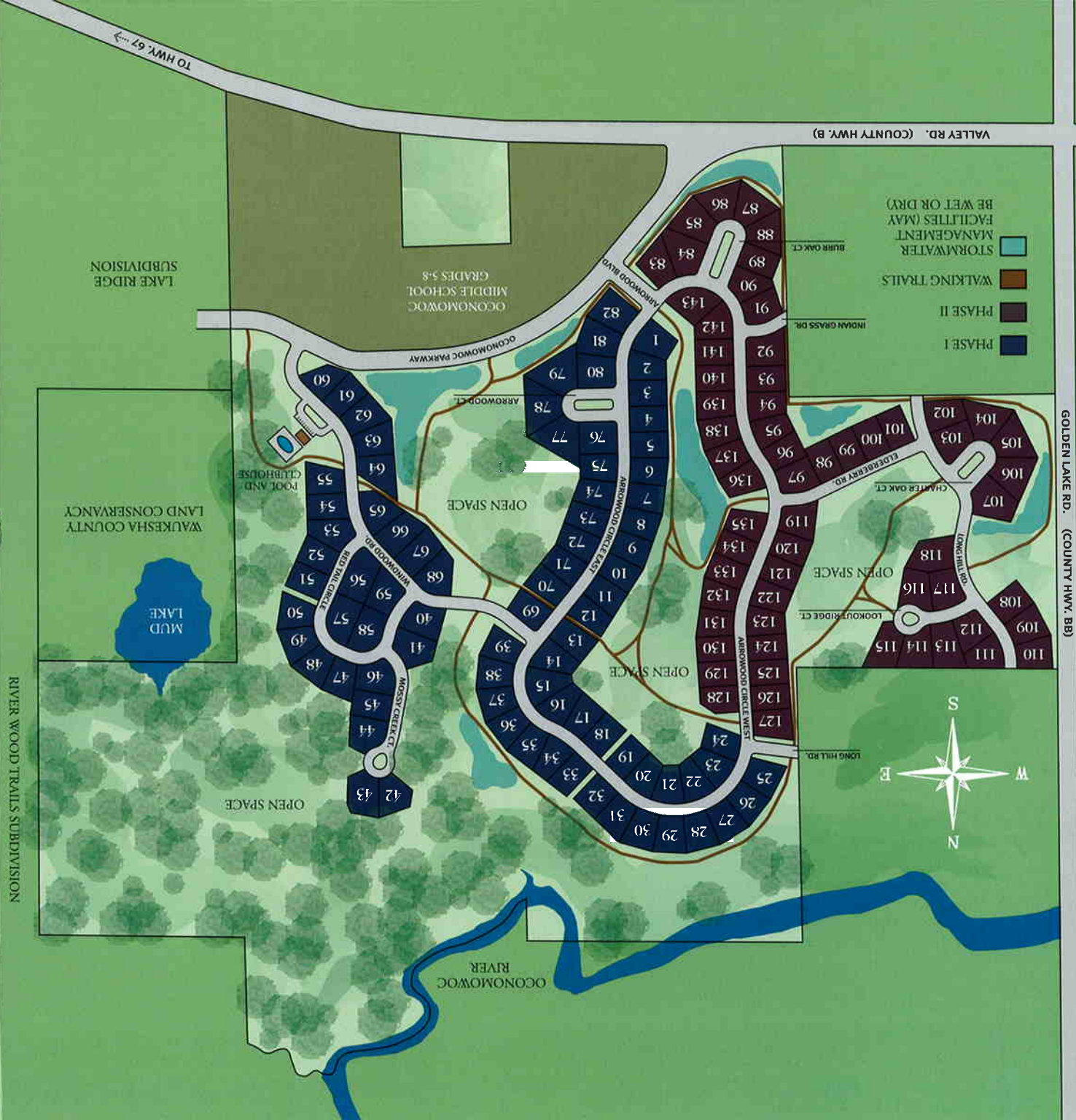
MUNICIPAL SEWER & WATER

OCONOMOWOC SCHOOLS

ARROWOOD

Rural, yet refined. Where rustic entrance monuments welcome you home to a community of fine homes and broad open spaces. Where you can hike private trails through extensive conservancy areas and commune with nature, and where you can stroll on sidewalks and commune with your friends and neighbors. Where the surroundings will make you feel like you are in the countryside, but you are just 2 miles from the center of town. Where permanent open areas landscaped only by nature surround thoughtfully planned homesites. Where you can take advantage of the many recreational activities offered in western Waukesha County, or simply relax and enjoy your home.

Arrowood features all of the hallmarks of neighborhoods created by Siepmann Realty: creative land planning, generous open space, attention to detail and rigorous architectural control.



AMENITIES

OPEN SPACES. Arrowood's homesites are surrounded by 186 acres of permanently preserved open space featuring walking trails, woods and meadows, the Oconomowoc River, attractively landscaped entrances and children's play areas.

The Arrowood open spaces will be owned in common by all of the Arrowood property owners and will be maintained by a subdivision homeowners association. All property owners will be members of the association and be responsible for the payment of association dues.

IMPROVEMENTS. The price of each lot includes sanitary sewer and municipal water with laterals to the lot line, asphalt streets with curb and gutter, underground gas, electric, telephone and cable TV service.

BUILDING REQUIREMENTS

Each home must have a minimum living area of 2,300 square feet, excluding any living area in the basement.

Each home must have an attached, side-entry garage for at least 2 cars.

Only materials such as solid wood, fiber-cement, stone, brick or stucco, applied in an architecturally correct manner may be used on exterior walls.

These requirements plus others involving specific construction details will be clearly noted in the Arrowood Requirements & Guidelines for Building Construction, which will be provided at the time of purchase.

Siepmann Realty Corporation must approve all building plans, architectural details, house locations, swimming pools, decks, retaining walls, fences and berms prior to construction.

PUBLIC SCHOOLS

Arrowood is served by the Oconomowoc Area School District – Summit Elementary, Oconomowoc Middle and Oconomowoc High Schools. District boundaries are subject to change. More information is available at the district's website www.oasd.k12.wi.us or by phone (262)-560-1115.

SPECIAL FINANCING BY BANK MUTUAL

Choose from a wide variety of special mortgage loan options to purchase a lot and/or to build that dream home in prestigious Arrowood.

- Interest Only balloon or Adjustable Rate lot loan options
- Interest Only construction financing or "Single close" permanent/construction financing
- Bridge Loan Financing
- Eligible Adjustable Rate construction loans may convert to current fixed interest rate at no cost
- Interest rate lock protection for up to 270 days
- Free Pre-approvals
- Low closing costs

Bank Mutual is a full service financial institution with over 110 years of local decision making and mortgage loan servicing experience.



For special mortgage loan programs exclusive to Arrowood please contact the Arrowood Program Manager at Bank Mutual 414-362-6185.