Lexington Commons

McHenry Road at Lexington Drive, Wheeling, Illinois 60090 • Phone: 312/459-4433

September 9, 1978

EXCELLENT FINANCING AVAILABLE

COACH HOUSE C-1	$50,490	COACH HOUSE D-1	$55,490
COACH HOUSE C-2	$50,990	COACH HOUSE D-2	$54,990
COACH HOUSE B-1	$56,990	COACH HOUSE A-1	$58,990
COACH HOUSE B-2	$56,490	COACH HOUSE A-2	$58,990

NOTE: Code Example D-1, first floor; D-2, second floor
PREMIUMS: Four Unit Buildings + $500
Building #10 + $1,000

* * * * *

$ 2118 - $ 22.00

Options Available

Wood Burning Fireplace . . . Washer and Dryer . . . Water Softner . . .

* * * * *

Estimated Condominium Monthly Assessments

Coach House: C - $44.25 B - $49.25 D - $50.25 A - $54.25

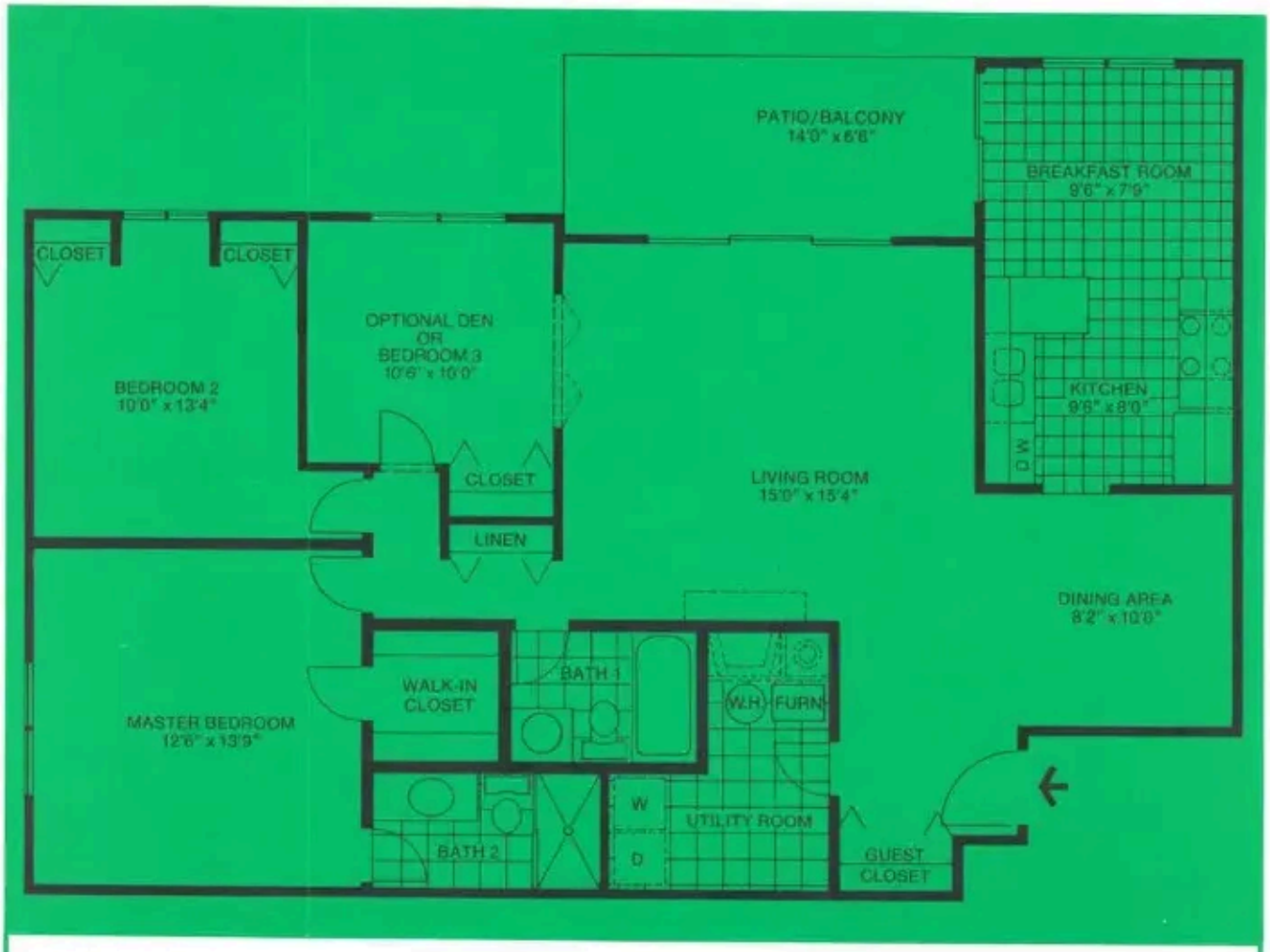
Your assessment provides you with:

- Water Supply.
- Maintenance of common areas, exterior lighting, private roads, green spaces, walks, building exteriors and interior common halls, utility lines.
- Lawn cutting, fertilizing, shrub and tree trimming.
- Snow clearance of roads and driveways.
- Liability and casualty insurance on common property.
- Refuse collection.
- Management and administrative services for condominium association.
- Membership in and maintenance of the Lexington Swim Club.

* * * * *

The Lexington Development Corporation policy of continual attention to design and construction require that specification, equipment, dimensions and prices be subject to change without notice.

FLOOR PLAN—COACH HOUSE A



Lexington Commons

Coach House A
3 bedrooms, 2 baths

From the living room of this home you'll look out through expansive sliding glass doors onto a private patio or balcony...and spacious green areas beyond. The patio or balcony also connects to the kitchen through sliding glass doors for easy outdoor entertaining ... and a delightful serving of sunshine while you're having breakfast. The master bedroom has a private bath and walk-in closet; bedrooms 2 and 3 share a second bath.

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.

FLOOR PLAN—COACH HOUSE B



Lexington Commons

Coach House B
2 bedrooms, 2 baths

In this plan both living room and dining area have a view of and access to your private patio or balcony through sliding glass doors. The kitchen has a handy pantry. And the master bedroom has its own bath and walk-in closet. A second bath serves bedroom 2 and is conveniently located for guest use.

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.

FLOOR PLAN—COACH HOUSE C



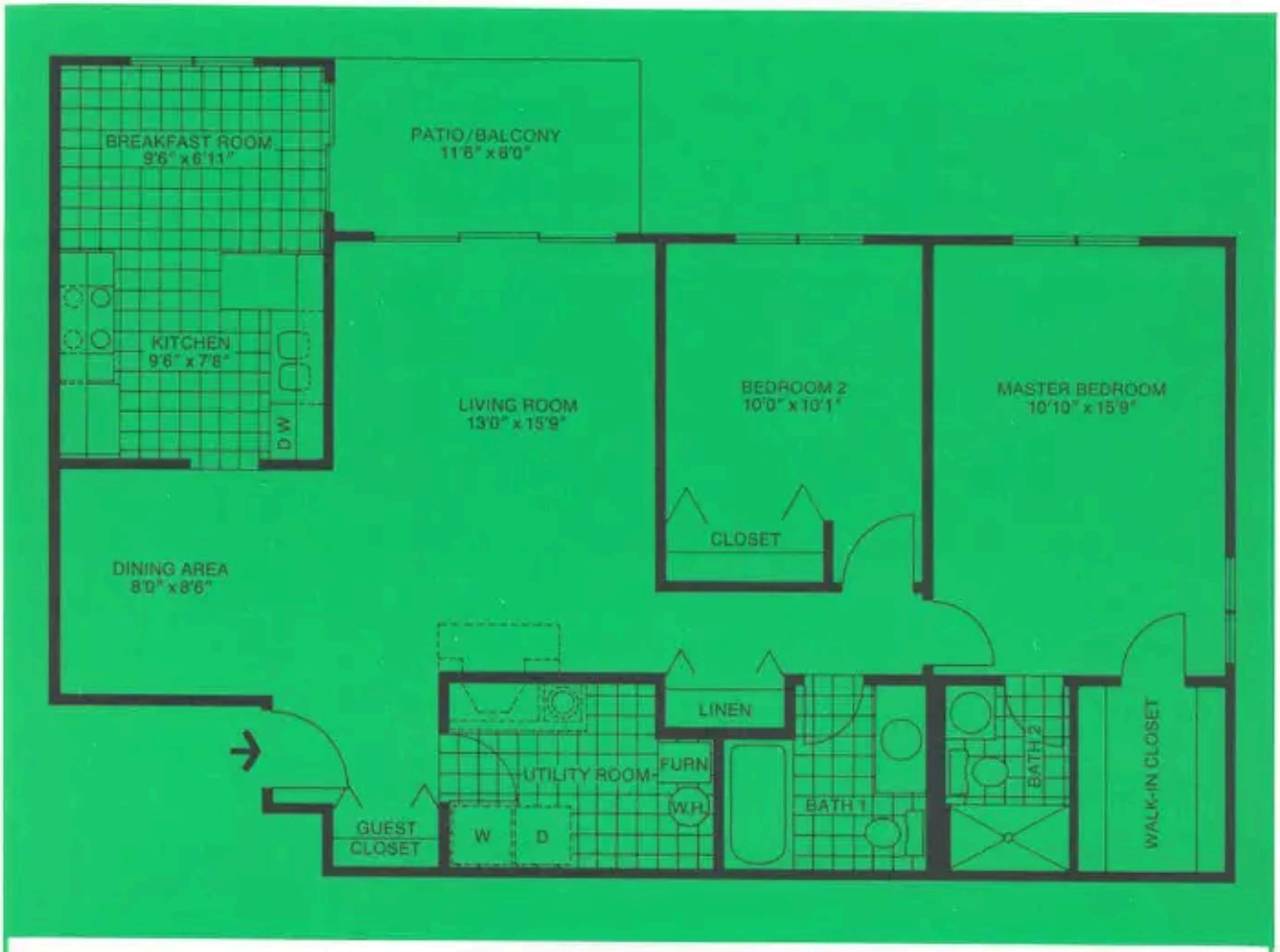
Lexington Commons

Coach House C
2 bedrooms, 1 bath

The patio or balcony is a pleasant extension of the entertaining area of this Coach House home ... and is accessible through sliding glass doors in the living room and dining area. The kitchen is convenient for serving, with entrances to both living and dining areas, and also has its own pantry. The master bedroom has a walk-in closet and private access to the bath. Utility room and garage complete the plan.

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.

FLOOR PLAN—COACH HOUSE D



Lexington Commons

Coach House D
2 bedrooms, 2 baths

All rooms of this home enjoy the main view, because they all face Lexington Commons open areas from the same direction. The living room and breakfast room both have access to the patio or balcony through sliding glass doors . . . which is ideal for extending your entertaining area or taking a little sun. The master bedroom has a walk-in closet and its own bath, while the second bath serves bedroom 2 and guest areas.

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice.
Refer to plans and specifications in the Sales Office for current details.

Typical Plan for Lexington Commons Coach House Building

A typical Lexington Commons Coach House Building contains 8 condominium Coach Houses; 4 on the first floor (A1, B1, C1, D1) and 4 on the second floor (A2, B2, C2, D2).

First floor units have a patio, and second floor units have a balcony. In all residences the main living areas, including patios and balconies, face out on beautiful expansive green areas, while garages are at the front. You'll be able to pull into your garage, step out of your car, and via a private locking door, enter the gallery that leads to your Coach House home … and never even be touched by a drop of rain.

Note: This is Building Plan No. 1. Building Plans No. 2 and No. 3 vary the combinations of Coach Houses within the building.



TYPICAL BUILDING PLAN

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice.
Refer to plans and specifications in the Sales Office for current details.

All of the Luxury Features of your Lexington Commons Coach House...

Kitchens

- Your choice of furniture quality cabinets
- Continuous clean gas oven and range
- Double bowl stainless steel sink
- Uni-level faucet control with swivel spray
- Built-in dishwasher
- Cycle defrost refrigerator-freezer
- Built-in garbage disposer
- Rolled edge decorator counter tops
- Range hood and fan
- Easy-care vinyl asbestos tile
- Sunny breakfast rooms and pantries, as shown

Baths and Closets

- Ceramic bath wall tile
- Shower stalls in master bedroom baths, as shown
- Your choice of furniture quality vanities with cultured marble shell top
- King size bathroom mirrors
- Easy-care vinyl asbestos tile, as shown
- Single lever mixer faucets in tubs and showers
- 2 handle lucite mixer faucets on vanities
- Linen closets
- Lighted closets with furniture quality vinyl-clad doors
- Walk-in closet in every master bedroom

Interior Features

- Central air conditioning
- Thermo break patio door with insulated tempered glass with screen
- Premium hardware
- Wall-to-wall carpeting
- Decorator light fixtures
- Built-in TV antenna system

Exterior Features

- Storms and screens
- Asphalt driveways
- Gutters and downspouts, as shown
- Brick or stone with textured wood or aluminum exteriors

Utilities and Storage

- Individual utility rooms
- 100 AMP-220 Volt service with circuit breakers
- Automatic, gas-fired, forced-air furnaces
- Automatic, glass-lined, 40-gallon water heater
- Copper plumbing water supply
- Vents for dryers
- Individual garages with extra storage space

For Your Peace of Mind

- Quality materials:
  235 lb. seal-tab shingles over 15 lb. impregnated felt over ½" exterior grade plywood roof sheeting; 2nd floors ⅝" tongue and groove plywood subflooring, glued and nailed to floor joists. Excellent energy-saving insulation; roofs, 8¾" blown or 6" batt fiberglass insulation over ½" drywall; exterior walls, full thick 3½" fiberglass insulation batts
- Party walls designed for excellent sound control with ⅝" UL gypsum drywall (Firewall) over double walls of 2" x 4" studs, 16" o.c. packed with 3½" acoustical batt insulation on one side, with 1" air space separation.
- Ceilings on first floor hung from RC-1 sound channels
- Separate storm and sanitary sewers
- Positive drainage directed to storm sewer system
- Underground utilities
- Call director front door entries for privacy and security
- Carpeted common halls

For Condominium Leisure Living

- Nearly 50% open space of landscaped and sodded greenbelts, bicycle and jogging paths
- Picnic areas, tot lot, outdoor exercise circuit
- "Privacy" concrete patios, as shown
- "Relaxer" balconies, as shown
- Charming post lights in common areas

Your Monthly Assessment Provides You With:

- Maintenance of common areas, exterior lighting, private roads, green spaces, walks, building exteriors and interior common halls, utility lines
- Lawn cutting, fertilizing, shrub and tree trimming
- Snow clearance of roads and driveways
- Liability and casualty insurance on common property
- Water supply
- Refuse collection
- Management and administrative services for condominium association
- Membership in the Lexington Commons Swim Clubs



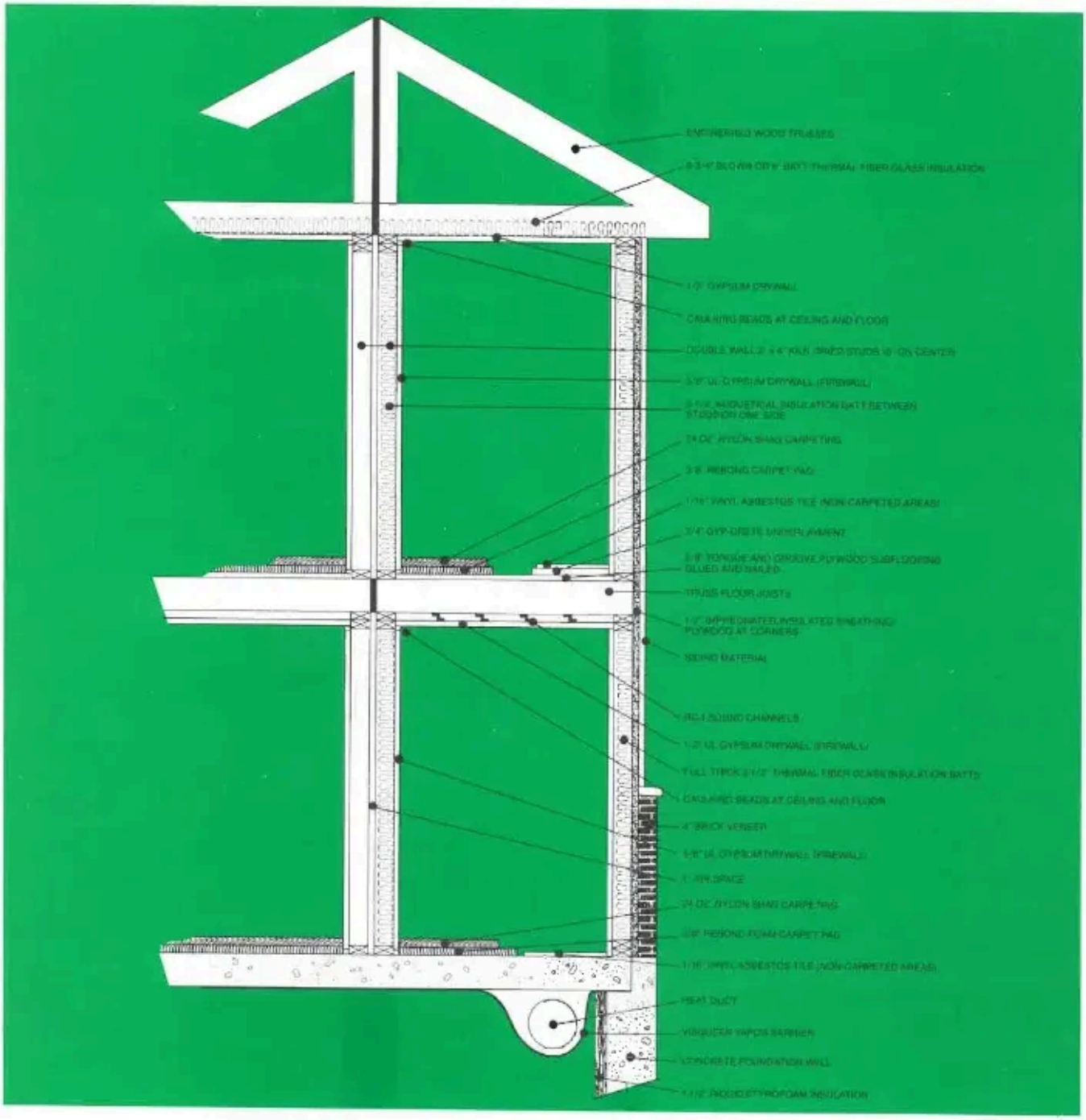
Lexington Commons

The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.

Quality living...with quality materials and features

The Condominium Coach Houses of Lexington Commons are designed and constructed with one purpose in mind—to give you quality living! Quality that will provide you with quiet and privacy, and heating and cooling efficiency.

Your Coach House home has superior sound control for peace and privacy, because party walls are constructed with ⅝" UL gypsum drywall (Firewall) over double walls of 2" x 4" studs, 16" o.c. and packed with 3½" of acoustical batt insulation on one side with 1" air space separation. Overhead sound conditioning is enhanced with a "suspended" ceiling employing RC-1 sound channels. Further sound control assurance is added by caulking the length of the juncture where party walls meet ceiling and floor in all units. Second floors employ ¾" Gyp-Crete underlayment poured over ⅝" tongue and groove plywood subflooring glued and nailed to 10" truss joists. Ground floors are concrete with a vapor barrier. Excellent "energy-saving" thermal efficiency is achieved with second story ceiling insulation of 8¾" blown or 6" batt fiberglass.



The Lexington Commons, Inc. policy of continual attention to design and construction requires that specifications, equipment and dimensions be subject to change without notice. Refer to plans and specifications in the Sales Office for current details.