



HOME FEATURES AND SPECIFICATIONS

2120 W. Wilson
Chicago, Illinois

Estimated Delivery Date:
Winter 2005

LANDROSH

DEVELOPMENT LLC

OUR APPROACH TO HOME BUILDING IS FOCUSED ON
COMPLETE CLIENT SATISFACTION



HOME FEATURES AND SPECIFICATIONS

- GENERAL HOME FEATURES
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-

2120 W. Wilson
Chicago, Illinois

Features

General Home Features

- Approximately 4,300 square feet of living space
- Over 27' 6" Wide floor-plan
- 4 Large bedrooms
- 3 Full baths – 2 Half baths
- 3 Car garage with 600' rooftop deck
- Four outdoor decks – approximately 925 square feet of outdoor living space
- Frame construction with cedar / vinyl siding and custom exterior window trim package
- Gorgeous chef's kitchen with Viking, Bocsh, Wolf, Subzero and Kitchenaid appliances
- Butlers pantry between the kitchen and dining room
- Lower level wet bar with glass doors and shelves
- Beautiful natural oak open winding staircase from the lower level to the second floor
- Enormous master suite with his / hers walk in closets and attic storage above
- Lavish master bath with double headed shower and rain dome (4' x 9'), private water closet and double vanity sink
- Custom built closets throughout
- 2 Laundry rooms – one on the master suite level
- Two natural wood-burning fireplaces
- Gravity fed re-circulating hot water system to the master bathroom and kitchen
- Upgraded insulation on all external walls
- Generous buyer allowances





Construction Type and Siding

- The home will be built using conventional high grade construction lumber and open web clear-span floor trusses.
- The front of the home will be veneered in a natural cedar siding with a 5 year manufacturer finish warranty.
- The sides, rear and garage will be covered with a smooth grain, maintenance free vinyl siding with a reveal of approximately 3".
- Buyer will be allowed to chose siding color for the front, back and sides of the house and garage from any of the standard colors from the Vytex Triple-Three line manufactured by Owens Corning depending on time when contract is signed.
- The exterior specifications are subject to change upon review of the permit set of drawings by the City of Chicago Department of Buildings. The builder also reserves the right to change the features of the front and rear façade due to construction related reasons but the overall general appearance of the building shall remain consistent with the elements found in the exterior elevation in the photograph found on the previous page.
- Window and door accents will be included in the exterior construction of the home and will be of a siding compatible material as specified in the front and rear elevations.
- Internal knee walls on the top of the garage (42" high) from the decking will also be cover with vinyl siding and with an aluminum coping.
- The deck of the front porch will be painted with a color which compliments the siding color. If staining of the wood is desired then it can be done so as a change order.
- Builder will construct the underside of the roof of the front porch of Douglas Fir bead-board material with a clear marine varnish finish on it.

Windows and Exterior Doors

- The windows to be installed in the house and garage will be Norco wood windows with a white exterior aluminum exterior cladding. Windows to have internal mullions (grills) as specified in the exterior elevation.
- Glass for all windows and doors are dual pane insulated glass.
- Screen doors will not be installed except for sliding doors or veranda doors.
- Door and window sizes are approximate and will be finalized upon receipt of building permits from the City of Chicago Department of Buildings.
- The front door will be a full view steel door with a single sidelight and internal mullions to match the windows.
- Two skylights will be installed on the top of the second floor over the staircase with approximate dimensions of 24" x 48".
- One skylight will be installed in the Master Bathroom with approximate dimensions of 24" x 48".



Soffit, Facia, Freeze Boards and Gutters

- Where applicable, all soffit, facia and freeze boards will be capped with aluminum. Gutters and scupper boxes to be provided where required and to be aluminum and white in color to match the windows.

Garage

- A three car garage will be constructed according to the specifications included in the Construction Type and Siding section of this document.
- The approximate dimensions of the garage will be 30' x 20'.
- The garage will have two overhead doors with two control units with two openers each. The garage overhead doors will be a 1 3/8" insulated doors.
- Two overhead garage doors will be provided with respective dimensions of 16' W x 7' H and 8' W x 7' H.
- One 36" steel door will be provided for access from the garage to the rear yard of the house. The steel door is to have a lock and deadbolt combination and will be a full view door with internal mullions.
- Two windows will be provided on each side of the garage entry door and will contain internal mullions.
- Three overhead lights will be provided in the garage that are incandescent fixtures to be selected by the buyers as part of the lighting allowance. Three GFI outlets will be provided inside of the garage and one on the outside face of the garage next to the full view steel door.
- Electrical for two light fixtures will be provided on the sides of the steel garage door

Garage Deck

- A roof-top deck will be constructed over the garage with one set of access stairs leading from the rear deck of the house. Three sides of the garage will have a knee wall (West, East, North) of approximately 42" in height. The South side of the garage will have a railing to provide visibility to the rear yard and home.
- Deck, rails and stairs will be constructed of pressure treated lumber.
- The rooftop deck structural design will be designed to support 55 lbs. / square foot – if any structural changes are required due to buyer requirements for items such as a Jacuzzi then the additional costs associated with the structural changes will be paid for by the buyer as an upgrade.
- Three GFI electrical outlets will be provided on the roof-top deck.



Sidewalks

- A sidewalk will be provided for access leading from the front public walkway to the front entrance of the house.
- A sidewalk will be provided on the West side of the house leading from the front walkway to the rear of the property line.
- A sidewalk will be provided next to the garage on the East side leading to the rear of the property. In addition a concrete pad for the garbage cans will be provide at the Northeast corner of the property – approximate dimensions to be 8' x 5'.
- A sidewalk will be provided from the garage access door to the exterior stairs to the first floor deck and also to the lower level exterior stair.

Fence

- Builder will install a cedar privacy fence along the East side of the property for the rear yard only starting at the front of the house and ending at the North side of the lot line.
- Builder will install a cedar fence along the West side of the house which extends back to the rear of the yard and ends on the North side of the lot line or garage , whichever comes first. The fence on the West side of the house will begin where the building widens to 27'.
- A gate will be provided on the West side of the house where the house widens to 27' . A gate will also be provided at the rear of the yard next to the garage (East Side) to provide access to the alley.
- Fence style will be chosen by the builder and will be full privacy dual sided fence five feet in height on the East side and five feet in height on the West side.

Exterior Decks

- A deck will be constructed in the front of the second floor of the building.
- A rear deck will be constructed off the first level adjacent to the kitchen, configuration to be determined by the builder upon submission for permit and home placement on the lot.
- Decking will be constructed of pressure treated lumber.
- One GFI electrical outlet will be provided on the rear deck and one GFI outlet will be provided on the front deck.
- Audio wires will be run from the home to the decks for 2 external speakers with a volume control to be located inside of the garage. Speakers are not included.

Interior

Electric

- Electrical will be provided throughout the house to meet the code requirement specified by the City of Chicago Department of Buildings.
- Recessed lighting will be provided in a main living areas including all bedrooms and the office.
- Recessed lighting for the first floor will be constructed using 4" can lights with a white baffle trim.
- Recessed lighting in all other areas of the home will be constructed using 6" can lights with a white baffle.
- Low voltage lighting will be provided under and over the cabinets in the kitchen and under the cabinets and inside of two glass cabinets in the butlers pantry.
- Low voltage lighting will also be provided under the wall cabinets of the wet bar in the basement and inside of two glass door cabinets.
- Each bedroom and the office will also have a junction box in the ceiling for a ceiling fan / light fixture – these switches will be wired for fans without lights as each of these rooms will have recessed lighting.
- Builder will provide GFI electrical outlet strips under the wall cabinets in the kitchen and the butlers pantry.
- Standard GFI wall outlets will be provided by the wet bars.
- Buyer is responsible for activating a phone line prior to wall the final trim-out of the security system and any testing.
- Intercom System - Builder will install an intercom system capable of ringing the front door through the phone system provided the buyers phone system is capable of working with the unit.

Insulation

- Builder will provide exterior walls with a R-15 blown in blanket of insulation.
- Builder will also insulate interior walls for sound around all bathrooms, laundry rooms and mechanical rooms with un-faced sound batts where builder determines that sound from adjacent rooms may be disruptive.
- Builder will insulate between floors for sound with un-faced batts.
- All ceiling joists and ceilings will be insulated with faced batts with an R-Value of 30.
- Builder will insulate around all windows and doors with a foam sealant.

Security System

- Builder will install a security system from Brinks with the following specifications:
 - Motion Detector on the Basement Level
 - Motion Detectors on the First Floor (2)
 - Door contacts on all exterior doors
 - Three upgraded LCD Control Keypads (One per Floor)
 - Smoke and Carbon Monoxide Detector connected to Brinks via phone line
 - Alarm Siren
 - Control Unit
 - 2 keychain remote activation / deactivation control mechanisms
- Buyer is responsible for signing and paying for a three-year contract with Brinks at an approximate monthly cost of approximately \$30.00

Interior

Hardwood Flooring

- Hardwood Flooring will be installed on the first floor and on the second floor in the upstairs hall and bedrooms.
- Hardwood flooring to be 2 ¼ " natural oak select or better.
- The floor finish to be provided will be a natural finish using a Synteko finish product and will include one coat of sealer and two coats of the Synteko finish.
- No staining of hardwood flooring is included in the price of the home.

Decorative Trim Package

- Builder will provide paint-grade trim, casing and crown molding in the home around all windows, doorways, floors and first floor ceilings (Crown Molding).
- Crown molding provided will be 5 ¼ " (style to be selected by the builder) and will be installed through-out the first floor with the exception of the coat closet.
- Window and door casing will be 3 ½ " in width (style to be selected by the builder).
- Baseboard trim for lower level and second level will be 5 1/4" with quarter-round baseboard trim (style to be selected by the builder).
- Baseboard trim for the first level will be 7 ¼ " with quarter-round baseboard trim (style to be selected by the builder).

Painting

- Builder to provide up to five colors of paint in the home in addition to the trim paint and the ceiling paint color (to be selected by the buyer).
- Paint colors will be chosen by the buyer from those provided by the Builder's Painting subcontractor (Benjamin Moore paints to be used).
- Buyer is responsible for any costs incurred related to doing custom color paint matching with different paint manufacturers.
- All window and door casing, crown molding, interior doors and closets including closet shelving will be primed, spackled, sanded and finished with two coats of sprayed white semi-gloss latex paint.
- Kitchen and Bathrooms to have an eggshell latex finish.
- Ceilings and all other interior walls to have a flat latex finish.
- All walls and ceilings will be primed then spackled and sanded. One coat of paint to be provided on the ceiling and two coats will be applied to the walls with spackling and sanding to be performed between the two coats.
- Final touch up of all ceilings and walls will be performed prior to buyer move-in and are included.
- If buyer requires additional touch-up painting after move-in then that will be provided at a rate of \$48 / hour (materials not included).

Interior

Mirrors

- All mirrors will be purchased and installed as part of the decorative hardware allowance.
- If mirrors are not purchased in the time period determined by the selection schedule, then additional charges for installation will apply.

Carpeting

- Carpeting allowance will be \$30 / yard including the pad and installation and will be installed in the following rooms:
 - Basement Family Room
 - Basement Bedroom
 - Basement Storage Closet
 - Basement Office
- Carpeting will be purchased through Builder vendor of choice.

Interior Doors

- All interior doors to be solid core masonite with the first floor doors having a height of 8' and the second and basement doors to have a height of 6'8". The door style is to be chosen by buyers with the option of a 2, 4 or 6 panel door style from the Jeld-Wen molded passage doors product line. All interior doors will be sprayed with Benjamin Moore semi-gloss paint.

Sound, Phone and Cable TV System

- Builder will install a sound, phone and cable TV system with the following specifications.
- Pre-wire for six volume controls will be installed in the home:
 - Dining Room
 - Living Room
 - Master Bedroom
 - Master Bathroom
 - Garage Deck
 - First Floor Family Room and Kitchen
- Each volume control will control volume levels for two speakers (speakers and volume controls are not provided – just wiring for the speakers and the control units). The volume control in the kitchen will control audio volume for both kitchen and the first floor family room.
- Speaker wire will be covered by drywall and will be accessible for subsequent installation of speakers if done so after closing.
- Builder will provide the buyer with a detailed wiring diagram for the home upon closing.
- Cable TV will be installed in the following rooms (each cable TV outlet will also have phone access for satellite / pay-per-view use):
 - Master Bedroom
 - 2nd Floor Bedrooms
 - 1st Floor Family Room
 - Kitchen (under cabinet)
 - Lower Level Bedroom
 - Lower Level Office
 - Lower Level Family Room

* continued on next page

Interior

Sound, Phone and Cable TV System (continued)

- Cat-5 Phone cabling will be installed in the following rooms (each phone outlet will have phone access for four (4) phone/data lines):
 - Master Bedroom
 - 2nd Floor Bedrooms
 - Kitchen (Butlers Pantry)
 - 1st Floor Family Room
 - Basement Bedroom
 - Basement Office
 - Basement Family Room
- Wiring for a lower level home theater will be done using a seven (7) zone surround sound configuration.
- All speakers will be pre-wired in the ceiling.
- Builder will pre-wire for one plasma television for the first floor family room on the east wall.

Mechanicals

- Carrier high efficiency dual zoned central heating and cooling systems will be installed.
- Furnaces and air conditioning units to installed according to the mechanical engineers / architects specifications all furnaces to be high efficiency direct vent furnaces.
- House will be zoned for the lower level and the first floor and will have a separate zone for second floor. Radiant heat will be installed in the concrete slab of the lower level and will be a separate heat zone with a separate thermostat.
- Home will contain one high recovery power vent 75 gallon hot water heaters the cost of which will be included as part of the plumbing allowance.
- Overhead sewer with ejector pump will be installed in separate catch basins from the sump pump.
- Battery backup sump pump will be provided.
- Dual central humidifier systems with individually controlled humidistats.

Staircase

- Builder will install a natural oak staircase leading from the lower level to the second floor with all floors having a consistent style, design and configuration with slight alterations made for differences in ceiling heights.
- Staircase to have natural oak treads, risers, stringers, newels, rails and balusters.
- The stair style will be the "Traditional" style from builder's stair subcontractor - Designed Stairs, Inc.
- If the buyer wishes to choose an alternate stair configuration or rail, newel or baluster type then builder will work with the buyer to establish a stair allowance and buyer choices related to these items can be made.
- Staining of stairs is not included in the price of the home.

Interior

Lower Level Wet Bar

- The basement wet bar will be approximately 84" in length consisting of base cabinets and wall cabinets.
- The specific cabinet configuration will be done through the buyer selection process and the cabinets will be included in the cabinet allowance amount.
- The cabinets provided will be base and wall cabinets (wall cabinets to be 42" in height unless buyer chooses a staggered configuration).
- The sink will be positioned on the right side of the cabinets.
- The countertop provided will be 1 ¼" solid granite with a 3" backsplash.
- The sink that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.
- The faucet that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.
- If a refrigerator / wine cooler is desired then the refrigerator that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document for appliances.
- Two wall cabinets will have full view doors with glass inserts and shelves. Recessed low voltage halogen lighting will be installed in these wall cabinets.
- Low voltage halogen under-cabinet lighting will be installed under the wall cabinets and inside of two of the wall cabinets having the glass doors. All glass for doors and shelves are included in the cabinet allowance

Lower Level Laundry Room

- A downstairs laundry room will be built with room for stackable washer and dryer and a utility sink will be installed.
- If a washer dryer is desired then the units that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document for appliances.
- The utility tub that will be provided will be selected by the builder with the allowance amount specified in the buyer allowance section of this document for plumbing fixtures. Any additional cabinetry and countertops will be included in the cabinet and countertop allowance section of this document respectively.
- The countertop (formica recommended) will be selected by the buyer and will be included as part of the countertop allowance.

Interior

Kitchen Appliances

- The appliance package for the home will be ultimately selected by the buyer however the builder recommends the following kitchen appliances which the allowance amount will adequately cover:
 - Viking or Wolf 48" free-standing range
 - Subzero 48" side-by-side refrigerator / freezer with ice maker
 - Viking or Wolf professional series 48" hood with external 1200 CFM blower motor
 - Bosch hidden controls stainless dishwasher(s)
 - Kitchenaid ¾ horsepower garbage disposals (2)

Butlers Pantry

- The Builder will provide a Butlers Pantry for cabinets, countertops, lighting and electric.
- The total length of the butlers pantry will be approximately 60" including two 30" base cabinets and two 30" wide wall cabinets (42" High).
- The countertop provided will be 1 ¼" solid granite with a 3" backsplash.
- Low voltage under-cabinet lighting for the wall cabinets will be installed and in-cabinet lighting will also be provided for two of the wall cabinets.

Kitchen Island, Prep Sink and Bar Countertop

- The cabinets provided for the island will be base cabinets.
- The sink will be positioned on the left side of the cabinets nearest the kitchen sink.
- The total length of the island will be approximately 84".
- The countertop provided will be 1 ¼" solid granite with a 6" backsplash and will be a two tier countertop for bar seating on the side of the wall opposite the base cabinets. The depth of the bar countertop will be approximately 18" in depth with an overhang of approximately 10" for the bar seating.
- The sink that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.
- The faucet that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.

Master Bathroom

- The builder will install a double bowl vanity in the master bath.
- Cabinets selected for the vanities can be selected by the buyer and will be included as part of the cabinet allowance amount on the allowance section of this document.
- Builder will construct a double-headed shower with each side having an individual thermostatic control, shower head and one side having a hand shower all with individual volume controls.
- Builder will install a rain dome overhead shower fixture with a separate volume control.
- Builder will also provide 3/8" thick full view glass doors and panels in the master bathroom shower with a polished chrome track and door handle.
- Builder will install a shower steam unit if it is purchased as part of the buyer's plumbing allowance.

Master Bedroom Closets

- Builder will provide his / hers walk in closets in the master bedroom.
- Custom built paint grade shelving and clothing racks will be provided with a chrome finished rod and bracket hardware.
- Builder will also provide and install cabinetry in the closets as desired by the buyer. Cabinets selected for the built in shelving can be selected by the buyer and will be included as part of the cabinet allowance amount on the allowance section of this document. Additional charges will apply for installation of closet cabinetry or custom shelving accessories.
- Builder will install a pull-down attic ladder for access into the area above the Master Bedroom Closet.

Living Room Fireplace Mantel

- Builder will construct a custom built living room fireplace mantel to be designed by the builder with buyer review. Materials that will be used will be paint grade wood products and will be finished with one coat primer and two coats of sprayed semi-gloss white latex paint.

Family Room Fireplace

- Builder will construct a custom built family room fireplace mantel to be designed by the builder with buyer review. Materials that will be used will be paint grade wood products and will be finished with one coat primer and two coats of sprayed semi-gloss white latex paint.

Second Floor Laundry Room

- Upstairs laundry room to accommodate side-by-side large capacity washer / dryer.
- Builder will install tile curb in laundry room.
- Builder will provide shelving for storage above the washer dryer

Allowances

Selection Process

- The builder has established the following allowance amounts for the buyer to use during the home finishes selection process. The builder will in many cases assist the buyer with a recommended selection package and the buyer will work closely with the builders' agents to finalize all selections.
- All selections will be documented and signed-off by the buyer before any materials are ordered. Builders' agents will track all selections, prepare all documentation and provide buyer with a listing of all items selected at closing.

Lighting

- All outside lighting and internal wall lighting and ceiling lighting not of the recessed type will be selected by the buyer using the lighting allowance of \$5,000. Builder will install all lighting meeting code specifications.
- Buyer may select the items from any supplier of choice provided that the fixtures and all required bulbs are delivered to the job site 5 days prior to scheduled installation.
- The schedule of lighting fixtures to be purchased with the lighting allowance will be provided upon approval of the plans by the City of Chicago Department of Buildings.
- If additional time is required by the electrician to install any one fixture taking more than 20 minutes, that time will be charged as an upgrade.

Appliances

- All kitchen, wet bars, laundry facilities appliances that will be provided for the home will be selected by the buyer with an allowance amount of \$24,000.
- Appliances may be upgraded by the buyer provided any additional costs are incurred by the Buyer and they are purchased through Abt Electronics.
- All appliance components such as trim kits and custom fabricated components along with installation costs charged by Abt Electronics for the appliance package will be part of the allowance amount.
- Appliances will be installed by Abt Electronics custom kitchen installation team.
- The following items will be included in the appliance package to be selected by the buyer
 - Refrigerators
 - Dishwashers
 - Laundry Washer
 - Garbage Disposals
 - Ranges / Ovens
 - Outdoor Grills
 - Installation charges from the vendor
 - Freezers
 - Wine Coolers
 - Laundry Dryer
 - Microwaves
 - Cook tops
 - Accessories

Allowances

Decorative Hardware

- The decorative hardware allowance is \$5,000.
- Buyer may select the items from any supplier of choice provided that the materials are delivered to the job site 5 days prior to scheduled installation.
- Decorative hardware will include all cabinetry hardware
- Door hardware will include all interior and exterior door handles, door stops and locks not already installed with the Norco exterior doors (garage door and front door).
- If buyer would like all locks keyed alike then this will be done by builder provided the front door and garage door lock sets meet the specifications of the Norco exterior door locking mechanisms (Schlage key cylinders).
- Hardware allowance also includes all bathroom bars, towel hooks, shower bars and paper pulls, door stops and countertop brackets.
- All interior doors will be pre-hung with a hinge finish to be specified by the buyer (chrome, brass or brushed silver finish).
- Builder will provide all closet rods and brackets.
- Mirrors are included in the decorative hardware allowance.
- If any materials are not delivered to the job site based on the selection schedule then additional charges will apply to complete the installation of such items.

Plumbing Fixtures

- Buyer will have the opportunity to choose a plumbing fixtures package which includes all of the plumbing fixtures in the home – some of the items will be specified by the Builder which specifications are required due to room sizes and/or mechanical requirements.
- Builder will meet with the plumbing supply vendor, Community Home Supply, and provide the vendor with a schedule of the items that are to be chosen by the Buyers.
- The total amount of the allowance including Builder selections is \$17,500.
- The items to be selected by the Builder are as follows:
 - Tubs – Two 5' Kohler cast iron tubs
 - Grohe Shower Valves and Thermostatic Controls– Trim Kits are a Buyer option provided they are Grohe
 - Hot Water Heater – One 75 gallon power vent – high recovery heater
 - Laundry Tub
 - Laundry Tub Faucet
- If any materials are not delivered to the job site based on the selection schedule then additional charges will apply to complete the installation of such items.

Allowances

Countertops

(Marble, Granite, Limestone, Slate, Formica)

- Total buyer allowance for the granite tops will be \$10,000 including tax, delivery and installation – this allowance amount equates to approximately \$130 per linear foot.
- Natural Stone Countertops to be chosen by the Buyer from Builder's Supplier of Choice.
- Natural Stone Countertops to be chosen by the Buyer for the following rooms (Depth of 1 ¼"):
 - Kitchen base cabinets
 - Kitchen island cabinets
 - Butlers pantry base cabinets
 - Lower level wet bar base cabinets
- Natural Stone Countertops to be chosen by the Buyer for the following rooms (Depth of ¾"):
 - Master bathroom
 - Second floor front bathroom
 - Lower level full bathroom
- If the buyer wishes to specify any additional edge detail for the tops then they can be provided but the costs of a non-standard square edge will be included in the total allowance amount.
- Builder will supply to buyers countertop samples that should fit within the budgeted allowance amount
- Pedestal sinks will be provided in the Powder Rooms thus no granite tops will be required.
- The Lower Level Landry Room cabinet top will also be included in the allowance but the Builder does not recommend a natural stone material for these rooms. Formica is recommended.
- If any materials are not delivered to the job site based on the selection schedule then additional charges will apply to complete the installation of such items.

Tile (Granite, Marble, Limestone, Ceramic, Slate)

- Natural Stone tile allowance will be \$7,500 including tax and delivery.
- Natural Stone tile to be chosen by the Buyer for the following rooms:
 - First floor fireplace surround (Living Room)
 - First floor fireplace surround (Family Room)
 - Master bathroom floors, shower walls, shower ceiling and tub surround
 - Second floor front bathroom floor and shower walls
 - Basement bathroom floor and shower walls
 - Lower Level Powder Room
 - First Floor Powder Room
- Ceramic / slate tile to be chosen by the Buyer for the following rooms:
 - Lower level entrance
 - Lower level laundry / mud room
 - Lower level wet bar surround
- If any specific custom design is desired by the buyer which incurs additional labor in excess of installation of a standard 12" x 12" tile installation then the buyer will be charged for the additional labor / materials.
- If any materials are not delivered to the job site based on the selection schedule then additional charges will apply to complete the installation of such items.

Allowances

Tile Installation

- The allowance for the labor and materials for installation of all tile is \$9,000 including any work done for specific patterns, sealing, field cutting and special tools required for specific materials to be installed.

Cabinetry

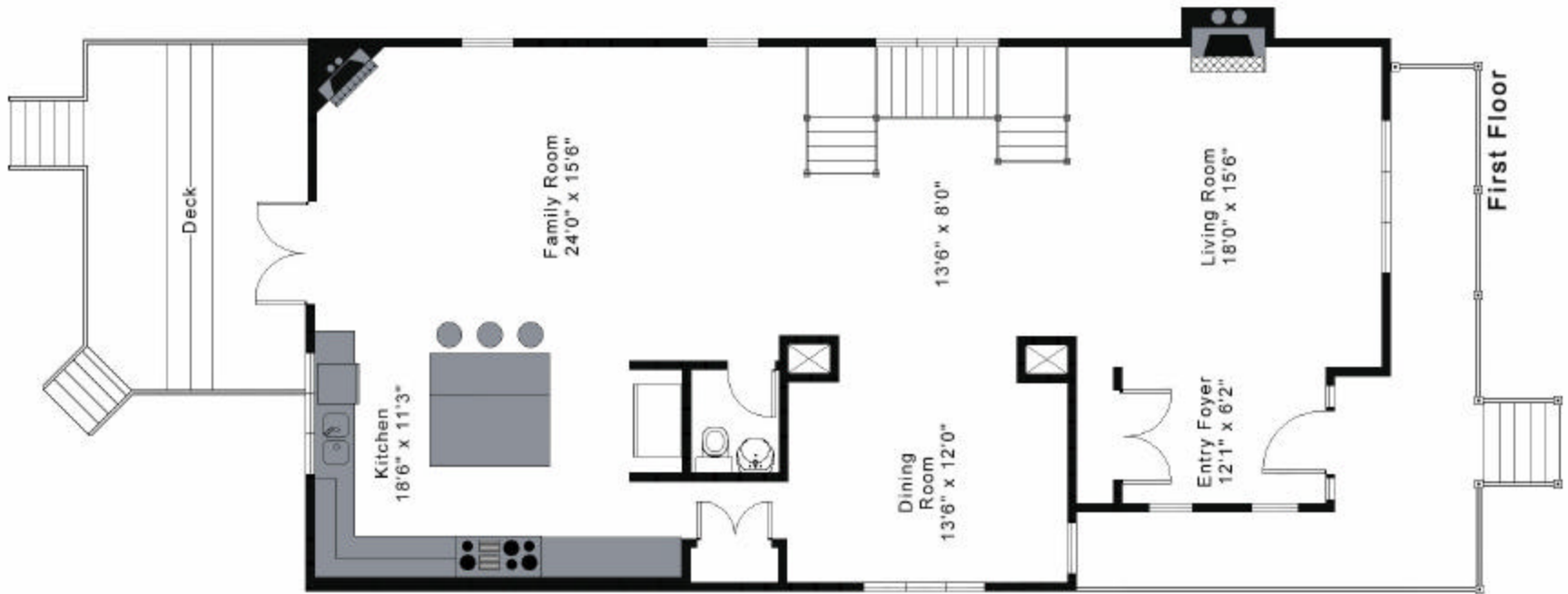
- All kitchen, bath, butlers pantry, wet bars cabinets and built in and closet cabinetry that will be provided for the home will be selected by the buyer with an allowance amount of \$25,000.
- Cabinets may be upgraded by the buyer provided any additional costs are incurred by the Buyer and they are purchased through BSC Industries.
- All cabinetry components such as all fillers, panels and crown moldings and specialty items to be applied to the cabinet are to be included in the allowance amount.
- If any materials are not delivered to the job site based on the selection schedule then additional charges will apply to complete the installation of such items.

Landscaping Allowance

- The landscaping allowance is \$5,000 which includes grading, top soil, landscaping rock, bushes, trees and sod as specified by the builder or the buyer. Items to be chosen are to be from a Builder designated supplier or subcontractor.
- Any paver walkways or grade level patios will also be considered part of the landscaping allowance.
- Landscaping also includes work to be done for tree trimming and work performed to any city parkways.
- Based on the anticipated completion date of the home, winter 2005, it is not expected that landscaping will be completed. The Builder will provide the buyer with a credit at closing for the amount of the allowance.

Floorplans

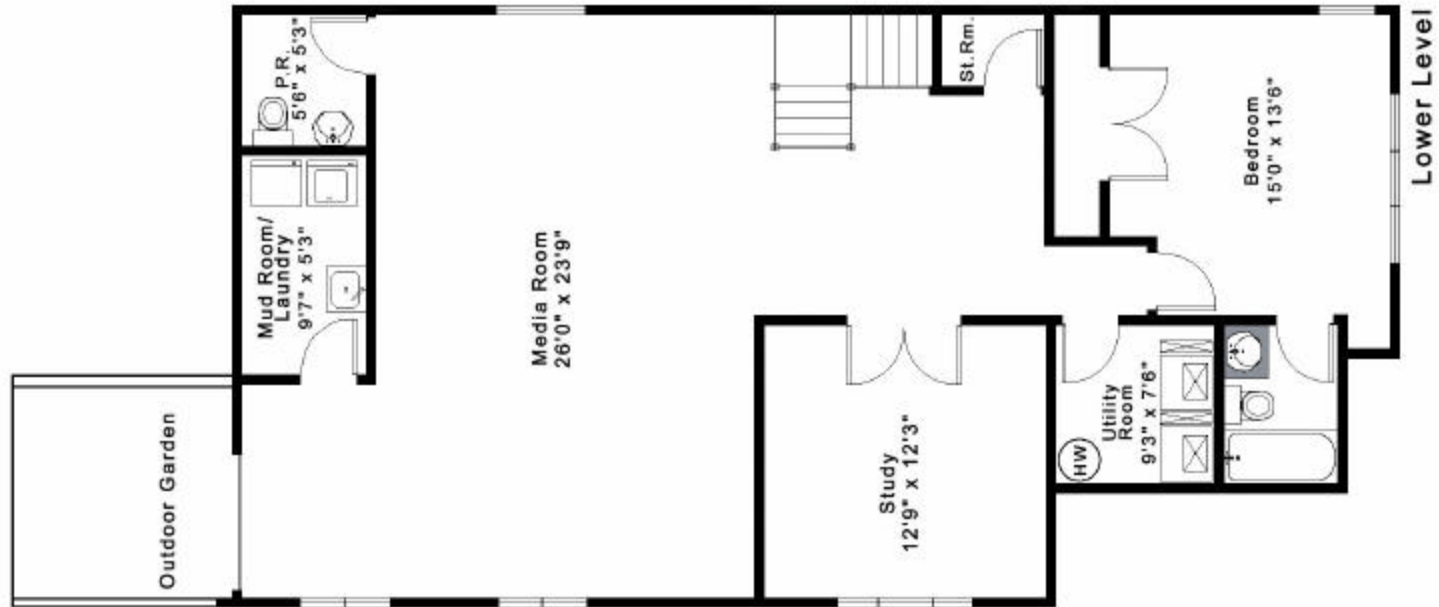
- First Floor



All floorplans are for marketing purposes only. Final floorplans will be provided upon receipt of a building permit from the Chicago Department of Building and Permits.

Floorplans

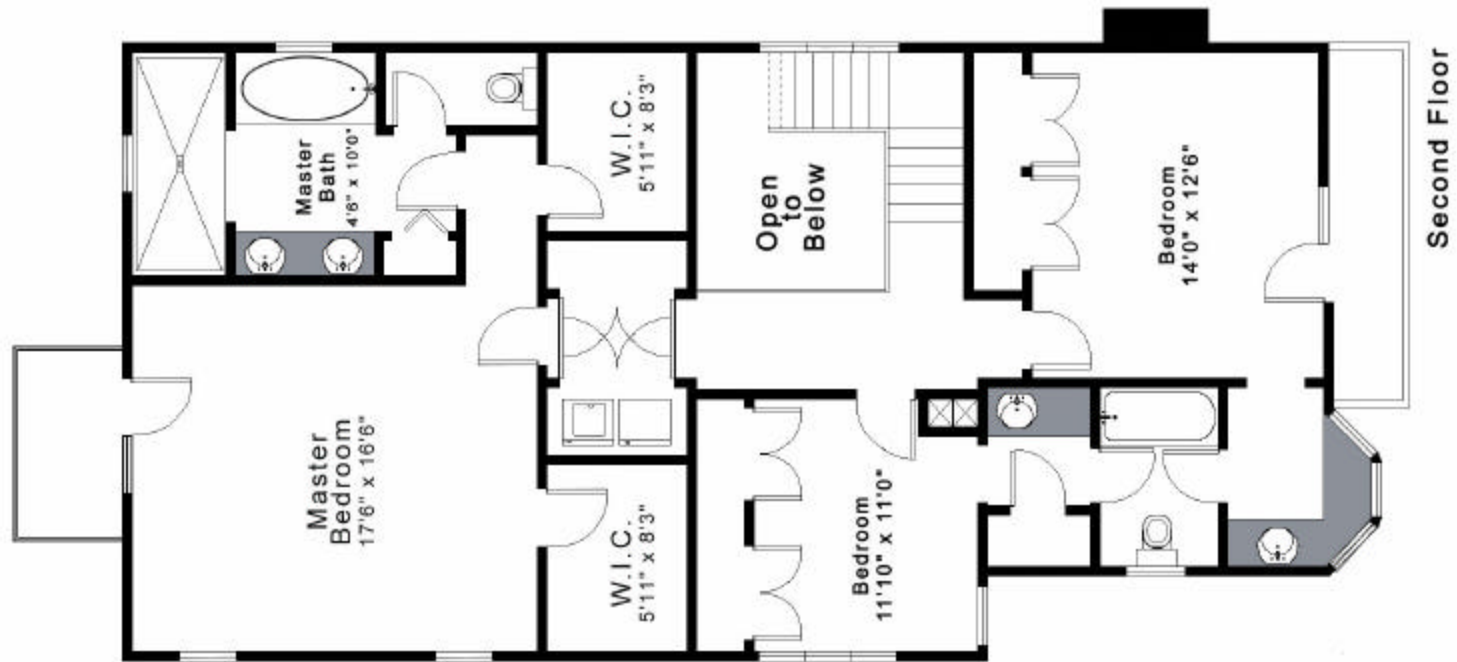
- Lower Level



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Floorplans

- Second Floor



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