10/2005

Condominium

1. Association owns common portions of entire building.
2. We are selling whole bldg. not just upper 3 Floors.
3. We are retaining interior of 1 Floor, interior walls + air space
4. It has been stated that we will have a vote in the affairs of the Condo Assoc. Other condo owners have a vote also. (6) They will have ½ Floor each. We will have whole Floor. We should have 2 votes. Also means twice the expenses of maintaining common areas.
5. Common areas
   a. roof, b. exterior walls, c. windows d. stair wells e. entrances + exits, halls

F. elevator, g. water + sewer line (if shared) h. electric bill For exterior lighting. i. Insurance.

6. Since we retaining one whole Floor and not buying it are we prepared to discount our price if the Purchaser/Dereleper asks us to share in the cost of correcting the structual problems with the bldg. 250,000 - 400000 ÷ 4, or is the buyer going to be told that the entire cost is theirs. Replacement First Floor Windows too?
7. Are we going to move the A/C Evap. on school roof or ask For an easement.

8. When the property is subdivided do we know the Footprint we desire.
9. Do the closets in the rear stair structure go with the First Floor condo. Stairs are common area.
10. Are we willing to grant Air Rights between bldg. & Church + elsewhere
11 Is it up to the Purchaser/ Developer to deal with Sprint/Nextel. The way it stands now we have given Sprint to right to retain the installation for an another 24 years at a reduced rate, From 1200/mo to 900/mo. with no cancellation clause For us in the contract. I believe they want to retain

our site because it is one of the highest in the area + would be expensive to take down.

12. Access to roof can be restricted by Sprint.
13. Parking - Why would the Catholic Archdi sell 6 of their parking spaces to a Protestant Church (to help them continue their mission)
14. Does anyone really believe after Sunday (Oct. 9) that St. Brigid's is not going to know we may be trying to obtain 6 of their parking spaces permanet-ly.
15. Who is going to buy a Condo For 650,000 where they may have

to park across the street up an ice covered alley, May not have access to the roof top, + get to look out across a church roof + row house decks.

3432 E. Lombard

1. Listing agent should commit to what advertising they are going to do. Pictures, Paper Craegs List, etc - Financing
2. "Please do not sit on steps" sign should be removed before photographing.
3. Empty out

Marketing
Parking
Sprint
Elevator
Access
Subdivide
Facade Repairs 250000 - 400000
Deeds: 36 x 75, 104 x 75 Lot 33 75x148
Appraisel 858000 - 990000
6 condos @ 650,000 = 3,900,000 00

8' short