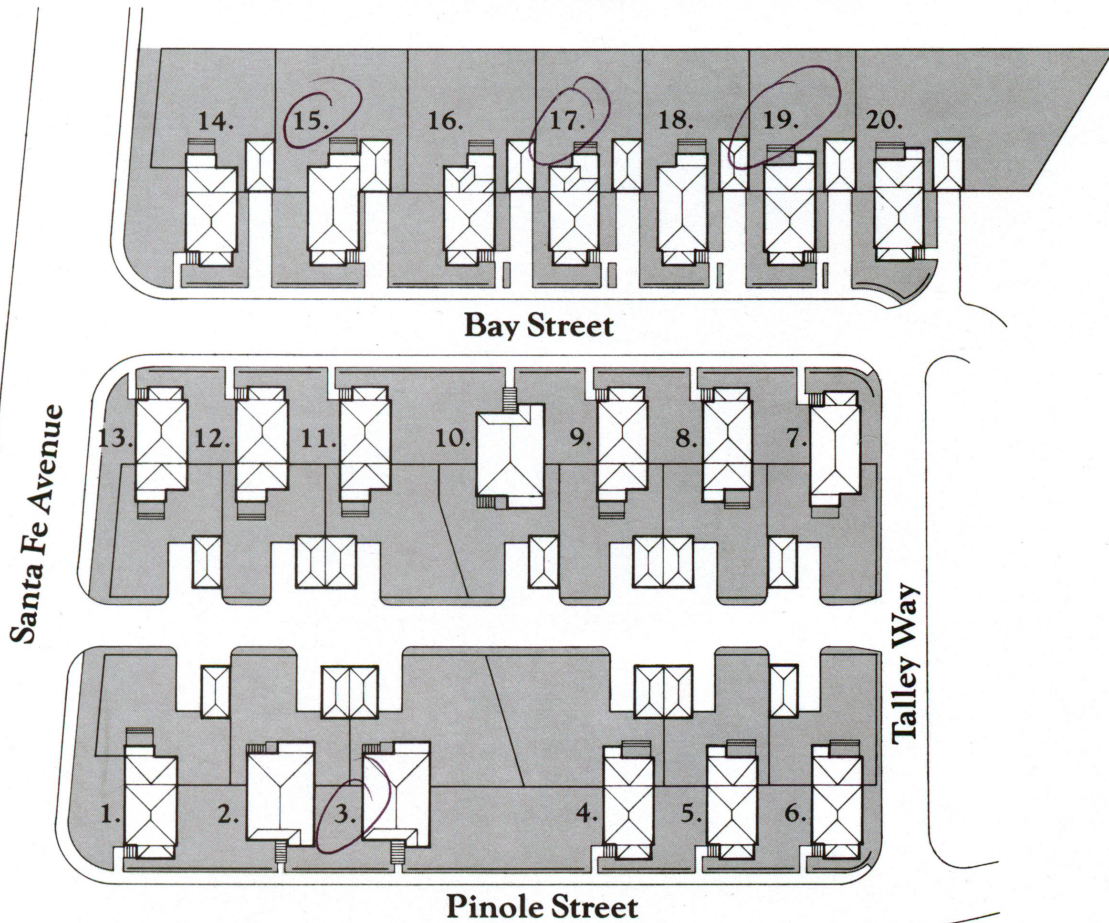


S I T E P L A N



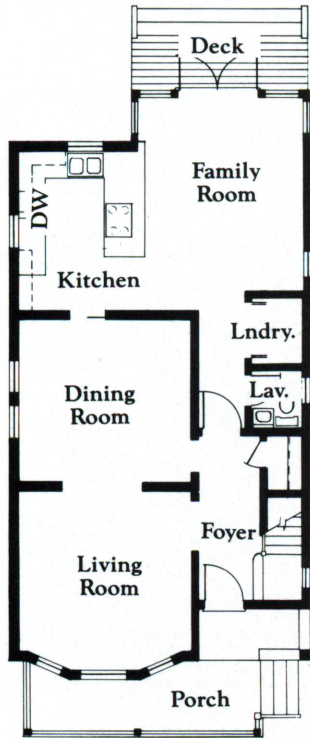
- | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1. 103 Pinole Street. Style: Colonial Revival, plan 1. Exterior color: Blue, interior color: Grey. | 11. 112 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Green, interior color: Cream. |
| 2. 109 Pinole Street. Style: Queen Anne. Exterior color: Taupe, interior color: Taupe. | 12. 106 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Cream, interior color: Cream. |
| 3. 115 Pinole Street. Style: Queen Anne. Exterior color: Cream, interior color: Cream. | 13. 100 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Taupe, interior color: Taupe. |
| 4. 121 Pinole Street. Style: Colonial Revival, plan 2. Exterior color: Green, interior color: Cream. | 14. 103 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Cream, interior color: Cream. |
| 5. 127 Pinole Street. Style: Colonial Revival, plan 2. Exterior color: Blue, interior color: Grey. | 15. 109 Bay Street. Style: Colonial Revival, plan 3. Exterior color: Taupe, interior color: Taupe. |
| 6. 133 Pinole Street. Style: Colonial Revival, plan 2. Exterior color: Grey, interior color: Grey. | 16. 115 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Green, interior color: Cream. |
| 7. 136 Bay Street. Style: Colonial Revival, plan 3. Exterior color: Blue, interior color: Grey. | 17. 121 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Blue, interior color: Grey. |
| 8. 130 Bay Street. Style: Colonial Revival, plan 2. Exterior color: Taupe, interior color: Taupe. | 18. 127 Bay Street. Style: Colonial Revival, plan 3. Exterior color: Cream, interior color: Cream. |
| 9. 124 Bay Street. Style: Colonial Revival, plan 1. Exterior color: Grey, interior color: Grey. | 19. 133 Bay Street. Style: Colonial Revival, plan 2. Exterior color: Taupe, interior color: Taupe. |
| 10. 118 Bay Street. Style: Queen Anne. Exterior color: Blue, interior color: Grey. | 20. 139 Bay Street. Style: Colonial Revival, plan 2. Exterior color: Grey, interior color: Grey. |



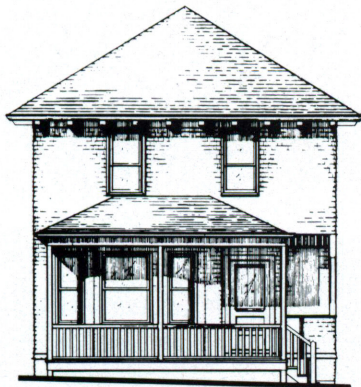
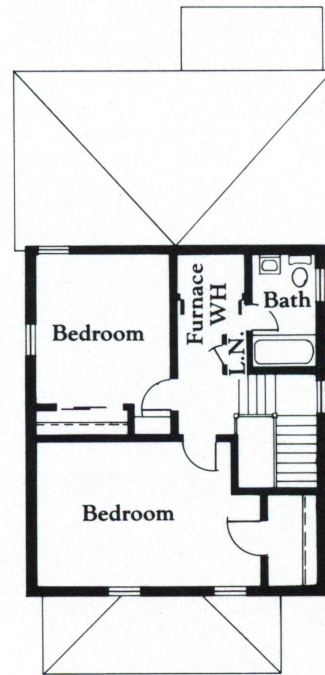
COLONIAL REVIVAL

PLAN 1

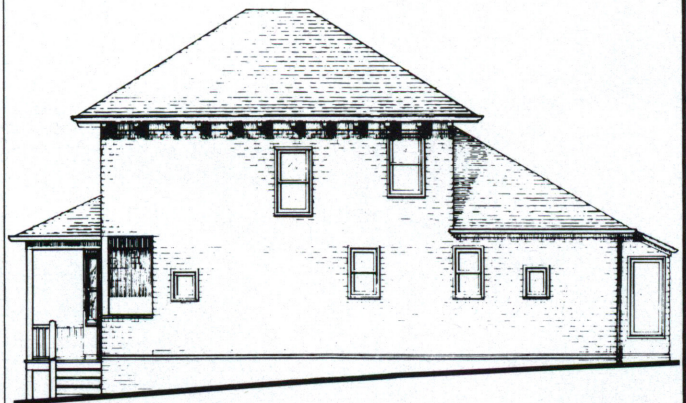
1ST FLOOR



2ND FLOOR



FRONT ELEVATION



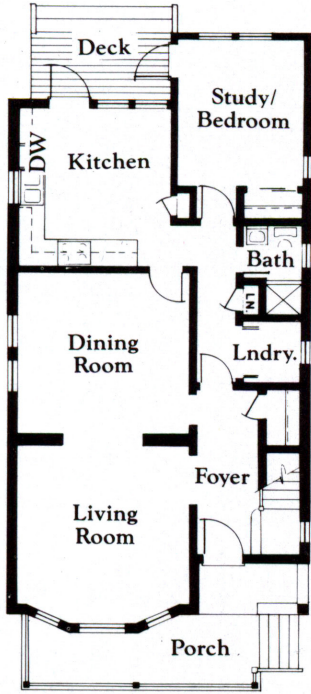
SIDE ELEVATION



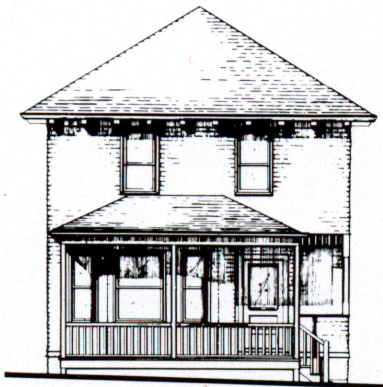
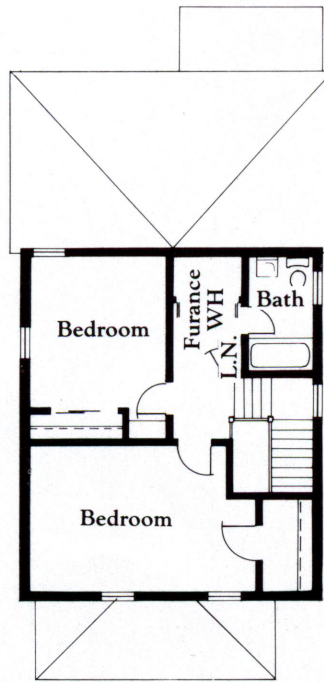
COLONIAL REVIVAL

PLAN 2

1ST FLOOR



2ND FLOOR



FRONT ELEVATION



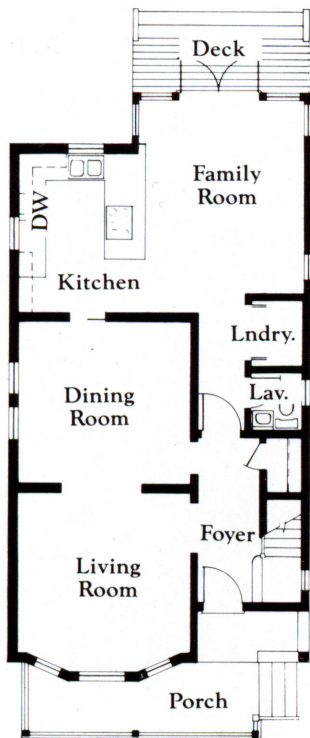
SIDE ELEVATION



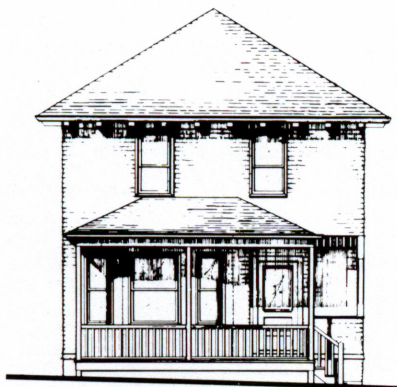
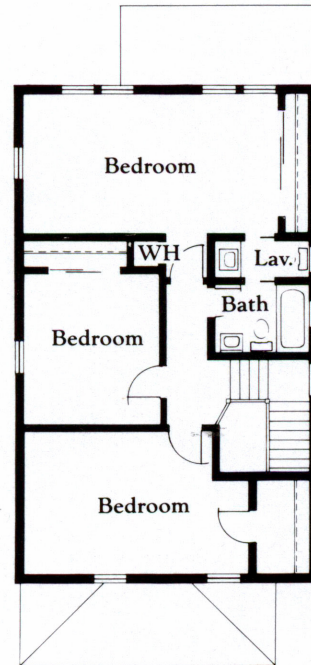
COLONIAL REVIVAL

PLAN 3

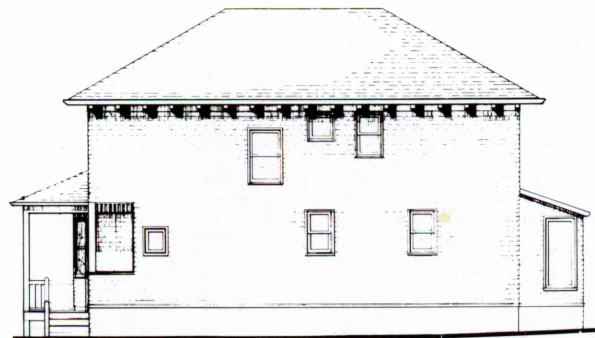
1ST FLOOR



2ND FLOOR



FRONT ELEVATION



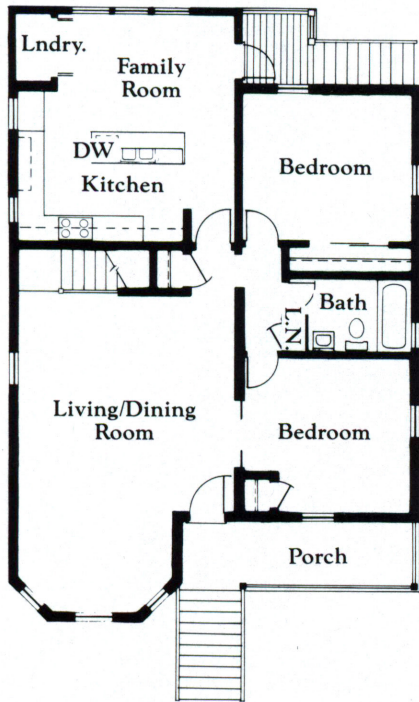
SIDE ELEVATION



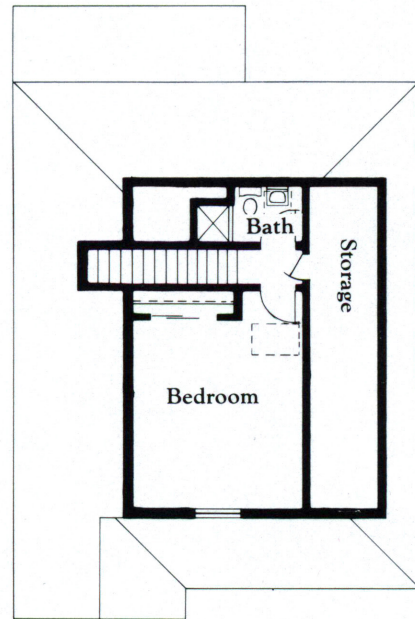
QUEEN ANNE

PLAN 1

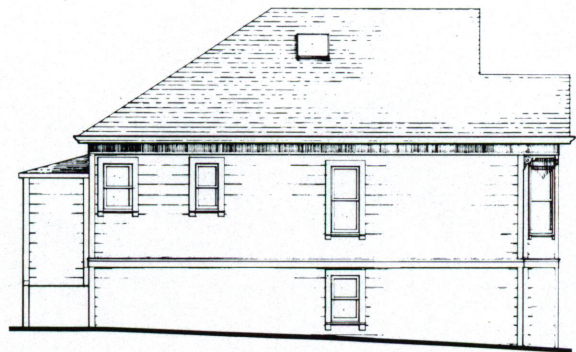
1ST FLOOR



2ND FLOOR



FRONT ELEVATION



SIDE ELEVATION

LEASE OPTION

WHAT IS A LEASE WITH OPTION TO BUY

What is a lease/option at Historic Homes of Hercules? It is the right to move into the house you select now as a renter, with the right (but not obligation) to buy that house at a preferred price in the future. Each month you pay a rental fee for your house, plus a separate amount which is put towards the purchase in the future. Each month, then, you are saving toward buying your home. You can complete the purchase about 60 months after you move in.

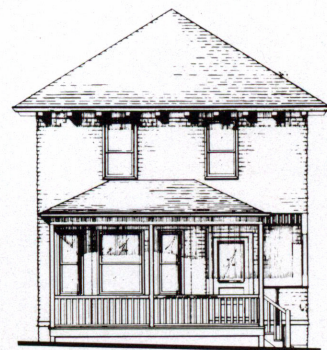
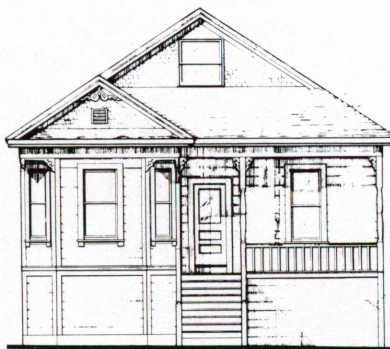
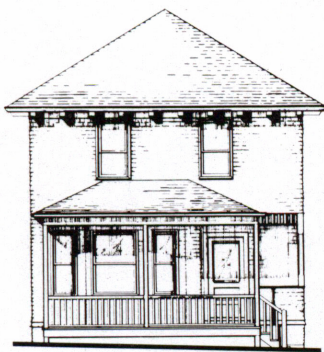
Should your financial circumstances change or your employment require that you relocate away from the Bay Area, or if for any reason you decide not to purchase, you can simply not exercise the option and not buy the house. If during the time before you

complete your purchase you decide not to go ahead, then you give up a portion of what you have paid toward the purchase.

If on the other hand you do buy the house, your purchase price may be considerably less than what you could have bought it for at that point in the future. This flexibility and the "discount" are two of the advantages of the option.

The option lasts for 5 years, however you cannot "own" the house until that fifth year. Once you decide that you are going to purchase, you then have about six months between the time you must tell the seller of your decision and the time that the purchase is completed.

(cont.)



HISTORIC HOMES
of
HERCULES

LEASE OPTION

WHAT ARE THE ADVANTAGES OF THE LEASE OPTION?

1. You can select your house now and move in.
2. You need make no purchase down-payment for 5 years.
3. Each month while you live in the house you are saving towards your purchase.
4. During the 5 years prior to your purchase the house is maintained for you, and you have none of the responsibilities and liabilities of ownership.
5. The option is an investment in your future. If house prices continue to rise, as they have in the past, you'll be able to purchase your house for considerably less than its future market value. You could then resell it immediately, if you so choose.
6. If for any reason your circumstances change and you decide not to purchase, then at that time you have the right to stop making your option payments, and move away.

You need not go through the bother of selling your home or be delayed while you await a sale. You have great flexibility.

A lease/option is ideal for those who have a good current income and want one of the Historic Homes now, but whose circumstances have not allowed them to put aside today's high down-payments for purchases. They can move in and buy while living here. It's equally ideal for those who already own a home, but who want to enjoy the special character and unique qualities which Historic Hercules offers. Renting out your present home can give you income plus the tax benefits of property ownership, while you enjoy the tasteful prestige of the Historic Homes of Hercules. You might then decide to sell your present home in the future, perhaps at the time you purchase your Hercules home.

There are only 20 of the Historic Homes of Hercules. The lease/option allows you to put one aside as yours, today, and begin enjoying it right away.



HISTORIC HOMES of HERCULES

<u>HOUSE</u>	<u>MONTHLY LEASE OPTION TO BUY</u>	<u>INITIAL OPTION CONSIDERATION</u>	<u>PRICE</u>
1	\$ 1375 *	\$ 3,000 *	\$ 189,000 +
2	1425 *	3,000 *	198,500 +
3	1425 *	3,000 *	198,500 +
4	1275 *	3,000 *	179,500 +
5	1250 *	3,000 *	174,500 +
6	1225 *	3,000 *	167,000 +
7	1375 *	3,000 *	189,000 +
8	1250 *	3,000 *	174,500 +
9	1200 *	3,000 *	165,000 +
10	1275 *	3,000 *	179,500 +
11	1225 *	3,000 *	167,000 +
12	1250 *	3,000 *	174,500 +
13	1375 *	3,000 *	189,000 +
14	1375 *	3,000 *	189,000 +
15	1475 *	3,000 *	198,500 +
16	1250 *	3,000 *	174,500 +
17	1275 *	3,000 *	179,500 +
18	1275 *	3,000 *	179,500 +
19	1225 *	3,000 *	167,000 +
20	1375 *	3,000 *	189,000 +

*ALL PRICES ASSUME AN OPTION CONSIDERATION OF \$3,000.00 PLUS A MONTHLY PAYMENT OF \$300.00 INCLUDED IN MONTHLY FIGURE ABOVE. LEASE WILL BE FOR TWO TO FIVE YEARS, INCREASING (LEASE ONLY) ANNUALLY BY 6%

+1989 PRICE WILL BE DETERMINED BY LIST PRICE PLUS AN ADJUSTMENT ACCORDING TO THE PERCENTAGE CHANGE IN BAY AREA COST OF HOMES.

TERMS SUBJECT TO CHANGE. THESE TERMS GOOD THROUGH NOVEMBER 9, 1984.