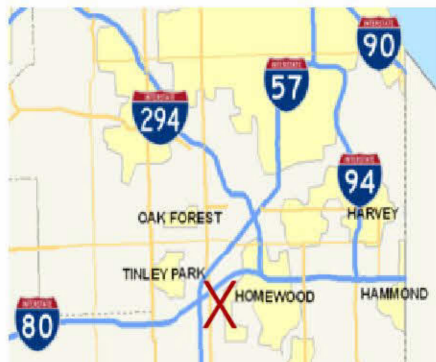




Located near major medical, educational, retail and residential districts, 20300 Governors Highway is a location that can serve multiple needs. Easy access to 5 major highways and minutes from both Chicago and Northwest Indiana.



DESCRIPTION of PROPERTY

- Mixed housing consisting of Dormitory and Apartments
- Commercial kitchens, cafeterias and laundry facilities
- 22 acre campus with abundant open space allowing for customization
- HVAC, Sprinkler, Roof update in 2013
- On Site maintenance building
- Offices and conference rooms throughout

20300 Governors Hwy, Olympia Fields -- Overview

HVAC new in 2013
Sprinkler new in 2013
Approximately 20 – 1 bedroom apartments
Approximately 40 - dorms with shared/common toilets & showers
1 – 4 bedroom apartment
Roof renovations in 2012
Central communications system
Multiple dining rooms
Two commercial kitchens
Multiple conference / board rooms
Multiple class rooms / offices
Phase One is completed
On Site Building Maintenance workshop and garage
Two commercial laundry facilities
Building mechanicals in excellent condition
+/- 20 acre site
60,000 sq/ft building

Brief History

Originally a 101,000-square-foot complex, sitting on a 112-acre campus, its doors opened in 1958 as a college seminary for young men entering the Augustinian Order of the Catholic Church. It was named in honor of St. Nicholas of Tolentine, Italy, the first member of the order to be canonized by the church. In 1968, the Augustinians opened the college to lay students from the community, offering them a liberal arts education while continuing religious education for the seminarians.

In 1985 the seminary's 52 dormitory rooms were converted into housing for the elderly, becoming a residential community that encouraged health and provided activities and support services. This was called The Mercy Residence at Tolentine and jointly administered by the Augustinians and The Sisters of Mercy.

Also based at the Tolentine Center in the 80's were the Augustinian's Provincialate, the Midwestern administrative office responsible for the order's approximately 170 priests and brothers working as teachers and counselors in schools and hospitals in the Midwest.

The Augustinians sold a portion of the property and donated another portion to the Village of Olympia Fields for use as a community park resulting in today's 22 acre campus. The facility was downsized many years ago to 60,000 sq/ft.

The facility today is partially occupied by a medical billing office and local congregation.



'bj



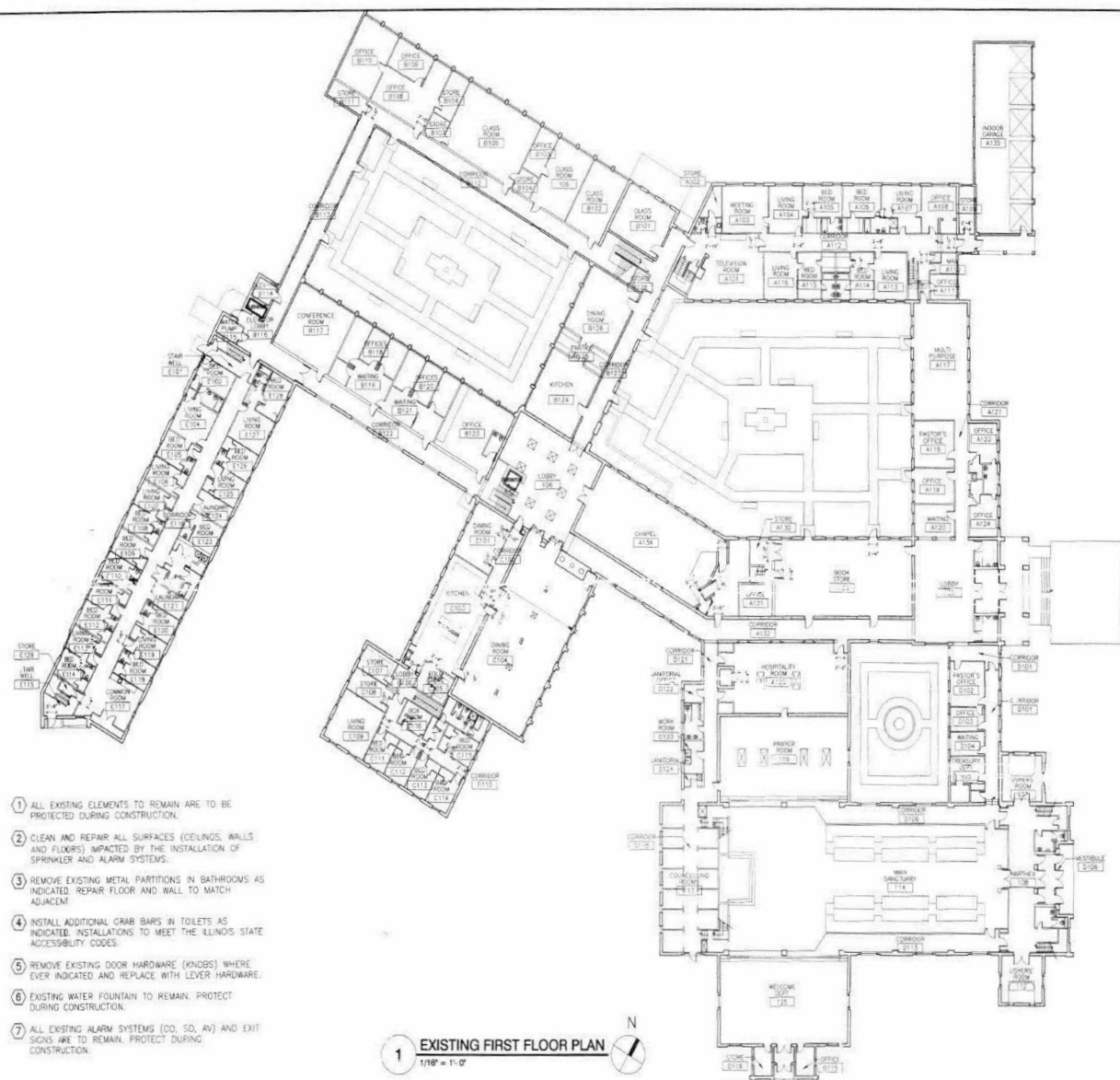
DATE	11-15-2016
PROJECT	REDESIGN OF VINTAGE CENTER
CLIENT	CLAYTON COUNTY
LOCATION	CLAYTON COUNTY, GA
SCALE	1/8" = 1'-0"

PROJECT NO.	023-2148
DATE	11-15-2016
BY	AD
CHECKED BY	AD

PROJECT NAME	VINTAGE CENTER 20000 OVERLOOKS HIGHWAY CLAYTON COUNTY, GA 30041
PROJECT NO.	023-2148
DATE	11-15-2016
BY	AD
CHECKED BY	AD

EXISTING FLOOR PLANS (1ST FLOOR)

A-05



- 1 ALL EXISTING ELEMENTS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION.
- 2 CLEAN AND REPAIR ALL SURFACES (CEILINGS, WALLS AND FLOORS) IMPACTED BY THE INSTALLATION OF SPRINKLER AND ALARM SYSTEMS.
- 3 REMOVE EXISTING METAL PARTITIONS IN BATHROOMS AS INDICATED. REPAIR FLOOR AND WALL TO MATCH ADJACENT.
- 4 INSTALL ADDITIONAL GRAB BARS IN TOILETS AS INDICATED. INSTALLATIONS TO MEET THE KLINCK'S STATE ACCESSIBILITY CODES.
- 5 REMOVE EXISTING DOOR HARDWARE (KNOBS) WHERE EVER INDICATED AND REPLACE WITH LEVER HARDWARE.
- 6 EXISTING WATER FOUNTAIN TO REMAIN. PROTECT DURING CONSTRUCTION.
- 7 ALL EXISTING ALARM SYSTEMS (CO, SO, AY) AND EXIT SIGNS ARE TO REMAIN. PROTECT DURING CONSTRUCTION.

1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

