





PEDESTRIAN ENTRANCE

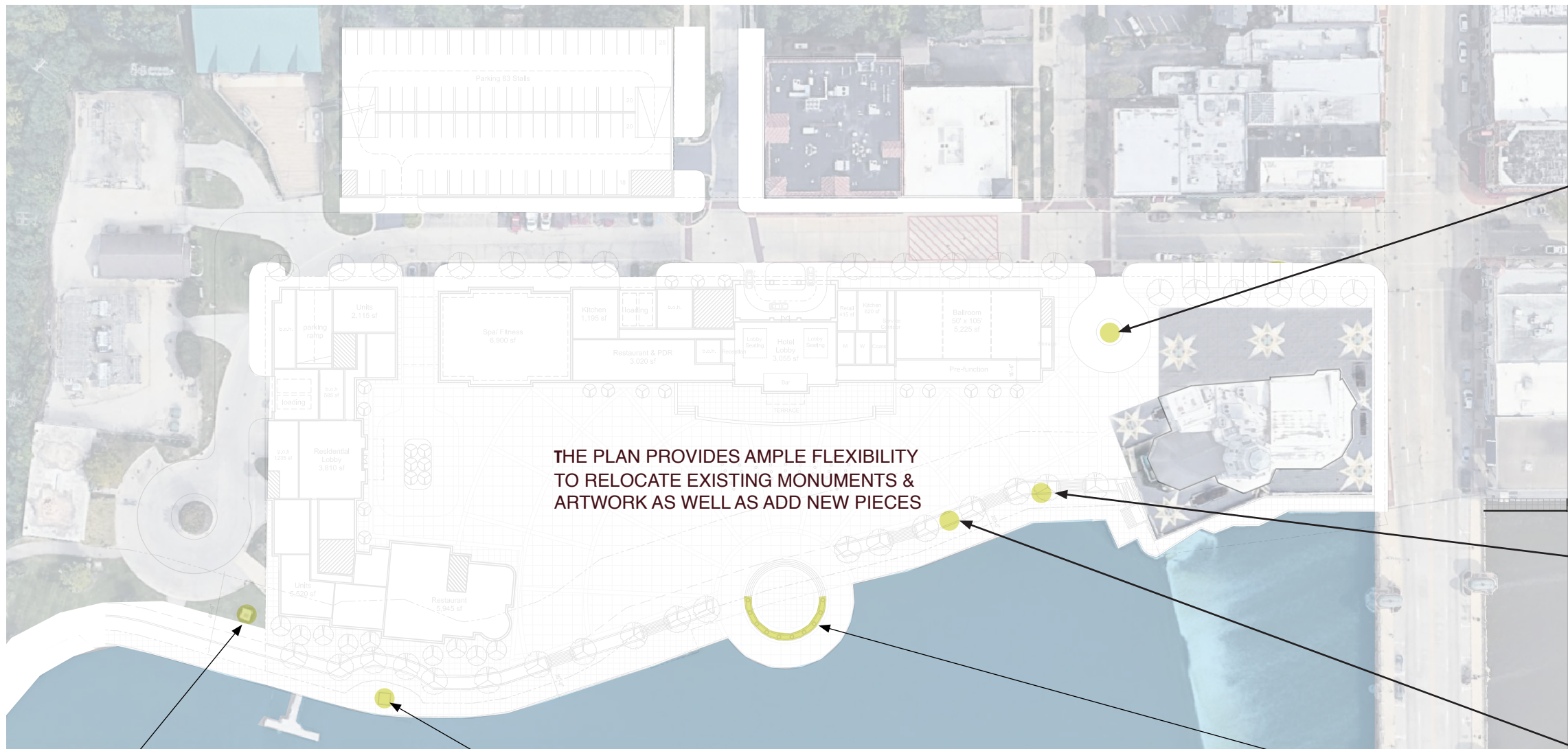


VEHICULAR DROP-OFF/ ENTRANCE





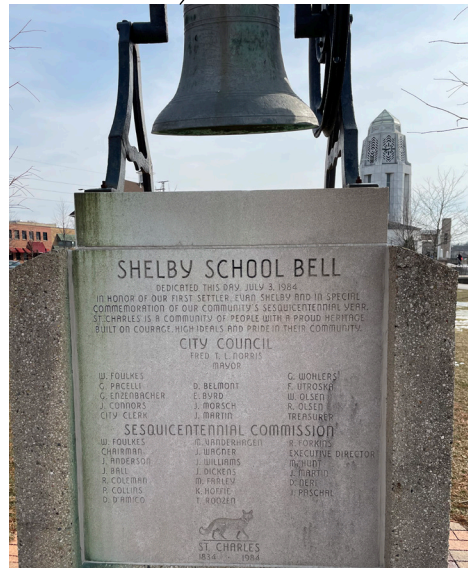
- HOTEL**
- 20 MODULES
 - 12,165 GSF
 - 10,240 NSF
 - 512 SF AVG MODULE



REFLECTIONS STATUE



CHUCK COOPER MEMORIAL



SHELBY SCHOOL BELL



POTTAWATOMIE INDIAN STATUE



FREEDOM SHRINE



GARDEN CLUB BENCH









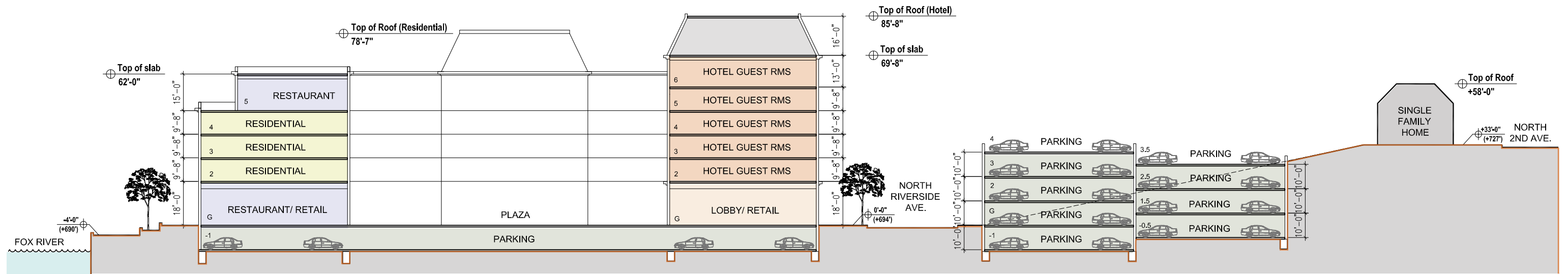












AREA TABULATIONS

Floor	Program	Hotel				Residential				Retail/ Restaurant	Parking		Total FAR Area (sf)	Total Gross (excludes terraces) (sf)
		# of Bays	Net area (sf)	Non-Net area (sf)	Total Gross (sf)	# of Units	Rentable (sf)	Non- Rentable (sf)	Total Gross (sf)	Gross area (sf)	# of Stalls	Gross area (sf)		
Roof	Elevator Override													
6	Hotel	20	10,240	1,925	12,165								12,165	12,165
5	Hotel/ Residential	44	21,025	3,230	24,255	16	16,490	8,160	24,650	3,240			52,145	52,145
4	Hotel/ Residential	44	21,025	3,230	24,255	28	28,750	4,430	33,180		41	15,310	57,435	72,745
3	Hotel/ Residential	44	21,025	3,230	24,255	28	28,750	4,430	33,180		86	30,625	57,435	88,060
2	Hotel/ Residential	44	21,025	3,230	24,255	28	28,750	4,430	33,180		86	30,625	57,435	88,060
G	Lobby/ Retail			26,035	26,035	7	7,635	9,835	17,470	10,160	83	32,120	53,665	85,785
B1	Parking			9,280	9,280						219	82,035		91,315
TOTAL		196	94,340	50,160	144,500	107	110,375	31,285	141,660	13,400	515	190,715	290,280	490,275
	Total Guest Rooms	154												
			481 Avg Module (sf)				1,032 Avg Unit (sf)				370 sf/ Stall			

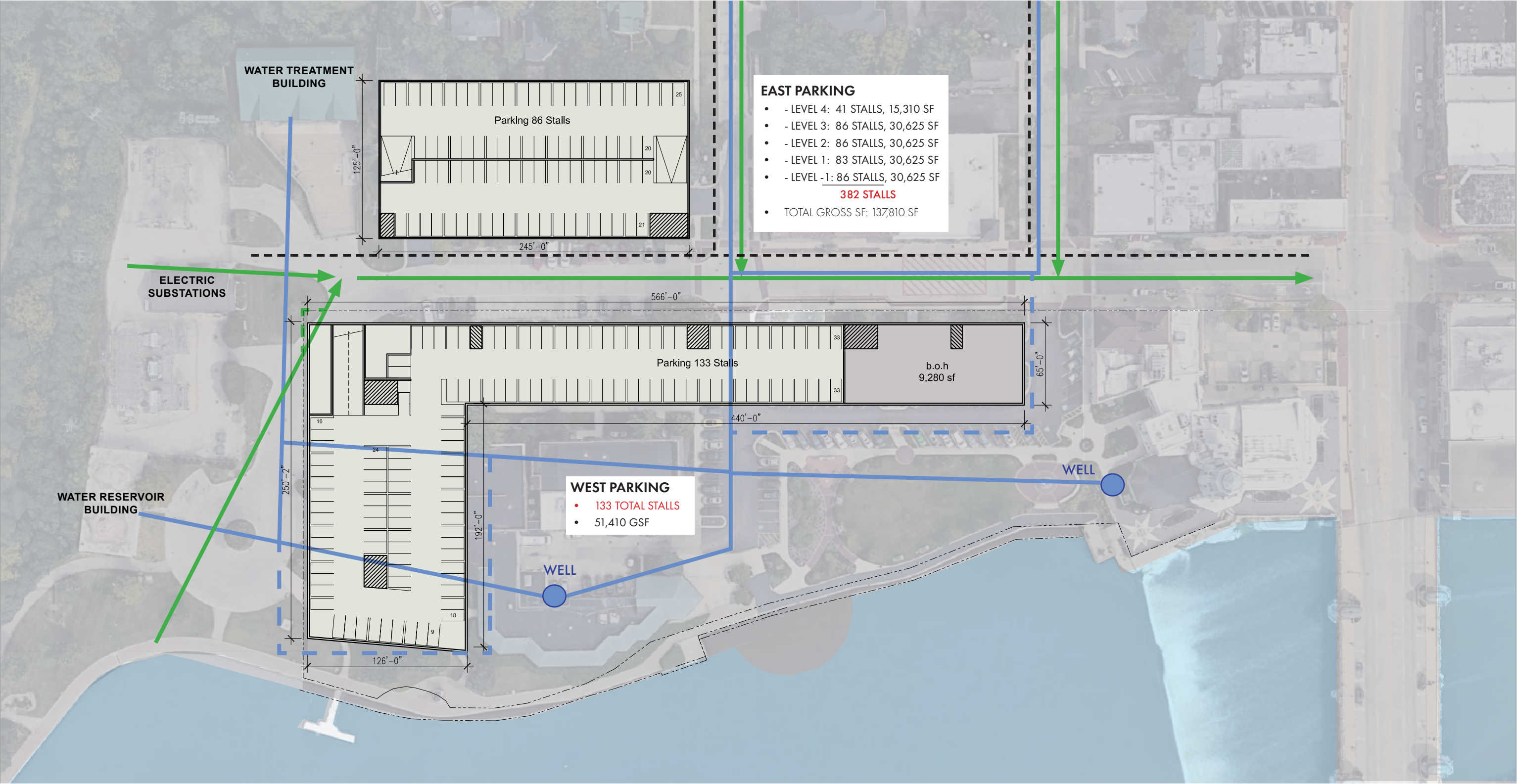
PARKING REQUIREMENTS

Program Use	Zoning Requirements	Program/ Area provided (sf)	# of Stalls Req'd
Existing spaces			254
Hotel	One per 4 rooms	154 Rooms	39
Residential	one per dwelling unit	107 Units	107
Retail	4 per 1000 sf	0	0
Restaurant	10 per 1000 sf	12,205	122

Total Req'd 522

PROGRAM	522 Stalls req'd
DELTA	-7

EXISTING WATER MAIN ——— TRANSFERED WATER MAIN - - - - - EXISTING SANITARY SEWER ——— TRANSFERED SANITARY SEWER - - - - - OVERHEAD ELECTRIC - - - - -







The Prime Group, Inc.
FOUNDED IN 1982

by its current Chairman and CEO
MICHAEL W. RESCHKE

The Prime Group, Inc. and its affiliates (“Prime”) is one of the preeminent real estate development and investment companies in the country. Prime’s vast real estate development and investment experience includes all types of institutional-quality real estate, ranging from award-winning office towers to luxury residential housing.

Since 1982, Prime and its affiliates have developed, redeveloped and acquired over \$10 billion of institutional-quality commercial and residential real estate across the following product types:

Office	19,300,000 RSF
Industrial	7,000,000 RSF
Retail	12,000,000 RSF
Multi-Family	12,000 Units
Condominium	1,100 Units
Senior Housing	5,000 Units
Hospitality	1,750 Keys
Land Development	3,500 Acres

OFFICE

Some of the more significant real estate projects in downtown Chicago and in other major urban centers have been developed by Prime and its affiliates.

**DEVELOPMENT
AND ACQUISITION**

- 77 West Wacker - Chicago, IL
- Citadel Center - Chicago, IL
- 180 North LaSalle - Chicago, IL
- IBM Plaza - Chicago, IL
- Continental Towers - Rolling Meadows, IL
- Plaza of the Americas - Dallas, TX
- Greenway Plaza - Houston, TX
- 208 South LaSalle - Chicago, IL
- 33 N. Dearborn - Chicago, IL
- 11 S. LaSalle - Chicago, IL
- 33 W. Monroe - Chicago, IL
- 122 S. Michigan - Chicago, IL

Under Mr. Reschke's guidance, Prime gained national recognition as a developer of architecturally-significant and technologically-advanced office towers and as a leader in the development of affordable rental housing, luxury residential and senior housing projects, factory outlet centers, and master-planned mixed-use communities. Each of Prime's Office/Industrial, Multi-Family, Senior Housing and Retail divisions became separate, autonomous and independently managed public real estate companies between 1994 and 1997.

In 1997, Prime again organized two publicly-traded real estate companies – Brookdale Living Communities, Inc. (NASDAQ: BLCI) and Prime Group Realty Trust (NYSE: PGE) – that became successors-in-interest to Prime’s senior housing and office/industrial divisions, respectively. Finally, as part of Prime Retail, Inc.’s acquisition of The Horizon Group in 1998, Prime created Horizon Group Properties, Inc. (NASDAQ: HGPI) to focus on the turn-around of distressed outlet centers.



DEVELOPER OVERVIEW

Riverfront Site Area Redevelopment

HOSPITALITY

In November 2011, Prime completed the redevelopment of a 1,050,000 SF Historic landmark office building located in downtown Chicago into a new five-star J.W. Marriott hotel featuring 610 luxurious hotel rooms and suites, 40,000 SF of ballroom and meeting space, and a 25,000 SF world-class spa and fitness center. Opening to great acclaim, in November 2011, the J.W. Marriott has received numerous awards and has significantly outperformed its competitive set.

In September 2015, Prime completed the redevelopment of another historic landmark in downtown Chicago into a 381-key extended-stay hotel as a Residence Inn by Marriott. The hotel includes a mix of studios, one bedroom, and two bedroom units. The hotel also includes a lobby lounge, a fine dining restaurant, a fitness center, and a conference center with 8,000 SF of meeting space and conference facilities.

Prime is currently developing a 234-key hotel at 208 S. LaSalle in downtown Chicago. With total area of 167,000 SF, the hotel will include 6,500 SF of ballroom and meeting space, a fine dining restaurant and bar with a 1,000 SF outdoor terrace, and a 1,000 SF fitness center. In California, Prime is developing two luxury waterfront boutique hotels in San Clemente and Santa Cruz.

*“Luxurious and majestic in the financial district, with a lobby that is a destination in itself.”
~The New York Times.*



Left to right:

Mr. Arne M. Sorenson - President and CEO of Marriott International, Inc.
Mr. Michael W. Reschke - Chairman and CEO of The Prime Group, Inc.
Mr. Tommie L. Van - General Manager of Residence Inn by Marriott



Residence Inn by Marriott, 11 S. LaSalle, Chicago



Residence Inn by Marriott, 11 S. LaSalle, Chicago



J.W. Marriott, 151 W. Adams, Chicago



MULTI-FAMILY

Since the early 1980's, Prime and its affiliates have developed and redeveloped over 12,000 multi-family units across the United States, ranging from the development of high-end luxury apartments to the construction and/or redevelopment of low and moderate rental housing financed with tax-exempt housing bonds. In August 1994, Ambassador Apartments, Inc. (NYSE: AAH) became the successor-in-interest to Prime's multifamily division. In May 1998, AAH was acquired by Apartment Investment and Management Company.



CONDOMINIUM

Prime and its affiliates have developed more than \$500 million of luxury condominiums and townhouses throughout the U.S. and in Spain. Prime completed Ten East Delaware, a 36-story luxury condominium tower featuring 115 private residences in the heart of Chicago's downtown Gold Coast District. Ten East Delaware was the bestselling luxury condominium project in downtown Chicago in 2010 and 2011.



Founding Principal

Lucien Lagrange



Membership

AIA
NCARB

For the past 35 years, Lucien Lagrange has built a legacy as one of the most respected architects of his generation.

Born in France and schooled in Montreal, Lucien has designed contemporary skyscrapers, classically inspired commercial mixed-use structures, and sophisticated renovations, many defining the local Chicago cityscape and others gracing cities around the globe – all of which have earned international renown.

Before founding his own firm in 1985, Lucien Lagrange was with Skidmore, Owings & Merrill, where he designed major office tower and retail projects, among others, across the nation. Some of Lucien’s most notable projects include the Waldorf Astoria Chicago, The Ritz-Carlton Residences, Erie on the Park, and Chicago Union Station.

Managing Principal

Alfredo Marr



Membership

AIA
LEED AP
NCARB

Experienced in commercial, residential, hospitality, and public sector work, Alfredo’s skills streamline production processes and ensure maximum efficiency. He has worked on top-tier projects, including Lincoln Park 2550, 10 East Delaware, JW Marriott in Chicago, the King Abdullah Road Hotel in Riyadh, Saudi Arabia, and a mixed-use high-rise building in Cluj-Napoca, Romania. Alfredo has spearheaded projects for more than 30 years with companies including Jones Lang LaSalle, Teng & Associates, and McDonald’s.



Design Principal

My-Nga Lam



Membership

AIA
LEED AP
NCARB

As an architect in Chicago for more than 20 years, My-Nga Lam has left her mark on the industry, the firms she has worked with, and on iconic properties in Chicago and beyond. In her role as design principal with Lucien Lagrange Partners, My-Nga oversees all design work undertaken by the firm, which specializes in luxury residential and hospitality projects. With a keen understanding of lifestyle needs and how people truly occupy their spaces – gleaned from her years of work in the residential sector – she heads up an insightful, strategic design process that balances the goals of the clients, the needs of the end-user, and the inherent interplay between a building and its surroundings.



Design Principal

Victor Krasnopolsky



Membership

AIA

For over 30 years, Victor Krasnopolsky has been driven to find better ways to approach architectural problems. His work has spanned projects from bubble gum factories to baseball stadiums and everything in between.

Victor’s expertise is instrumental to how we maintain a collaborative atmosphere while delivering the highest quality design. When he’s not working on our next major project, Victor spends his time sketching out new concepts and finding creative solutions to architectural problems.

