The Morgan at Loyola Station & 6500 North Sheridan Road

McCaffery Interests Developer  |  Antunovich Associates Architects Planners
The Morgan at Loyola Station & 6500 North Sheridan Road

McCaffery Interests Developer | Antunovich Associates Architects Planners

Reliance Building, Chicago
Chicago, Illinois | February 21, 2007
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McCaffery Interests  Developer  |  Antunovich Associates  Architects Planners

Reliance Building, Chicago
Chicago, Illinois  |  February 21, 2007
The Morgan at Loyola Station & 6500 North Sheridan Road

Reliance Building, Chicago
The Morgan at Loyola Station & 6500 North Sheridan Road

McCaffery Interests   Developer |
Antunovich Associates   Architects Planners
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Chicago, Illinois  |  February 21, 2007

The Bernardin
The Morgan at Loyola Station & 6500 North Sheridan Road

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Market Common - Clarendon
Chicago, Illinois  |  February 21, 2007
McCaffery Interests Retail Tenant Relationships

- Nike
- Cole Haan
- Borders Books and Music
- Williams Sonoma
- Neiman Marcus
- Starbucks
- Potbelly
- Caribou Coffee
- Coldwater Creek
- PF Chang’s
- Trader Joes
- Brooks Brothers
- Container Store
- Ann Taylor

- Apple
- Barnes & Noble
- Big Bowl
- Borders
- Cheesecake Factory
- Container Store
- Crate & Barrel
- Nike
- Orvis
- Pottery Barn
- Sony
- Tommy Bahama
- Whole Foods
The Morgan at Loyola Station & 6500 North Sheridan Road
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Chicago, Illinois | February 21, 2007
Project Site
The Morgan at Loyola Station & 6500 North Sheridan Road

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The Morgan at Loyola Station & 6500 North Sheridan Road

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Neighborhood Photos

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The Morgan at Loyola Station & 6500 North Sheridan Road

Neighborhood Photos

McCaffery Interests  Developer  |  Antunovich Associates  Architects Planners

Chicago, Illinois  |  February 21, 2007
## Project Evolution

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>12/26/05</td>
<td>1 parcel</td>
</tr>
<tr>
<td>8/23/06</td>
<td>3 parcels</td>
</tr>
<tr>
<td>2/12/07</td>
<td>3 parcels</td>
</tr>
<tr>
<td></td>
<td>Two-story retail on one block</td>
</tr>
<tr>
<td></td>
<td>Retail expanded to two blocks along Sheridan Road</td>
</tr>
<tr>
<td></td>
<td>1.5 story parking in south parcel</td>
</tr>
<tr>
<td></td>
<td>Parking relocated to north parcel and expanded</td>
</tr>
<tr>
<td></td>
<td>93 Parking stalls</td>
</tr>
<tr>
<td></td>
<td>185 parking stalls</td>
</tr>
<tr>
<td></td>
<td>205 parking stalls</td>
</tr>
<tr>
<td></td>
<td>Liner residences added to the garage to blend in with neighborhood</td>
</tr>
<tr>
<td></td>
<td>North parcel residential building façade designed to look like 3 &quot;houses&quot; in context with the neighborhood</td>
</tr>
</tbody>
</table>
### Scheme B Area Summary

<table>
<thead>
<tr>
<th>Site Area:</th>
<th>31,913 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>F.A.R.:</td>
<td>4.5</td>
</tr>
<tr>
<td>Allowable F.A.R.:</td>
<td>95,739 sf</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Scheme</th>
<th># Units</th>
<th>Gross Area</th>
<th>Rental Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>8th Floor</td>
<td>17</td>
<td>16,636 SF</td>
<td>13,900 SF</td>
</tr>
<tr>
<td>7th Floor</td>
<td>17</td>
<td>16,636 SF</td>
<td>13,900 SF</td>
</tr>
<tr>
<td>6th Floor</td>
<td>21</td>
<td>20,636 SF</td>
<td>17,800 SF</td>
</tr>
<tr>
<td>5th Floor</td>
<td>21</td>
<td>20,636 SF</td>
<td>17,800 SF</td>
</tr>
<tr>
<td>4th Floor</td>
<td>21</td>
<td>20,636 SF</td>
<td>17,800 SF</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>31,913 SF*</td>
<td>0 SF</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>31,913 SF**</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>30,000 SF</td>
<td>19,000 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td>97</td>
<td>189,006 SF</td>
<td>114,700 SF</td>
</tr>
</tbody>
</table>

*Parking not included in F.A.R. Area

**Includes ~ 3,000 SF of Amenity Area

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**The Morgan at Loyola Station & 6500 North Sheridan Road**

McCaffery Interests  |  Antunovich Associates  |  Architects Planners
Chicago, Illinois  |  February 21, 2007

**Project Evolution 12.26.2005**
The Morgan at Loyola Station & 6500 North Sheridan Road

Project Evolution 08.23.2006

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The Morgan at Loyola Station & 6500 North Sheridan Road

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Chicago, Illinois | February 21, 2007

Retail/First Floor Plan
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Conceptual Rendering

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Retail/First Floor Plan

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The Morgan at Loyola Station & 6500 North Sheridan Road
Residential Flats
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The Morgan at Loyola Station & 6500 North Sheridan Road

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Chicago, Illinois | February 21, 2007

Traffic Study

PROJECT:
6474 NORTH SHERIDAN ROAD
CHICAGO, ILLINOIS

TITLE:
EXISTING TRAFFIC VOLUMES

LEGEND
00 - AM PEAK HOUR
(7:15 - 8:15 AM)
(00) - PM PEAK HOUR
(4:45 - 5:45 PM)
- - NEGLIGIBLE

NOT TO SCALE
The Morgan at Loyola Station & 6500 North Sheridan Road

Traffic Study

McCaffery Interests  Developer | Antunovich Associates  Architects Planners

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Michael McCaffery Interests Developer | Antunovich Associates Architects Planners
Chicago, Illinois | February 21, 2007

Shadow Study

March 20
8:00 AM (CST)

March 20
10:00 AM (CST)

March 20
12:00 PM (CST)

March 20
2:00 PM (CST)

March 20
4:00 PM (CST)

March 20
6:00 PM (CST)
The Morgan at Loyola Station & 6500 North Sheridan Road

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Shadow Study

Chicago, Illinois  |  February 21, 2007
The Morgan at Loyola Station & 6500 North Sheridan Road

Shadow Study
The Morgan at Loyola Station & 6500 North Sheridan Road

December 21

8:00 AM (CST)

10:00 AM (CST)

12:00 PM (CST)

2:00 PM (CST)

4:00 PM (CST)

6:00 PM (CST)
The Morgan at Loyola Station & 6500 North Sheridan Road

McCaffery Interests Developer | Antunovich Associates Architects Planners

Chicago, Illinois | February 09, 2007