ZONING DATA

<table>
<thead>
<tr>
<th>Project Address</th>
<th>3901 North Broadway/ 730 Sheridan Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Updated</td>
<td>28-Jan-16</td>
</tr>
</tbody>
</table>

BULK

<table>
<thead>
<tr>
<th>Zoning District Classification</th>
<th>EXISTING ZONING</th>
<th>PROPOSED ZONING</th>
<th>PROPOSED PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Group</td>
<td>Commercial / Residential</td>
<td>Commercial / Residential</td>
<td>Commercial / Residential</td>
</tr>
<tr>
<td>Lot Area [SF]</td>
<td>20,318.0 sf</td>
<td>20,318.0 sf</td>
<td>20,318.0 sf</td>
</tr>
<tr>
<td>MAA assuming max. Efficiency units</td>
<td>940 s/DU @ 20% Eff.</td>
<td>179 s/DU @ 30% Eff.</td>
<td>203 s/DU</td>
</tr>
<tr>
<td># Dwelling Units</td>
<td>21</td>
<td>113</td>
<td>100</td>
</tr>
<tr>
<td>Floor Area Ratio [F.A.R.]</td>
<td>2.2</td>
<td>5.0</td>
<td>5.0</td>
</tr>
<tr>
<td>Minimum Area [SF] allowed by F.A.R.</td>
<td>44,699.6 sf</td>
<td>101,590.0 sf</td>
<td>101,590.0 sf</td>
</tr>
<tr>
<td>Minimum Required Business Area [SF]</td>
<td>4,064 sf</td>
<td>4064 sf</td>
<td>2,238 sf</td>
</tr>
</tbody>
</table>

PARKING/LOADING

<table>
<thead>
<tr>
<th>Off Street Parking Spaces</th>
<th>Residential</th>
<th>21</th>
<th>65.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accessible Parking Spaces</td>
<td>Residential</td>
<td>3 for 108 spots</td>
<td>As required for 65 spaces</td>
</tr>
<tr>
<td>Commercial</td>
<td>NA</td>
<td>NA</td>
<td>2</td>
</tr>
<tr>
<td>CH Street Loading</td>
<td>Residential</td>
<td>1 @ 10’-0” X 25’-0”</td>
<td>1 @ 10’-0” X 25’-0”</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>Residential</td>
<td>50% required parking = 11</td>
<td>50% of required parking = 58</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

YARDS/HEIGHT

| setbacks [ft]:                  | Front - south | 50% adjacent RM-S = 15’ | 0’-0” |
| Side - east                     | Per RM-S = 5’ Max. | Per RM-S = 5’ Max. | 0’-0” |
| Side - west                     | 0’-0”         | 0’-0”                    | 0’-0” |
| Rear - north                    | Min. 30’-0” @ Residential Floors | Min. 30’-0” @ Residential Floors | 0’-0” |
| Open Space [SF]                 | NA           | NA                       | 95’-0” (Rad) |
| Building Height [ft]            | 45’-0”       | 75’-0” unless PD         | 35’-0” (1/Parapet) |

LANDSCAPING

| Parkway Trees                   | 1 per 25’ of street frontage | 1 per 25’ of street frontage | as required |
| Vehicular Use Area              | NA                          | NA                          | NA          |
| Trash Area Screening            | Required                    | Required                    | Interior Trash Provided |
BROADWAY AND SHERIDAN - 28 JANUARY 2016

HIRSCH ASSOCIATES LLC

MINIMUM LOT AREA PER UNIT = 200 SF - 101 UNITS ALLOWED PER BASE ZONING

SITE AREA: 20,318 SF MAX FAR: 5.00 FAR USED 4.80

9 STORY APARTMENT SCHEME - PARTIAL BASEMENT FOR PARKING AND MEP

<table>
<thead>
<tr>
<th>FLR</th>
<th>USE</th>
<th>ELEVATION</th>
<th>FLR/FLR</th>
<th># OF UNITS</th>
<th>BALCONY &amp; TERRACE</th>
<th>GROSS</th>
<th>GROSS FAR GSF</th>
<th>RENTABLE EFFIC.</th>
<th>TENANT STORAGE</th>
<th>CORE AND AVENITY</th>
<th>AVE. UNIT SIZE</th>
<th># OF CARS</th>
<th>CONV 1 BR</th>
<th>CONV 2 BR</th>
<th>1 BR + 1 BA</th>
<th>2 BR + 1 BA</th>
<th>TOTAL</th>
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</thead>
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<td>ROOF</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>EL-</th>
<th>9'-0&quot;</th>
<th>9'-0&quot;</th>
<th>0 SF</th>
<th>9,067 SF</th>
<th>9,067 SF</th>
<th>0 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>PARKING/MEP</td>
<td>72</td>
<td>2,105 SF</td>
<td>786 SF</td>
<td>65</td>
<td>21</td>
<td>14</td>
</tr>
</tbody>
</table>

Area Chart

Apartment Building
Broadway and Sheridan
Chicago, Illinois

30 January, 2016
15037
AJM

Hirsch Associates LLC
Architecture + Planning