COMPREHENSIVE EXPERT-DRIVEN SERVICES
Magellan Project Services provides consulting services to a wide range of clients utilizing its breadth of in-house, affiliate and service-bundling capabilities. Our team is uniquely positioned to maximize an asset's value and offers comprehensive, expert-driven services. Our experienced resources execute our core services including development, architectural, construction, master-planning, acquisition, re-zoning, financial structuring, property management, project marketing, and related professional services. Clients can engage Magellan for support in all areas or for à-la-carte services, based on their particular needs.

Magellan Project Services is an affiliate of parent company, Magellan Development Group, one of the U.S.A’s largest developers credited for revitalizing urban neighborhoods. In addition to Magellan’s own resources, Magellan has formed a strategic alliance with leading architectural firm Brininstool, Kerlini and Lynch (BKL) and Korean general contractor Hanwha Engineering & Construction. This alliance was created by Magellan to provide clients with the option to engage a fully integrated team that is capable of delivering all major aspects of a project from design, development to construction depending such clients’ needs.

Areas of Expertise:

- Identify investment opportunities and maximize returns
- Control every phase of a property’s development
- Improve efficiency and value through effective design and management
- Complete construction projects on time and on budget
- Enhance a property’s market value through strategic marketing and sales
Master Planning & Parks

Lakeshore East
Chicago, Illinois USA

28-acre master-planned community

The Park
at Lakeshore East

6-acre botanical garden
The 10 Tallest Buildings Completed in 2009

The information contained in the graphs below is accurate as of January 1st, 2010.

<table>
<thead>
<tr>
<th>Building Name/Location</th>
<th>Hgt (m/ft)</th>
<th>Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Trump International Hotel and Tower Chicago</td>
<td>5. Aqua Chicago, USA</td>
<td>852 / 858</td>
</tr>
<tr>
<td>2. Bank of America Tower New York</td>
<td>6. Alfardan Residence Doha, Kuwait City</td>
<td>388 / 1,271</td>
</tr>
<tr>
<td>3. China World Tower III Beijing, China</td>
<td>7. Shanghai IFC South Tower Shanghai, China</td>
<td>358 / 1,172</td>
</tr>
<tr>
<td>4. Arraya Center Office Tower Kuwait City, Kuwait</td>
<td>8. Runhua International Building Wuxi, Jiangsu Province, China</td>
<td>278 / 910</td>
</tr>
<tr>
<td>5. Aqua Chicago, USA</td>
<td>9. Hongdong International Plaza Nanjing, Jiangsu Province, China</td>
<td>233 / 765</td>
</tr>
<tr>
<td>6. Alfardan Residence Doha, Kuwait City</td>
<td>10. Xinjiekou Department Store Phase 2 Nanjing, Jiangsu Province, China</td>
<td>217 / 714</td>
</tr>
</tbody>
</table>

Developer: Magellan Development Group
Architect: Studio Gang
Structural: Magnusson Klemencic Associates
M&E: Advance Mechanical Systems, Inc.
Contractor: James McHugh Construction Company
Photo: Steve Hall © Hedrich Blessing

Use: Hotel / Residential
Structural Material: Concrete

CTBUH World’s Tallest Building Ranking: 93
indoor and outdoor fitness and recreational amenities

The Shore Club at Lakeshore East

indoor and outdoor fitness and recreational amenities
Lakeshore East Residences

Condominiums, Townhomes and Rental Apartments

- **Aqua at Lakeshore East**: 82-story mixed-use tower designed for LEED certification. 262 condominiums, 474 rental apartments, 332 hotel rooms.
- **340 on the Park at Lakeshore East**: 62-story condominium tower silver LEED-certified. 344 units.
- **The Chandler at Lakeshore East**: 35-story condominium tower. 304 units.
- **The Regatta at Lakeshore East**: 44-story condominium tower. 325 units.
- **The Lancaster at Lakeshore East**: 340 units. Designed for LEED certification.
- **The Tides at Lakeshore East**: 51-story rental apartment tower. 608 units.
- **The Shoreham at Lakeshore East**: 46-story rental apartment tower. 548 units.

Aqua Parkhomes at Lakeshore East

- **Benton Place Parkhomes at Lakeshore East**: 1-3 level townhomes. 25 units.

Steve Hall © Hedrich Blessing

James Steinkamp © Steinkamp Photography
<table>
<thead>
<tr>
<th>Additional Portfolio</th>
<th>21 W. Chestnut Place</th>
<th>One Superior Place</th>
<th>630 N. State Place</th>
<th>The Farallon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Newberry</td>
<td>11-story condominium tower 200 units</td>
<td>17-story condominium tower 126 units</td>
<td>52-story rental apartment tower 809 units</td>
<td>27-story condominium tower 178 units</td>
</tr>
<tr>
<td>Admiral's Pointe</td>
<td>26-story condominium tower 171 units</td>
<td>37 and 56-story rental apartment towers 764 units</td>
<td>57-story rental apartment tower 480 units</td>
<td>33-story condominium tower 266 units</td>
</tr>
<tr>
<td>Grand Plaza</td>
<td></td>
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<tr>
<td>Park Millennium</td>
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<tr>
<td>Park Alexandria</td>
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<td></td>
</tr>
<tr>
<td>The Caravel</td>
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</tbody>
</table>
Commercial

<table>
<thead>
<tr>
<th>The Village Market at Lakeshore East</th>
<th>Grand Plaza</th>
<th>One Superior Place</th>
<th>State Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>105,000 square feet (9.75 square meters)</td>
<td>105,000 square feet (9.75 square meters)</td>
<td>59,500 square feet (5.48 square meters)</td>
<td>65,000 square feet (6.04 square meters)</td>
</tr>
</tbody>
</table>

Accomplishments

Since its inception on February 27, 1996, Magellan Development Group has successfully financed more than $2 billion of residential, mixed-use, and commercial projects.

Magellan and its principals have completed 20 projects totaling more than 6,600 residential units, more than 517,000 square feet (48.03 square meters) of commercial space and received over 60 awards for excellence within the past 14 years.

The Lakeshore East 28-acre community is one of the largest master-planned developments in the U.S.A. and features over 40% green and open space.

Magellan's tallest building is Aqua at Lakeshore East, measuring 82-stories and 858 feet (261.52 meters). Aqua was named the fifth tallest building in the world completed in 2009 by the International Council on Tall Buildings and Urban Habitat.

340 on the Park was the first condominium tower in the Midwest region of the United States to receive silver LEED certification by the U.S. Green Building Council.

On the forefront of the eco-conscious movement, Magellan was the first developer in the Midwest region of the United States to install Electric Car Charging Stations at Aqua at Lakeshore East.
Significant Awards

Magellan Development Group and its affiliates have been honored by several prominent organizations both nationally and internationally.

2009 Emporis International Skyscraper of the Year Award
- Aqua at Lakeshore East

2009 Crain's Chicago Business
- #1 Largest Homebuilder, Magellan Development Group
- #52 Chicago's Largest Privately Held Companies, Magellan Development Group

2009 American Institute of Architects (AIA)
- Fellowship, James Lowenberg, Co-CEO, Magellan Development Group

2009 Urban Land Institute (ULI)
- Lifetime Achievement Award, James Lowenberg, Co-CEO, Magellan Development Group

2009 Professional Builder Magazine
- #40 Largest Builder in the United States, Magellan Development Group

2009 Chicago Association of Realtors - Hall of Fame
- 2009 James Lowenberg, Co-CEO, Magellan Development Group
- 2007 Joel Carlins, Co-CEO, Magellan Development Group

2009 Chicagoland Apartment Association
- Property Excellence Award, The Tides at Lakeshore East

2008 Big Builder Magazine
- Apex Award, David Carlins, President, Magellan Development Group

2008 Chicago Athenaeum Museum of Architecture and Design
- American Architecture Awards, Aqua at Lakeshore East and The Park at Lakeshore East

2008 U.S. Local Business Association (UsLBA)
- Best of Chicago Award in the Condominium Category, Magellan Realty

2008 Society of American Registered Architects (SARA) Award
- The Chandler at Lakeshore East and The Regatta at Lakeshore East

2008 Mayor Daley's Landscape Award
- Specialized Gardens, The Park at Lakeshore East

2008 FIABCI (International Real Estate Federation) Prix d'Excellence Award
- Lakeshore East Master Plan, sole winner in the U.S.A.

2008 Chicago Building Congress
- Project of Merit, Pride in Construction Award, Residential Project of the Year, S40 on the Park

2007 Chicago Agent Magazine
- Best Amenities, Aqua at Lakeshore East

2007 National Apartment Association
- Paragon Award, Best Apartment Community in the U.S.A., The Shoreham at Lakeshore East

2007 Chicago Association of Realtors
- Good Neighbor Award, S40 on the Park and The Park at Lakeshore East

2007 Greater North Michigan Avenue Association
- Development of the Year, The Lakeshore East Development

2007 Midwest Construction Magazine
- Best of 2007, S40 on the Park and The Park at Lakeshore East

2007 U.S. Architecture
- Top Project, The Tides at Lakeshore East

2006 Chicago Magazine
- Best New Park, The Park at Lakeshore East

2006 Friends of Downtown Chicago
- Best New Open Space, The Park at Lakeshore East

2006 Building Magazine
- Builder's Choice Design and Planning Award, The Park at Lakeshore East

2006 The Building Stone Institute
- Tudor Design Award, The Park at Lakeshore East

2006 Chicagoland Apartment Association
- Property Excellence Award, The Shoreham at Lakeshore East

2006 Sammy Award
- Sales Center, Aqua at Lakeshore East

2005 The Greater Chicago Food Depository
- Development of the Year Finalist, The Lancaster at Lakeshore East

2005 American Society of Landscape Architects Award
- The Park at Lakeshore East

2005 Midwest Construction
- Best of 2005, The Lancaster at Lakeshore East

2005 Midwest Construction Magazine
- Best of the Best, The Park at Lakeshore East

2005 Midwest Construction
- Top Design Firms, Lowenberg Architects

2005 National Apartment Association
- Paragon Award, Grand Plaza

2004 Midwest Construction
- Top Design Firms, Lowenberg Architects

2004 Chicagoland Apartment Association
- Property Excellence Award, Grand Plaza

2003 The Greater North Michigan Avenue Association
- Development of the Year, Grand Plaza

2002 American Institute of Architects (AIA)
- Planned Community Award, The Lakeshore East Master Plan

2002 Chicagoland Apartment Association
- Property Excellence Award, One Superior Place

1999 The Chicago Athenaeum Museum of Architecture and Design
- Park Newberry Residences

1998 The Chicago Athenaeum Museum of Architecture and Design
- One Superior Place

1998 The Chicago Athenaeum Museum of Architecture and Design
- 21 West Chevalier Condominiums