MARINA TOWERS CONDOMINIUM ASSOCIATION

300 NORTH STATE STREET
CHICAGO, ILLINOIS, 60610

DRAPER AND KRAMER
INCORPORATED
David A. Gantt
Ph. 312-644-1187
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October 12, 2007

Mr. Michael D. Barnello
Chief Operating Officer
LaSalle Hotel Properties
Suite 1200
3 Bethesda Metro Center
Bethesda, Maryland 20814

Re: Proposed Tenancy-Marina City-Chicago, Illinois

Dear Mr. Barnello:

On behalf of the Marina Towers Condominium Association ("Association"), I have been instructed to inform you that it is the intent of the Association in writing this letter, to confirm our compliance with and adherence to the political covenant contained in Article 14, Paragraph 14.4 of the Second Amended and Restated Operating Agreement effective April, 2003 and also to draw to your attention residents' concerns regarding the latest restaurant plans for the river front space in the Marina City complex. This letter is a follow-up to the presentation given to Marina residents by your proposed tenant, Dick's Last Resort (hereafter, "DLR") on September 19, 2007. In that presentation, DLR representatives presented preliminary space alteration plans for the space to the meeting attendees. Our concerns are not for the chosen tenant, but for the issues created by the proposed changes to that space. The issues are as follows:

1. **Noise**:

Preliminary space alteration plans showed a 10' outdoor dining area separated from an interior dining area with windowed garage doors. These windowed garage doors are not soundproof and will permit amplified sound transmissions under the nearby bridges located at both State and Dearborn Streets (the east and west sides of the Marina City complex). This begs the question as to whether there might be future litigation from the other nearby outdoor dining businesses, individual Marina City residents or other nearby residential/commercial buildings.

The City of Chicago has a reputation for closing down noisy bars and restaurants. Our River North neighborhood is a mixed-use community of commercial, entertainment and residential entities. As this neighborhood becomes more densely populated, noise related issues become fundamental to residents' quality of life. Political pressure is mounting as high-end residential real estate expands from North Michigan Avenue to the Chicago riverfront with the addition of

Trump Tower, The Waterview/ShangriLa and the Chicago Spire. Already, tour boats that sail the Chicago River have been advised to keep their speaker volumes below a certain decibel level. Nearby outdoor dining facilities have been reminded of the same. In addition, the Chicago Police have cracked down on motorcycle noises late at night. Specifically, we want you to be aware that noises are amplified when they bounce against the double-high concrete walls of Wacker Drive and under the State and Dearborn Street bridges referenced above. These are NOT the same noise characteristics as at the Ogden Slip, where your proposed tenant now leases. A simple battery operated radio at the Vietnam War Memorial on Wabash Avenue and Wacker Drive (across from Marina Towers) reverberates (at Marina City) to sound like a symphony, in terms of the decibel level.

Further, accusations as to whose noise is being heard is only going to create aerobic finger-pointing among the various restaurants in the complex and will inevitably result in a clamp down of the entertainment businesses as neighborhood residents storm the local Alderman's office.

2. Security:

The plans presented to residents showed that the entrance door to the restaurant space on Dearborn Street would be immediately adjacent to the residential entrance. We believe this would create an unsafe situation for residents in that the public would have unfettered access to our residential lobby **and** to our mailbox area located in the mid-lobby area. In addition, the DLR plans include a second restaurant entrance **within the main lobby** and adjacent to the residents' mailboxes. Although this might be convenient for restaurant patrons who park their car in the building, it again poses a security risk for residents who may find not only restaurant patrons wandering about the residential lobby but other, potentially less law-abiding individuals who would take advantage of the pedestrian traffic around this type of entrance to vandalize the mailboxes and/or to harass our residents.

3. Pollution:

The proposed outdoor dining is 25' away from, but directly above, the existing kitchen exhausts for the Smith and Wollensky restaurant exhaust hoods. The proposed kitchen exhaust for DLR would be approximately adjacent to the proposed DLR outdoor dining area. Furthermore, the garbage refuse areas are located on the marina level, directly beneath this outdoor dining area. While we can do what we can to keep the garbage within the compactors, nothing will stop the stench emanating from the garbage during the summer months, thereby gagging the DLR patrons eating in the proposed outdoor dining area.

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4. **Architectural Integrity**:

The DLR plans reflect that red brick will adorn the façade of the restaurant's main entrance on Dearborn Street as well as the riverfront. In addition, DLR plans to install a rather large neon sign above its main entrance as well as a tall, narrow freestanding sign (resembling a phallic symbol) on the street level at Dearborn Street. We need not go into great detail as to the architectural significance of Marina City as we are certain that you understand this significance. This being said, the architectural community in Chicago will be shocked and greatly disappointed by the alterations to Bertrand Goldberg's original design along Dearborn Street, the riverfront and the tall phallic sign proposed by DLR.

As stated earlier, the purpose of this letter is to advise you of the concerns of Marina City residents as pertains to the lease of the space to Dick's Last Resort. We look forward to working with you and representatives of Dick's Last Resort to resolve these issues.

Please contact me at (312)644-1187 ext. 12, to discuss this matter further.

Sincerely,
Draper and Kramer, Inc. Agent
Marina Towers Condominium Association

David A. Gantt
Property Manager

cc: Steven Schiff, President, Dick's Last Resort

Richard Schoenstadt Esq.

Hon. Brendan Reilly, Alderman, 42nd Ward

MTCA Board of Directors