


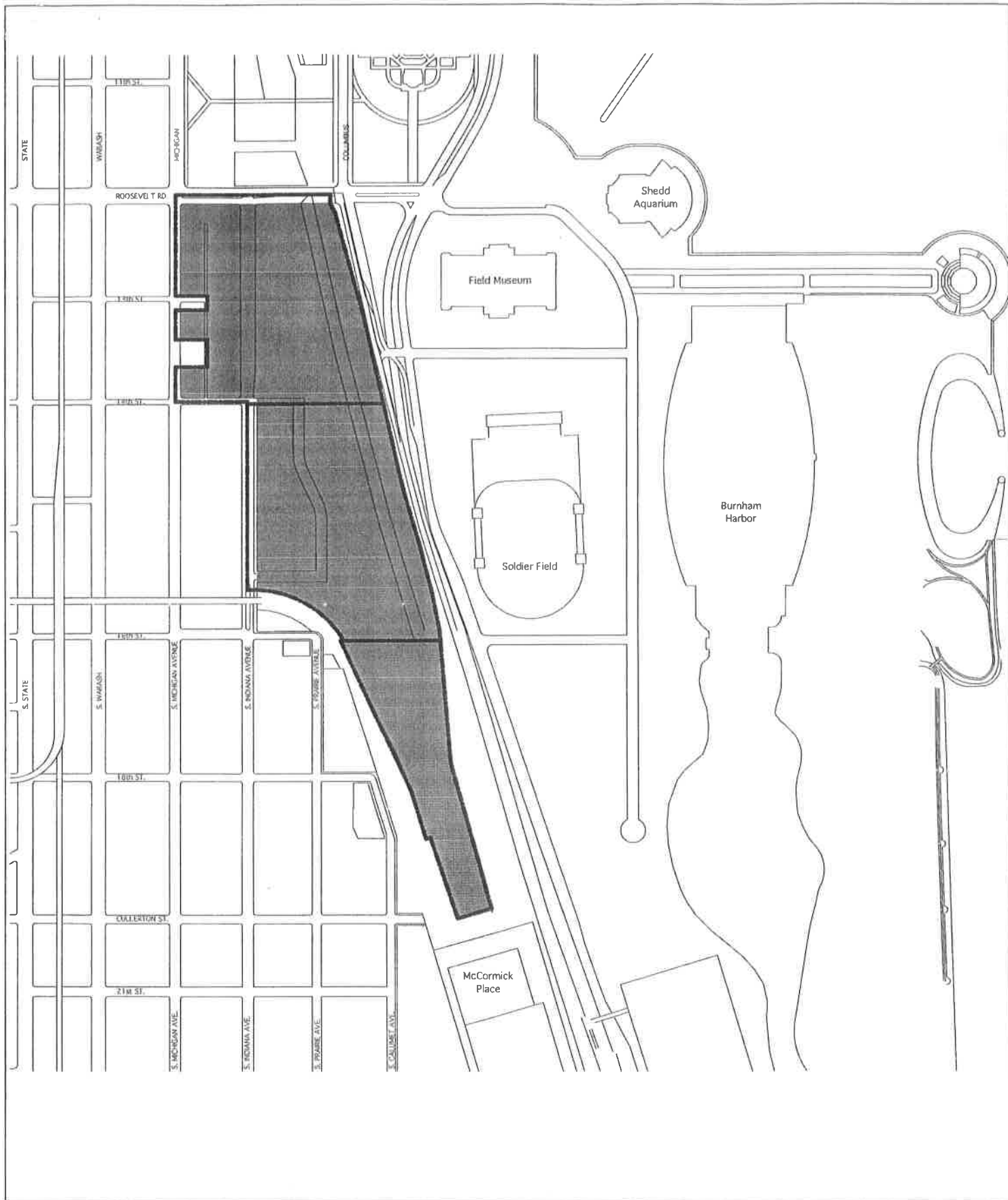
Subarea A - Michigan / Columbus Gateway

Subarea B - 15th Street / Lake Shore Area

Subarea C - Harbor View Area

 Mixed Land use as described in the Use and Bulk regulations Table and Notes in the Master plan





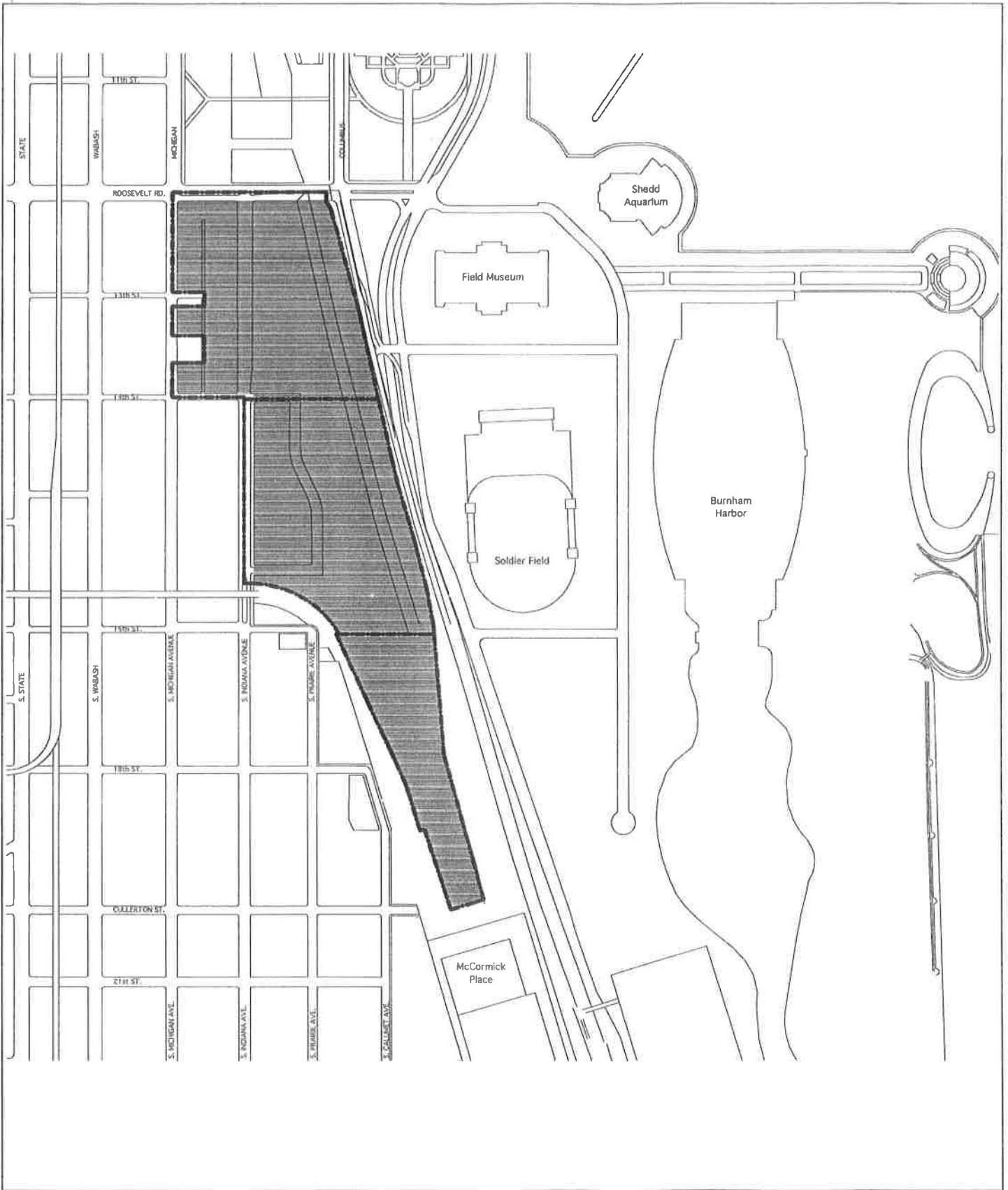

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CENTRAL STATION
CHICAGO

Planned Development
 Boundary and Property
 Line map


 N
 June 3, 2005

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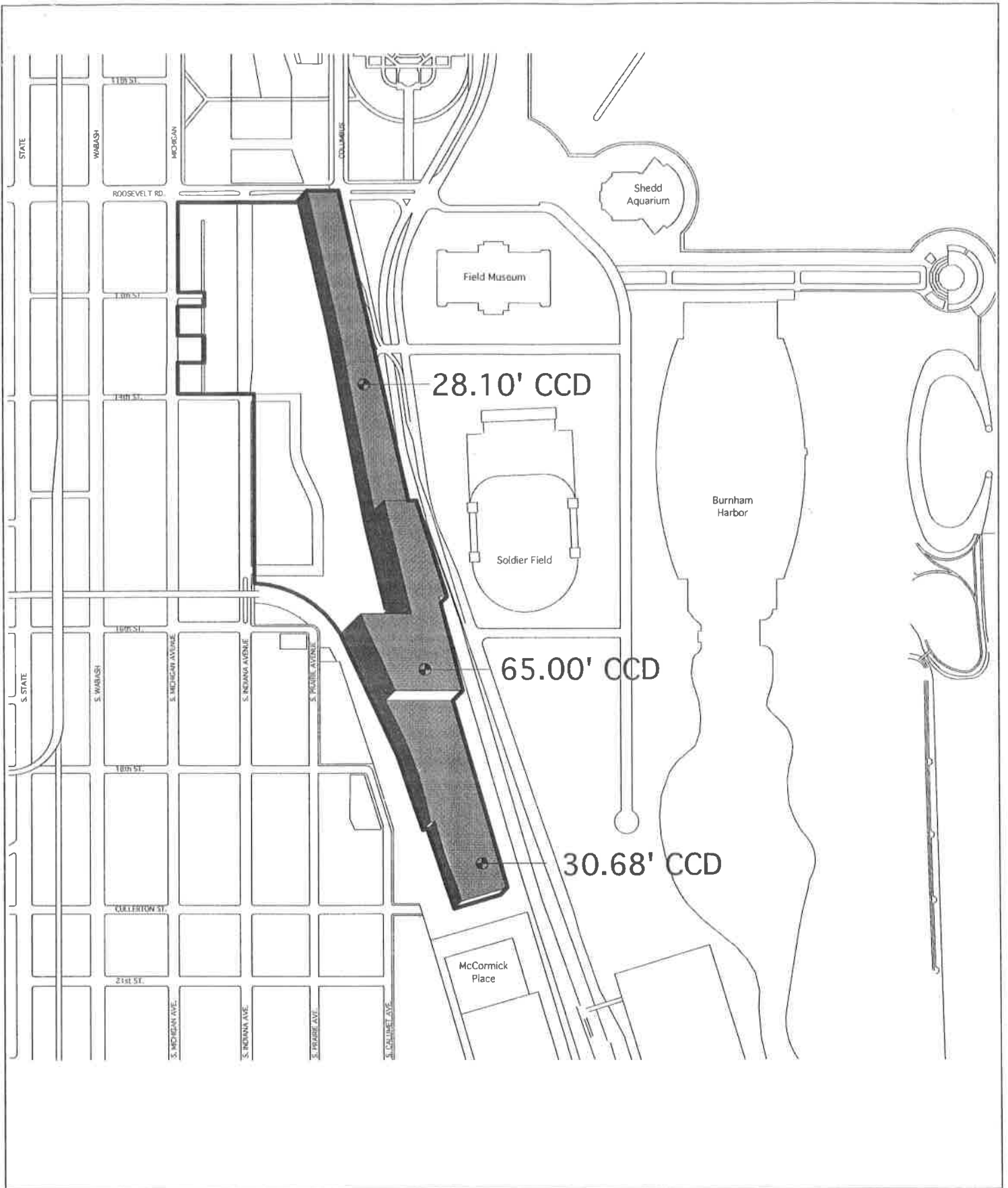
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**Public Rights-of-Way
 Adjustments Map**



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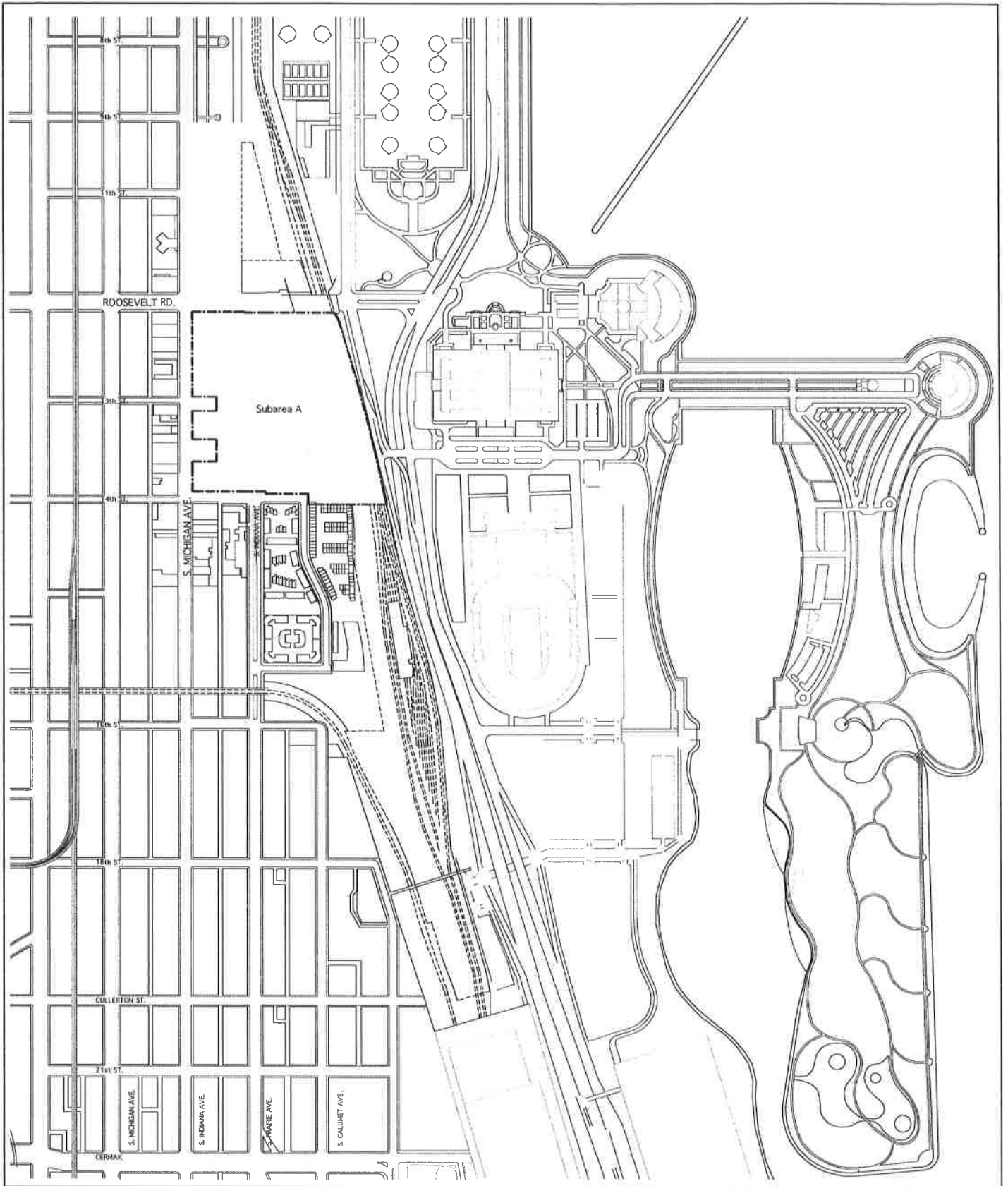
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Air Rights Parcels



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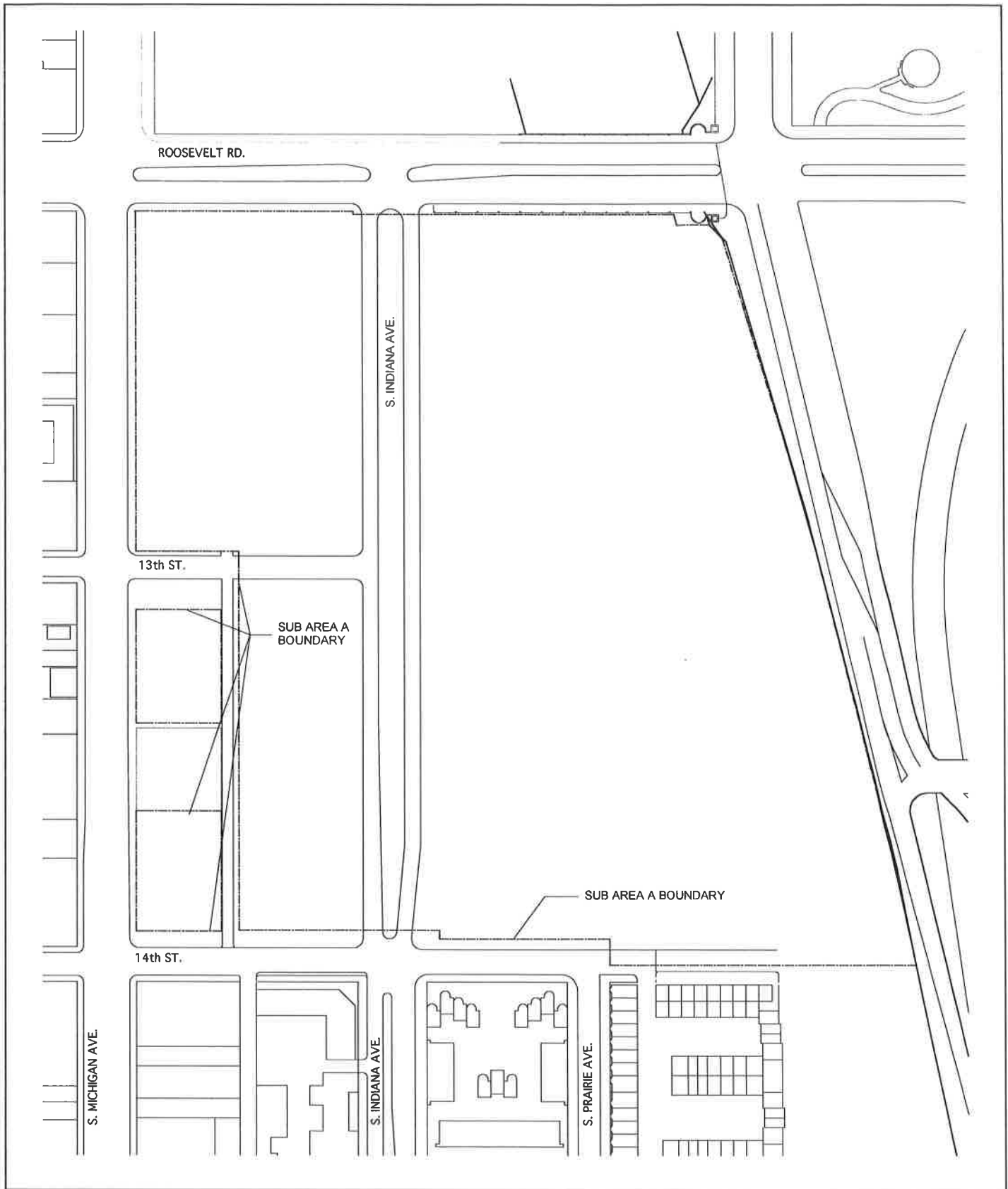
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CENTRAL STATION
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Exhibit 1
 Location Map





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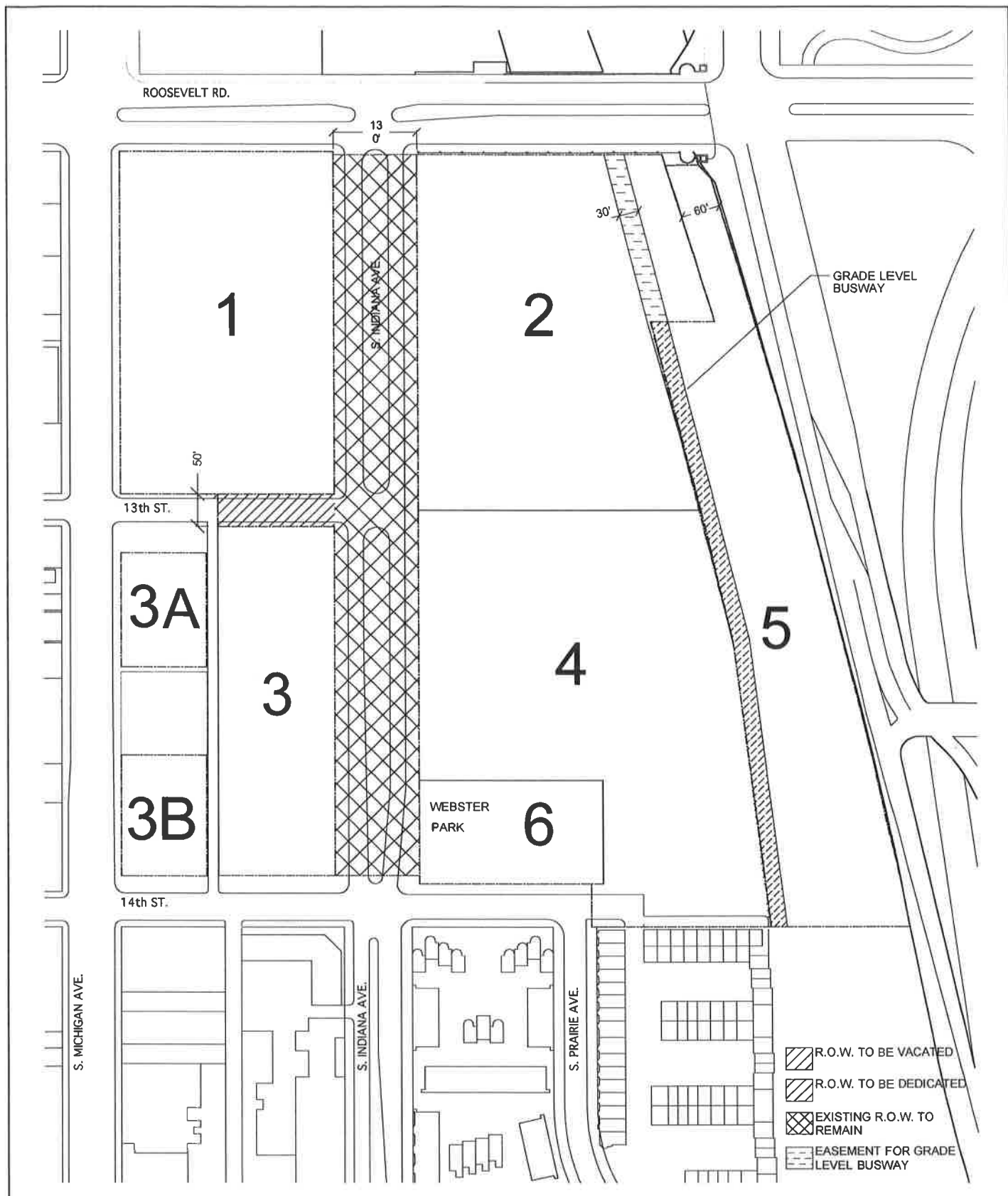
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Exhibit 2
Existing Street Map

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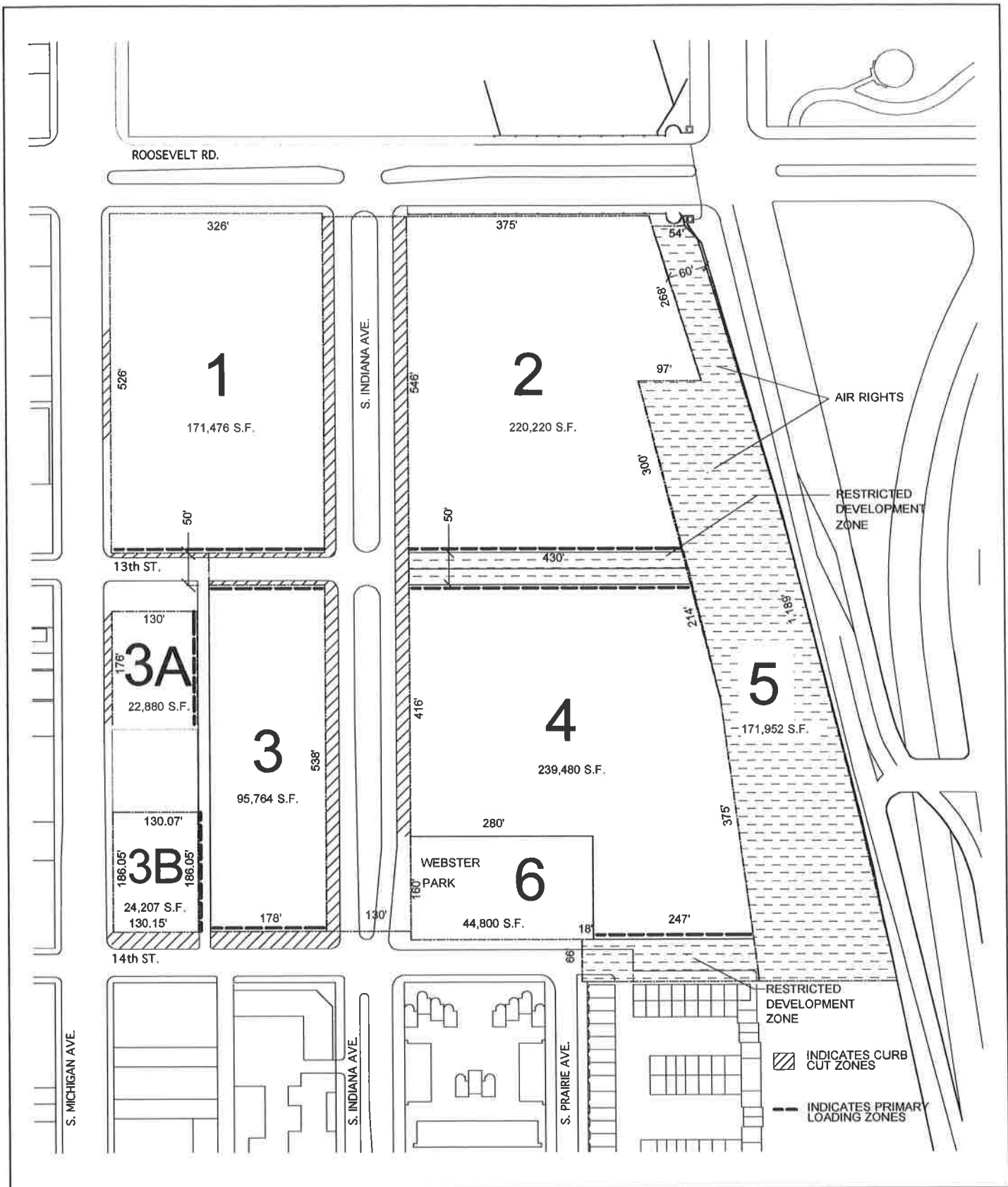
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Exhibit 3
 Rights-of-Way
 Adjustment Map



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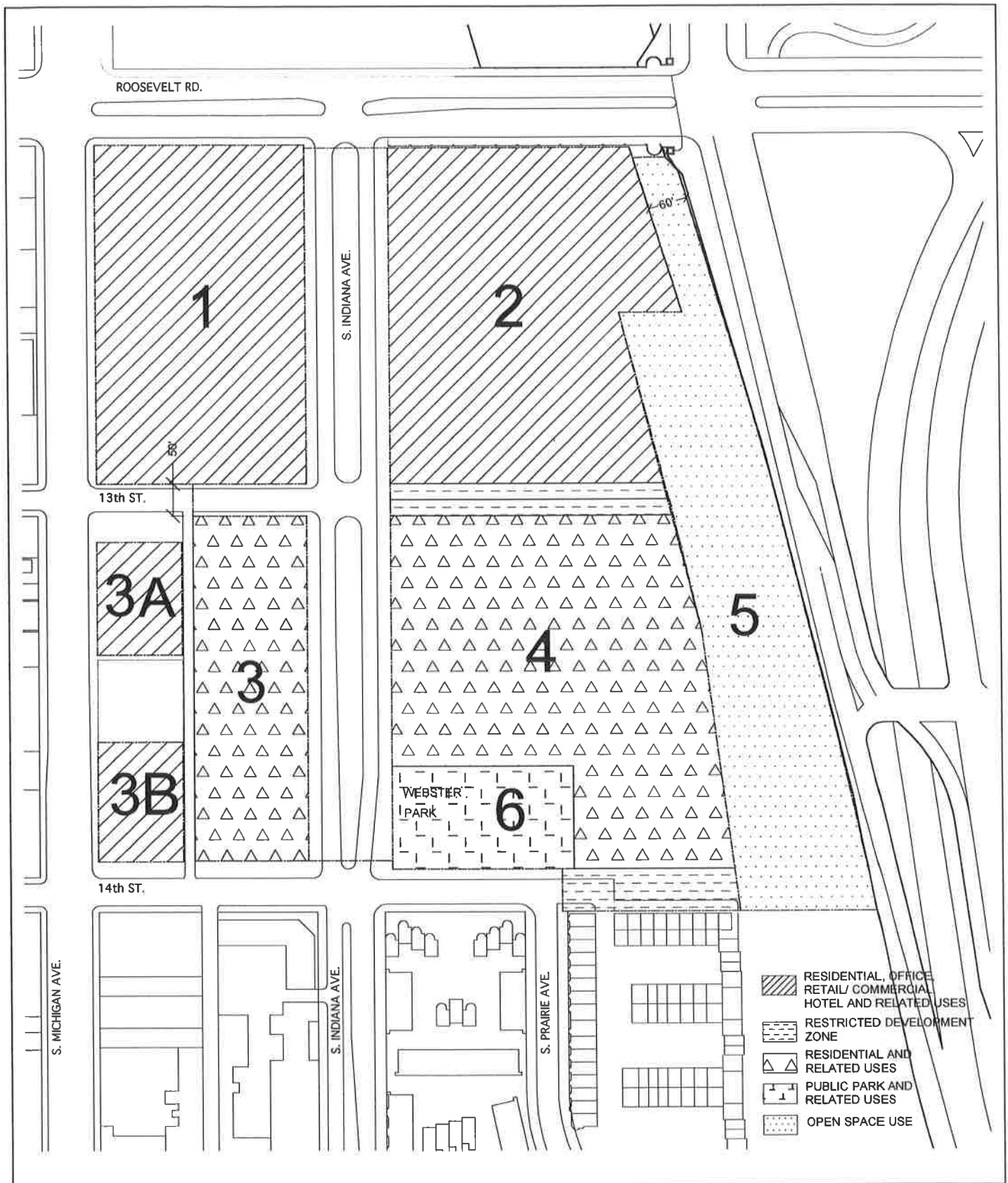
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Exhibit 4
Master Plan Boundary and
Development Parcel Map, Curb
Cut and Loading Zones

North arrow symbol (N) and a graphic scale bar showing 0, 50, 100, and 200 feet.

August 18, 2005



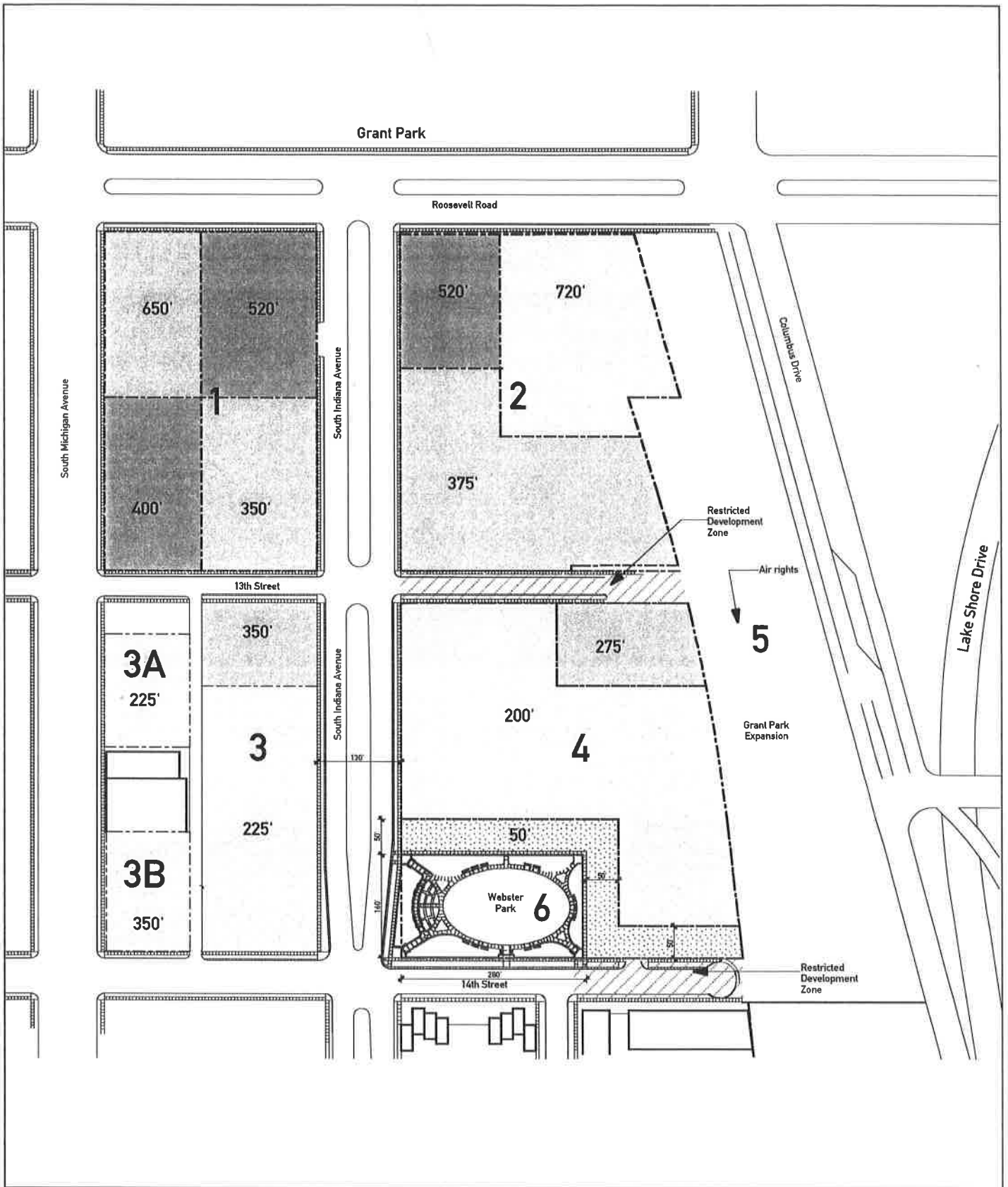
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Exhibit 5
Land Use Controls Map



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Exhibit 6
Height Allowance Map



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EXHIBIT 7

TABLE OF PERMITTED USES

Parcel 1:

Residential, Senior Residential, Retail / Commercial, Hotel, Office, and Accessory Parking

Parcel 2 (not including Restricted Development Zone):

Residential, Senior Residential, Retail / Commercial, Hotel, Office, and Accessory Parking

Parcel 2 Restricted Development Zone:

Private Drive, Pedestrian Way, Below Grade Parking and Service, and Open Space Uses

Parcel 3:

For-Sale Residential, Daycare Center, Senior Residential and Accessory Parking

Parcel 3A:

Residential, Senior Residential, Retail / Commercial, Hotel, Office, and Accessory Parking

Parcel 3B:

Residential, Senior Residential, Retail / Commercial, Hotel, Office, and Accessory Parking

Parcel 4 (not including Restricted Development Zone):

For-Sale Residential, Daycare Center, and Accessory Parking

Parcel 4 Restricted Development Zone:

Private Drive, Pedestrian Way, Below Grade Parking and Service, and Open Space Uses

Parcel 5:

Open Space Use

Parcel 6:

Public Park Use

NOTES TO THE TABLE OF PERMITTED USES:

1. Residential uses include single and multi-family dwellings and senior residential uses. Dwelling units shall be permitted below the second floor.
2. Office uses include business, professional offices, educational, daycare and related institutional uses.
3. Retail and commercial uses include all uses that are permitted within the B7-6 zoning district (other than automobile service stations). Free standing big box retail is not permitted.
4. Accessory uses and structures are permitted within all parcels provided that accessory structures within Parcel 5 and 6 shall be subject to the review and approval of the Commissioner of Planning.
5. Non-accessory parking shall be permitted as an interim use on Parcels 1, 2, 3, 3A and 4 until such time as a Site Plan for the property upon which such parking is located is approved.

June 3, 2005

**Central Station
Subarea A
Table of Bulk Regulations
Parcels 1-6**

	Parcel 1 (10)	Parcel 2	Parcel 3	Parcel 3A	Parcel 3B	Parcel 4	Parcel 5	Parcel 6	Total 1,2,3,3A,3B,4,5
Net Site Area (1)	171,476	220,220	95,764	22,880	24,207	239,480	171,952 (14)	44,800 (14)	945,979
Maximum Dwelling Units (5.7.8.9.)	1,370	1,200	208	202	260	660	0	0	3,900
Maximum SF Retail/Commercial (12)	350,000	350,000	0	100,000	10,000	0	0	0	350,000
Maximum Hotel Rooms (4.11)	1,500	1,500	0	250	0	0	0	0	1,500
Maximum SF Office (13)	2,500,000	2,500,000	0	100,000	10,000	0	0	0	2,500,000
Maximum Floor Area (6)	2,456,596	2,241,700	343,572	274,331	420,000	1,113,801	0	0	6,850,000
Maximum FAR (2)	14.33	10.18	3.59	11.99	17.35	4.65	0.00	0.00	7.24
Maximum Building Height (3)	650 ft./520 ft/ 400 ft./350 ft	720 ft./520 ft/ 375 ft	350 ft./225 ft	225 ft.	350'	275 ft./200 ft/ 50 ft.	Not Applicable	Not Applicable	

(*) Refer to "Notes to Table of Bulk Regulations"

EXHIBIT 8

NOTES TO TABLE OF BULK REGULATIONS

- (1) Net Site area equals gross area less area in existing right-of-way, right-of-way to be dedicated and Webster Park.
- (2) Floor area for FAR calculation purposes shall be determined pursuant to the Planned Development Ordinance No. 499, as amended. FAR may be distributed between Parcel 1, Parcel 2, Parcel 3, Parcel 3A, Parcel 3B and Parcel 4.
- (3) Height limitations for specific areas of parcels are illustrated on Exhibit 6.
- (4) Hotel rooms may only be constructed in Parcel 1, Parcel 2 and / or Parcel 3A. Hotel rooms may be distributed between Parcel 1, Parcel 2 and Parcel 3A provided that the total number of hotel rooms in Parcel 1, Parcel 2, Parcel 3A and Parcel 3B combined does not exceed 1,500.
- (5) Dwelling Units may be distributed between Parcel 1, Parcel 2, Parcel 3, Parcel 3A, Parcel 3B and Parcel 4 provided that the total number of dwelling units in all parcels combined does not exceed 3,900 (single family and multi-family dwelling units not to exceed 3,650) and provided that the dwelling units also otherwise comply with all restrictions for the Parcel area in which they are to be constructed.
- (6) The total number of square feet of development permitted under this Master Plan II shall be fixed at 6,850,000 square feet.
- (7) Only "For Sale" dwelling units shall be permitted within Parcel 4. A minimum of sixty percent (60%) of the dwelling units constructed within Parcel 4 shall contain two (2) or more bedrooms.
- (8) Rental dwelling units are not permitted within Parcel 4.
- (9) A minimum of forty percent (40%) of the rental dwelling units within Parcel 1 and Parcel 2 shall contain two (2) or more bedrooms.
- (10) The Applicant agrees to provide a minimum of one (1) day care center within one (1) of the buildings to be constructed along Michigan Avenue within Parcel 1.
- (11) Hotel units may be converted to dwelling units at a rate of three (3) hotel units to one (1) dwelling unit. In the event that hotel units are converted to dwelling units, the total number of dwelling units permitted within Master Plan II shall be increased from 3,900 to account for the converted units.
- (12) Retail / Commercial floor area may be distributed between Parcel 1, Parcel 2, Parcel 3A and Parcel 3B provided that the total square feet of retail / commercial floor area in Parcel 1, Parcel 2, Parcel 3A and Parcel 3B combined does not exceed 350,000.
- (13) Office floor area may be distributed between Parcel 1, Parcel 2, Parcel 3A and Parcel 3B provided that the total square feet of office floor area in Parcel 1, Parcel 2, Parcel 3A and Parcel 3B does not exceed 2,500,000.
- (14) The total amount of public open space required within Subarea A shall be a minimum of 24% of the Net Site Area of Subarea A.

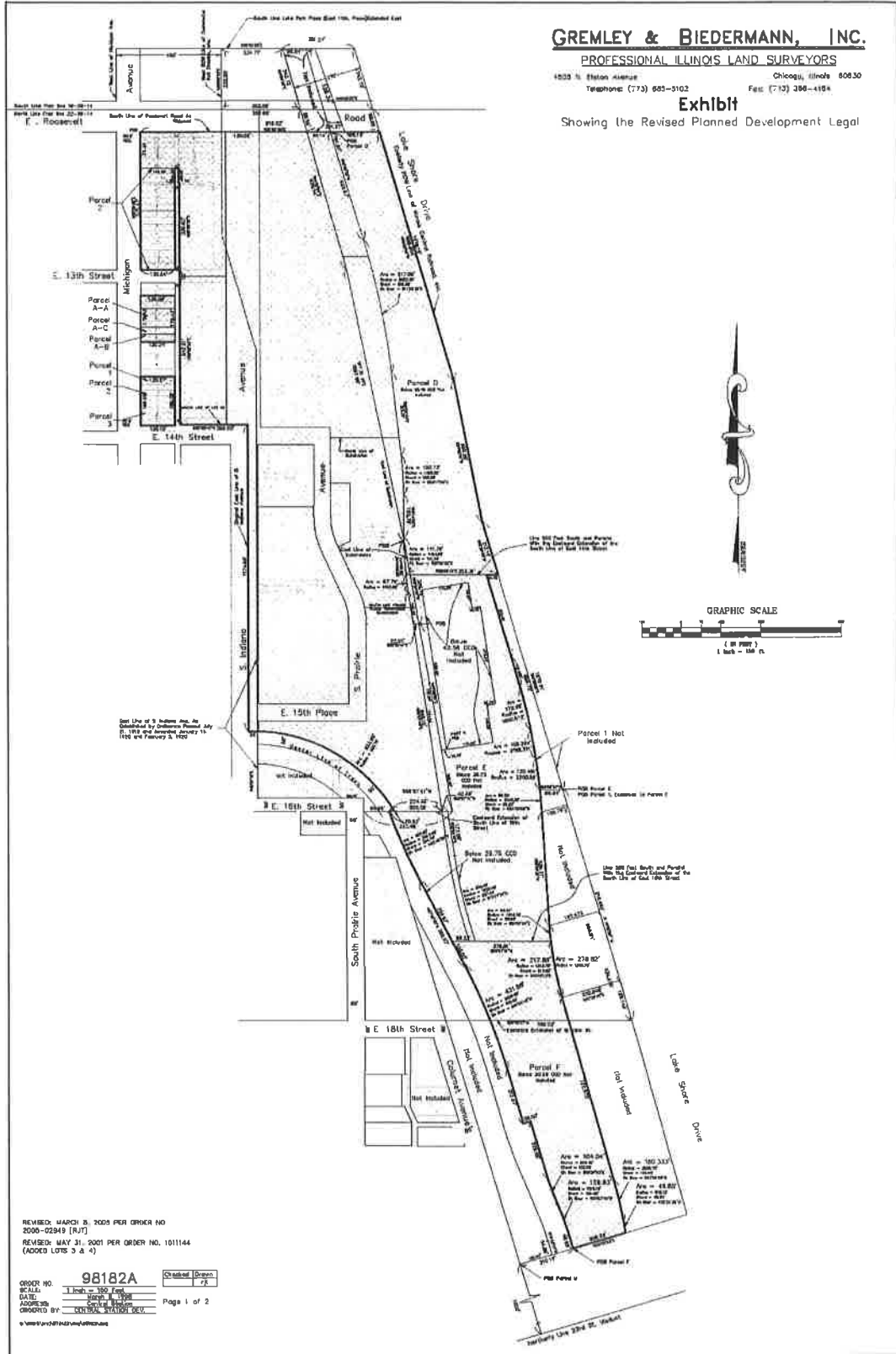
GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

4202 N. Elston Avenue Chicago, Illinois 60630
 Telephone: (773) 665-5102 Fax: (773) 386-4154

Exhibit

Showing the Revised Planned Development Legal



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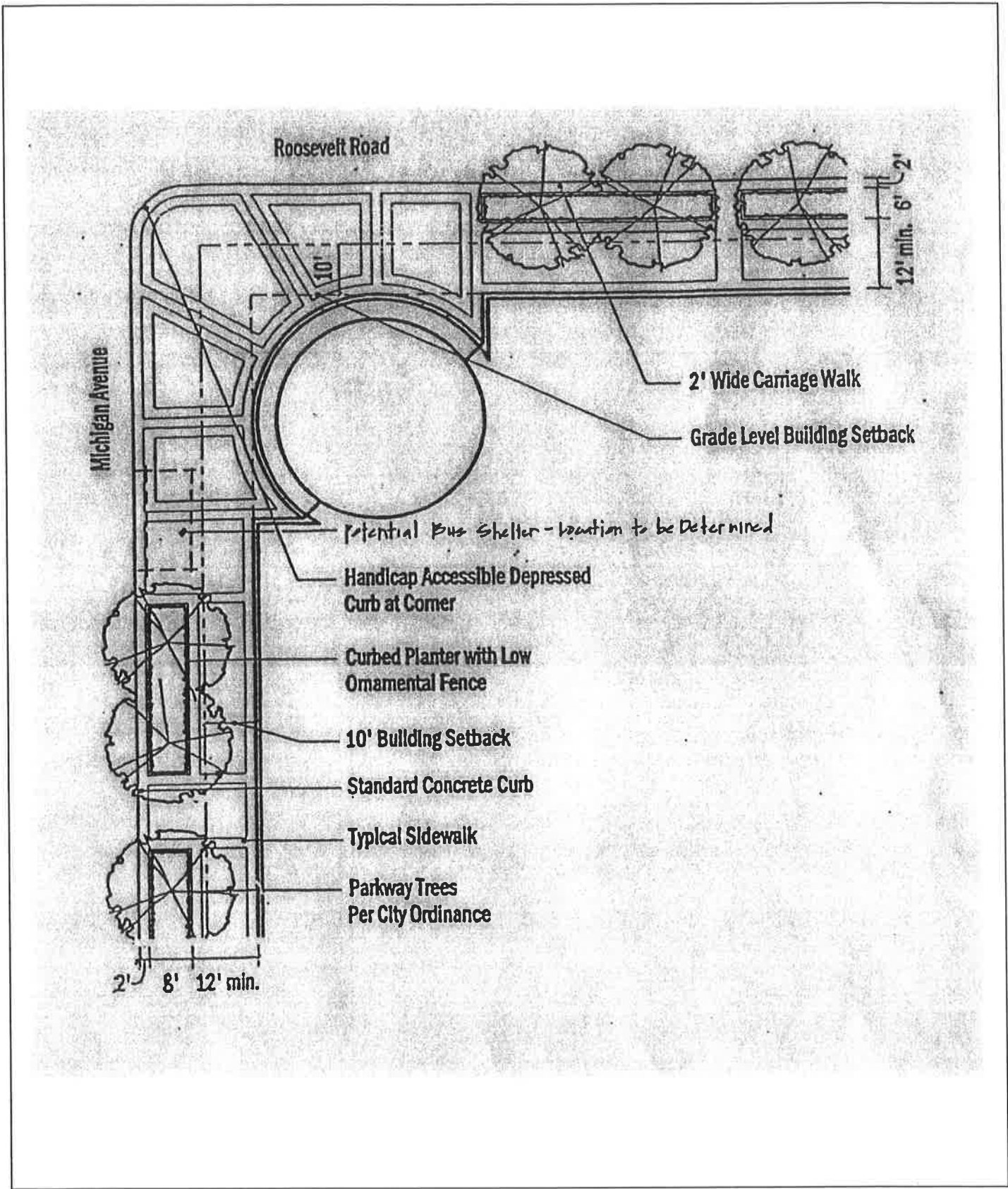
CENTRAL STATION
 CHICAGO

Exhibit 9
 Property Survey

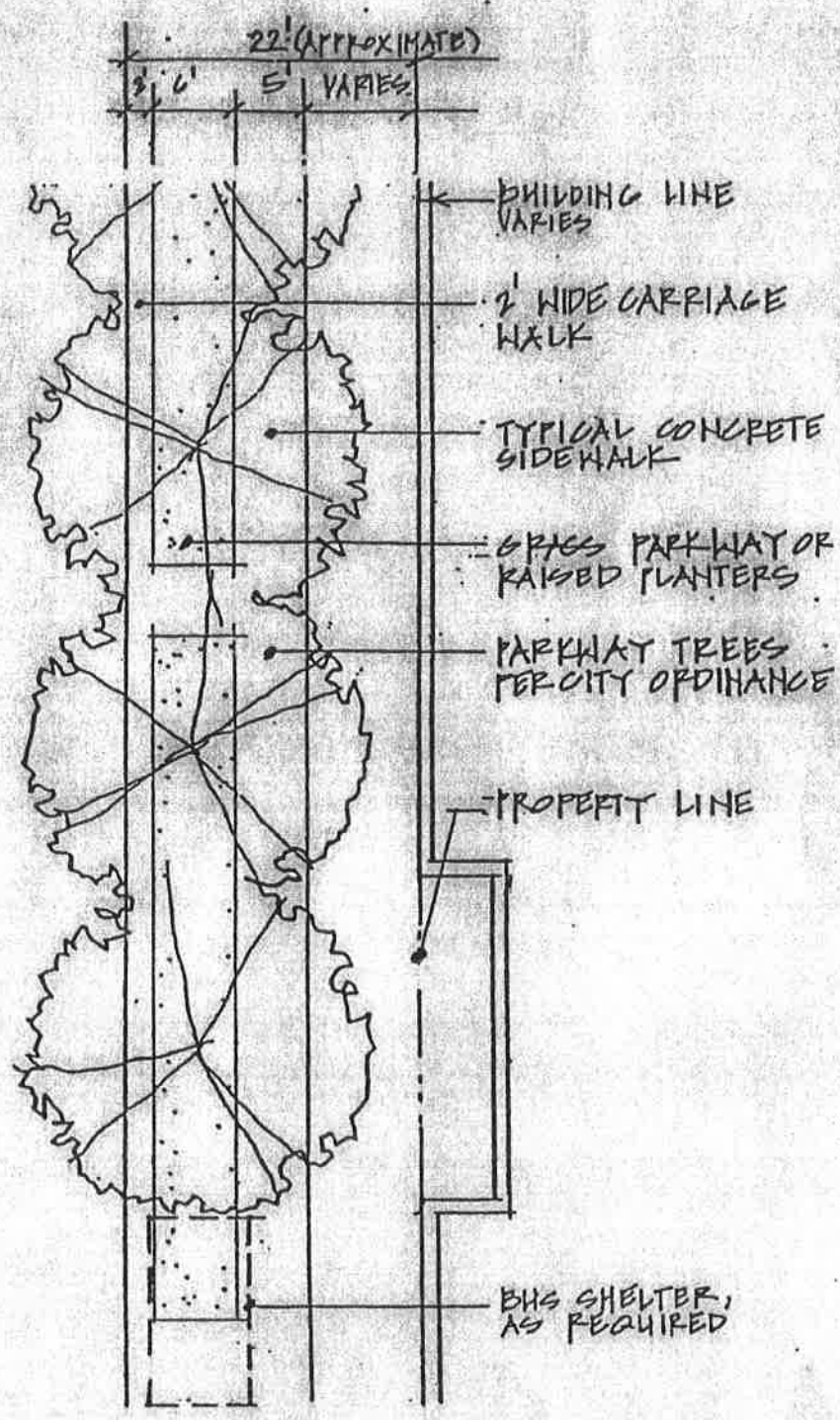


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INDIANA AVENUE



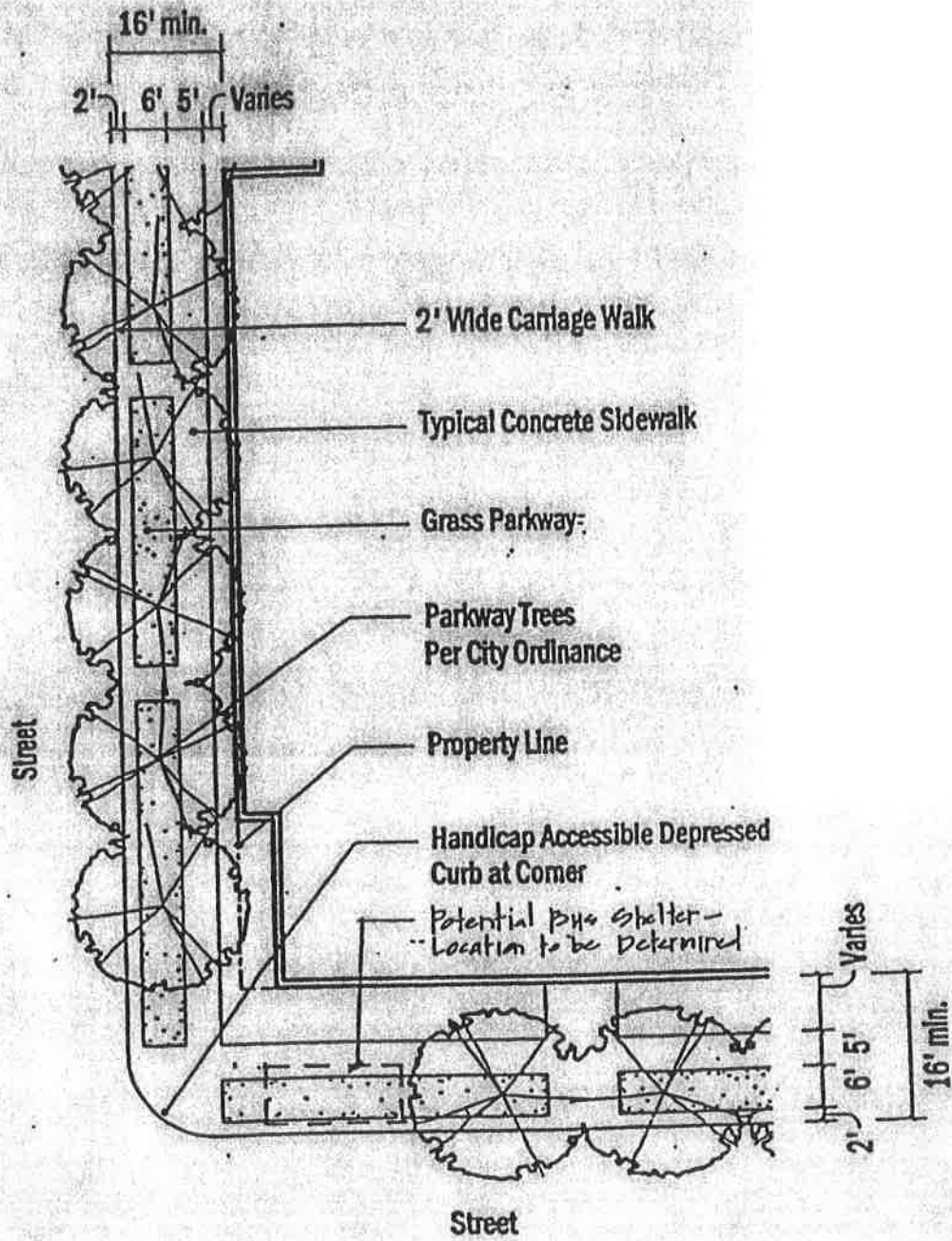
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CHICAGO

Exhibit 10b
Streetscape Improvement Plan
Indiana Avenue

August 18, 2005

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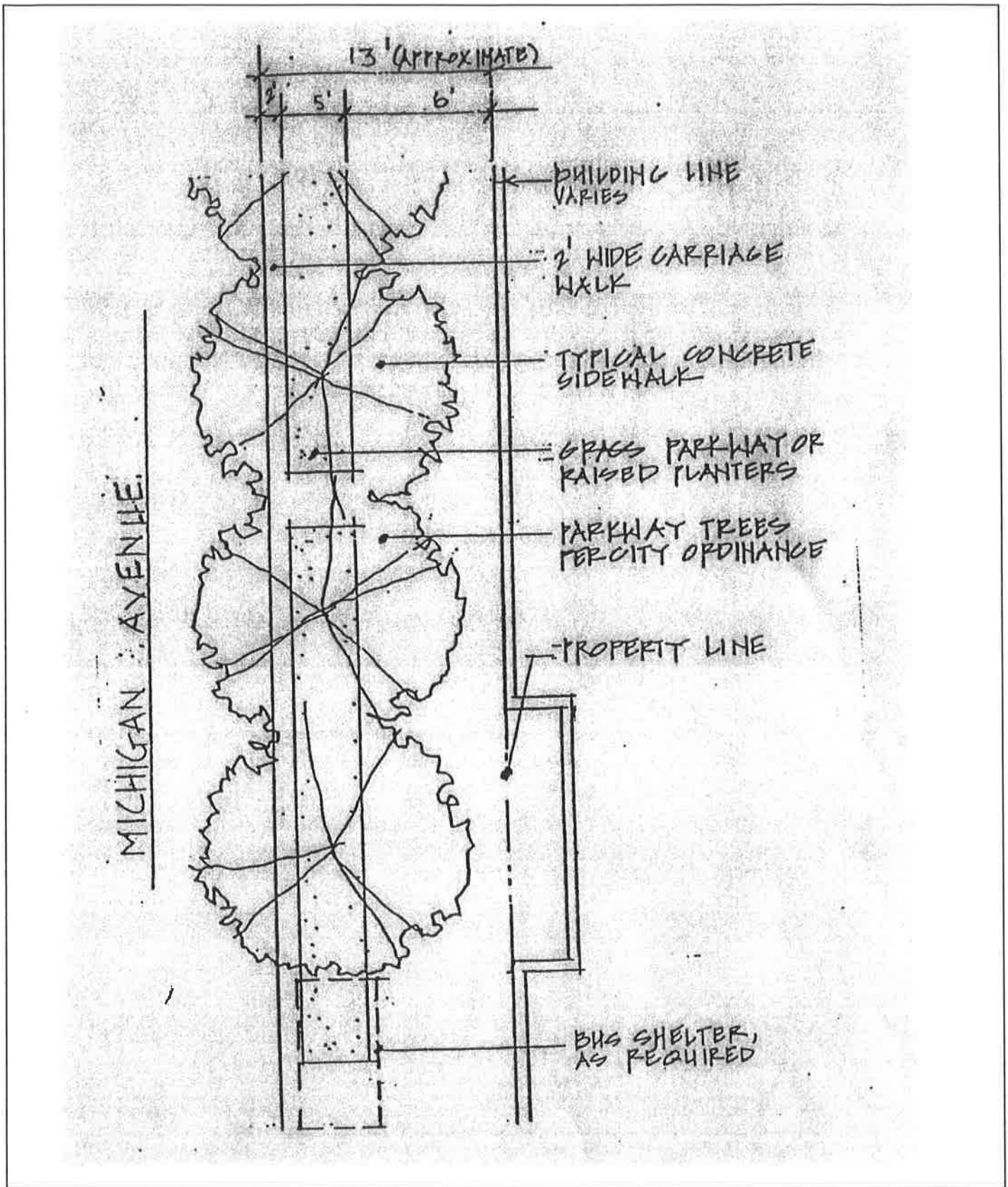


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 CHICAGO

Exhibit 10c
 Streetscape Improvement Plan
 Typical Street

August 18, 2005



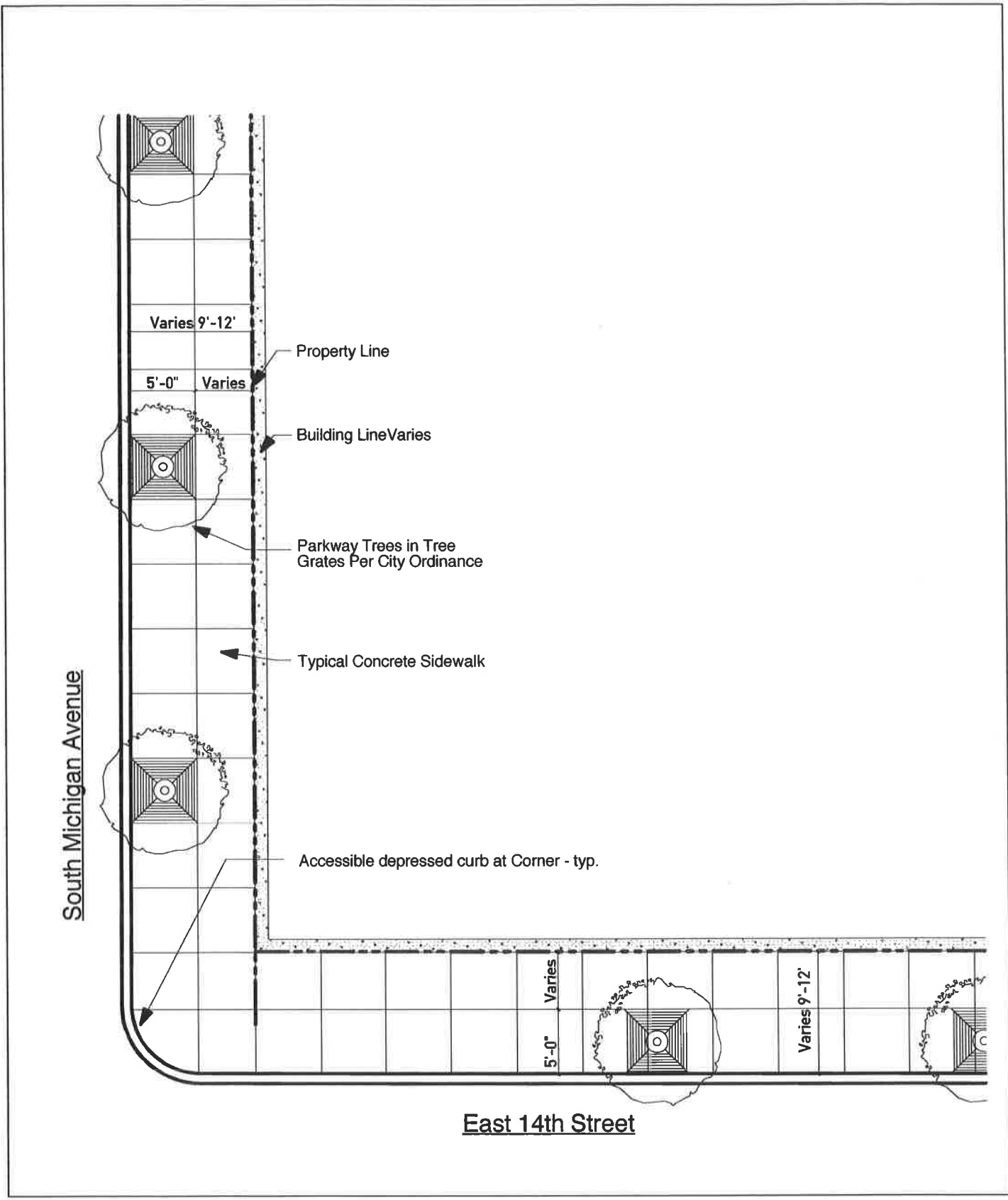
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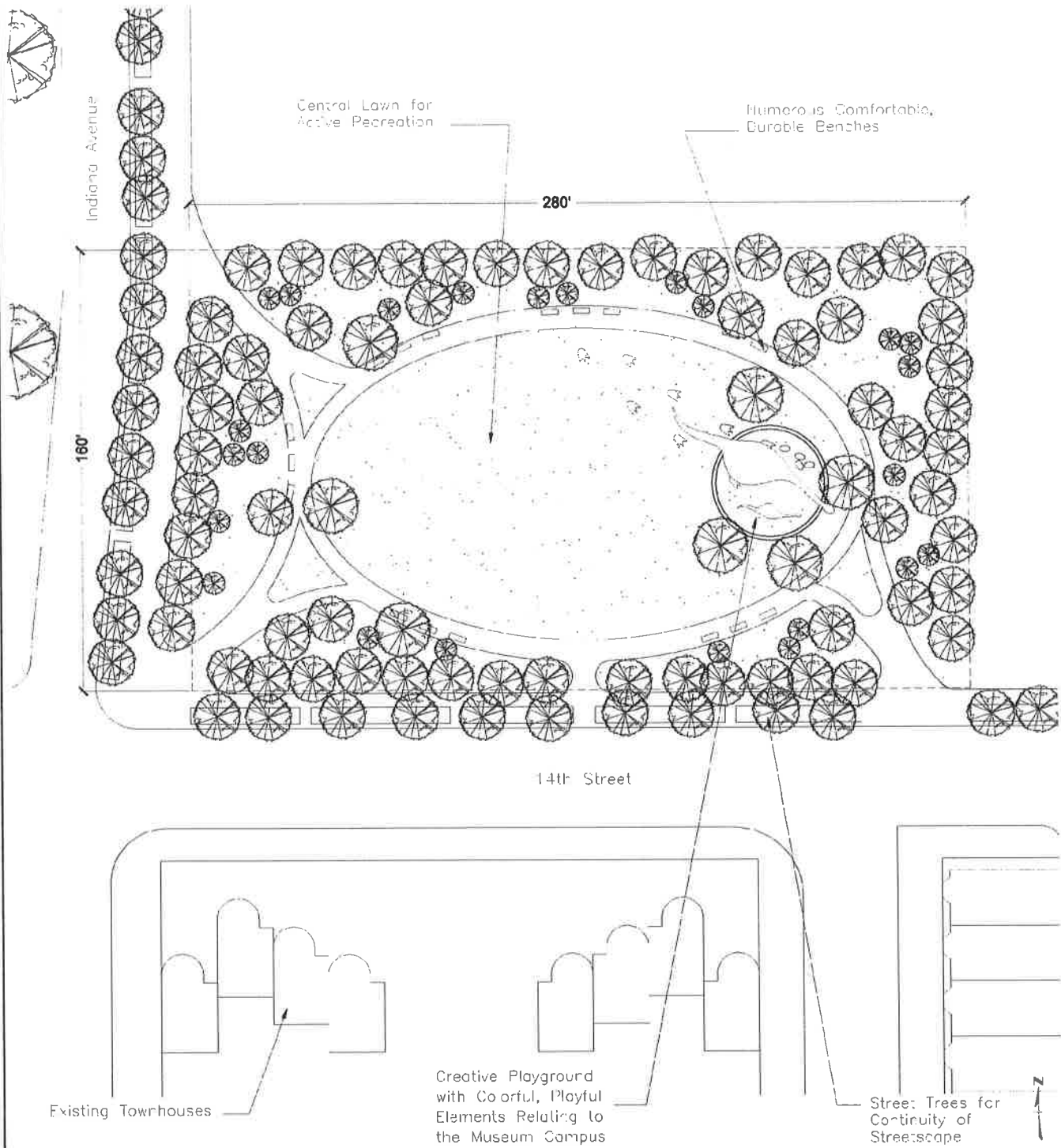
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Exhibit 10d
 Streetscape Improvement Plan
 Michigan Avenue

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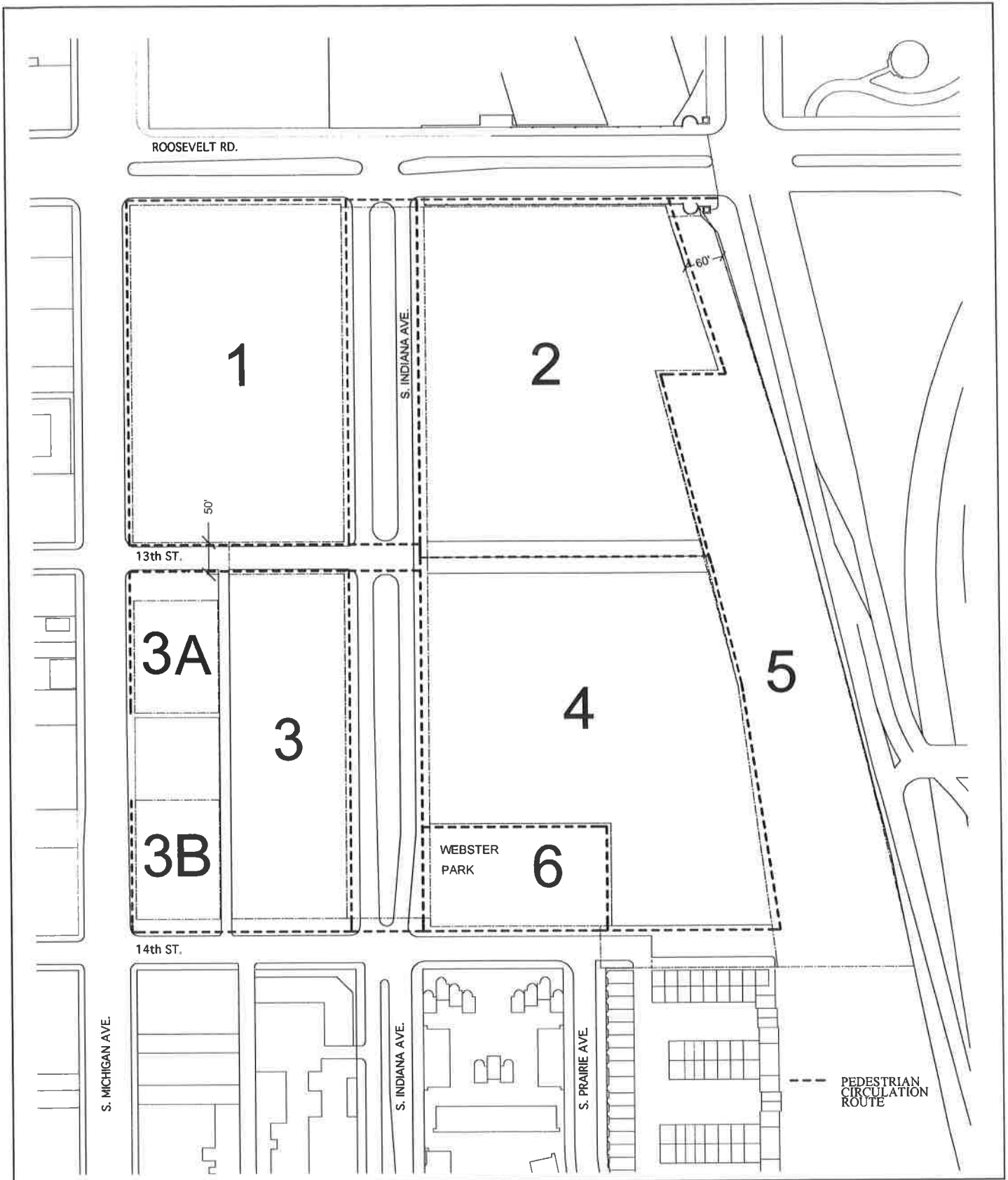
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Exhibit 11
 Daniel Webster Park Improvement
 Concept Plan



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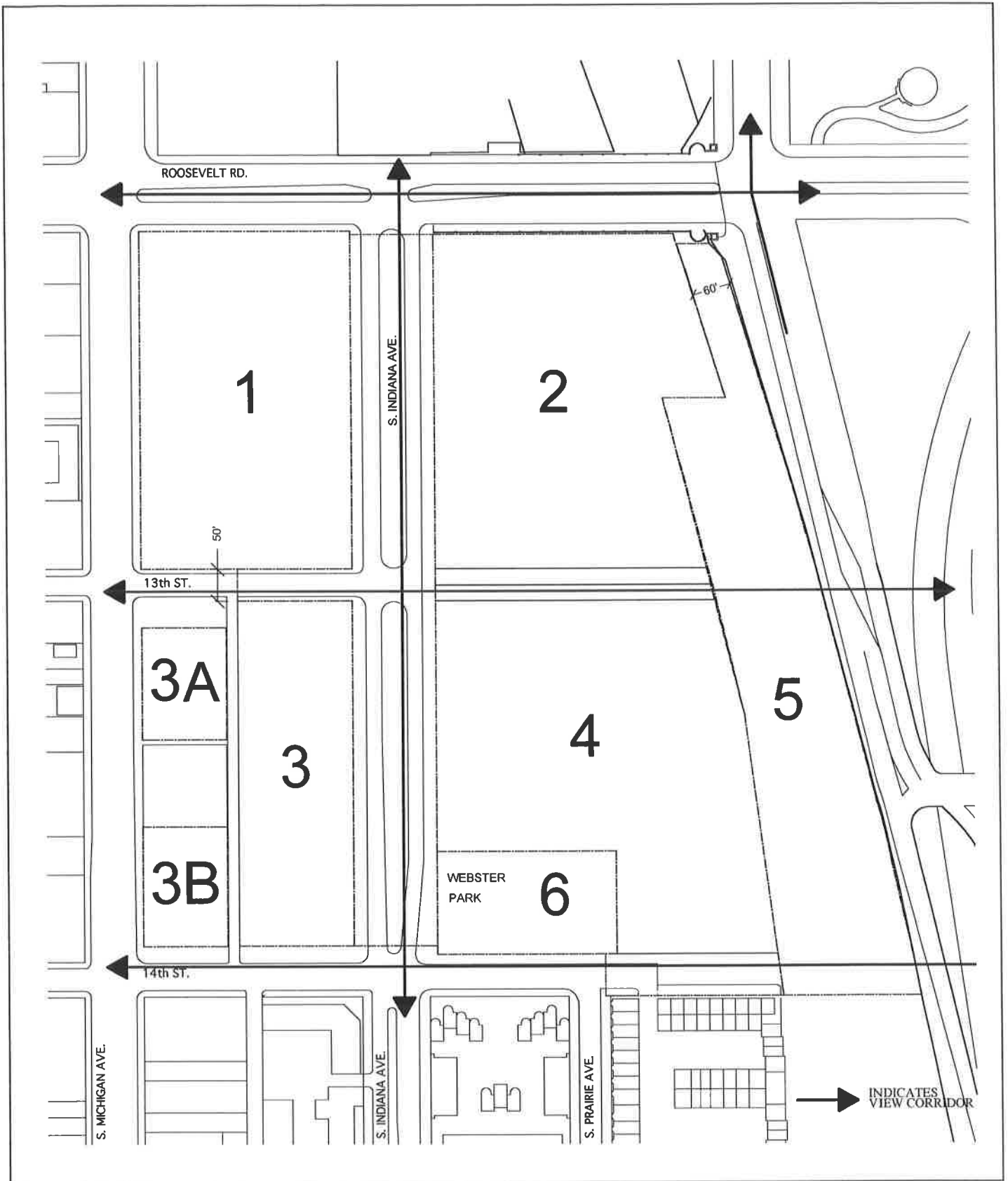
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Exhibit 12
Pedestrian Circulation Map



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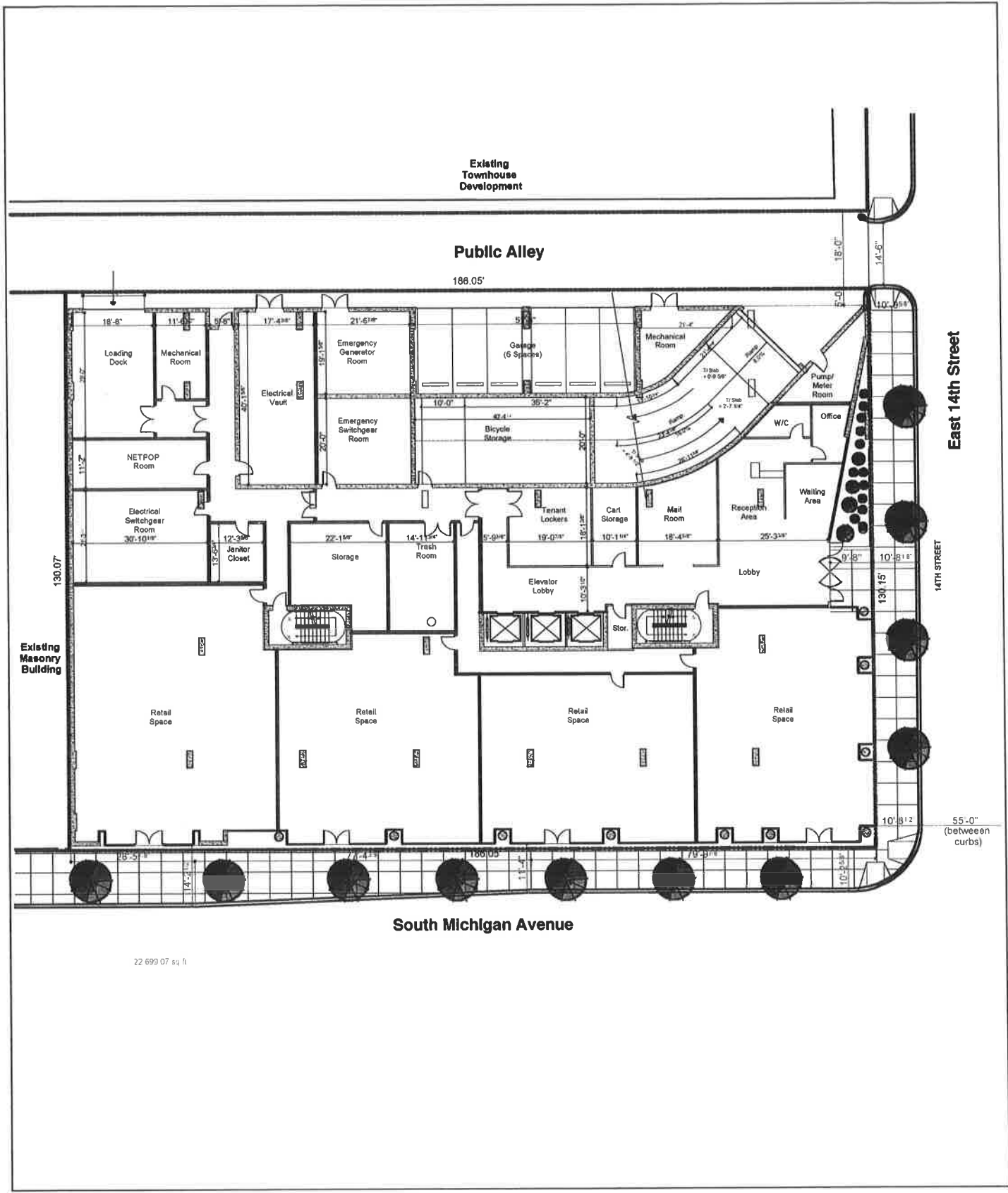
**CENTRAL STATION
 CHICAGO**

**Exhibit 13
 View Corridors Map**



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22 699 07 sq ft

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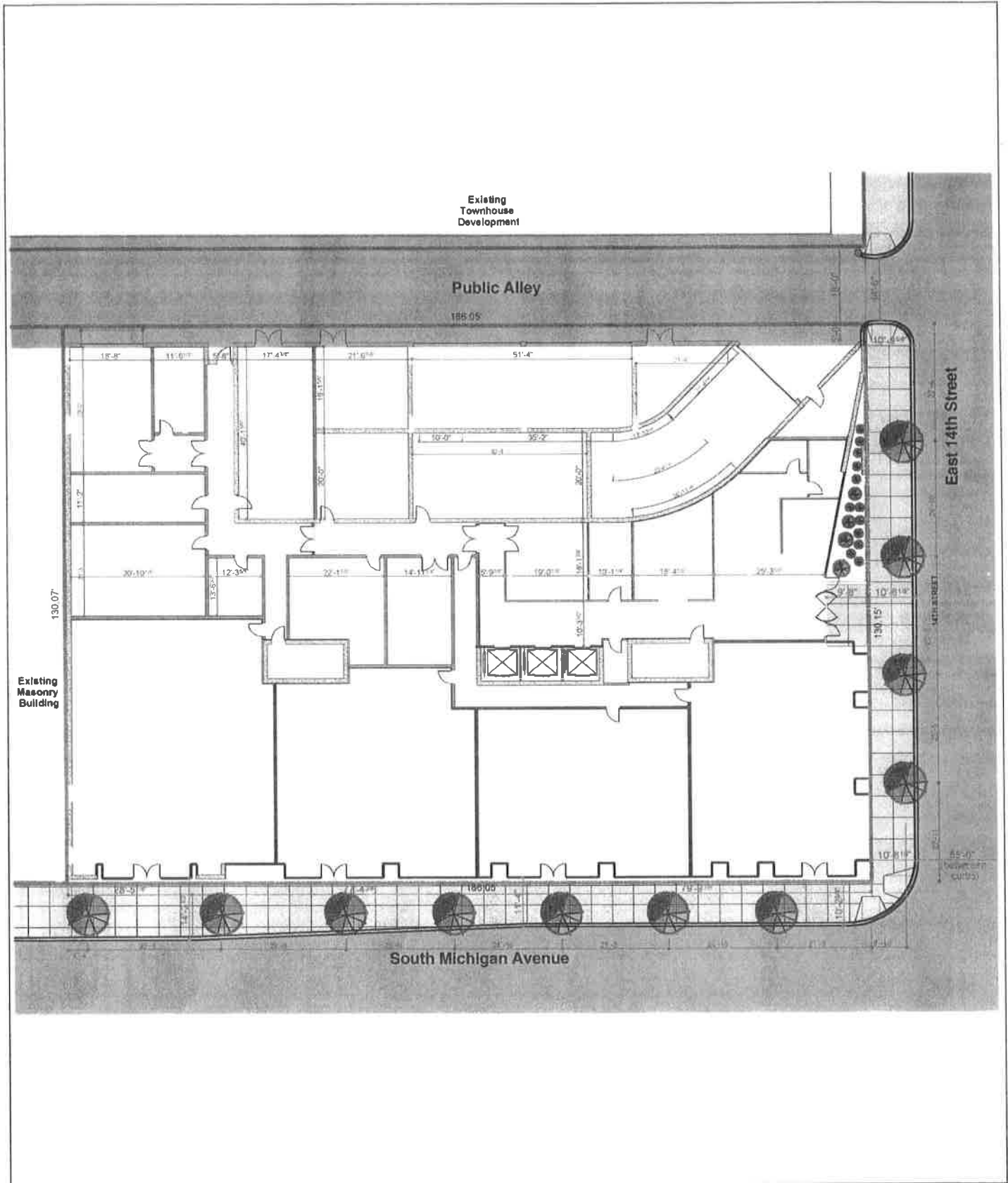
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Site Plan / First Floor Plan
Parcel 3B

North arrow symbol (N) and a graphic scale bar showing 0, 10, and 20 feet.

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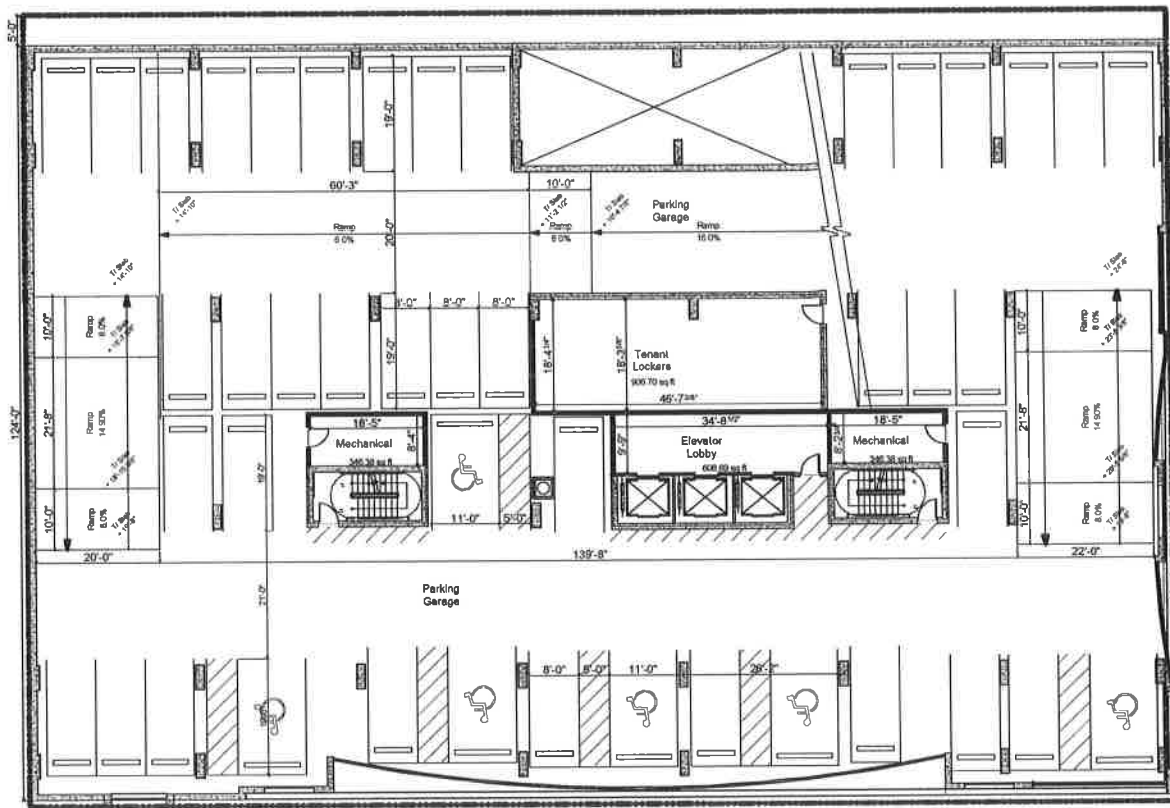
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Landscape plan
Parcel 3B



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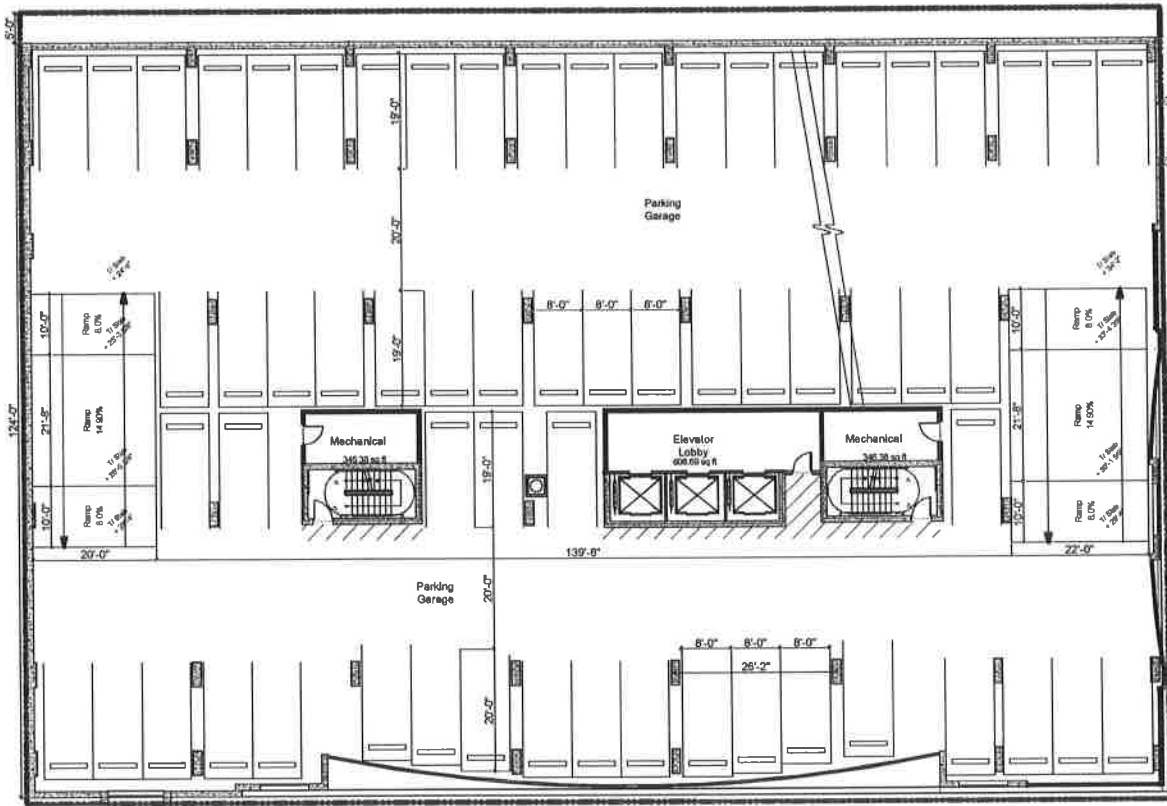
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Second Floor Plan
 Parcel 3B



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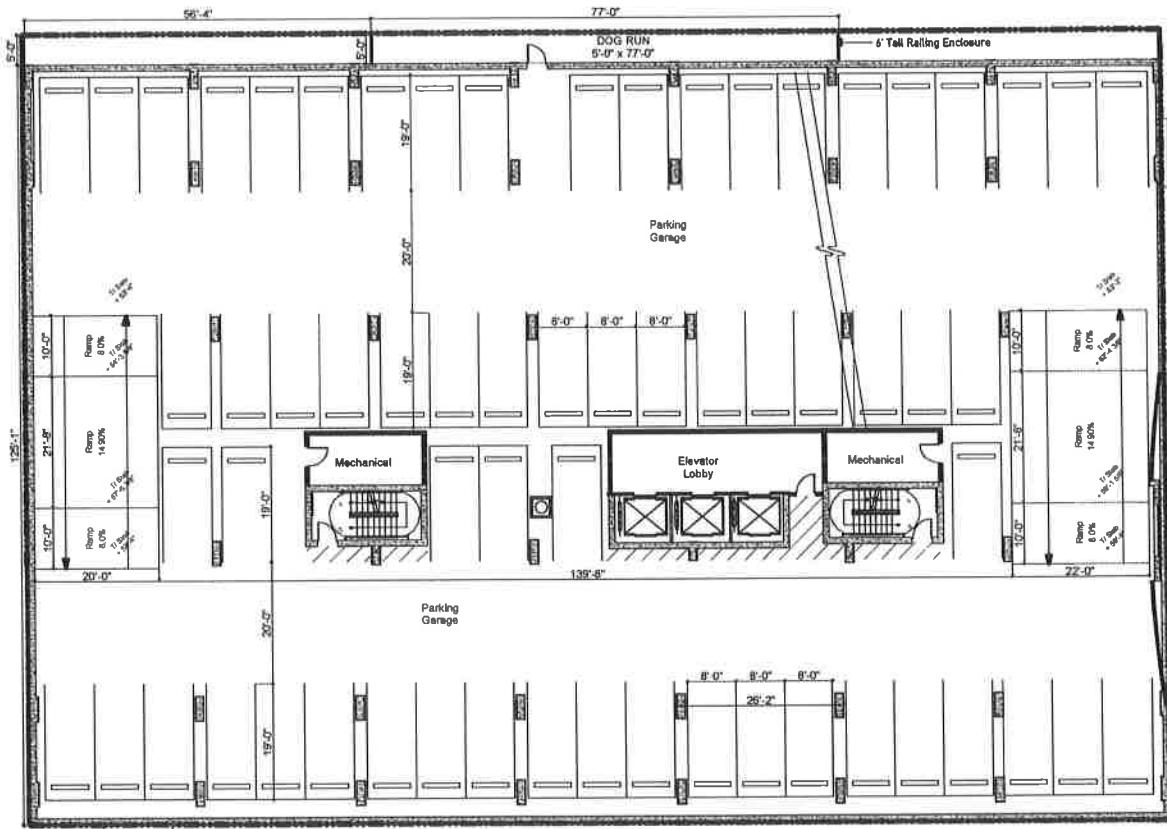
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Typical Parking
Garage Plan
Parcel 3B





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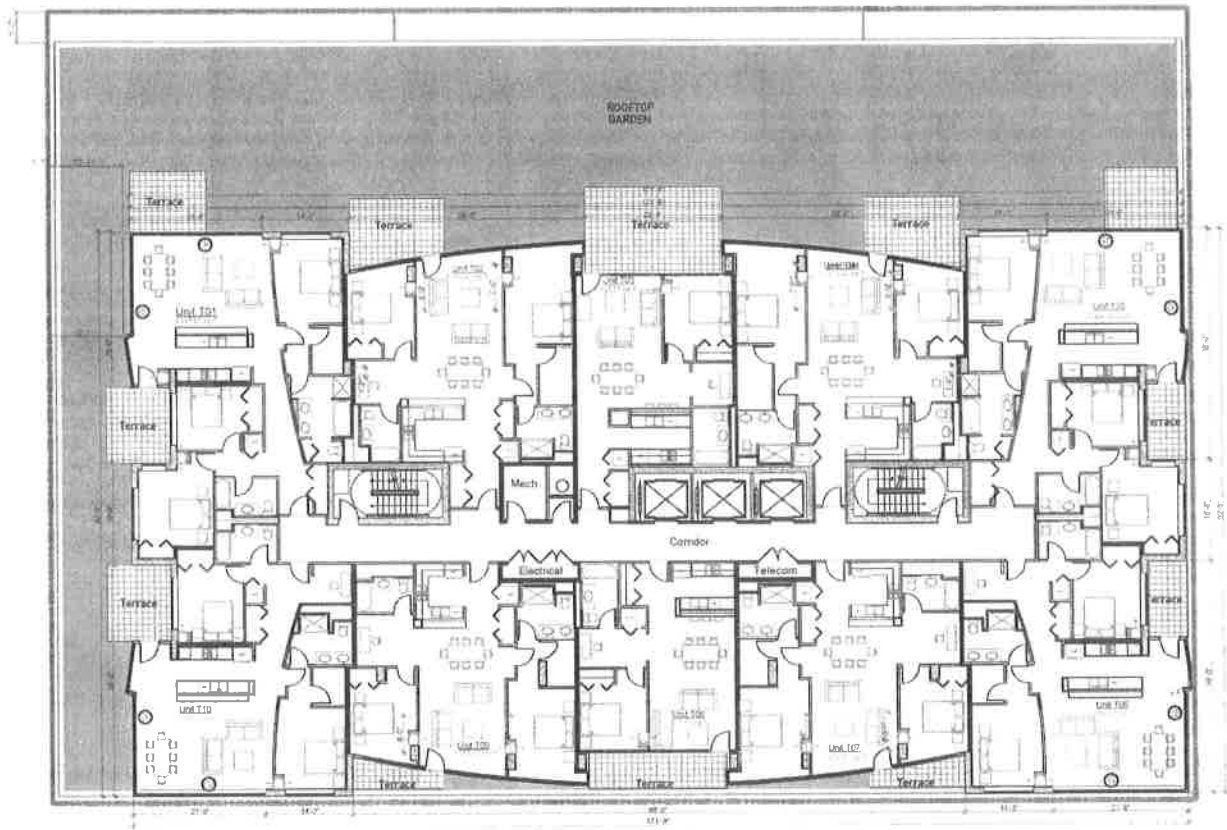
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6th Floor Parking
Garage Plan with
Dog Run Parcel 3B

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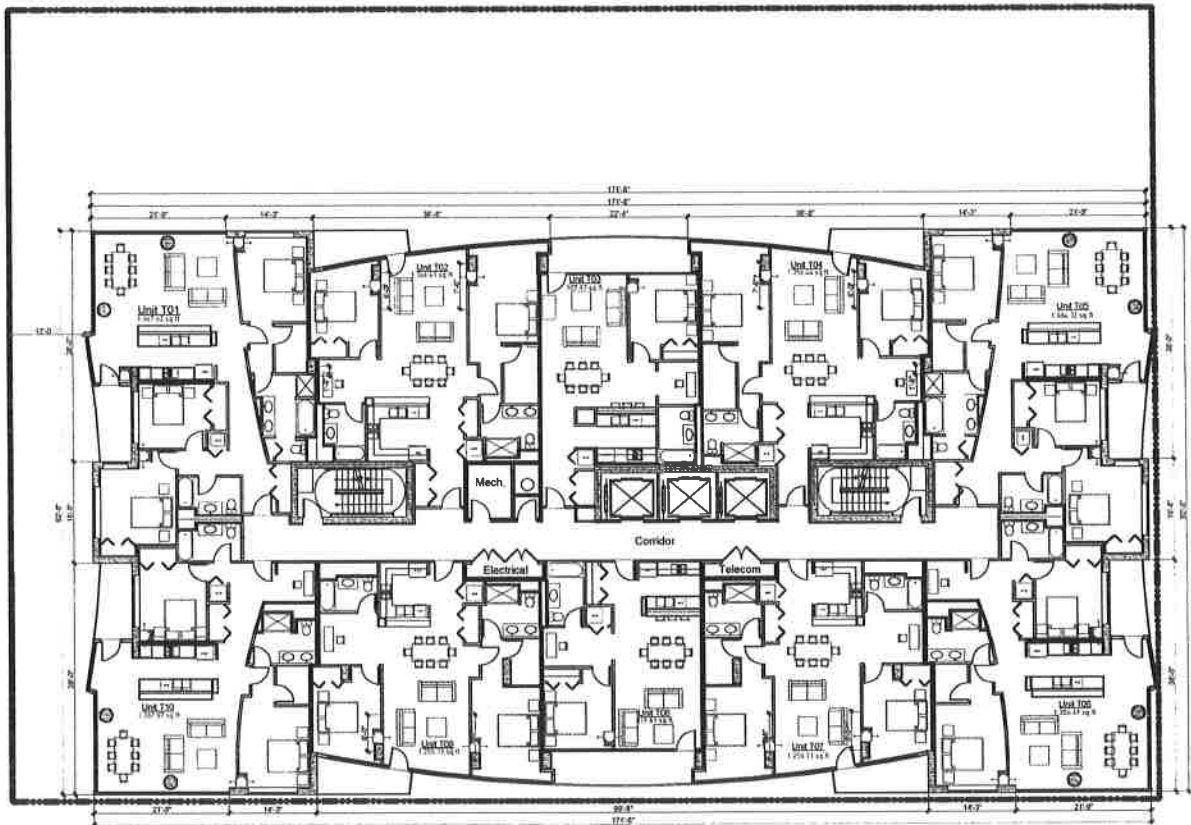
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**7th Floor Garden
 Roof Plan / Residential
 Floor Plan Parcel 3B**



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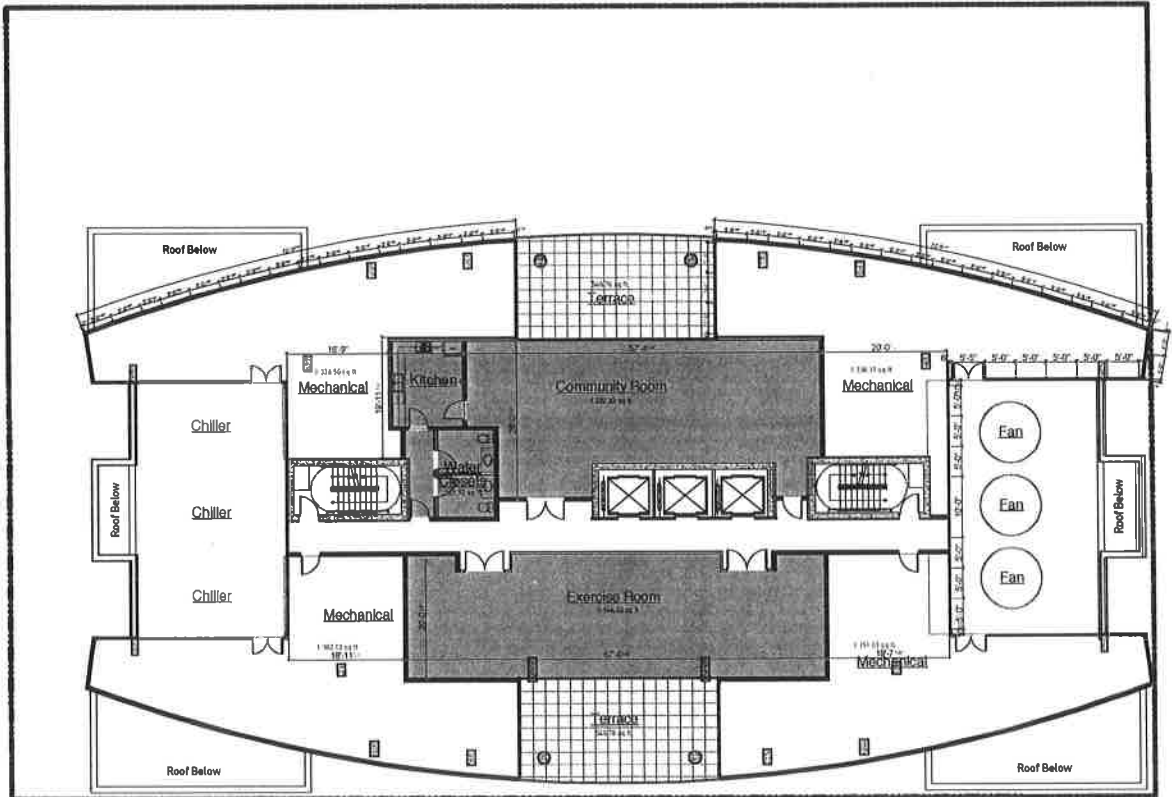
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Typical Residential
Floor Plan
Parcel 3B



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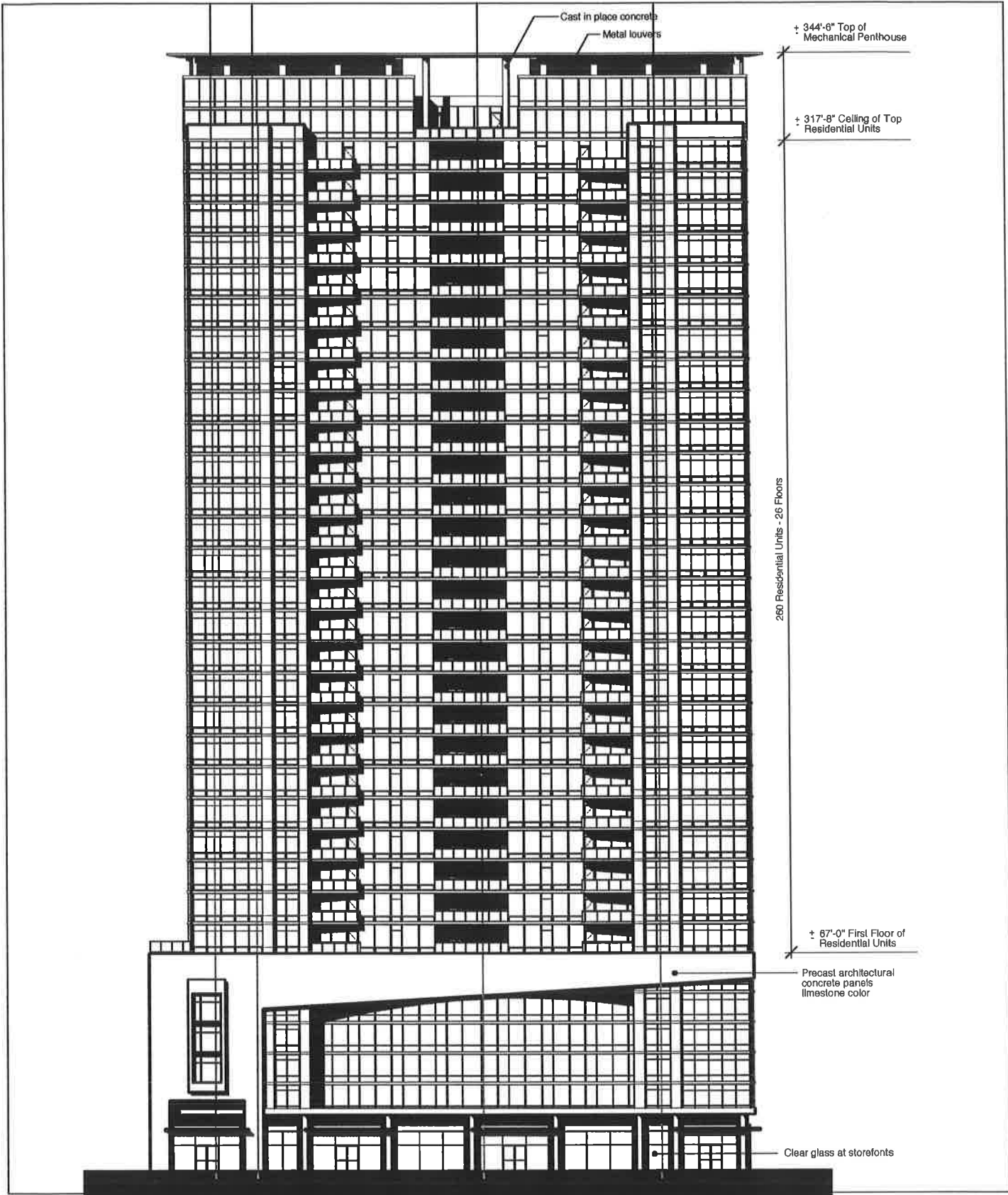
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CENTRAL STATION
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Penthouse
Floor Plan
Parcel 3B



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CENTRAL STATION
 CHICAGO

West Elevation
Parcel 3B



August 18, 2005

±344'-6" Top of Mechanical Penthouse

±317'-7" Ceiling of Top Residential Units

260 Residential Units - 26 Floors

±67'-0" First Floor of Residential Units

Precast architectural concrete panel limestone color

Cast in place concrete with offwhite pigmented coating and horizontal and vertical reveals

Intake Garage Louvers



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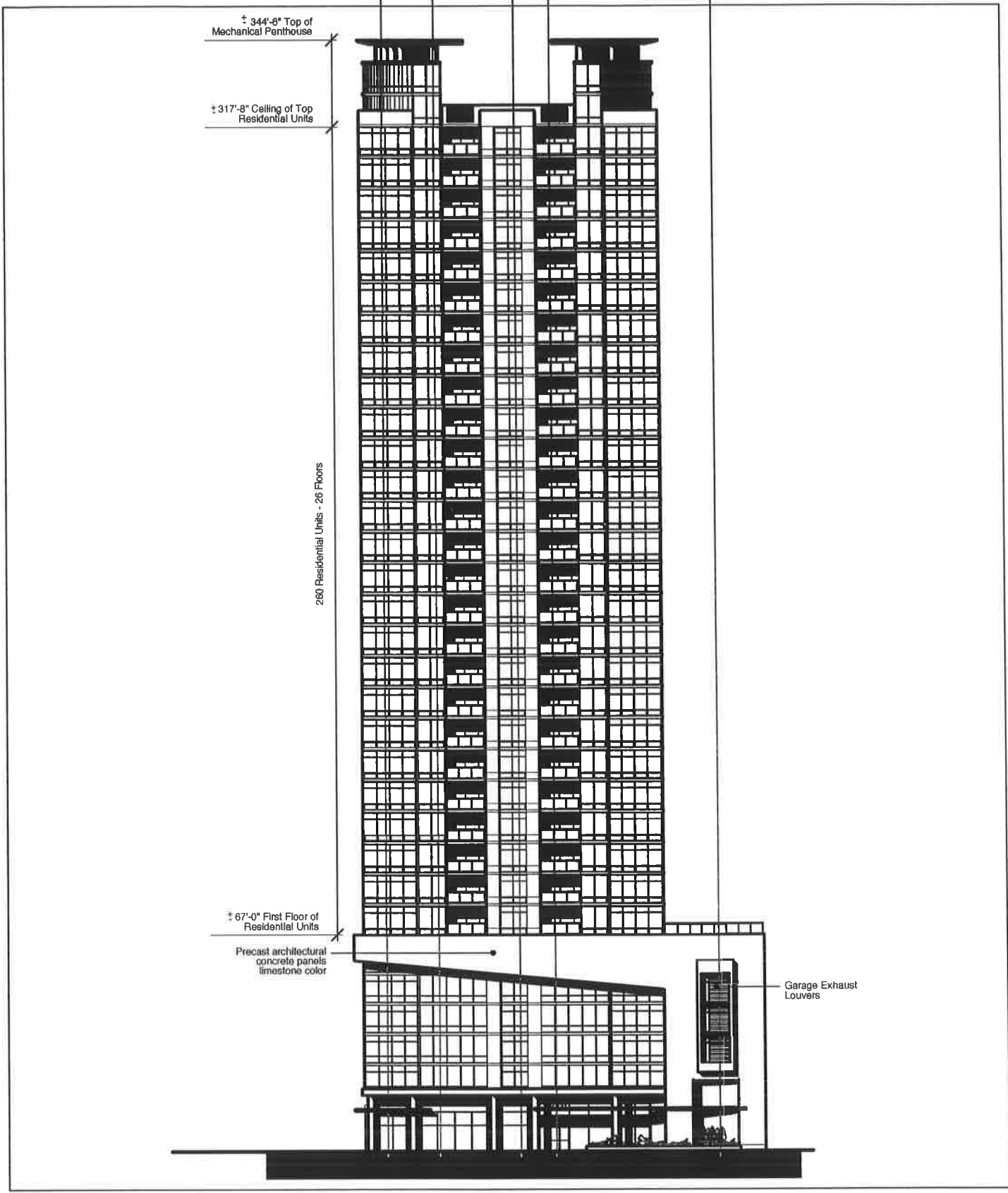


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East Elevation
Parcel 3B



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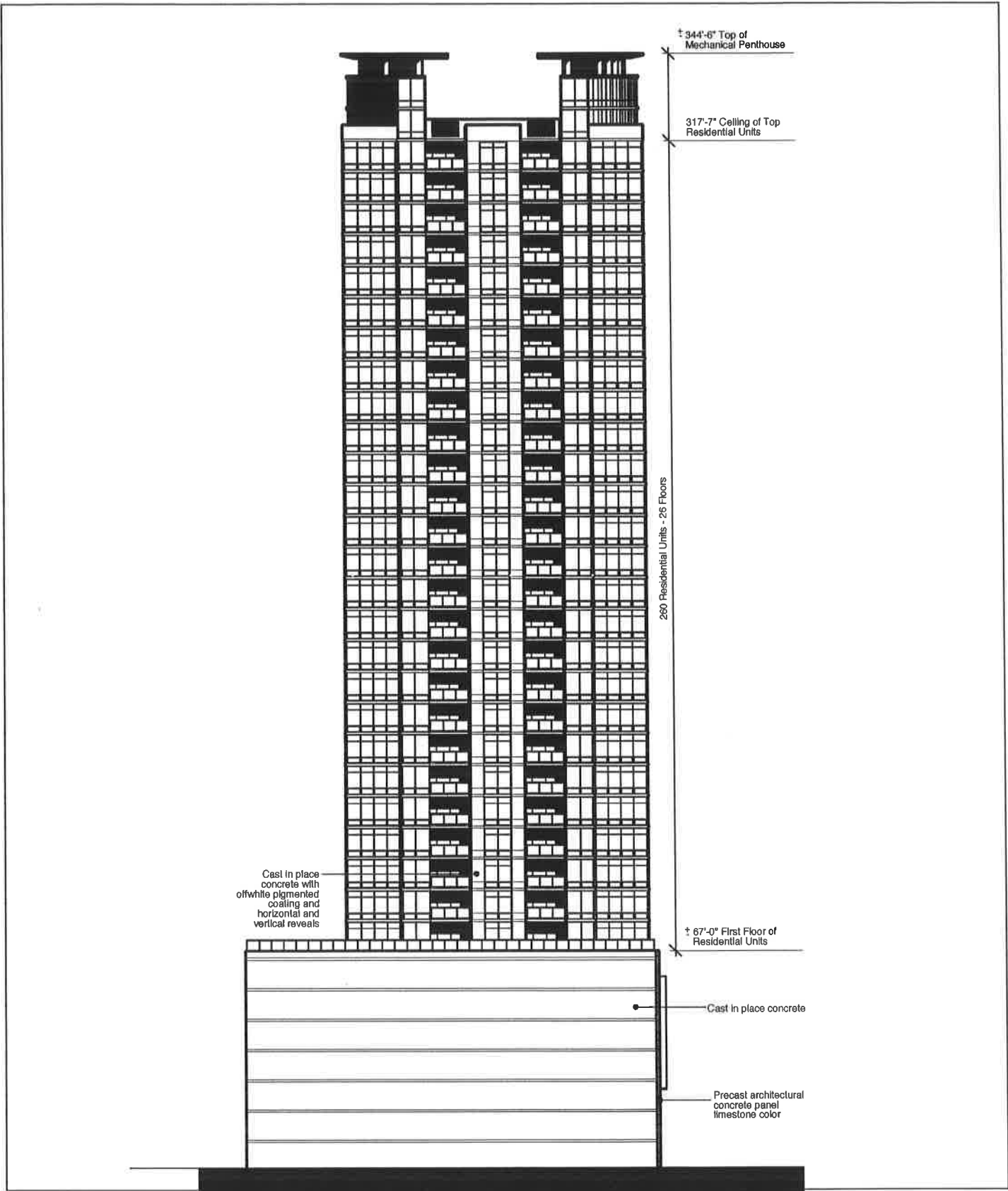
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South Elevation
Parcel 3B



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CENTRAL STATION
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North Elevation
Parcel 3B



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ALTA/ACSM Land Title Survey



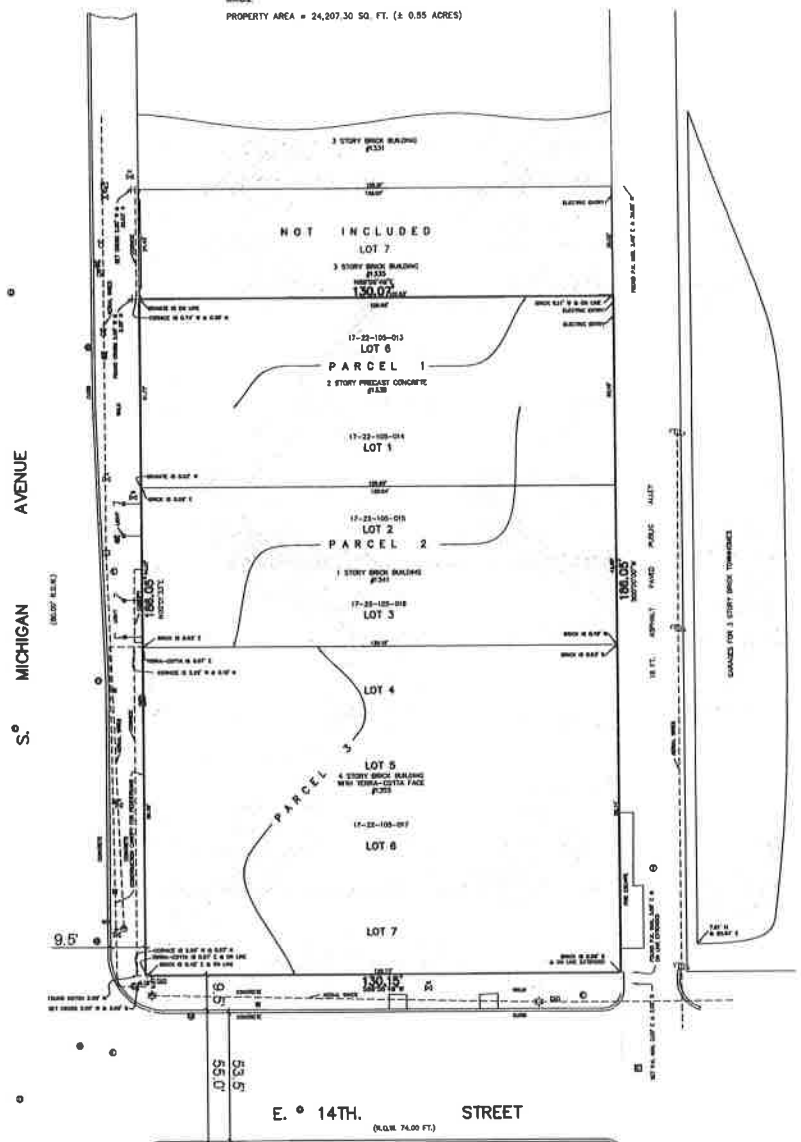
VICINITY MAP (NOT TO SCALE)

PARCEL 1:
 Lot 6 in Sherman's Subdivision of Block 12 in the Assessor's Division of part of the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, and Lots 1 and 2 in Blocks 15 in Harrington's Addition to Chicago in Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

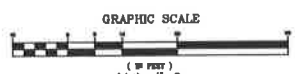
PARCEL 2:
 Lots 1, 2 and 3 in Charles Rudy's Subdivision of Lots 1 to 5 of Sherman's Subdivision of Block 12 in the Assessor's Division of the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian with Lots 1 and 2 in Blocks 15 in Harrington's Addition to Chicago, in Cook County, Illinois.

PARCEL 3:
 Lots 4, 5, 6 and 7 in Charles Rudy's Subdivision of Lots 1 to 5 of Sherman's Subdivision of Block 12 in the Assessor's Division of the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian with Lots 1 and 2 in Blocks 15 in Harrington's Addition to Chicago, in Cook County, Illinois.

PROPERTY AREA = 24,207.30 SQ. FT. (± 0.55 ACRES)



- Legend:**
- Storm MH
 - Storm CB
 - Storm Inlet
 - San MH
 - ⊕ San Clean Out
 - ⊕ Water Valve Vault
 - Water MH
 - ⊕ Water Buffalo Box
 - ⊕ Water Hand Hole
 - ⊕ Water Meter
 - ⊕ Water Fire Hydrant
 - ⊕ Telephone MH
 - ⊕ Telephone Vault
 - ⊕ Telephone Pedestal
 - ⊕ Public Telephone
 - ⊕ Combination Pedestal
 - ⊕ Utility Pole
 - ⊕ Electric Monhole
 - Electric MH
 - ⊕ Electric Vault
 - ⊕ Electric Meter
 - ⊕ Electric Pod
 - ⊕ Electric Pedestal
 - ⊕ Electric Light Pole
 - ⊕ Electric Traffic Signal
 - ⊕ Electric Light Pole with Traffic Signal
 - ⊕ Electric Traffic Control Box
 - ⊕ Electric Traffic Vault
 - ⊕ Electric Ground Light
 - ⊕ Gas Buffalo Box
 - ⊕ Gas Hand Hole
 - ⊕ Gas Meter
 - ⊕ Gas Valve
 - Gas MH
 - ⊕ Gas Vault
 - ⊕ Gas Buffalo Box
 - ⊕ Cable TV Pedestal
 - ⊕ Tree - Deciduous
 - Tree - Evergreen
 - Parking Meter
 - ⊕ Sign Post
 - ⊕ Mail Box
 - Bumper Post
 - Guy Anchor
 - Salt Drip
 - ⊕ Unclassified Manhole
 - ⊕ Auto Sprinkler
 - ⊕ Hose Connection
 - ⊕ Fire Alarm
 - Flag Pole



REVISED: 12-23-04 REVISED W/TITLE (JRH)

CREATED BY: CANTAL STATION DEVELOPMENT	DRAWN BY: JRM
CHECKED BY: G. B. BIEDERMANN	DATE: 12/14/04
GREMLEY & BIEDERMANN	
PROFESSIONAL LAND SURVEYORS	
4800 North State Street, Chicago, IL 60630	
Telephone: (773) 466-9000 Fax: (773) 294-4000 Email: INFO@G&B-SURVEY.COM	
PROJECT NO.: 2004-02419-001	SCALE: 1" = 10' FT.
1 of 1	

Distances are marked in feet and decimal parts thereof. Careless all points BEFORE building by name and all since report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plot refer to your abstract, deed, contract, title policy and local building regulations.

No dimensions shall be assumed by note measurement upon this plot.

Unless otherwise noted hereon the Bearing, Sides, Elevation Datum and Coordinate Datum if used to be ASSUMED.

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PROPERTY IS WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. SEE FIRM INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 170310 0526 F EFFECTIVE DATE NOVEMBER 08, 2000.

NOTE: IN REGARDS TO ADJOINING PROPERTY OWNERS, NAMES WERE NOT SHOWN AS THEY WERE NOT PROVIDED AS SPECIFIED IN ALTA/ACSM REQUIREMENTS OF 1999.

RECORDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 848962030 F1, EFFECTIVE DATE NOVEMBER 6, 2004.

State of Illinois
 County of Cook

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1995, and include Items 1, 2, 3, 4, 7A, 8, 9, 10 and 11A of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Professional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Professional Tolerance.

Field measurements completed on December 14, 2004.

Signed on _____
 By: _____

Professional Illinois Land Surveyor No. _____
 My License Expires November 30, 2006
 This professional service conforms to the current Illinois minimum standards for an ALTA survey.