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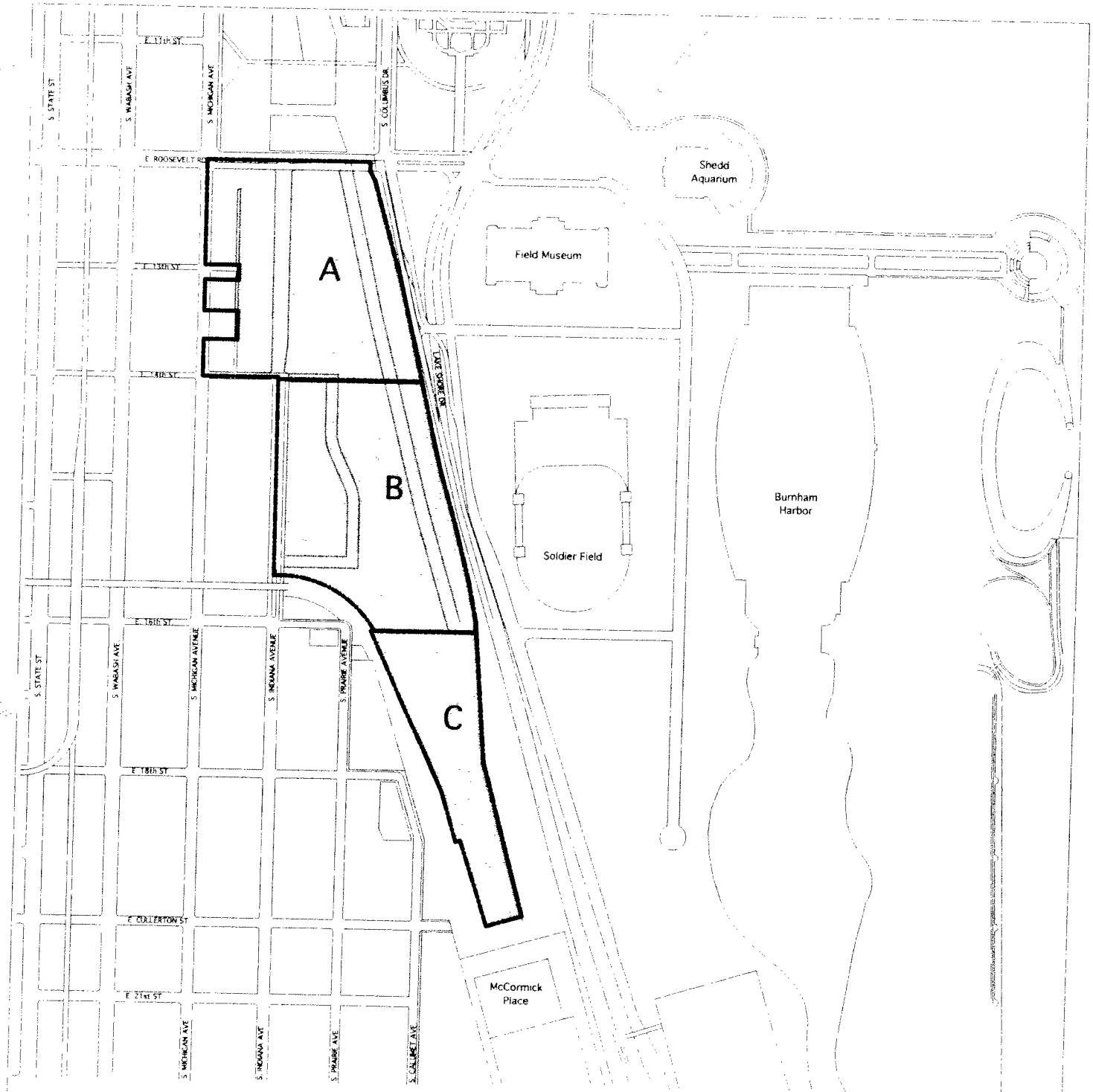
**CENTRAL STATION  
CHICAGO**

Planned Development  
Boundary & Property Line  
Map



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Subarea A - Michigan / Columbus Gateway

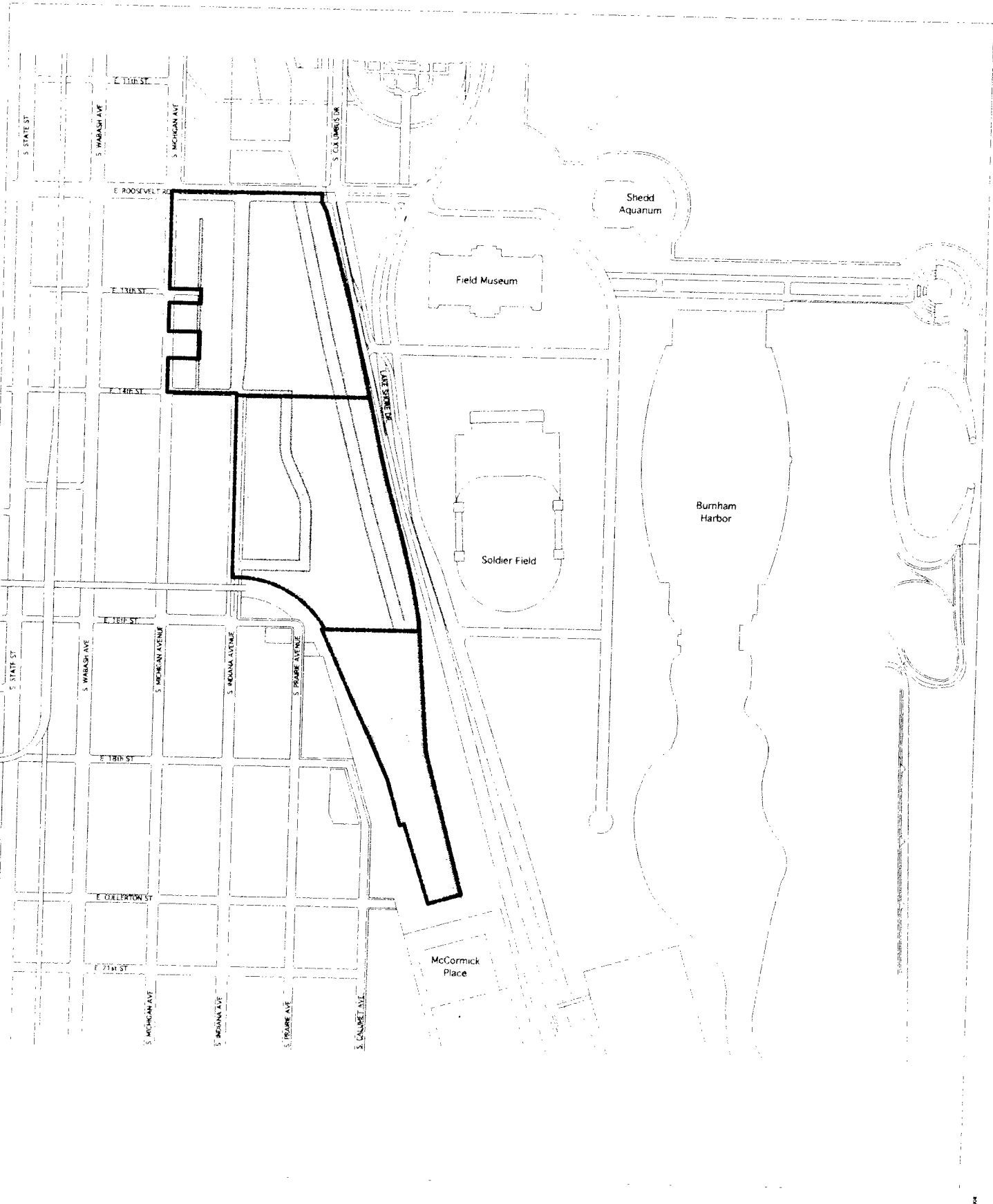
Subarea B - 15th Street / Lake Shore Area

Subarea C - Harbor View Area



Mixed Land uses as described in the Use and Bulk Regulations Data Table and Notes in the Master Plan

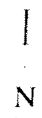




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**CENTRAL STATION  
CHICAGO**

Public Right-of-Way and  
Adjustment Map



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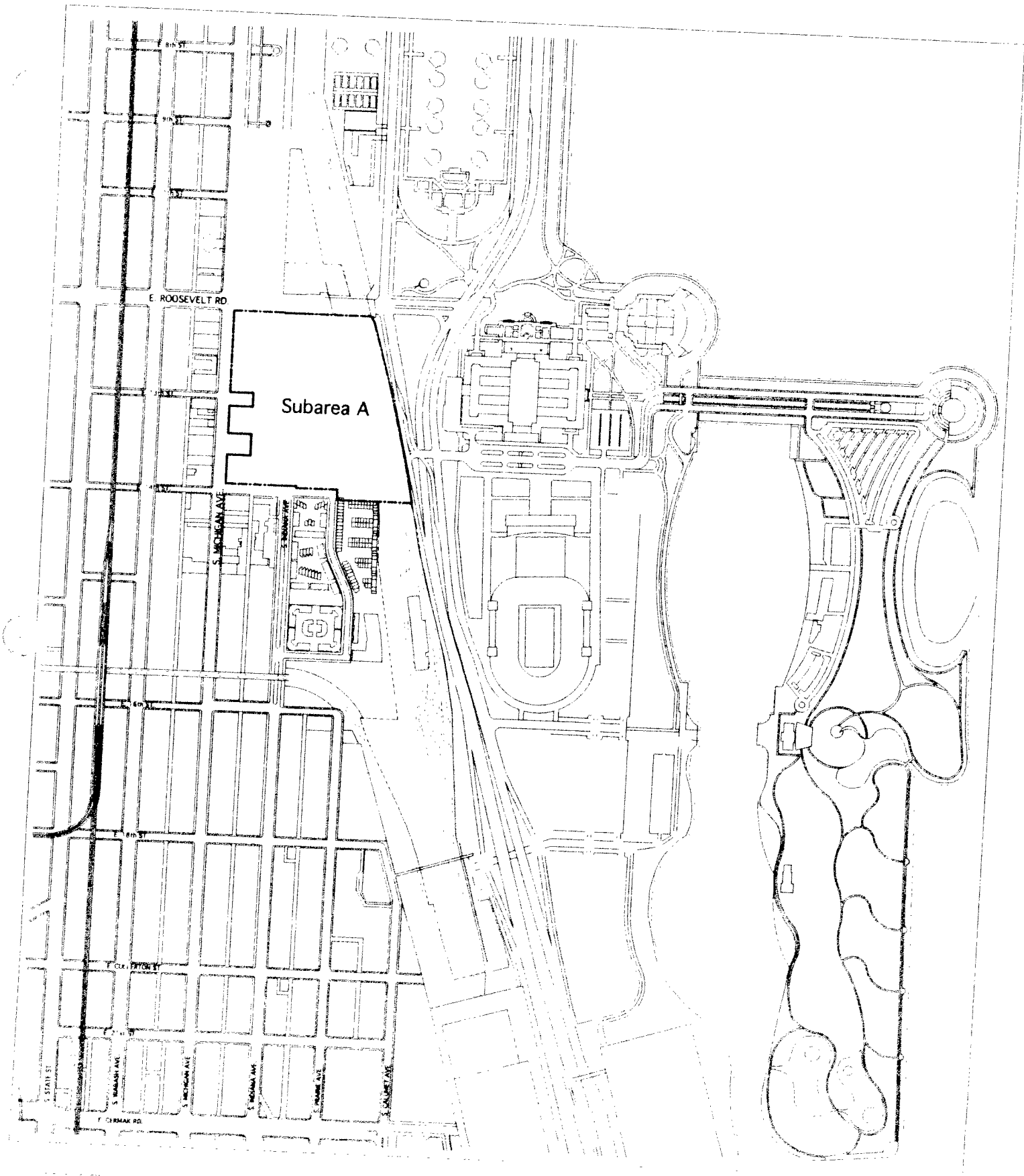
CENTRAL STATION  
CHICAGO

Air Rights Parcels



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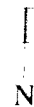
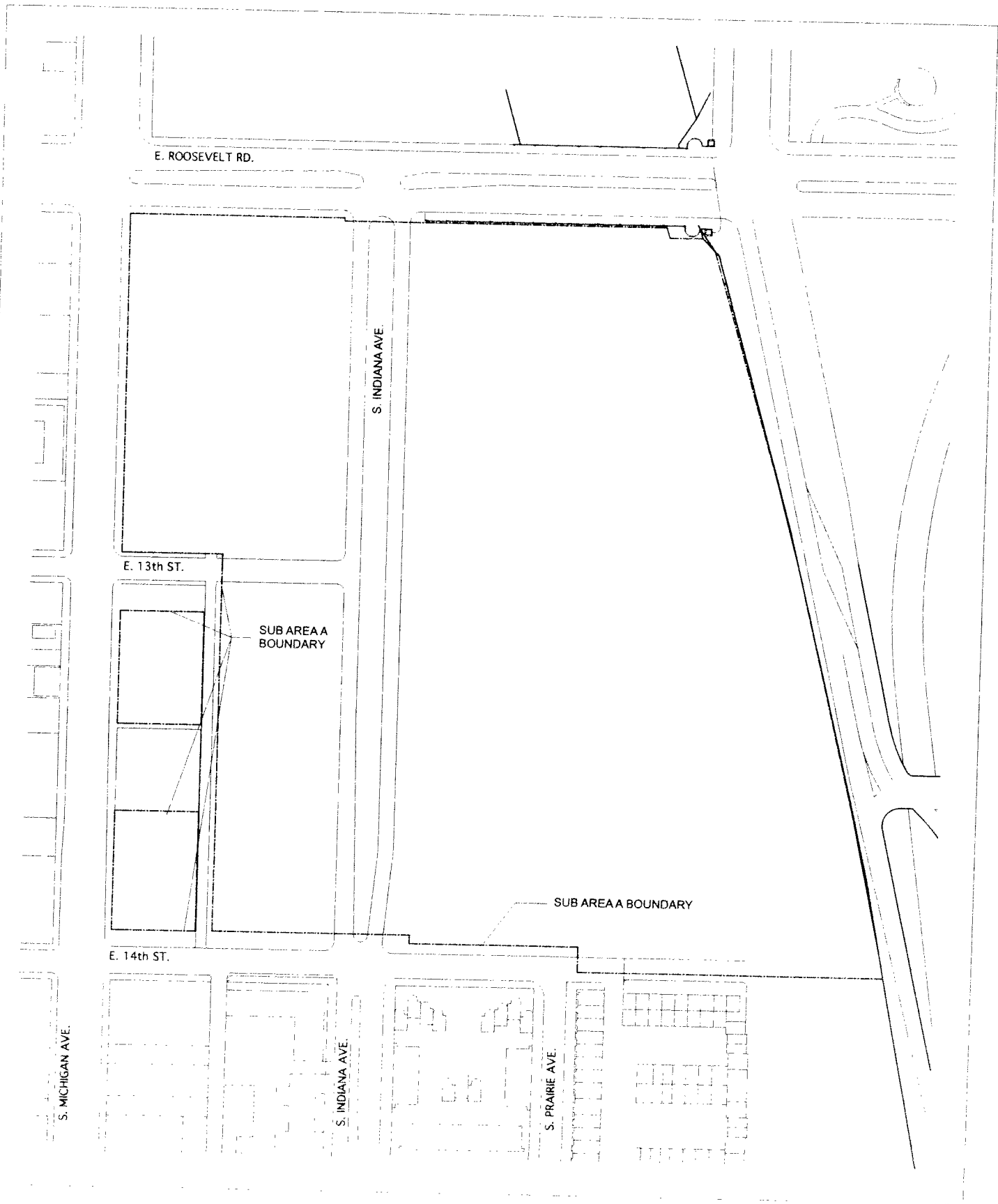


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ARCHITECTS

# CENTRAL STATION CHICAGO

Exhibit I  
Location Map  
Subarea A





E. ROOSEVELT RD.

130'

30'

60'

1

2A

2

GRADE LEVEL BUSWAY

50'

2A-1

E. 13th ST.

3A

3

4

5

3B

WEBSTER PARK

6

E. 14th ST.

LAKE SHORE DR.

S. MICHIGAN AVE.

S. INDIANA AVE.

S. PRAIRIE AVE.

- ROW TO BE VACATED
- ROW TO BE DEDICATED
- EXISTING ROW TO REMAIN
- EASEMENT FOR GRADE LEVEL BUSWAY

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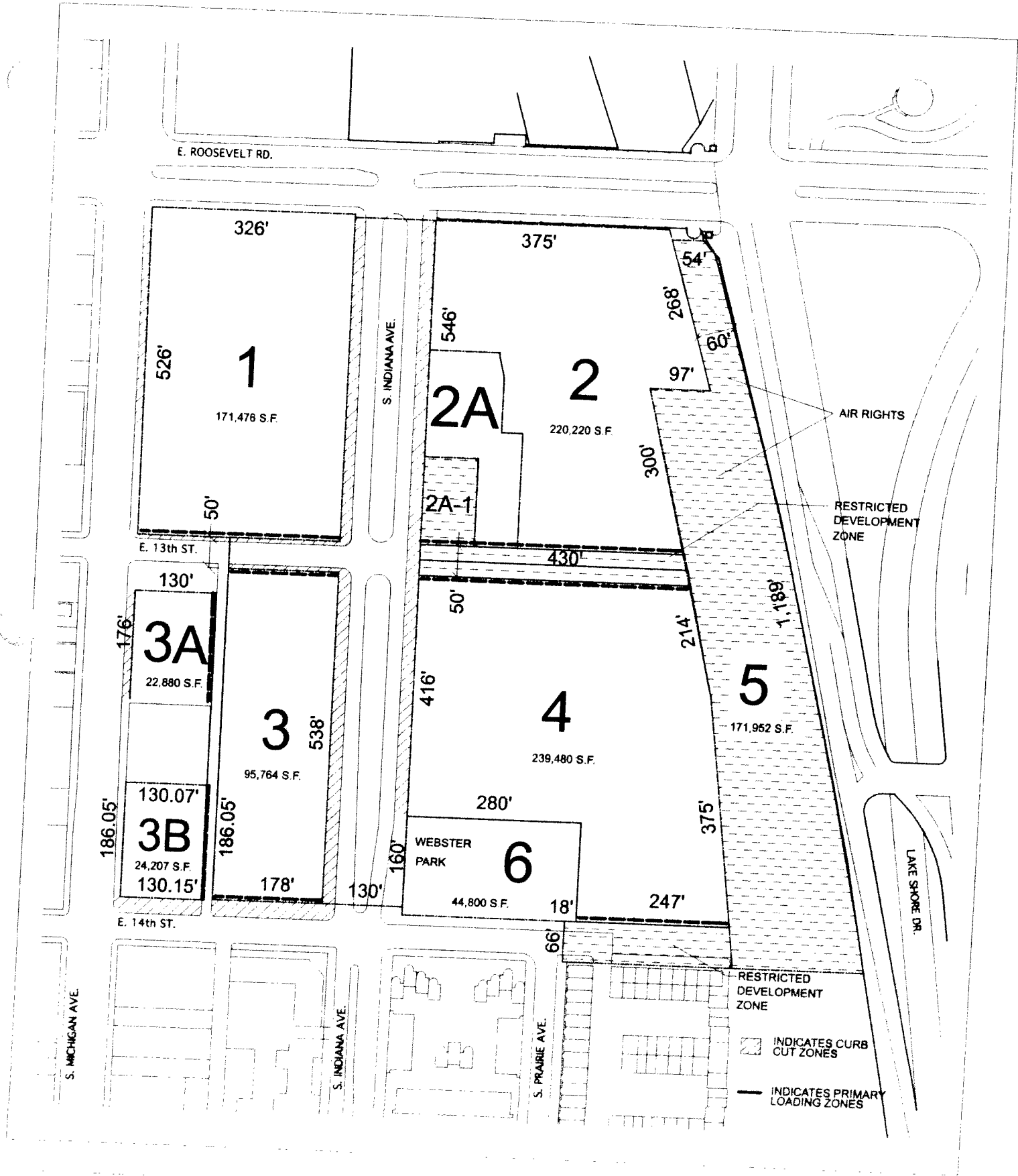
CENTRAL STATION CHICAGO

Exhibit 3 Right-of-Way Adjustment Map Subarea A

N

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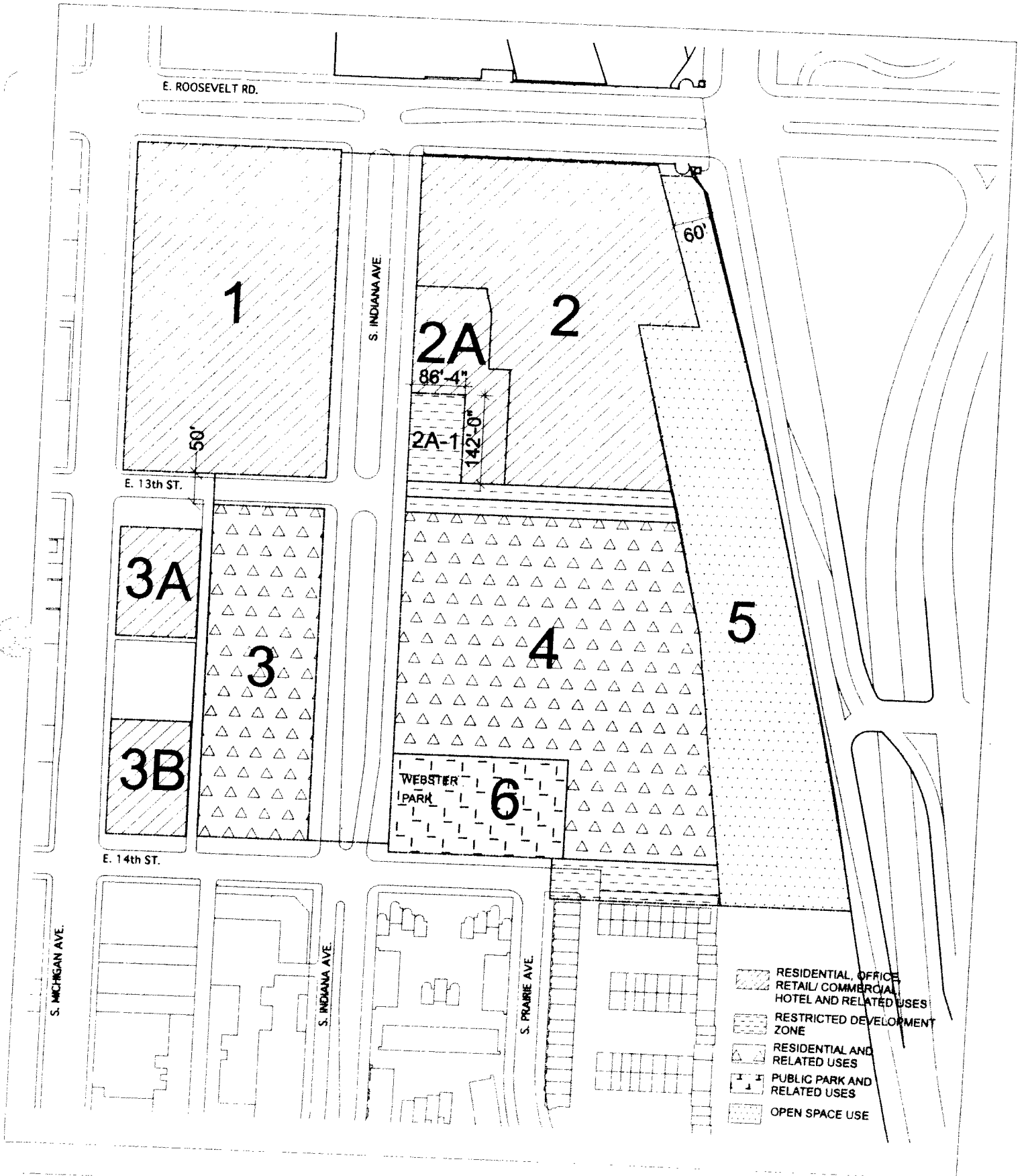
**CENTRAL STATION CHICAGO**

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



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**CENTRAL STATION  
CHICAGO**

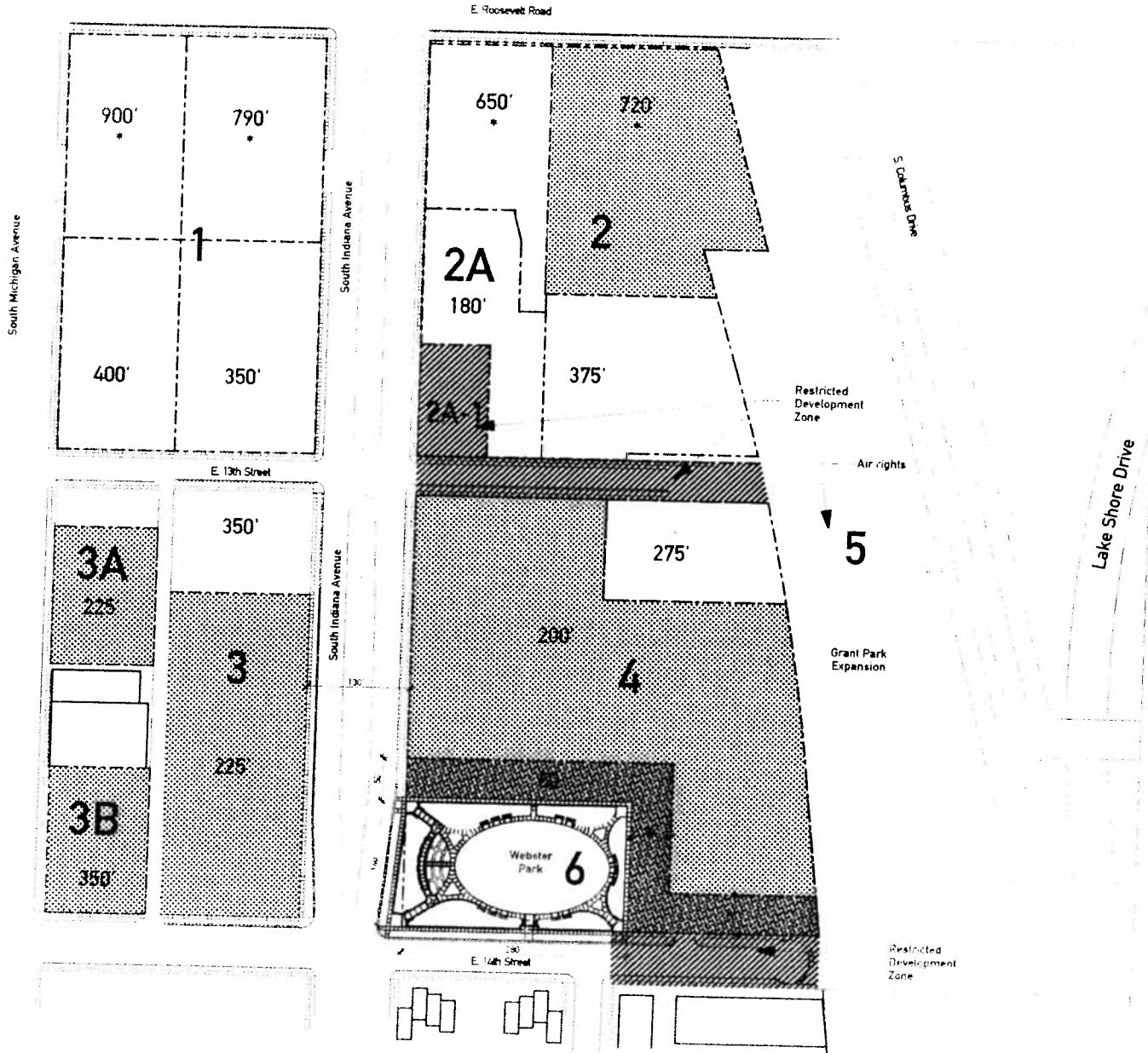
**Exhibit 5  
Land Use Controls Map  
Subarea A**



06/19/2008

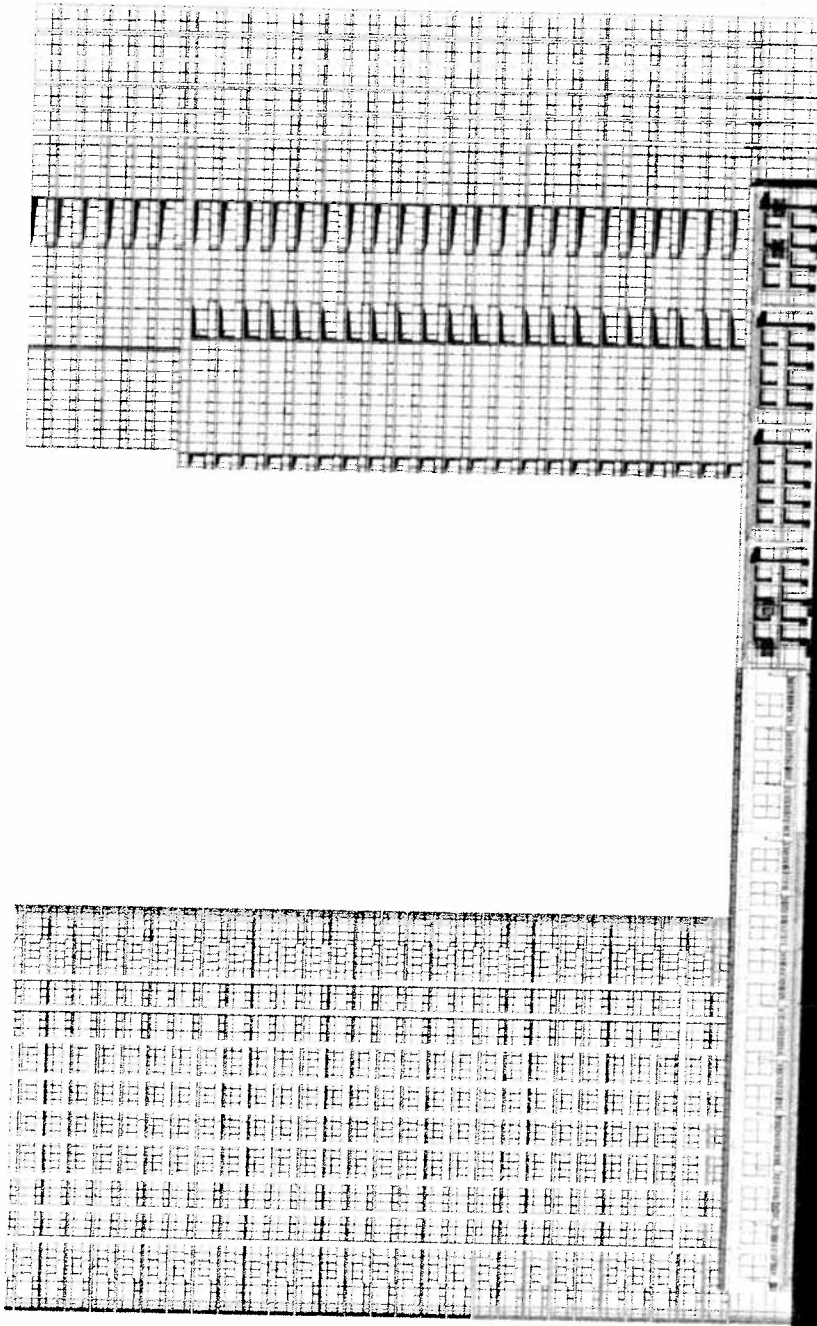
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Grant Park



Note: \* Indicates height measured to top of building. All other heights measured to ceiling of last occupiable floor.

ONE MUSEUM PARK



EAST ELEVATION WITH TOWNHOMES  
PHASE TWO - TOWNHOMES  
ONE MUSEUM PARK EAST-EAST ELEVATION  
EXHIBIT 6A

THE INTEREST COMPANY  
DEVELOPER



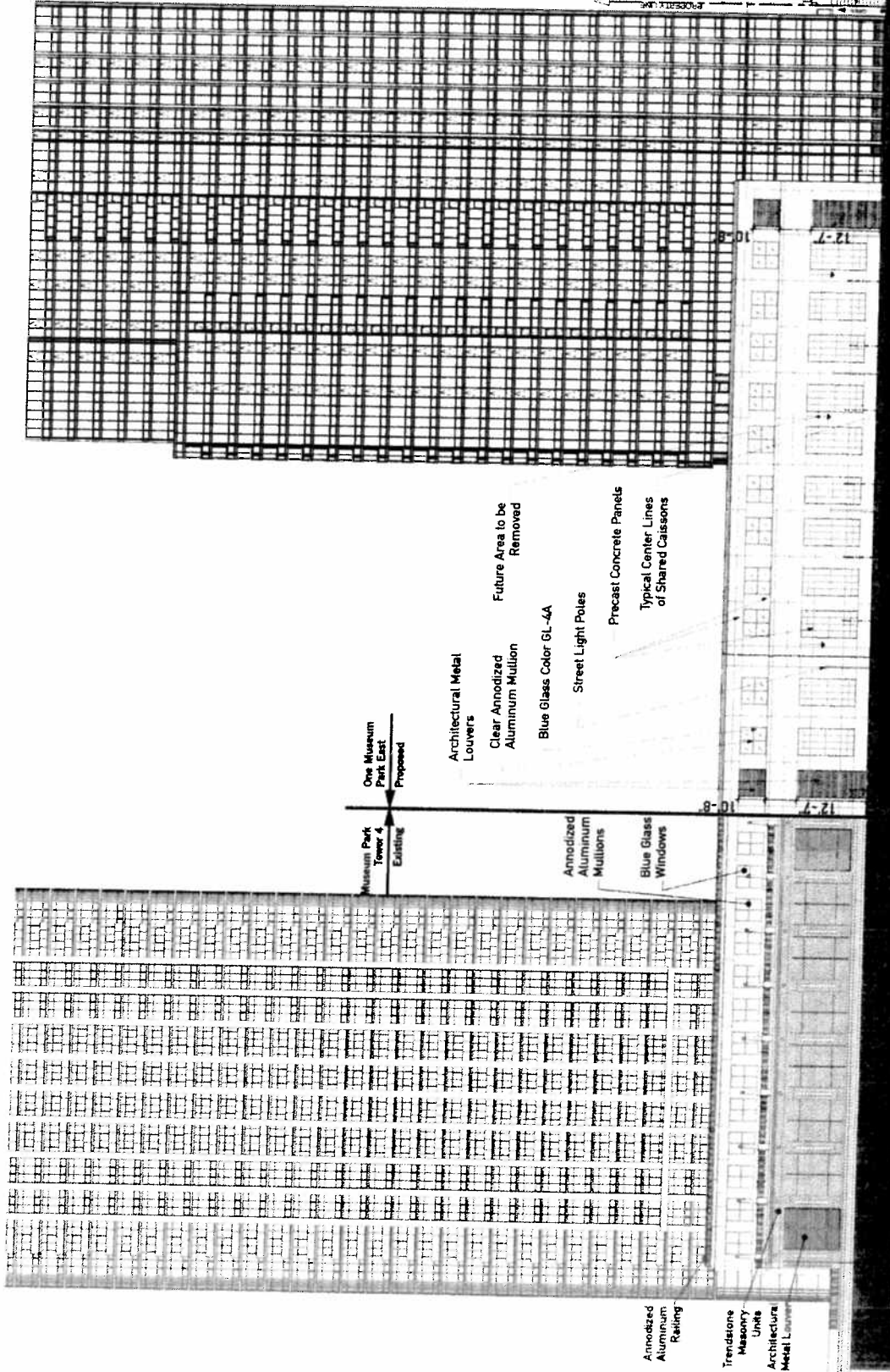
PAPPAGEORGE & SONS, INC.  
ARCHITECT

DATE: 11/10/08

PROJECT: ONE MUSEUM PARK

ONE MUSEUM PARK EAST

CHICAGO, IL



Museum Park Tower 4 Existing  
One Museum Park East Proposed

Architectural Metal Louvers

Clear Anodized Aluminum Mullion

Blue Glass Color 6L-4A

Street Light Poles

Precast Concrete Panels  
Typical Center Lines of Shared Caissons

Anodized Aluminum Mullions

Blue Glass Windows

Anodized Aluminum Railing

Trendzono Masonry Units Architecture Metal Louvers

Future Area to be Removed



enterprise

THE ENTERPRISE COMPANIES  
DEVELOPER



PAPAGEORGE/HAYMES Ltd.  
ARCHITECT

June 19, 2008  
PII # 041449

ONE MUSEUM PARK EAST - EAST ELEVATION  
WITHOUT TOWNHOMES

EXHIBIT 6B

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 2A-1 Restricted Development Zone:

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.

Central Station  
SubArea A  
Table of Bulk Regulations  
Parcels 1-6

	Parcel 1	Parcel 2	Parcel 2A	Parcel 2A-1	Parcel 3
Net Site Area (1)	173,712	176,392	31,933	12,255	95,764
Maximum Dwelling Units (5, 7, 8, 9)	1,370	1,200	180	0	208
Maximum SF Retail/ Commercial (12)	350,000	350,000	20,000	0	0
Maximum Hotel Rooms (4, 11)	1,500	1,500	750	0	0
Maximum SF Office (13)	1,965,000	0	15,000	0	0
Maximum Floor Area (6)	2,665,756	1,894,317	138,233	0	343,572
Maximum FAR (2)	15.35	10.74	4.33	0.00	3.59
Maximum Building Height (3)	900 ft/ 790ft/ 400 ft/ 350 ft	720 ft/ 520 ft/ 375 ft	180 ft.	Not Applicable	350 ft/ 225 ft

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

	Parcel 3A	Parcel 3B	Parcel 4	Parcel 5	Parcel 6	Total 1,2,2A,2A-1,3,3A,3b,4,5
Net Site Area (1)	22,880	24,207	239,480	Air Rights 171,952	Webster Park 44,800	948,575
Maximum Dwelling Units (5, 7, 8, 9)	202	260	660	0	0	4,080
Maximum SF Retail/ Commercial (12)	100,000	10,000	0	0	0	350,000
Maximum Hotel Rooms (4, 11)	250	0	0	0	0	1,500
Maximum SF Office (13)	10,000	10,000	0	0	0	2,000,000
Maximum Floor Area (6)	274,331	420,000	1,113,801	0	0	6,850,000
Maximum FAR (2)	11.99	17.35	4.65	0.00	0.00	7.22
Maximum Building Height (3)	225 ft	350 ft	275 ft/ 200 ft/ 50 ft	Not Applicable	Not Applicable	Not Applicable

## EXHIBIT 8

### NOTES TO TABLE OF BULK REGULATIONS

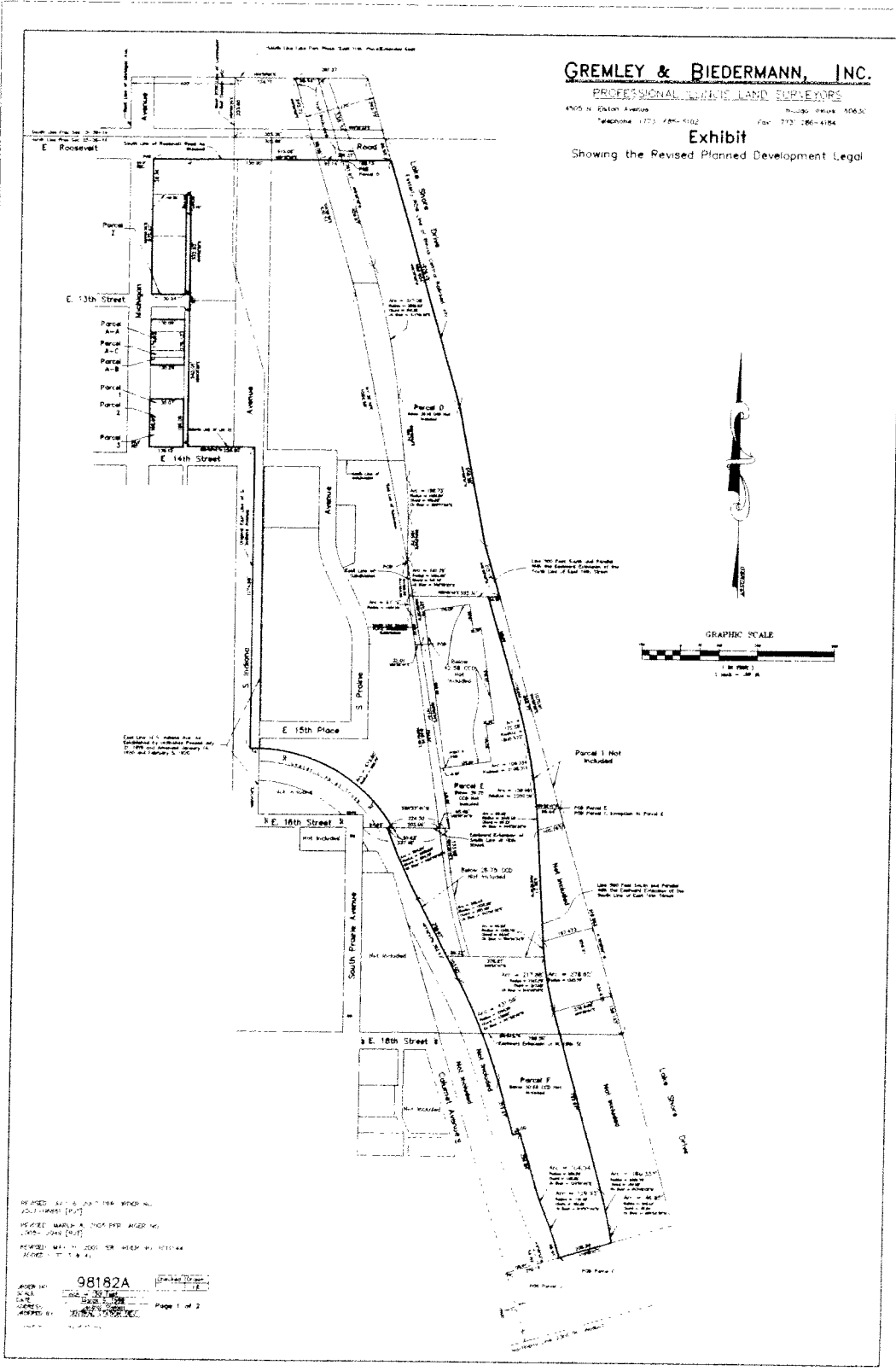
- (1) Net Site area equals gross area less area in existing right-of-way, right-of-way to be dedicated and Webster Park.
- (2) Floor area for FAR calculation purposes shall be determined pursuant to the Planned Development Ordinance No. 499, as amended. FAR may be distributed between Parcel 1, Parcel 2, Parcel 2A, 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 2A, 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 2A, 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 and Parcel 2A only provided (i) that the total square feet of office floor area in Parcel 1 and Parcel 2A combined does not exceed two million (2,000,000) square feet, and (ii) that the total square feet of office floor area in Parcel 1 does not exceed 1,985,000 square feet, and (iii) that the total square feet of office floor area in Parcel 2A does not exceed 15,000 square feet. In the event that the Applicant proposes an office use (consistent with that already permitted in PD #499) within Parcel 1, the Applicant shall seek approval of an amendment to this Master Plan in order to allow the review of the office use.
- (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.**

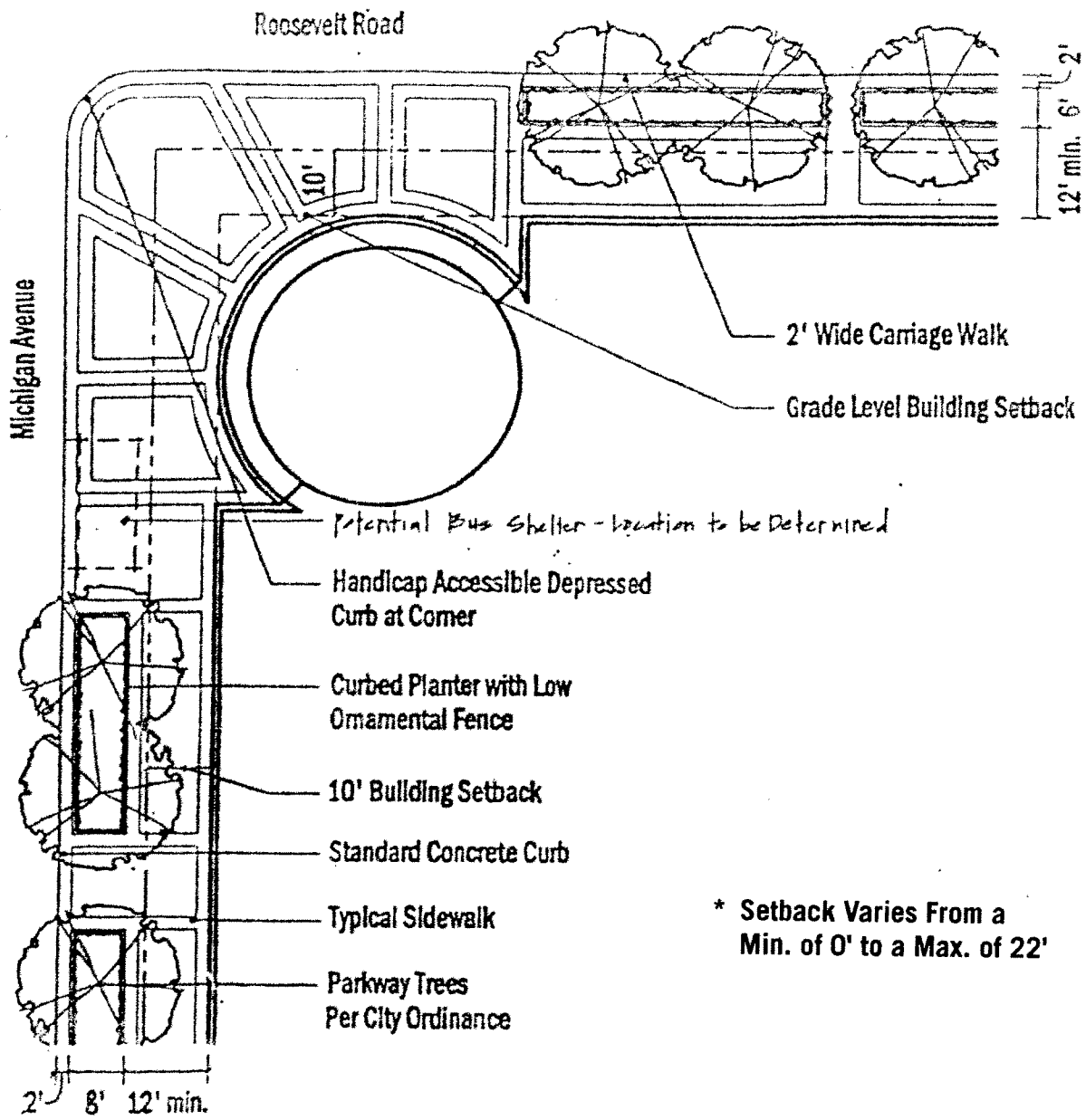
PROFESSIONAL SURVEYING AND LAND SURVEYORS  
 4505 N. Elston Avenue Chicago, Illinois 60630  
 Telephone: (773) 786-4382 Fax: (773) 266-4184

**Exhibit**

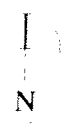
Showing the Revised Planned Development Legal



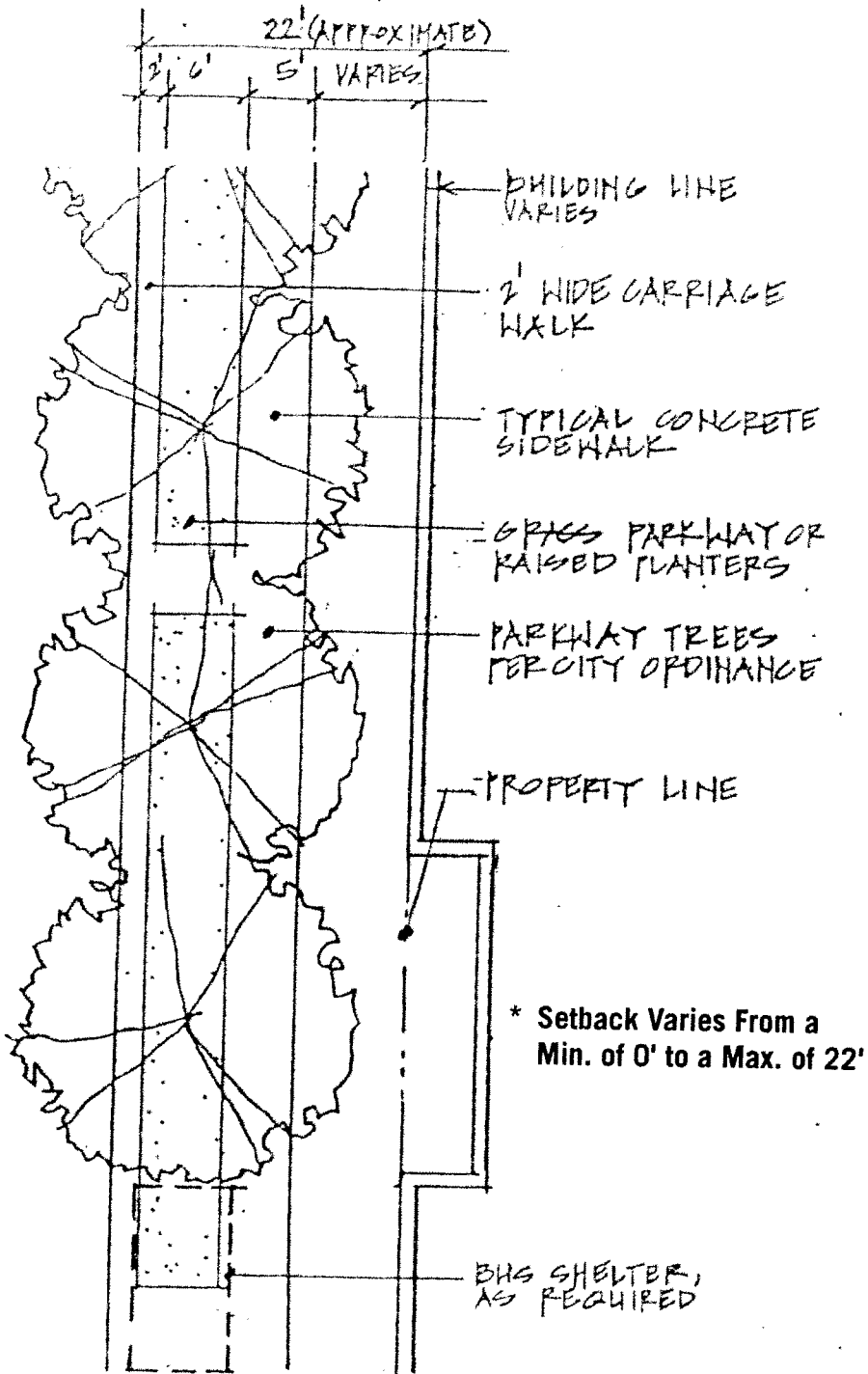


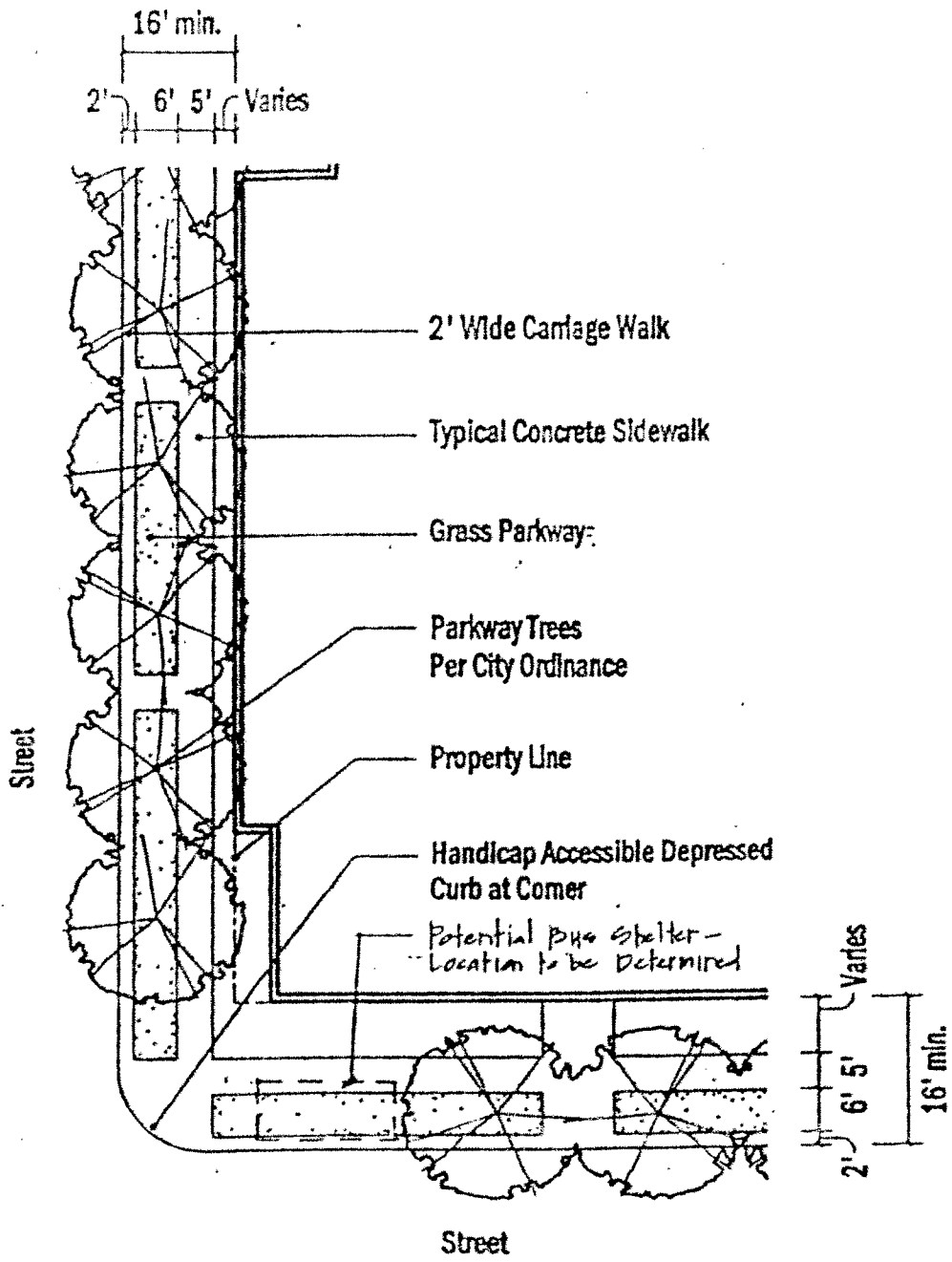


**Typical Sidewalk to Include 9' ADA  
Sidewalk Clearance Requirement on Private Property**



INDIANA AVENUE

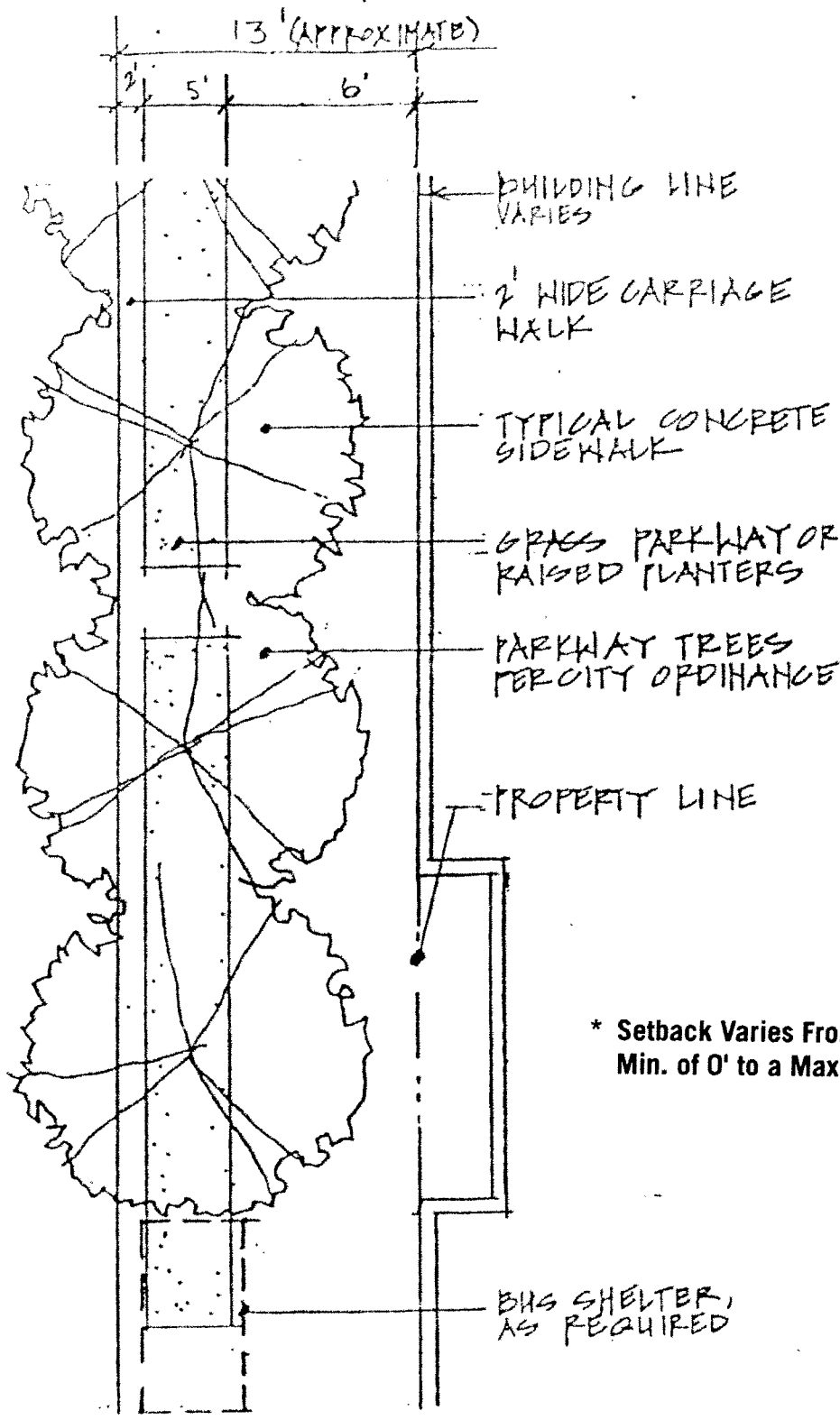




\* Setback Varies From a Min. of 0' to a Max. of 22'

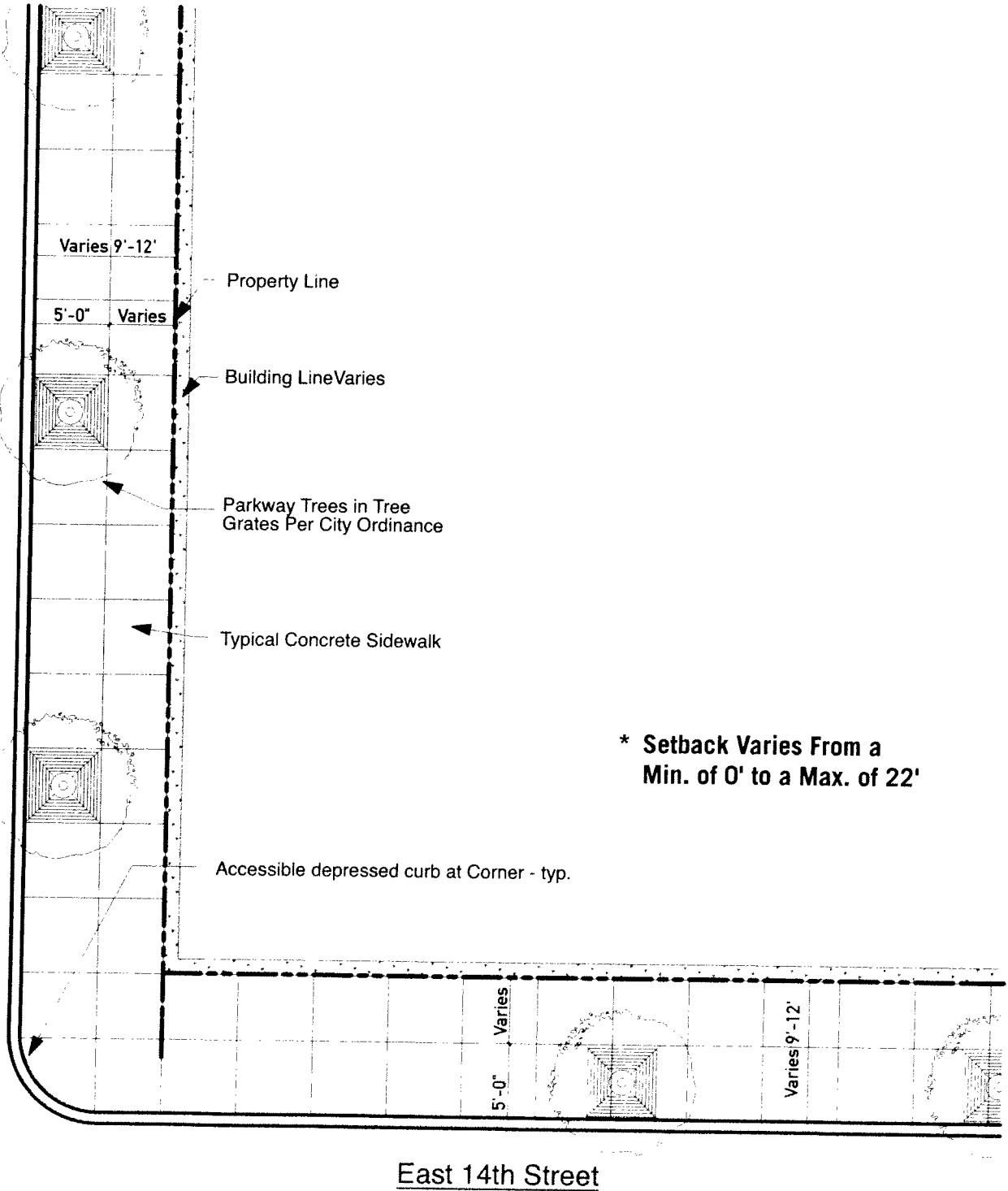


MICHIGAN AVENUE



\* Setback Varies From a Min. of 0' to a Max. of 22'

South Michigan Avenue



\* Setback Varies From a Min. of 0' to a Max. of 22'

East 14th Street



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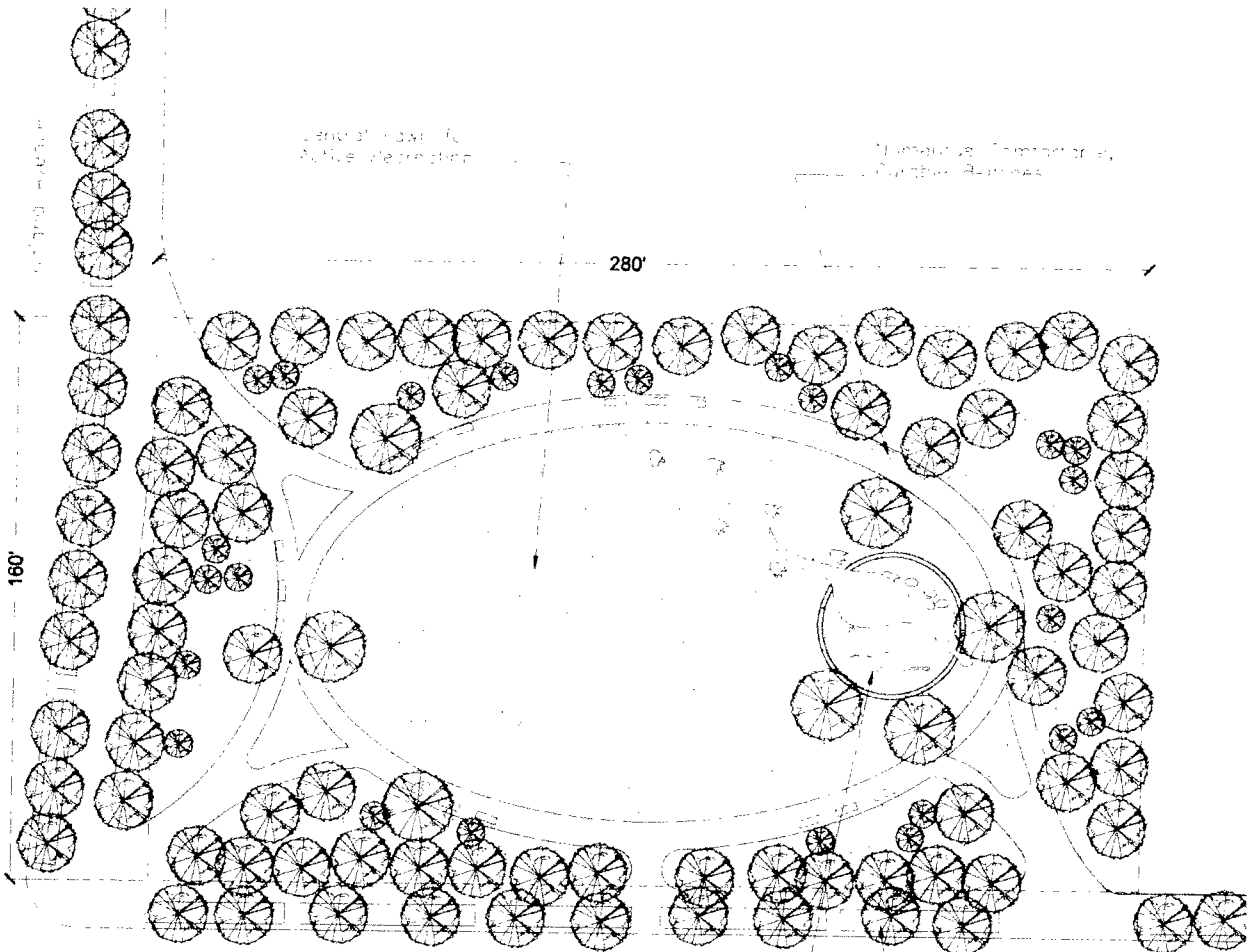
CENTRAL STATION  
CHICAGO

Exhibit 10e  
Streetscape Improvement Plan  
Michigan Avenue



06/19/2008

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Central Station  
Active Recreation

14th Street  
Cultural Activities

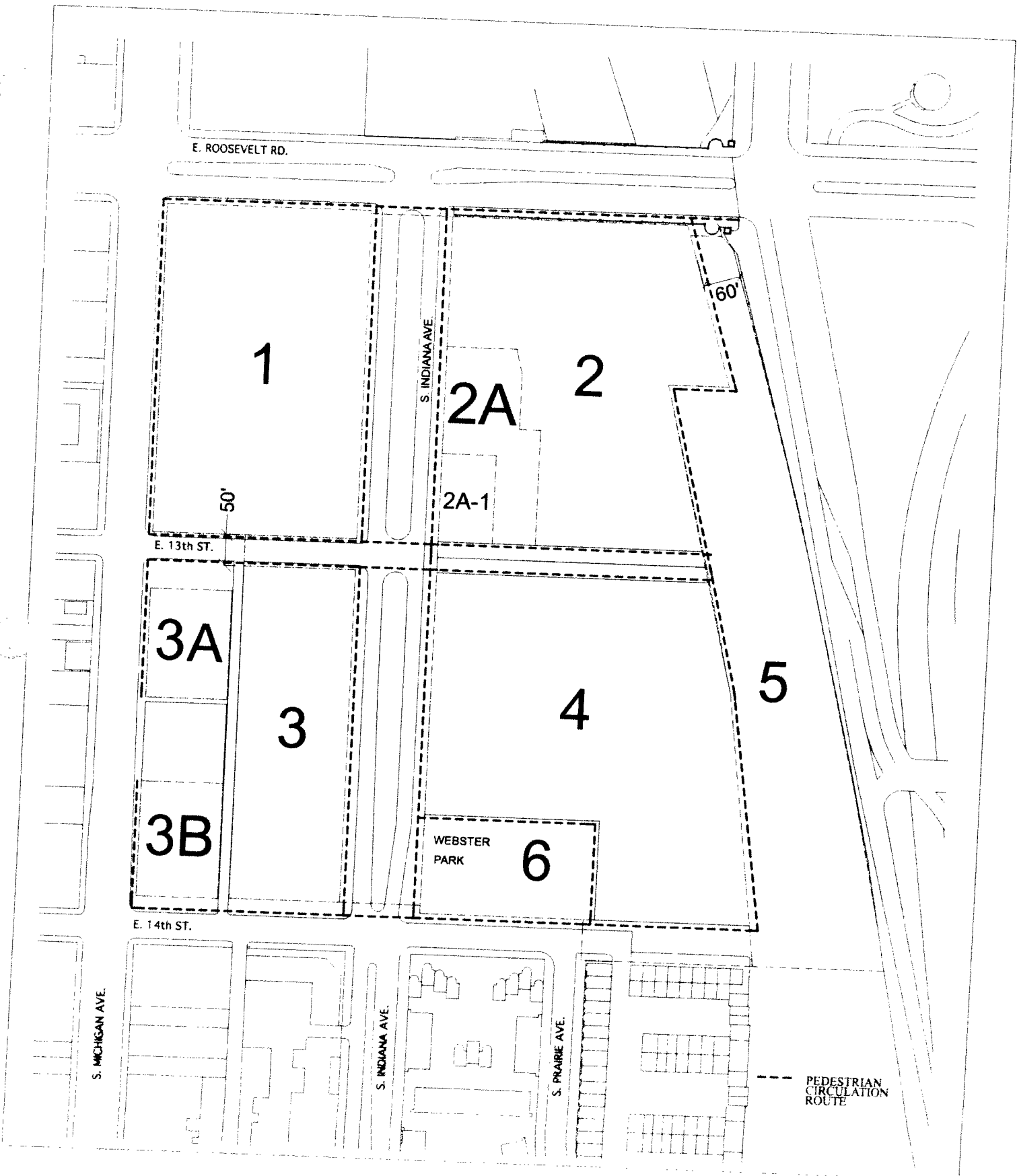
280'

160'

14th Street

Central Station  
Active Recreation  
Cultural Activities

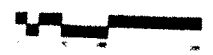
14th Street  
Cultural Activities



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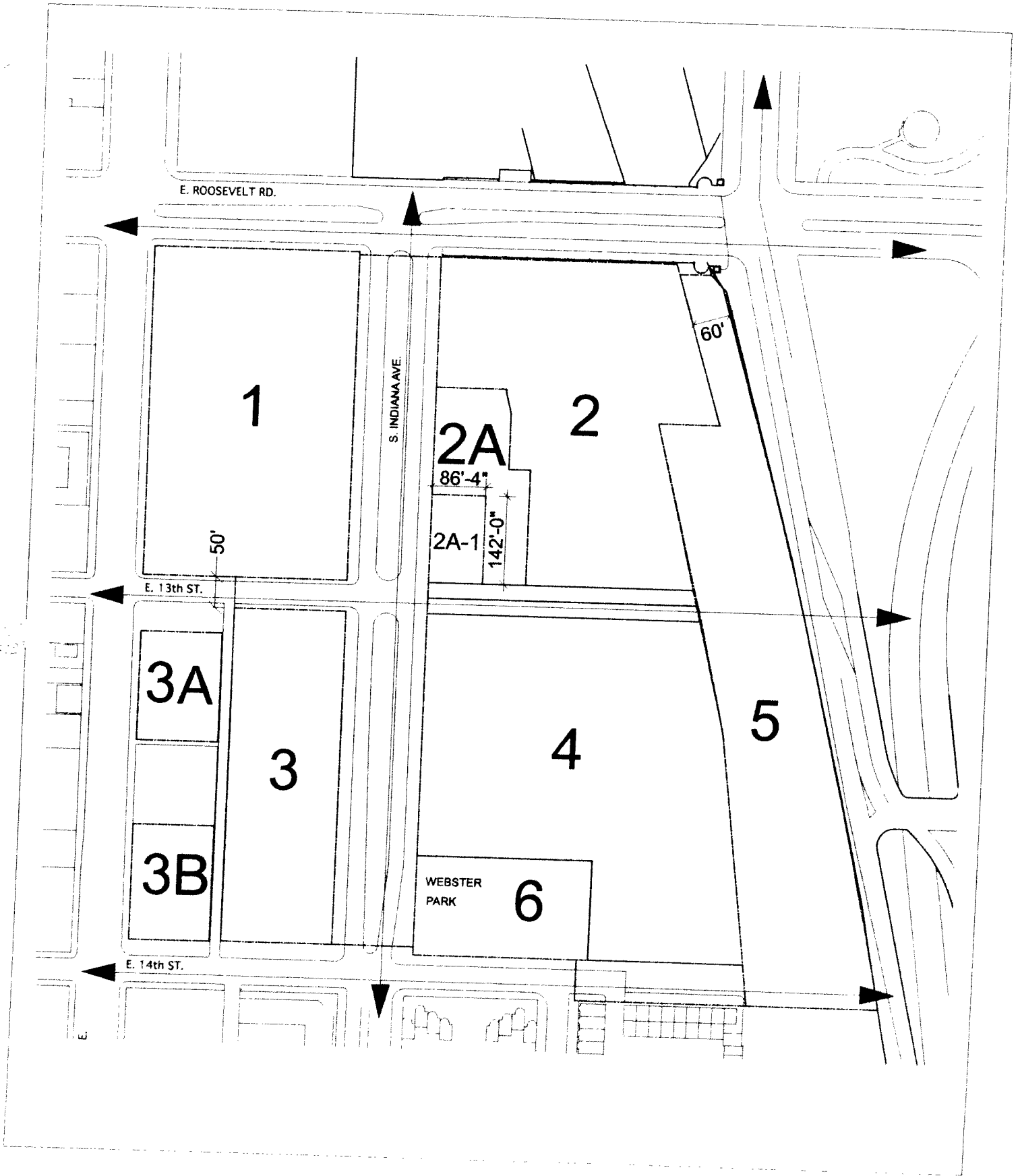
**CENTRAL STATION**  
CHICAGO

Exhibit 12  
Pedestrian Circulation Map  
Subarea A



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CENTRAL STATION  
CHICAGO

Exhibit 13  
View Corridors Map  
Subarea A



06/19/2008

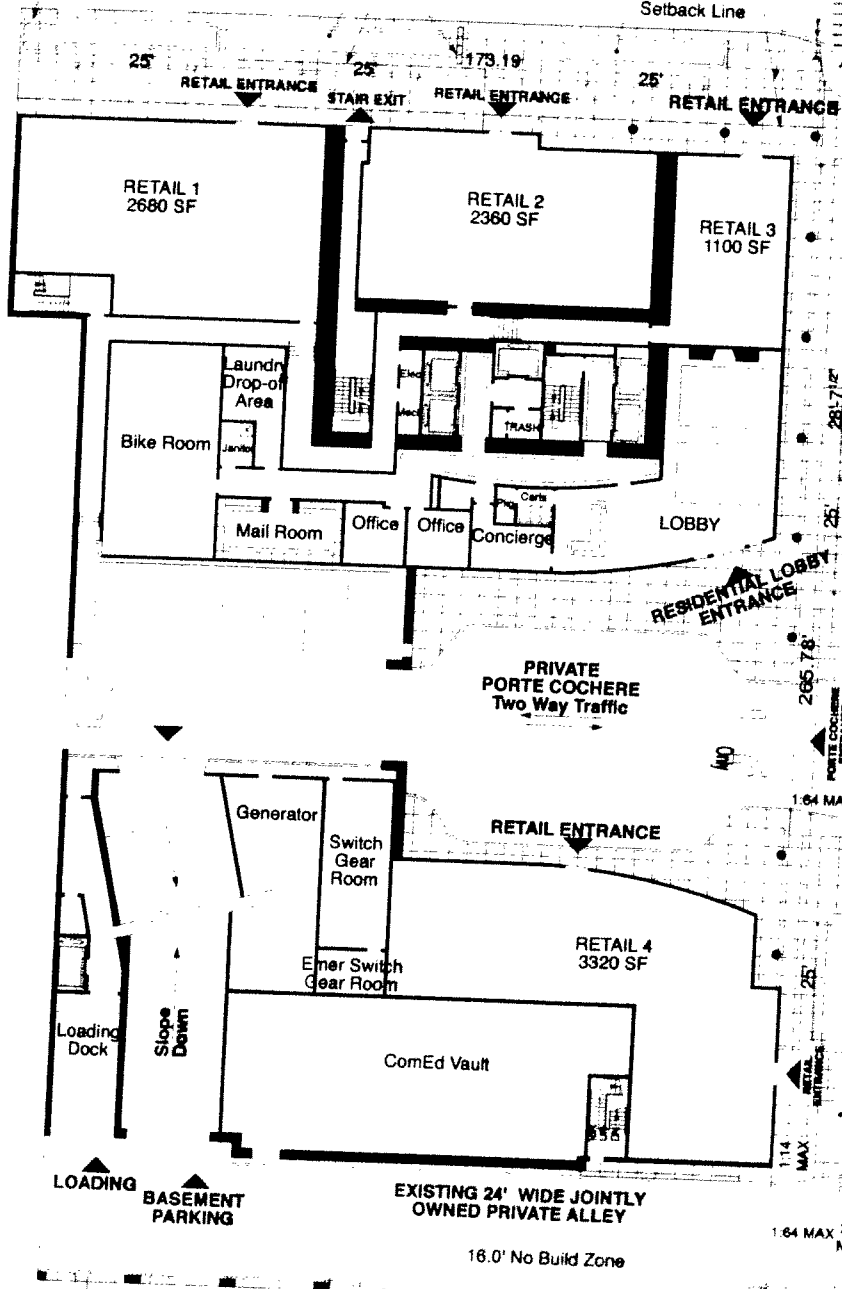
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ADA Clear Zone  
 Bus Shelter  
 Lift Deployment Clear Zone

Raised Planter  
 Building Overhang  
 Bicycle Rack

Raised Planter  
 Property Line  
 Setback Line

Existing Street Light



Property Line  
 Existing Fire Hydrant  
 Bicycle Rack  
 Existing Street Light

SOUTH INDIANA AVENUE  
 130.0' R.O.W.  
 Two Way Traffic

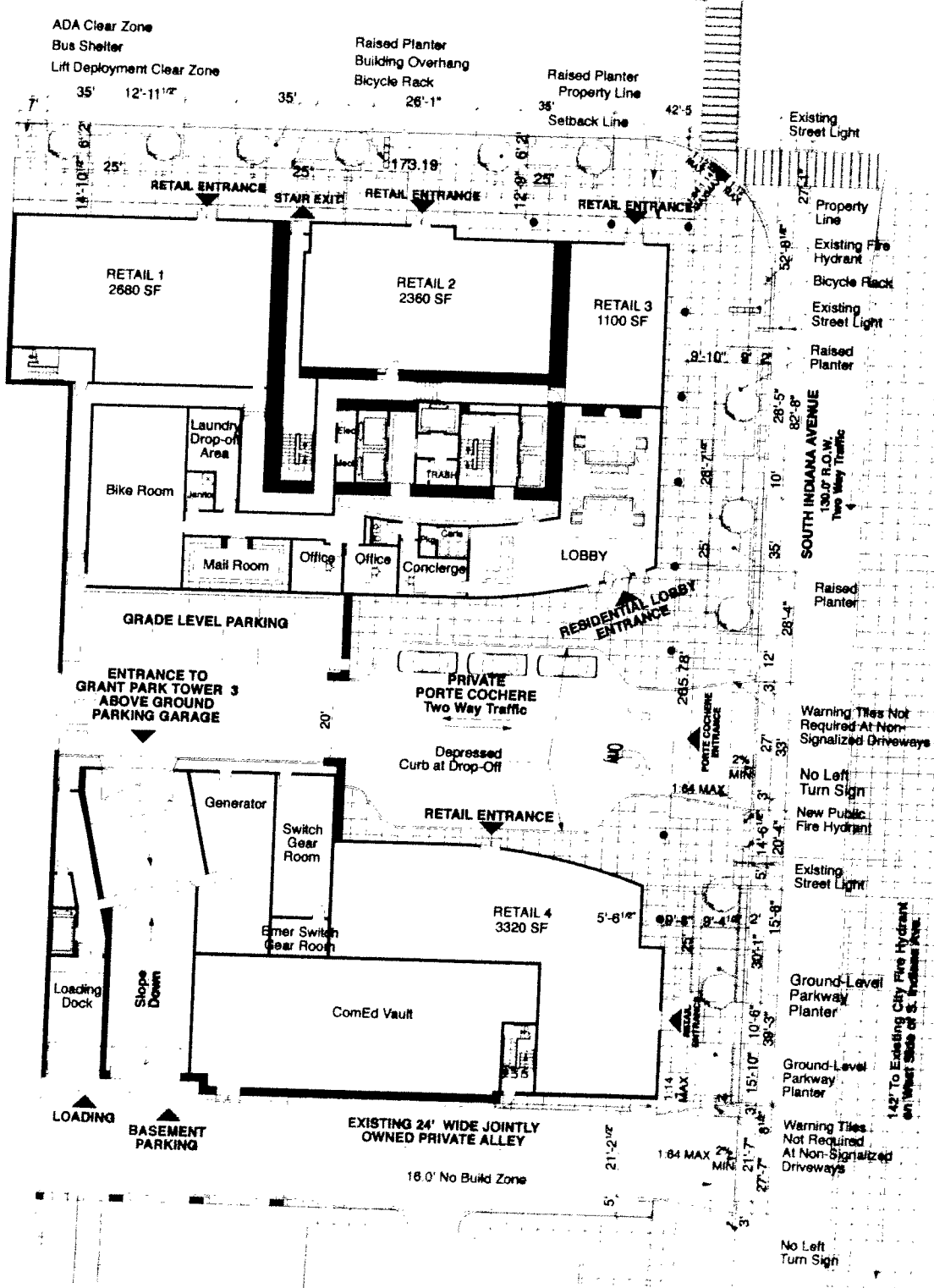
Raised Planter

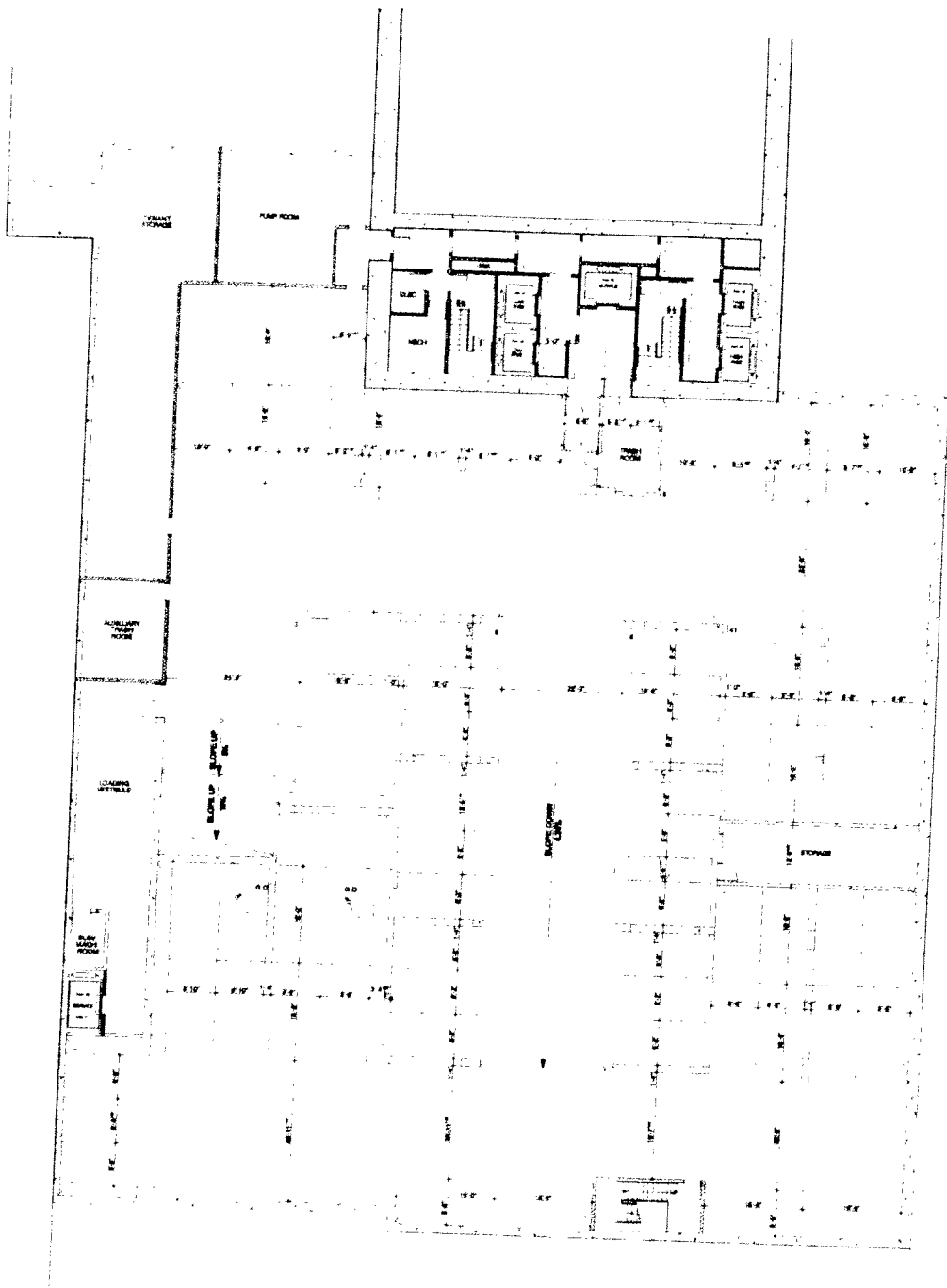
New Public Fire Hydrant


Existing Street Light  
 Ground-Level Parkway Planter

Ground-Level Parkway Planter








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 ARCHITECTS

**CENTRAL STATION**  
**CHICAGO**

Exhibit 17  
 Basement Garage Level 1  
 Grant Park Tower 3



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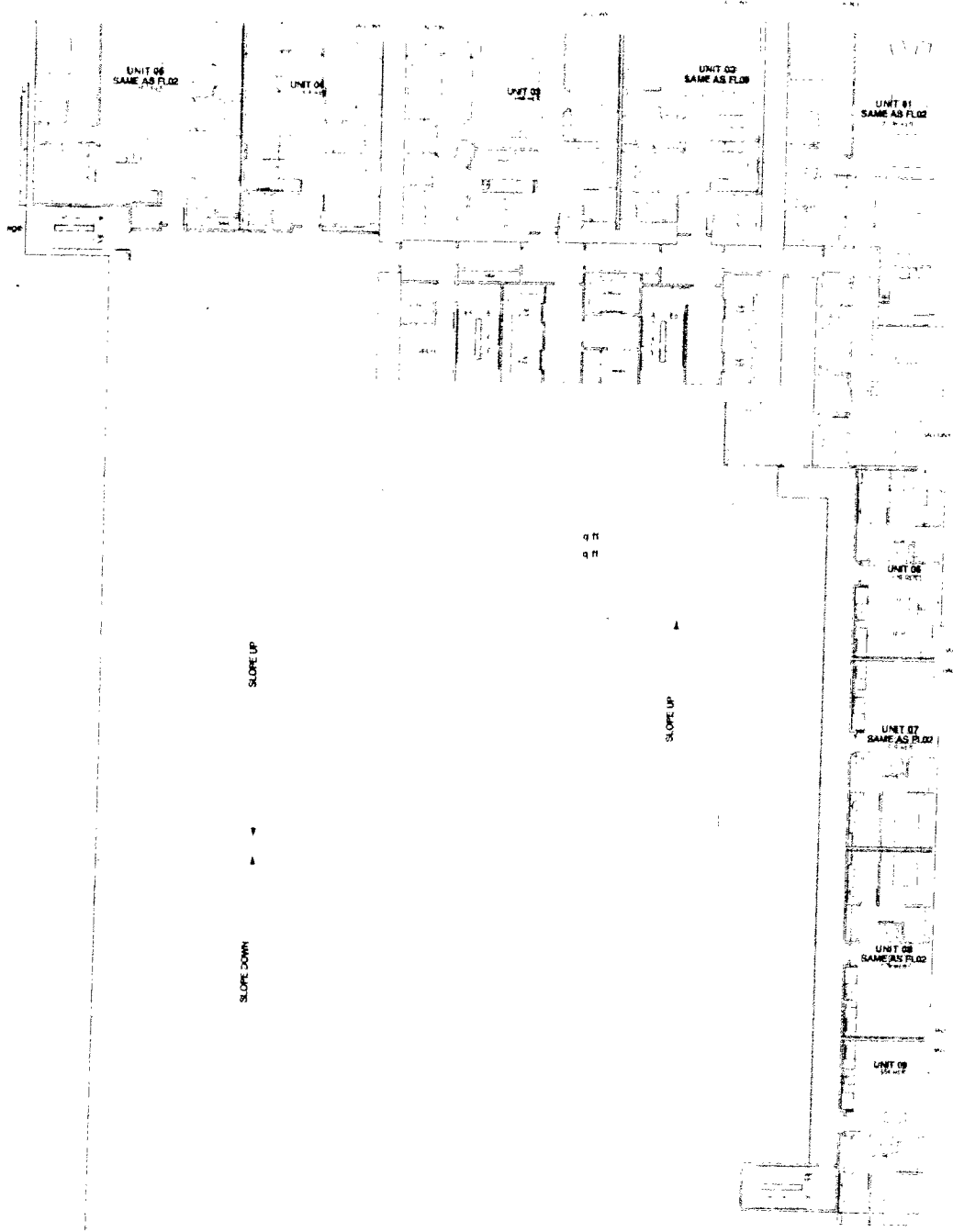
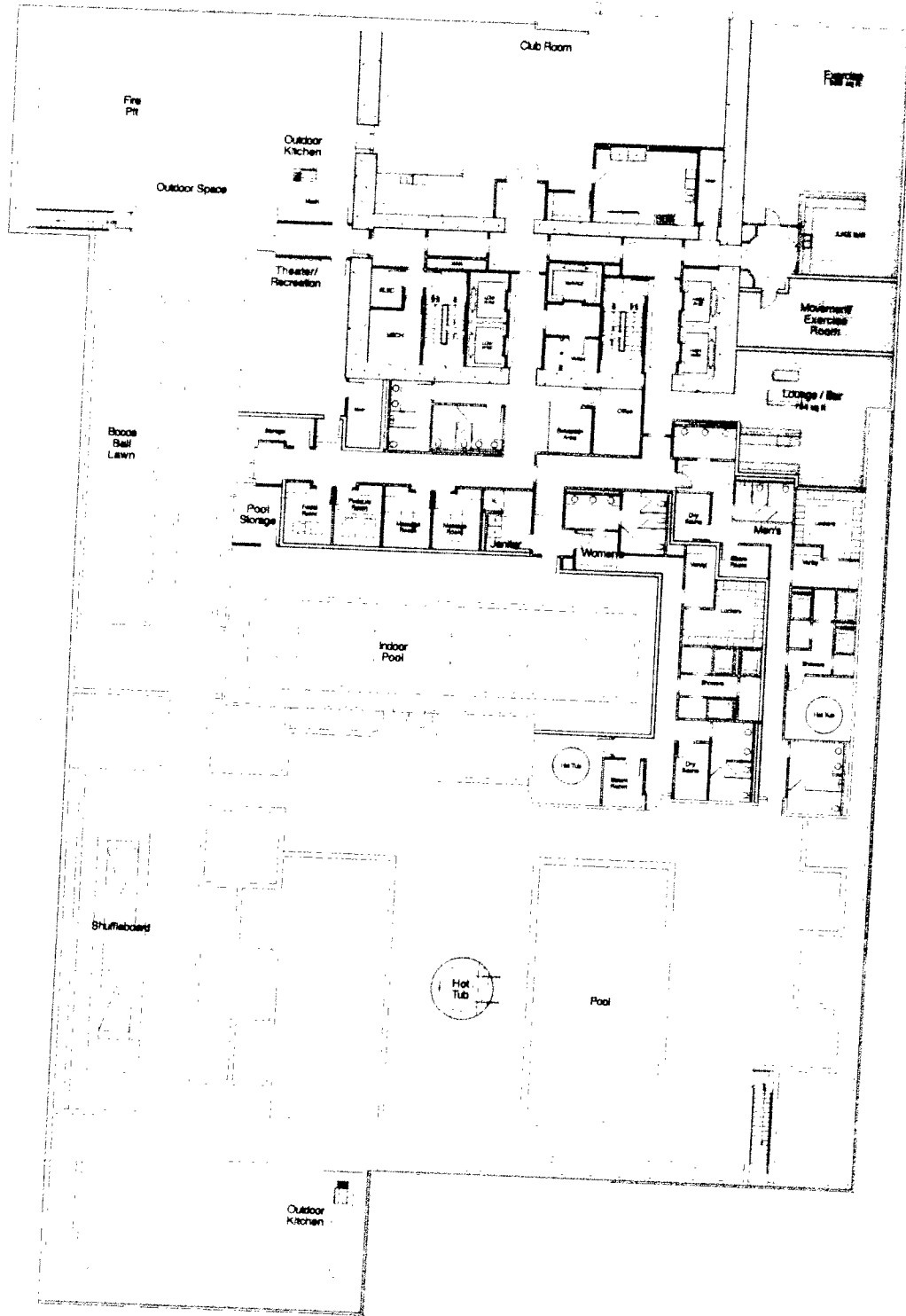
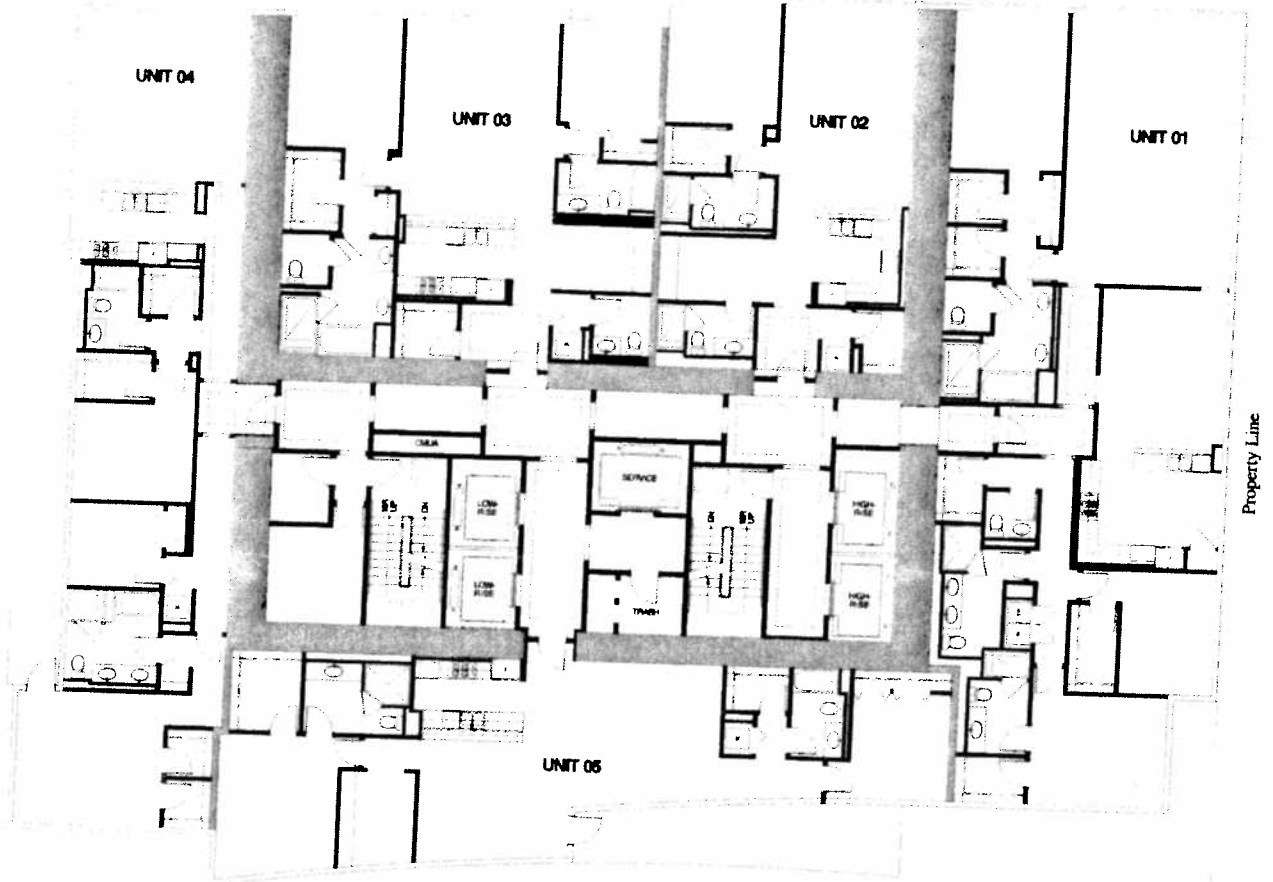


Exhibit 18  
 Typical Parking Garage Plan  
 Grant Park Tower 3



Property Line

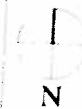
Setback Line



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ARCHITECTS

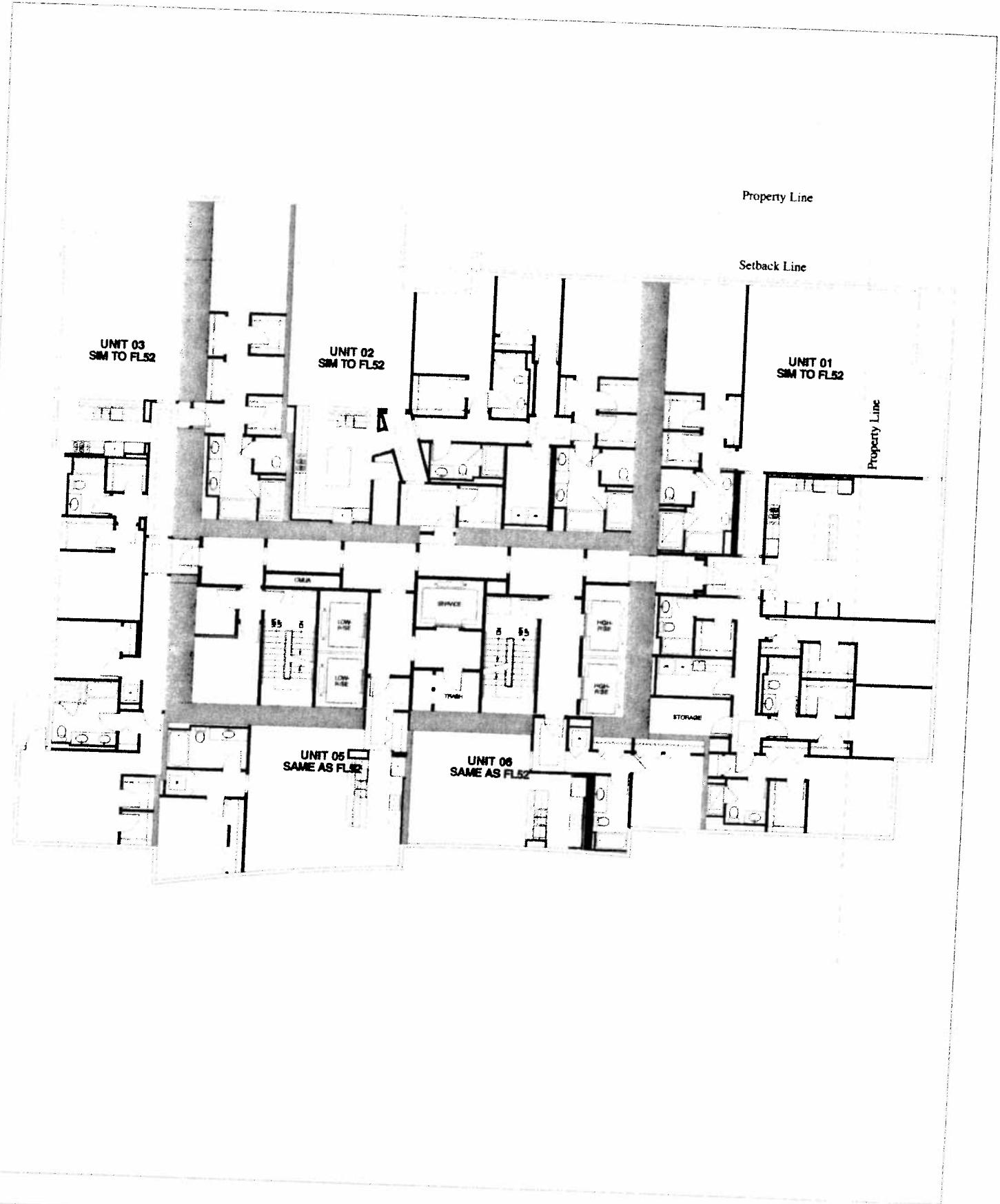
CENTRAL STATION  
CHICAGO

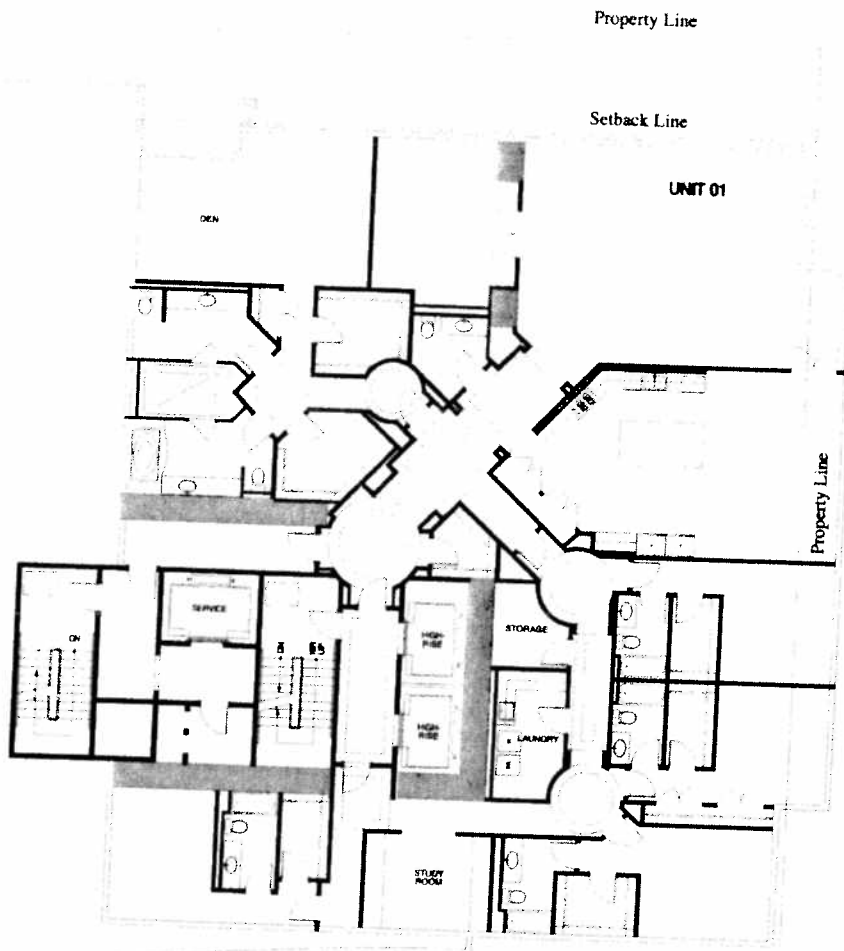
Exhibit 20  
Typical Residential Floor Plan  
Grant Park Tower 3



06/19/2008

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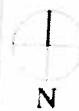




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CENTRAL STATION  
CHICAGO

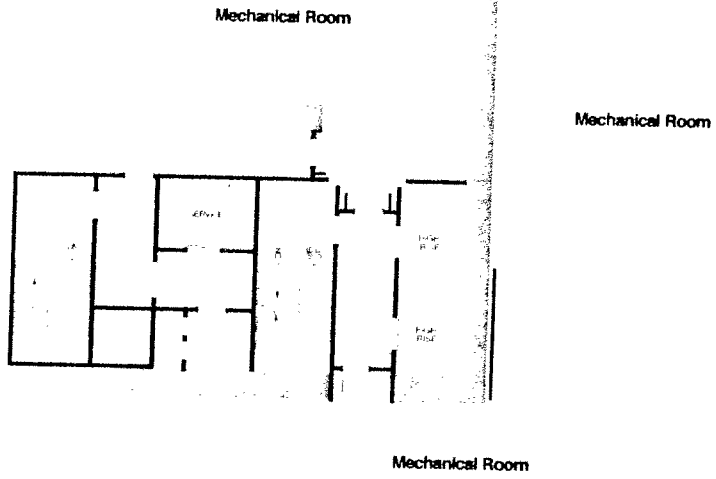
Exhibit 22  
Residential Floor Plan  
(Penthouse)  
Grant Park Tower 3



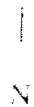
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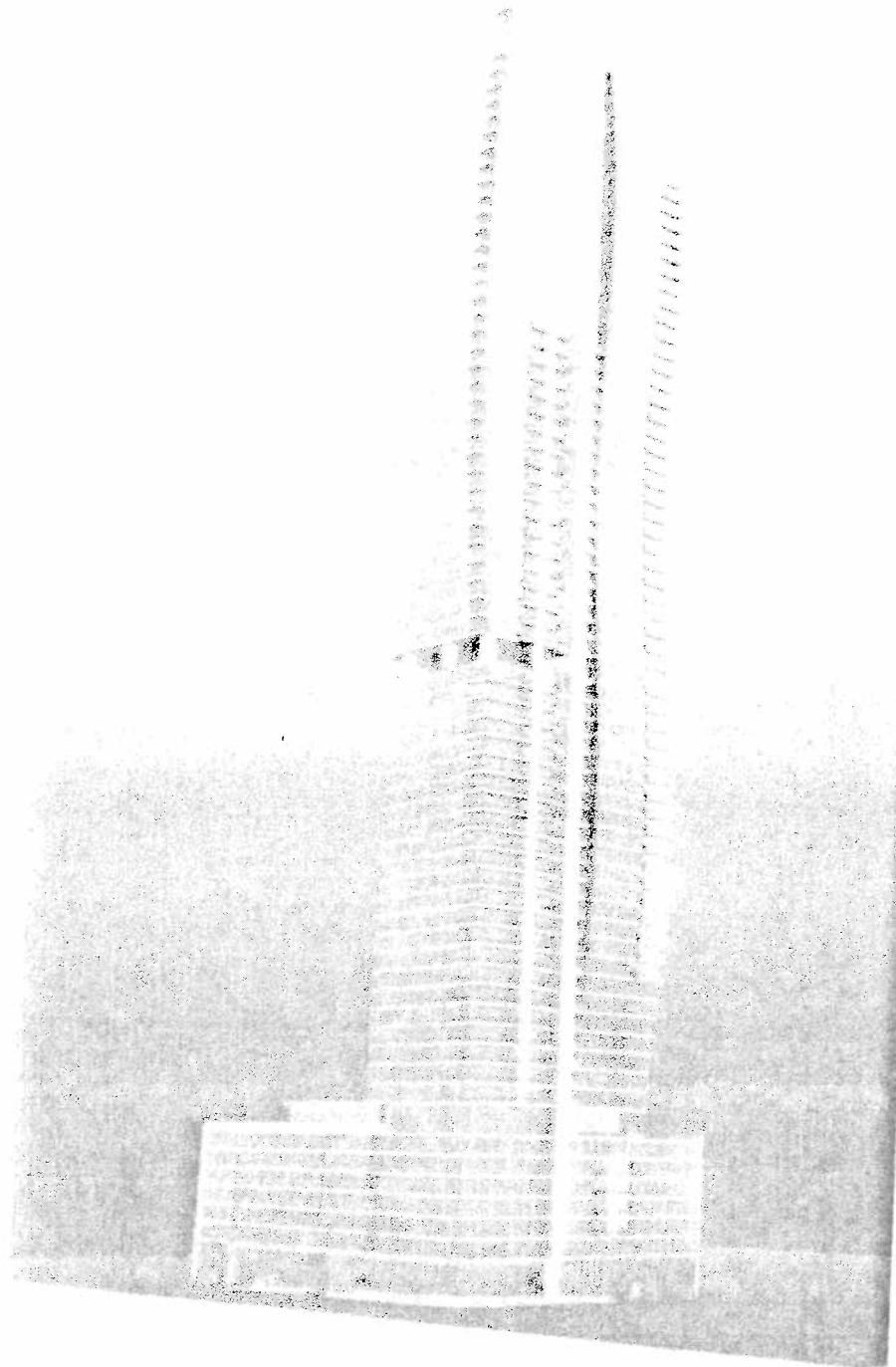
Property Line

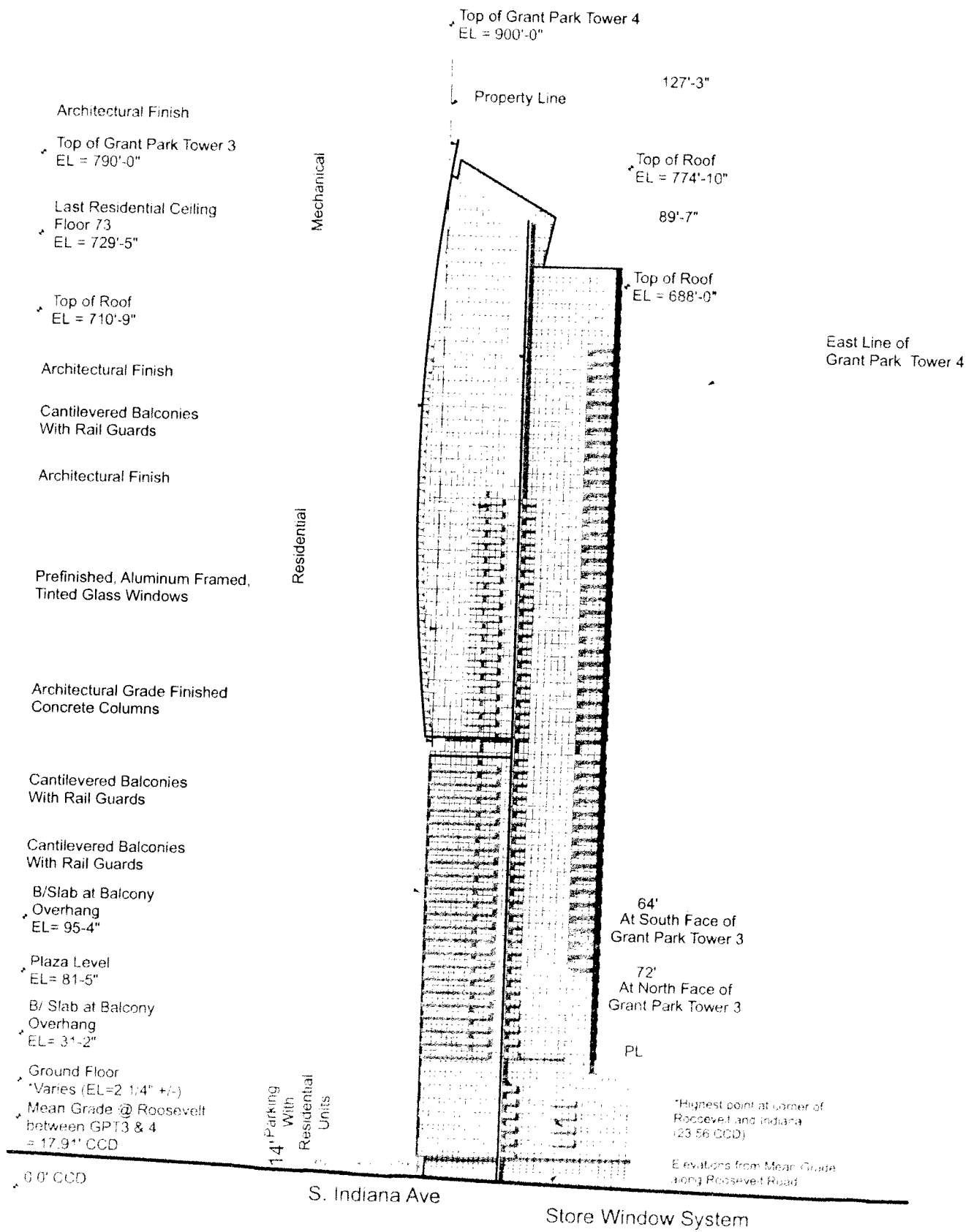
Setback Line



Property Line







PURPAGEORGE, ILLINOIS

CENTRAL STATION  
CHICAGO

A Joint Venture between  
Bevoe Central Station  
and The Enterprise Company

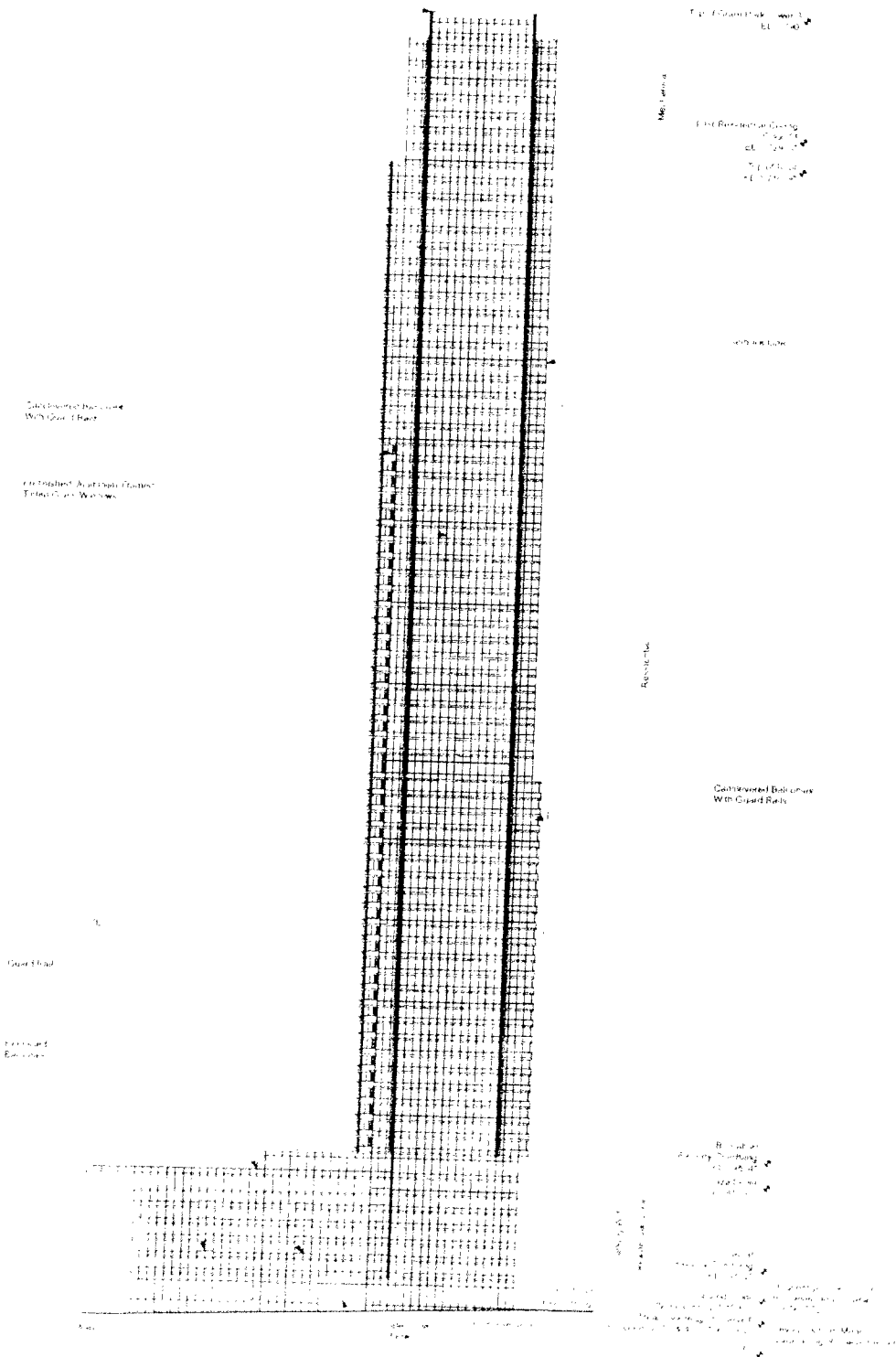
Exhibit 25

North Elevation  
Grant Park Tower 3



Chicago, Illinois

Chicago, Ill.



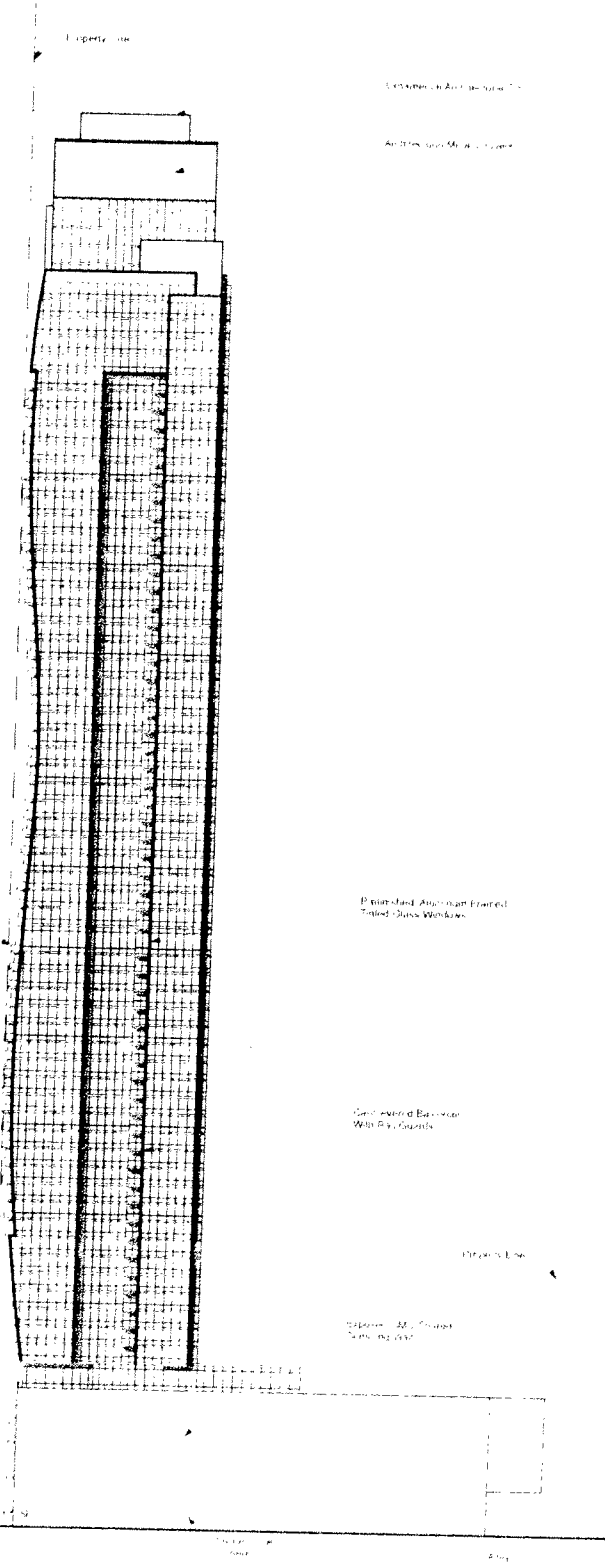
PAGE GEORGE HOVIND & CO.

### CENTRAL STATION CHICAGO

Architectural Firm  
Between Central Station  
and The Enterprise Companies

Exhibit 27

East Elevation  
Grant Park Tower 3



Top of Concrete Slab 1  
 11.12.11

Top of Concrete Slab 2  
 11.12.11

Top of Concrete Slab 3  
 11.12.11

Top of Concrete Slab 4  
 11.12.11

Top of Concrete Slab 5  
 11.12.11

Top of Concrete Slab 6  
 11.12.11

Top of Concrete Slab 7  
 11.12.11

Top of Concrete Slab 8  
 11.12.11

Top of Concrete Slab 9  
 11.12.11

Top of Concrete Slab 10  
 11.12.11

Top of Concrete Slab 11  
 11.12.11

Top of Concrete Slab 12  
 11.12.11

Top of Concrete Slab 13  
 11.12.11

Top of Concrete Slab 14  
 11.12.11

Top of Concrete Slab 15  
 11.12.11

Top of Concrete Slab 16  
 11.12.11

Top of Concrete Slab 17  
 11.12.11

Top of Concrete Slab 18  
 11.12.11

Top of Concrete Slab 19  
 11.12.11

Top of Concrete Slab 20  
 11.12.11

Top of Concrete Slab 21  
 11.12.11

Top of Concrete Slab 22  
 11.12.11

Top of Concrete Slab 23  
 11.12.11

Top of Concrete Slab 24  
 11.12.11

Top of Concrete Slab 25  
 11.12.11

Top of Concrete Slab 26  
 11.12.11

Top of Concrete Slab 27  
 11.12.11

Top of Concrete Slab 28  
 11.12.11

Top of Concrete Slab 29  
 11.12.11

Top of Concrete Slab 30  
 11.12.11

Top of Concrete Slab 31  
 11.12.11

Top of Concrete Slab 32  
 11.12.11

Top of Concrete Slab 33  
 11.12.11

Top of Concrete Slab 34  
 11.12.11

Top of Concrete Slab 35  
 11.12.11

Top of Concrete Slab 36  
 11.12.11

Top of Concrete Slab 37  
 11.12.11

Top of Concrete Slab 38  
 11.12.11

Top of Concrete Slab 39  
 11.12.11

Top of Concrete Slab 40  
 11.12.11

Top of Concrete Slab 41  
 11.12.11

Top of Concrete Slab 42  
 11.12.11

Top of Concrete Slab 43  
 11.12.11

Top of Concrete Slab 44  
 11.12.11

Top of Concrete Slab 45  
 11.12.11

Top of Concrete Slab 46  
 11.12.11

Top of Concrete Slab 47  
 11.12.11

Top of Concrete Slab 48  
 11.12.11

Top of Concrete Slab 49  
 11.12.11

Top of Concrete Slab 50  
 11.12.11

Top of Concrete Slab 51  
 11.12.11

Top of Concrete Slab 52  
 11.12.11

Top of Concrete Slab 53  
 11.12.11

Top of Concrete Slab 54  
 11.12.11

Top of Concrete Slab 55  
 11.12.11

Top of Concrete Slab 56  
 11.12.11

Top of Concrete Slab 57  
 11.12.11

Top of Concrete Slab 58  
 11.12.11

Top of Concrete Slab 59  
 11.12.11

Top of Concrete Slab 60  
 11.12.11

Top of Concrete Slab 61  
 11.12.11

Top of Concrete Slab 62  
 11.12.11

Top of Concrete Slab 63  
 11.12.11

Top of Concrete Slab 64  
 11.12.11

Top of Concrete Slab 65  
 11.12.11

Top of Concrete Slab 66  
 11.12.11

Top of Concrete Slab 67  
 11.12.11

Top of Concrete Slab 68  
 11.12.11

Top of Concrete Slab 69  
 11.12.11

Top of Concrete Slab 70  
 11.12.11

Top of Concrete Slab 71  
 11.12.11

Top of Concrete Slab 72  
 11.12.11

Top of Concrete Slab 73  
 11.12.11

Top of Concrete Slab 74  
 11.12.11

Top of Concrete Slab 75  
 11.12.11

Top of Concrete Slab 76  
 11.12.11

Top of Concrete Slab 77  
 11.12.11

Top of Concrete Slab 78  
 11.12.11

Top of Concrete Slab 79  
 11.12.11

Top of Concrete Slab 80  
 11.12.11

Concrete Slab 100.00

Concrete Slab 100.00

Painted Aluminum Framed  
 Tinted Glass Windows

Cast-in-place Concrete  
 With Reinforcing

Drainage Line

Cast-in-place Concrete  
 With Reinforcing

LARRY GEORGE DAYNES CO.

CENTRAL STATION

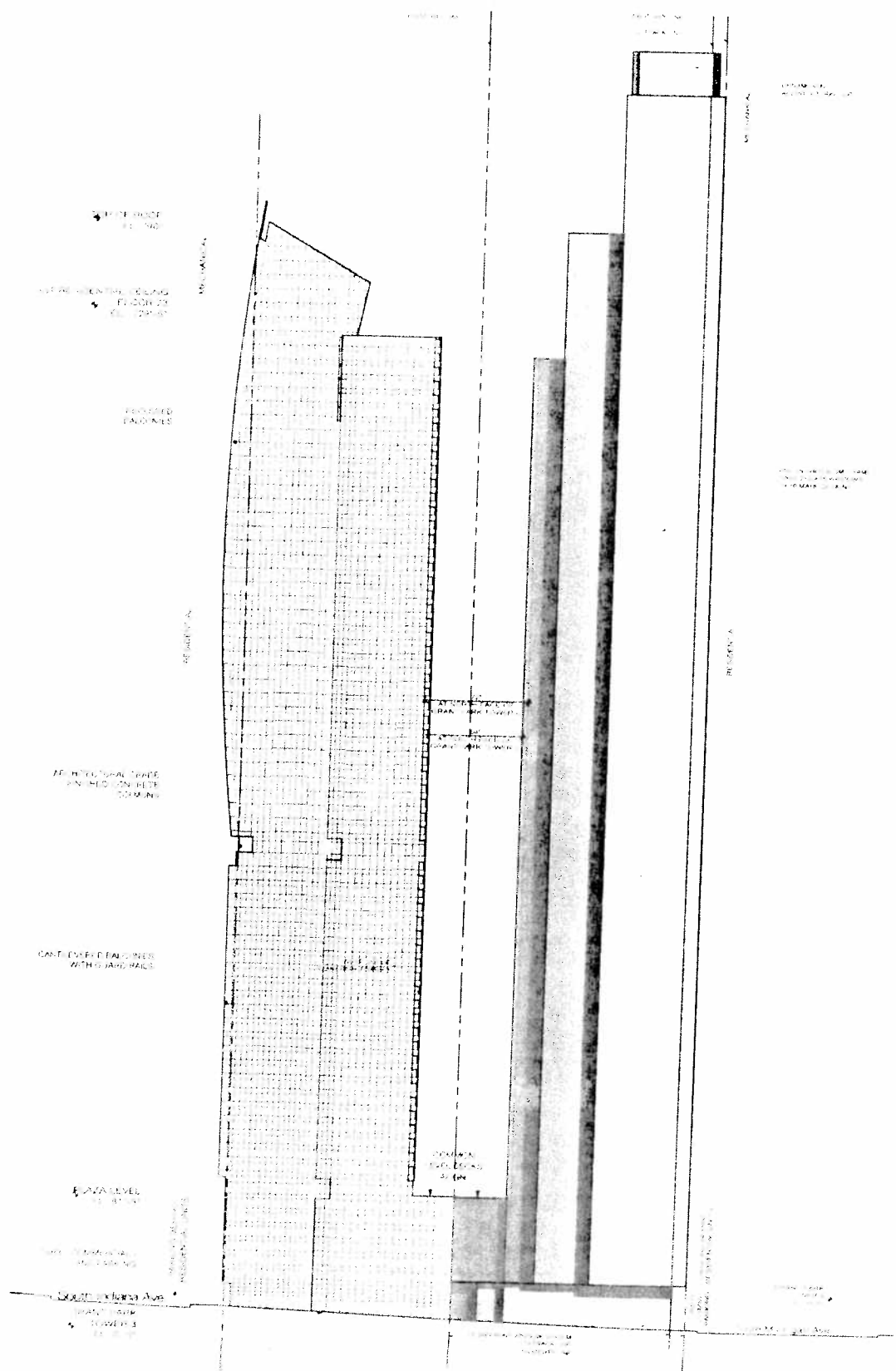
CHICAGO

Architectural Drawings  
 Between Central Station  
 and The Enterprise Companies

Exhibit 28

West Elevation  
 Grant Park Tower 3





Grant Park Tower 3

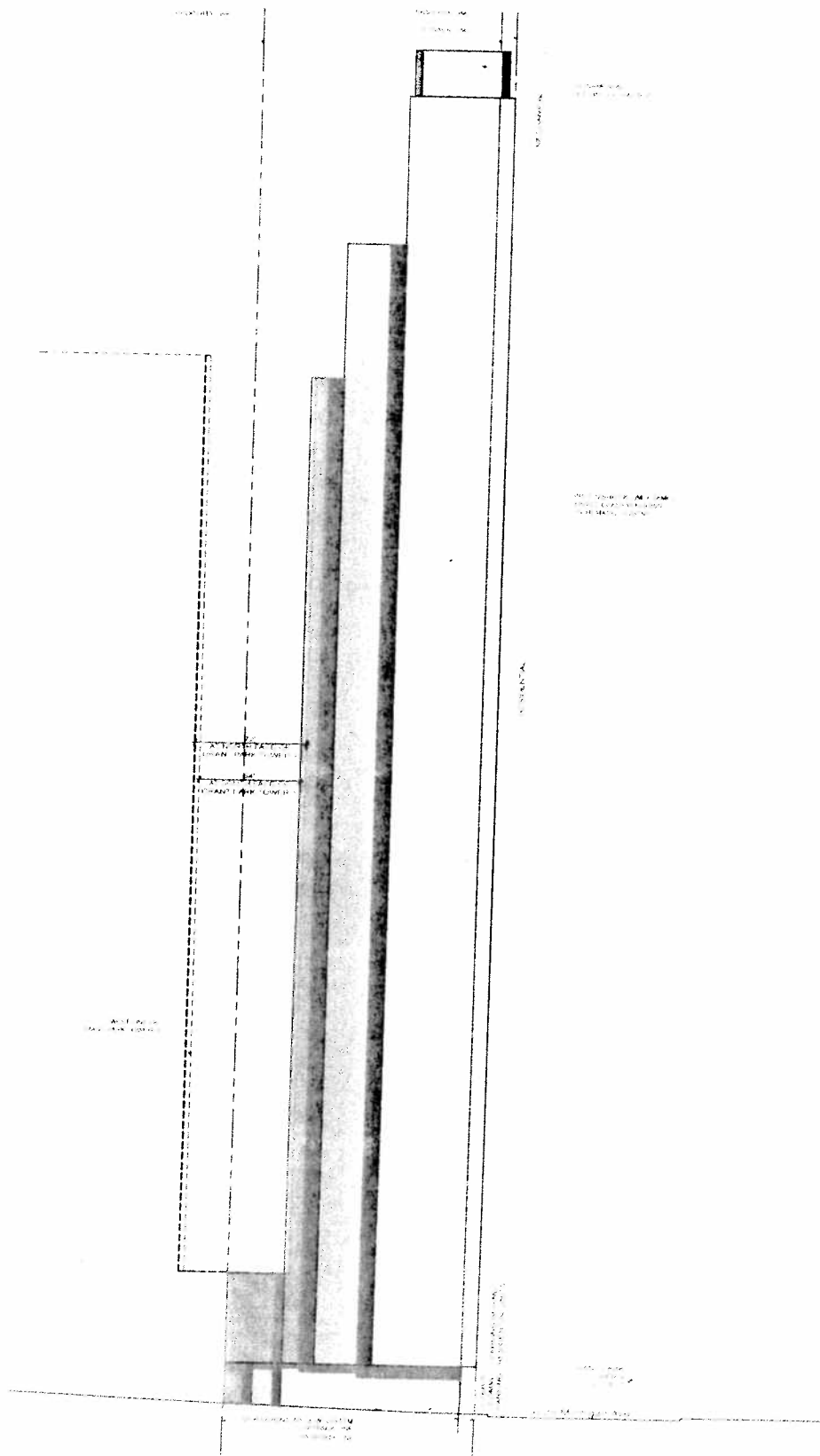
Grant Park Tower 4



PAPPAGEORGE HAYMES & CO.  
 ARCHITECTS  
 110 N. WABASH ST. CHICAGO, ILL.  
 TEL. 312-467-1100

**CENTRAL STATION**  
**CHICAGO**  
 A Joint Venture Development  
 Between Central Station  
 and The Enterprise Companies

Exhibit 29  
 Composite North Elevation  
 Grant Park Tower 3  
 Grant Park Tower 4



PAPPAGEORGIO DEAN MESSER

**CENTRAL STATION  
CHICAGO**

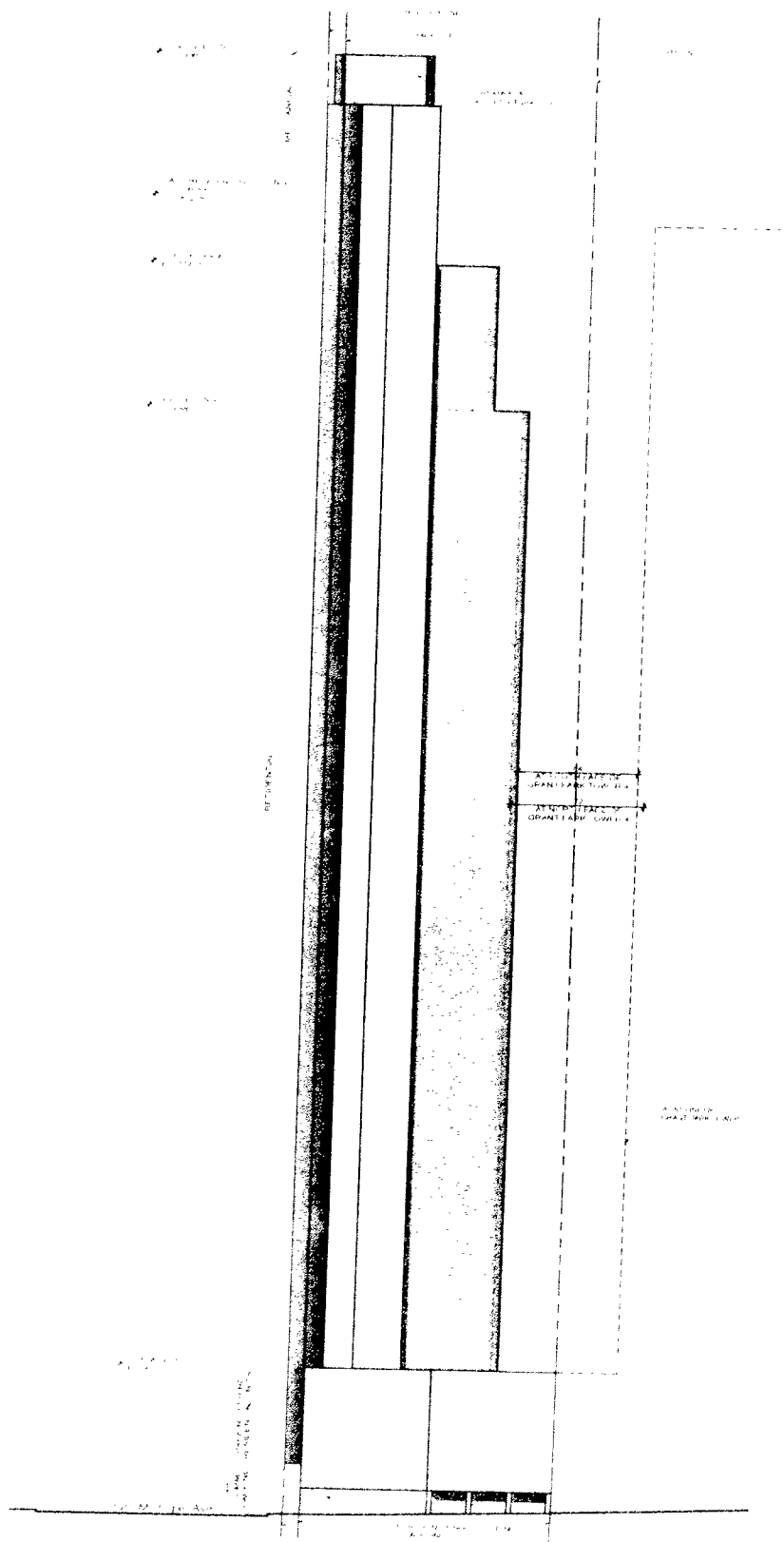
A Joint Venture Development  
Between Central Station  
and The Enterprise Companies

Exhibit 30

North Elevation  
Grant Park Tower 4



1100 N. LAKE ST. CHICAGO, IL 60611  
312.467.1000  
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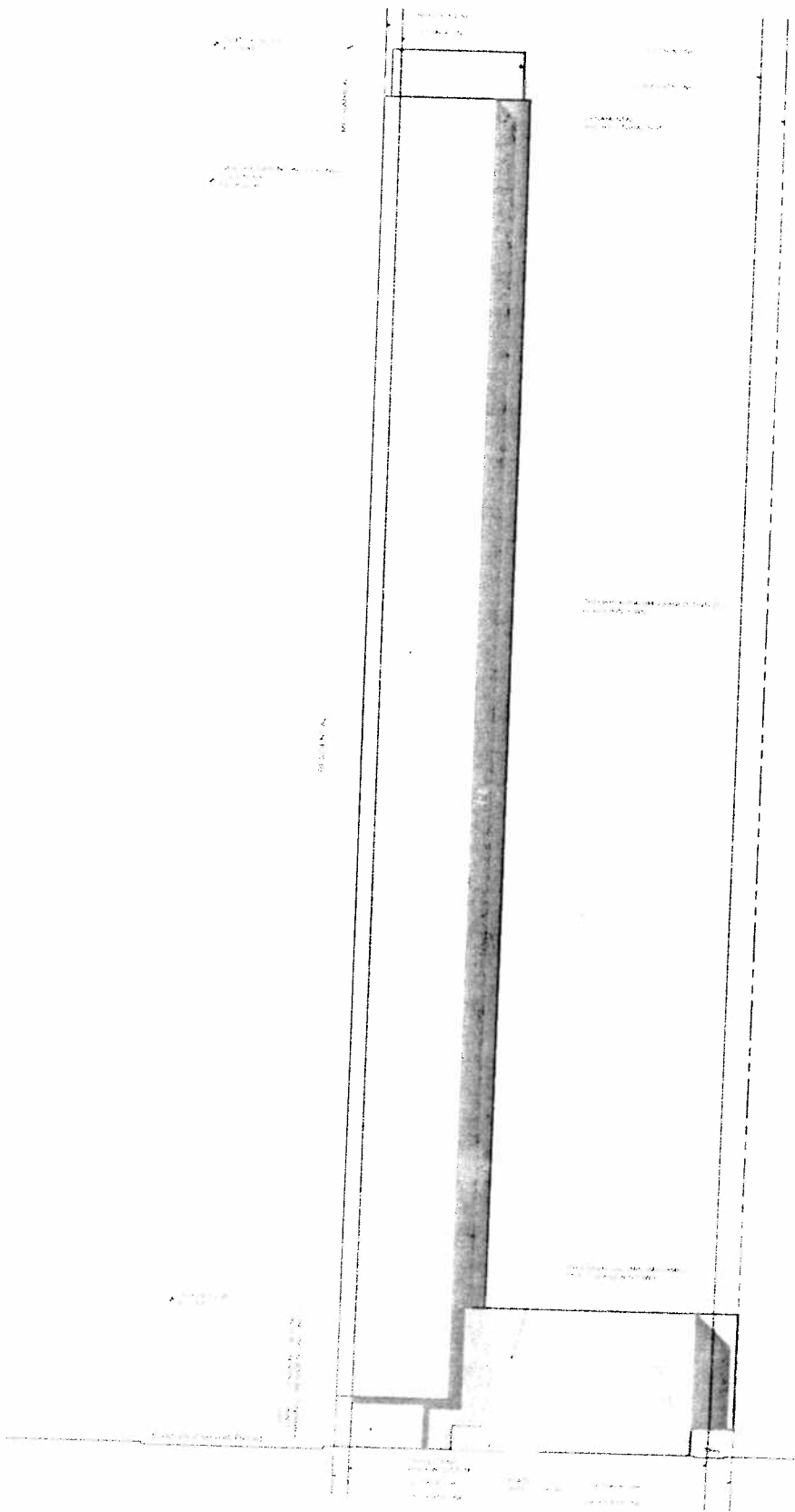
PAPPAGEORGE HAYASHI LLP

CENTRAL STATION  
CHICAGO

A.E. of Vertical Discrepancy  
Between Chicago, Illinois  
and The Enterprise Companies

Exhibit VI

South Elevation  
Grant Park Tower 4

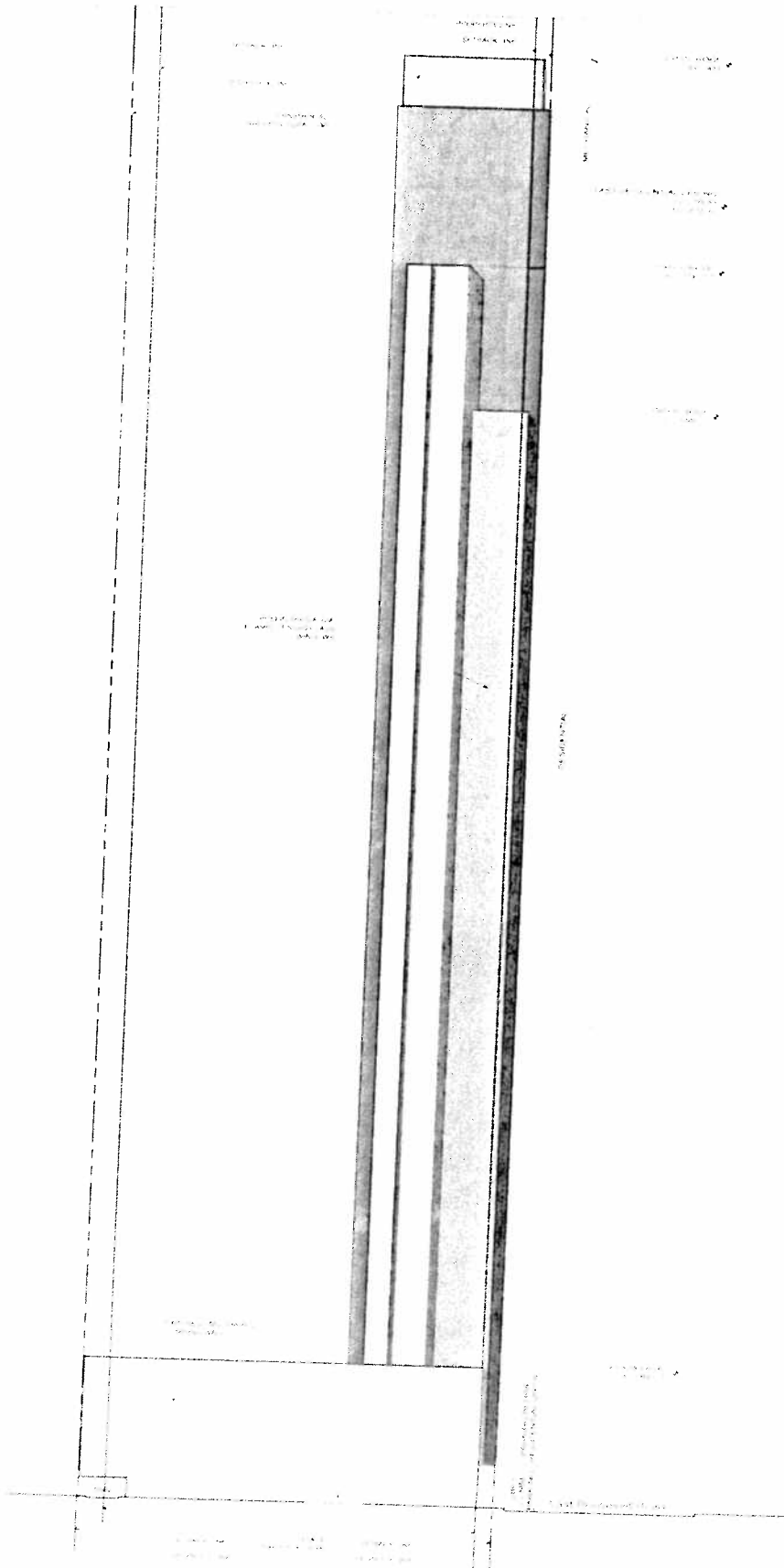


PADDA GEORGE HAYES BLDG

**CENTRAL STATION  
CHICAGO**

A Joint Venture Development  
Between Central Station  
and The Lakeside Companies

Exhibit 32  
West Elevation  
Grant Park Tower 1



**P / H**

PADYAG, GEORGE & HAYMES, S.C.

**CENTRAL STATION  
CHICAGO**

A Joint Venture (Developed) between  
 Bechtel, Central Station  
 and The Enterprise Companies

Exhibit 33

East Elevation  
 Grant Park Tower 4

South Michigan Avenue

Hatched Area  
Indicates  
10'-0" Overhang  
within Property  
Line

Hatched Area  
Indicates  
10'-0" Overhang  
within  
Property Line for  
construction of  
building and balcony  
overhangs

Building Setback Line

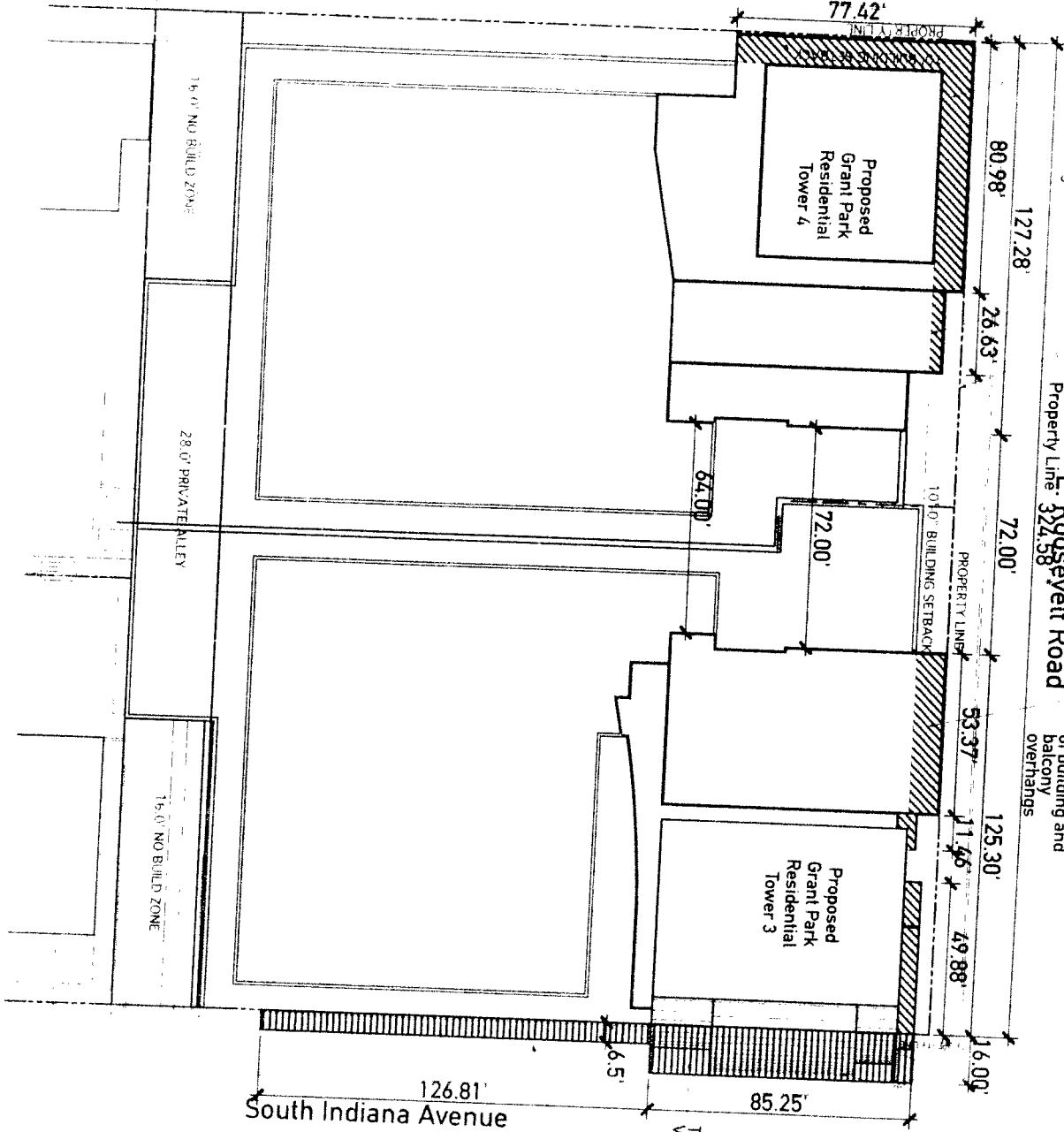
Property Line  
E Roggevelt Road  
324.58'

Hatched Area  
Indicates  
15'-0" Overhang  
within  
Property Line  
for construction  
of building and  
balcony  
overhangs

Hatched Area Indicates  
16'-0" Overhang Over  
Property Line for  
construction of building  
and balcony overhangs  
(Area to be Vacated)

Total Area to be  
Vacated = 2236 SF

Hatched Area  
Indicates  
6'-6"  
Overhang over  
Property Line  
for  
construction  
of building  
and balcony  
overhangs  
(Area to be  
Vacated)



South Indiana Avenue