

NTS

Proposed Buildings

Existing Buildings

Project site

350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 1-1



NTS



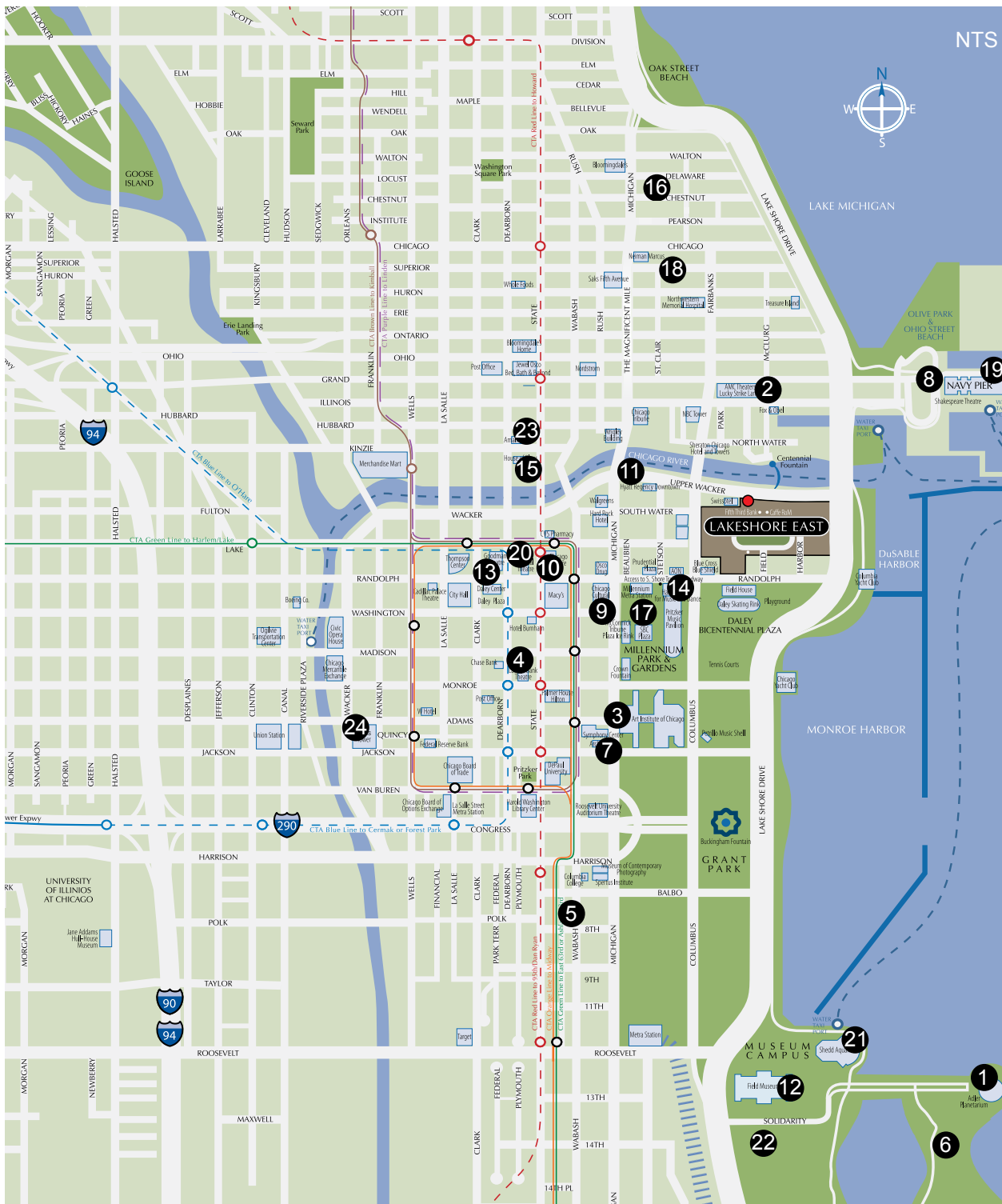
KEY SCHOOLS

- 1 Catholic Schools Superintendents Office
- 2 Chicago Board of Education
- 3 Columbia College
- 4 Illinois Institute of Art
- 5 Jenner Pre-K-8
- 6 Payton College Prep
- 7 Roosevelt University
- 8 Salazar Pre-K-8
- 9 South Loop Elementary School K-8
- 10 The Frances Xavier Warde School Pre-K-8 Holy Name Cathedral Campus
- 11 The Frances Xavier Warde School Pre-K-8 Old St. Patrick's Campus

Project Site

350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 1-2



NTS



KEY ENTERTAINMENT

- 1 Adler Planetarium
- 2 AMC Theaters/ Lucky Strike Lanes
- 3 Art Institute of Chicago
- 4 Bank of America Theatre
- 5 Buddy Guy's Legends
- 6 Charter One Pavilion
- 7 Chicago Architecture Foundation
- 8 Chicago Children's Museum
- 9 Chicago Cultural Center
- 10 Chicago Theatre
- 11 Chicago's First Lady Boat Tour
- 12 Field Museum
- 13 Goodman Theatre
- 14 Harris Theatre
- 15 House of Blues
- 16 John Hancock Observatory
- 17 Millennium Park
- 18 Museum of Contemporary Art
- 19 Navy Pier
- 20 Oriental Theater
- 21 Shedd Aquarium
- 22 Soldier Field
- 23 Ten Pin Bowling Lounge
- 24 Willis Tower/ Sky Deck Chicago



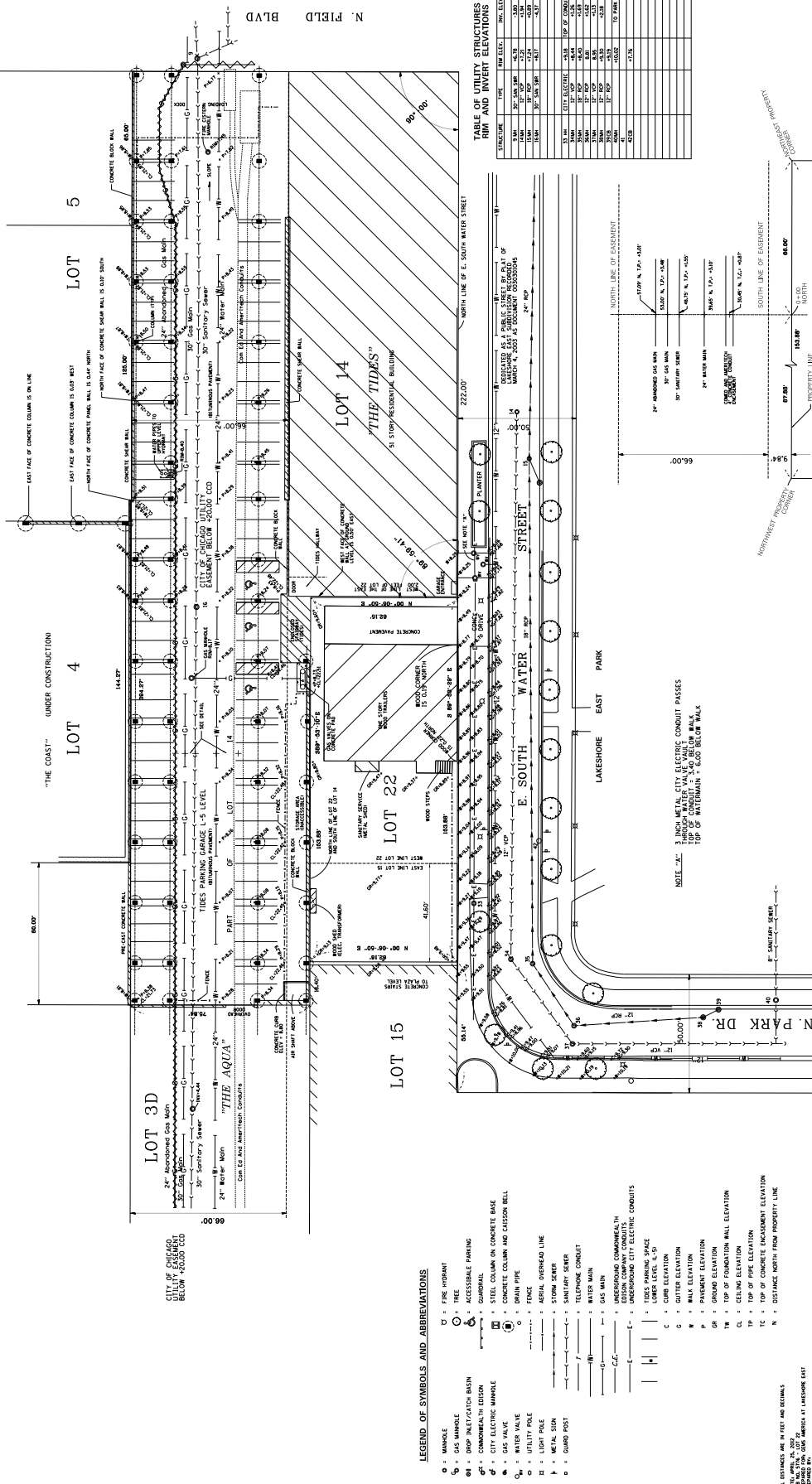
350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 1-3

LAND TITLE SURVEY

of
A PORTION OF LOTS 15 AND 22, IN LAKESHORE
EAST SUBDIVISION, CHICAGO, ILLINOIS

NTS



LEGEND OF SYMBOLS AND ABBREVIATIONS

- = MANHOLE
- = GAS MANHOLE
- = DROP INLET/CATCH BASIN
- = COMMONWEALTH EDISON
- = CITY ELECTRIC MANHOLE
- = GAS VALVE
- = WATER VALVE
- = UTILITY POLE
- = METAL SIGN
- = GUARD POST
- = FIRE HYDRANT
- = TREE
- = ACCESSIBLE PARKING
- = GUARDRAIL
- = STEEL COLUMN ON CONCRETE BASE
- = CONCRETE COLUMN AND CHASSIS BELL
- = DRAIN PIPE
- = FENCE
- = SERIAL OVERHEAD LINE
- = STORM SEWER
- = SANITARY SEWER
- = WATER MAIN
- = GAS MAIN
- = UNDERGROUND COMMONWEALTH EDISON COMPANY CONDUITS
- = UNDERGROUND CITY ELECTRIC CONDUITS
- = LOWER LEVEL ELEVATION
- = CURB ELEVATION
- = OUTER ELEVATION
- = WALK ELEVATION
- = PAVEMENT ELEVATION
- = GROUND ELEVATION
- = TOP OF FOUNDATION WALL ELEVATION
- = CEILING ELEVATION
- = FLOOR ELEVATION
- = TOP OF CONCRETE ENCLOSURE ELEVATION
- = DISTANCE NORTH FROM PROPERTY LINE

TABLE OF UTILITY STRUCTURES MIN AND INVERT ELEVATIONS

STRUCTURE	TYPE	MIN. ELEV.	INVERT ELEV.
1	MANHOLE	12.75	12.75
2	MANHOLE	12.75	12.75
3	MANHOLE	12.75	12.75
4	MANHOLE	12.75	12.75
5	MANHOLE	12.75	12.75
6	MANHOLE	12.75	12.75
7	MANHOLE	12.75	12.75
8	MANHOLE	12.75	12.75
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10	MANHOLE	12.75	12.75
11	MANHOLE	12.75	12.75
12	MANHOLE	12.75	12.75
13	MANHOLE	12.75	12.75
14	MANHOLE	12.75	12.75
15	MANHOLE	12.75	12.75
16	MANHOLE	12.75	12.75
17	MANHOLE	12.75	12.75
18	MANHOLE	12.75	12.75
19	MANHOLE	12.75	12.75
20	MANHOLE	12.75	12.75
21	MANHOLE	12.75	12.75
22	MANHOLE	12.75	12.75
23	MANHOLE	12.75	12.75
24	MANHOLE	12.75	12.75
25	MANHOLE	12.75	12.75
26	MANHOLE	12.75	12.75
27	MANHOLE	12.75	12.75
28	MANHOLE	12.75	12.75
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30	MANHOLE	12.75	12.75
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37	MANHOLE	12.75	12.75
38	MANHOLE	12.75	12.75
39	MANHOLE	12.75	12.75
40	MANHOLE	12.75	12.75
41	MANHOLE	12.75	12.75
42	MANHOLE	12.75	12.75
43	MANHOLE	12.75	12.75
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53	MANHOLE	12.75	12.75
54	MANHOLE	12.75	12.75
55	MANHOLE	12.75	12.75
56	MANHOLE	12.75	12.75
57	MANHOLE	12.75	12.75
58	MANHOLE	12.75	12.75
59	MANHOLE	12.75	12.75
60	MANHOLE	12.75	12.75
61	MANHOLE	12.75	12.75
62	MANHOLE	12.75	12.75
63	MANHOLE	12.75	12.75
64	MANHOLE	12.75	12.75
65	MANHOLE	12.75	12.75
66	MANHOLE	12.75	12.75
67	MANHOLE	12.75	12.75
68	MANHOLE	12.75	12.75
69	MANHOLE	12.75	12.75
70	MANHOLE	12.75	12.75
71	MANHOLE	12.75	12.75
72	MANHOLE	12.75	12.75
73	MANHOLE	12.75	12.75
74	MANHOLE	12.75	12.75
75	MANHOLE	12.75	12.75
76	MANHOLE	12.75	12.75
77	MANHOLE	12.75	12.75
78	MANHOLE	12.75	12.75
79	MANHOLE	12.75	12.75
80	MANHOLE	12.75	12.75
81	MANHOLE	12.75	12.75
82	MANHOLE	12.75	12.75
83	MANHOLE	12.75	12.75
84	MANHOLE	12.75	12.75
85	MANHOLE	12.75	12.75
86	MANHOLE	12.75	12.75
87	MANHOLE	12.75	12.75
88	MANHOLE	12.75	12.75
89	MANHOLE	12.75	12.75
90	MANHOLE	12.75	12.75
91	MANHOLE	12.75	12.75
92	MANHOLE	12.75	12.75
93	MANHOLE	12.75	12.75
94	MANHOLE	12.75	12.75
95	MANHOLE	12.75	12.75
96	MANHOLE	12.75	12.75
97	MANHOLE	12.75	12.75
98	MANHOLE	12.75	12.75
99	MANHOLE	12.75	12.75
100	MANHOLE	12.75	12.75

NOTE: UNDERGROUND UTILITIES AS SHOWN HEREON ARE ACCORDING TO DRAWINGS, VISIBLE IMPROVEMENTS AND UTILITIES COMPANY RECORDS. VISIBILITY OF UTILITIES IS NOT GUARANTEED. THE QUALITY LEVEL OF UNDERGROUND UTILITIES IS NOT GUARANTEED. THE QUALITY LEVEL OF UNDERGROUND UTILITIES IS NOT GUARANTEED. THE QUALITY LEVEL OF UNDERGROUND UTILITIES IS NOT GUARANTEED.

NOTE: 3 INCH METAL CITY ELECTRIC CONDUIT PASSES TOP OF CONDUIT 3.40 BELOW WALK TOP OF WATERMAIN - 6.00 BELOW WALK.

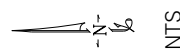
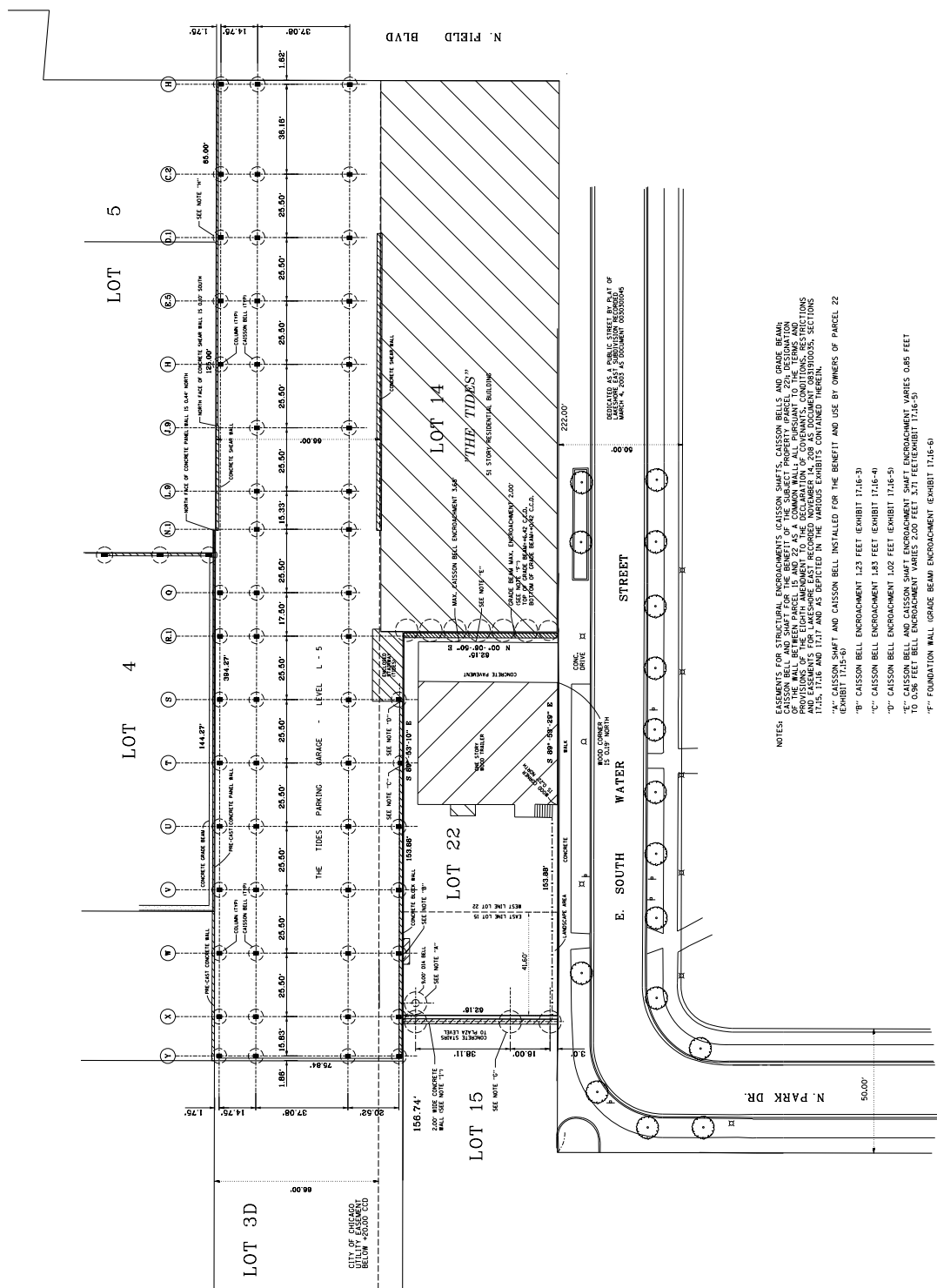
NOTE: ELEVATIONS SHOWN HEREON ARE WITH RESPECT TO CHICAGO CITY DATUM.

ALL DIMENSIONS ARE IN FEET AND DECIMALS.
DATE: 08/14/2013 10:27 AM
DRAWN BY: J. J. BROWN
CHECKED BY: J. J. BROWN
PROJECT NO.: 13-000000-0000



PLAT

SHOWING LOCATION OF CERTAIN CAISSON SHAFTS, CAISSON BELLS, GRADE BEAMS, COMMON WALLS AND CONCRETE COLUMNS OVER PORTIONS OF LOTS 5, 14 AND 22 IN LAKESHORE EAST SUBDIVISION PURSUANT TO THE TERMS AND PROVISIONS OF THE EIGHTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST.



- SYMBOLS**
- CONCRETE COLUMN AND CAISSON BELL
 - CAISSON BELL

- NOTES:**
- 1- FOUNDATION WALL ENDOUCHMENT 1.23 FEET (EXHIBIT T1.16-3)
 - 2- CAISSON BELL ENDOUCHMENT 1.23 FEET (EXHIBIT T1.16-3)
 - 3- CAISSON BELL ENDOUCHMENT 1.02 FEET (EXHIBIT T1.16-5)
 - 4- CAISSON BELL AND CAISSON SHAFT ENDOUCHMENT VARIES 0.55 FEET TO 0.76 FEET (EXHIBIT T1.16-3)
 - 5- FOUNDATION WALL GRADE BEAM ENDOUCHMENT (EXHIBIT T1.16-6)
 - 6- CAISSON BELL ENDOUCHMENT 2.08 FEET (EXHIBIT T1.16-2)
 - 7- CAISSON BELL ENDOUCHMENT 1.50 FEET (EXHIBIT T1.16-8)
 - 8- COMMON WALL BETWEEN PARCELS 15 AND 22 AT PARKING LEVEL P 05 (EXHIBIT T1.17-1)

ALL DIMENSIONS ARE IN FEET AND DECIMALS.
 DATE: APRIL 24, 2024
 PROJECT: GEMS PHASE I AND II
 PREPARED BY: CHASTAIN & ASSOCIATES, LLP
 CHASTAIN & ASSOCIATES, LLP
 1000 N. WACKER DRIVE, SUITE 1400
 CHICAGO, ILLINOIS 60606
 PROFESSIONAL ENGINEER REG. NO. 141-001079

350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 2-3

ALTAACSM LAND TITLE SURVEY AT

LOWER STREET LEVEL
PROPOSED BUILDING PARCELS B, C AND D
AT LAKESHORE EAST, CHICAGO, ILLINOIS

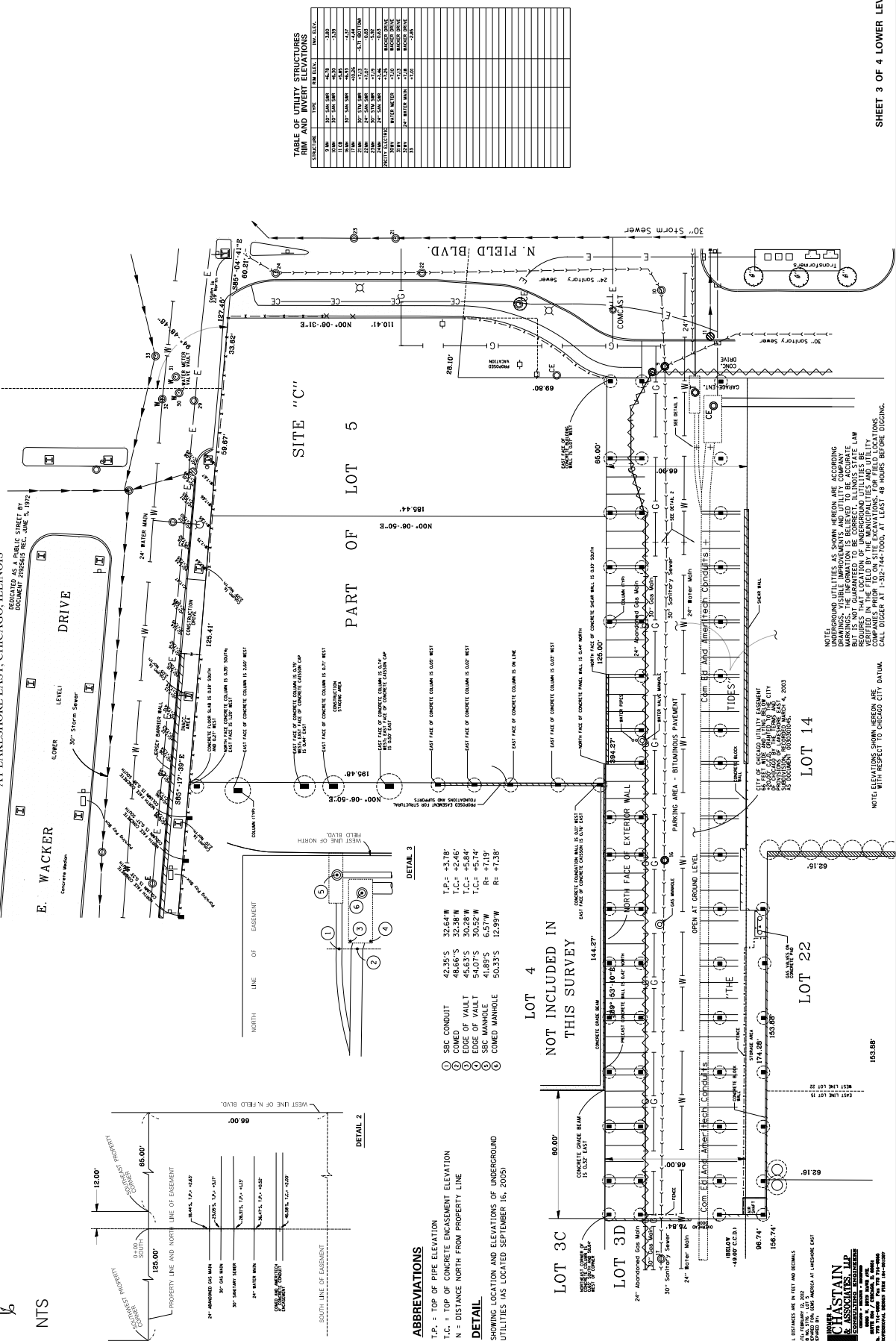
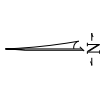
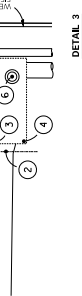
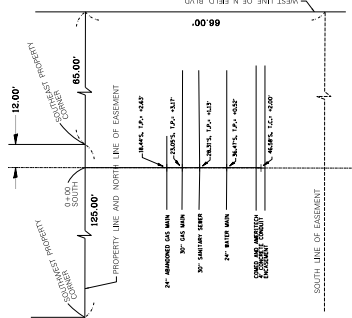


TABLE OF UTILITY STRUCTURES
RIM AND INVERT ELEVATIONS

STRUCTURE	TYPE	RIM ELEV.	INVERT ELEV.
1	30" SAN SEWER	45.32	45.32
2	30" SAN SEWER	45.32	45.32
3	30" SAN SEWER	45.32	45.32
4	30" SAN SEWER	45.32	45.32
5	30" SAN SEWER	45.32	45.32
6	30" SAN SEWER	45.32	45.32
7	30" SAN SEWER	45.32	45.32
8	30" SAN SEWER	45.32	45.32
9	30" SAN SEWER	45.32	45.32
10	30" SAN SEWER	45.32	45.32
11	30" SAN SEWER	45.32	45.32
12	30" SAN SEWER	45.32	45.32
13	30" SAN SEWER	45.32	45.32
14	30" SAN SEWER	45.32	45.32
15	30" SAN SEWER	45.32	45.32
16	30" SAN SEWER	45.32	45.32
17	30" SAN SEWER	45.32	45.32
18	30" SAN SEWER	45.32	45.32
19	30" SAN SEWER	45.32	45.32
20	30" SAN SEWER	45.32	45.32
21	30" SAN SEWER	45.32	45.32
22	30" SAN SEWER	45.32	45.32
23	30" SAN SEWER	45.32	45.32
24	30" SAN SEWER	45.32	45.32
25	30" SAN SEWER	45.32	45.32
26	30" SAN SEWER	45.32	45.32
27	30" SAN SEWER	45.32	45.32
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52	30" SAN SEWER	45.32	45.32
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54	30" SAN SEWER	45.32	45.32
55	30" SAN SEWER	45.32	45.32
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81	30" SAN SEWER	45.32	45.32
82	30" SAN SEWER	45.32	45.32
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85	30" SAN SEWER	45.32	45.32
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88	30" SAN SEWER	45.32	45.32
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90	30" SAN SEWER	45.32	45.32
91	30" SAN SEWER	45.32	45.32
92	30" SAN SEWER	45.32	45.32
93	30" SAN SEWER	45.32	45.32
94	30" SAN SEWER	45.32	45.32
95	30" SAN SEWER	45.32	45.32
96	30" SAN SEWER	45.32	45.32
97	30" SAN SEWER	45.32	45.32
98	30" SAN SEWER	45.32	45.32
99	30" SAN SEWER	45.32	45.32
100	30" SAN SEWER	45.32	45.32



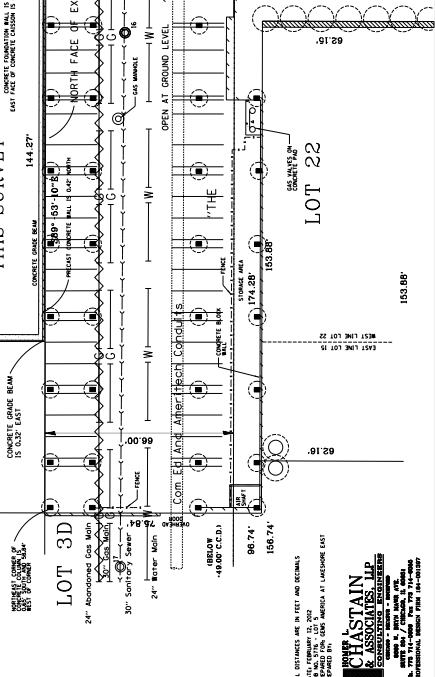
NTS



ABBREVIATIONS
 T.P. = TOP OF PIPE ELEVATION
 T.C. = TOP OF CONCRETE ENGAGEMENT ELEVATION
 N = DISTANCE NORTH FROM PROPERTY LINE

DETAIL
 SHOWING LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES (AS LOCATED SEPTEMBER 16, 2005)

LOT 4
 NOT INCLUDED IN THIS SURVEY



NOTE: UNDERGROUND UTILITIES AS SHOWN HEREON ARE ACCORDING TO RECORD DRAWINGS AND FIELD SURVEY DATA. THE INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED TO BE CORRECT. ILLINOIS STATE LAW VERIFIED IN THE FIELD BY THE MUNICIPALITIES AND UTILITY COMPANIES. CALL DIGGER AT 1-312-744-7000, AT LEAST 48 HOURS BEFORE DIGGING.

NOTE: ELEVATIONS SHOWN HEREON ARE WITH RESPECT TO CHICAGO CITY DATUM.

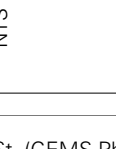
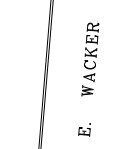
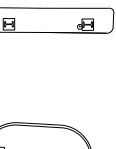
ALL DIMENSIONS ARE IN FEET AND DECIMALS.
 DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.

CHAPMAN & ASSOCIATES, LLP
 CHICAGO, ILLINOIS
 100 N. LAKE STREET, SUITE 2000
 CHICAGO, ILLINOIS 60602-3000
 TEL: 312.744.7000
 FAX: 312.744.7001
 WWW.CHAPMAN-LLP.COM

PLAT

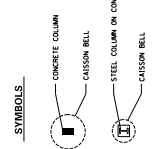
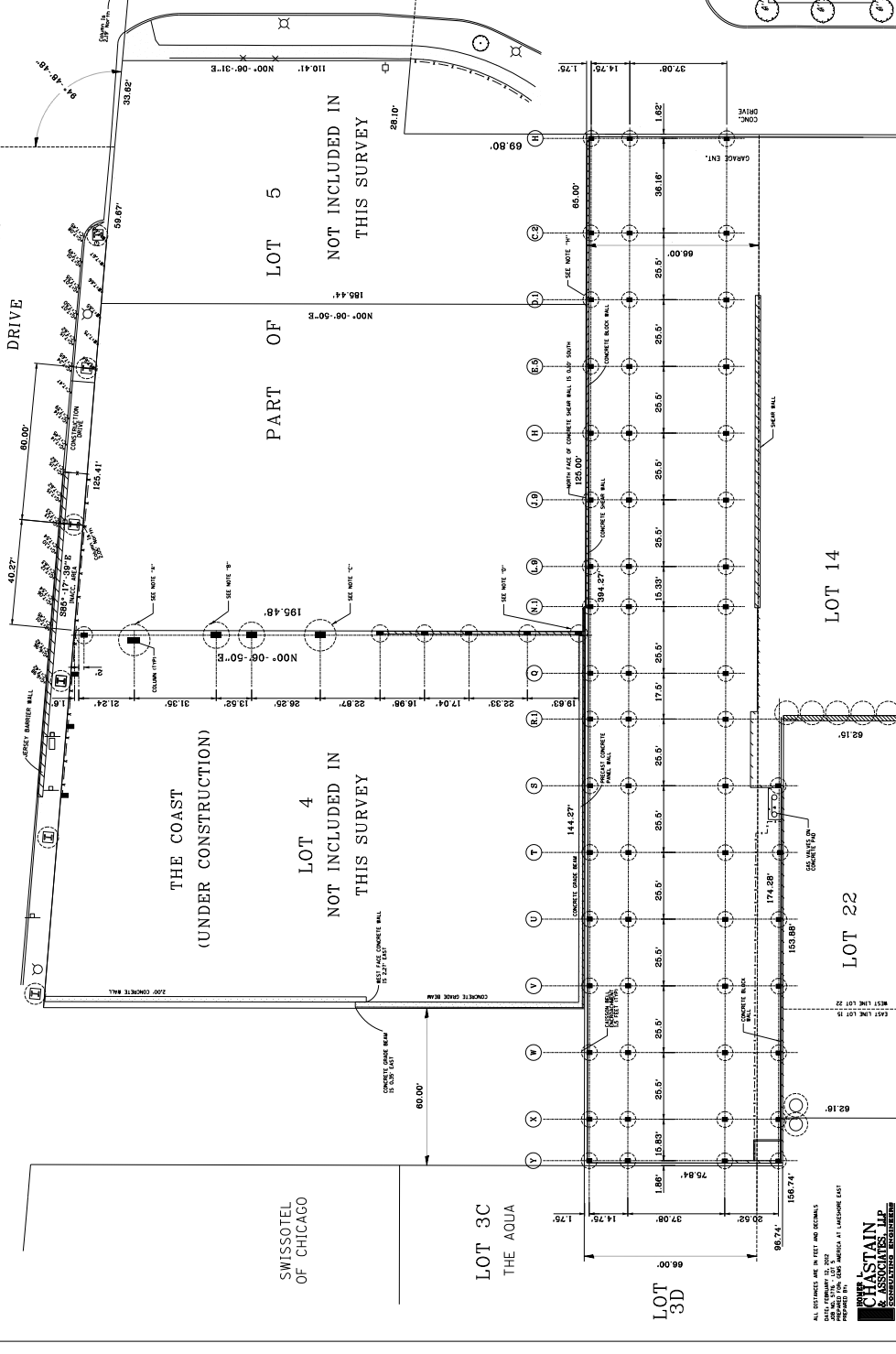
DETAIL OF STRUCTURAL FOUNDATIONS AND SUPPORTS ALONG SOUTH LINE OF LOT 5 AND WEST LINE OF LOT 5

DEDICATED AS A PUBLIC SHRETT BY DOCUMENT 2782618 REC. 04-05-1712



E. WACKER DRIVE

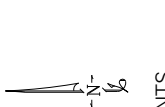
N. FIELD BLVD.



NOTES:

- EASEMENTS FOR STRUCTURAL ENCROACHMENTS CAISSON AND SHEET PILING SHALL BE SHOWN ON THE SUBJECT PROPERTY AND SHOWN ON THE SUBJECT PROPERTY.
- "A" CAISSON BELL ENCROACHMENT 1.50 FEET (EXHIBIT 17.06-B)
- "B" CAISSON BELL ENCROACHMENT 2.58 FEET (EXHIBIT XX.XX-X)
- "C" CAISSON BELL ENCROACHMENT 3.05 FEET (EXHIBIT XX.XX-X)
- "D" CAISSON BELL ENCROACHMENT 4.14 FEET (EXHIBIT XX.XX-X)
- "E" CAISSON BELL ENCROACHMENT 2.46 FEET (EXHIBIT XX.XX-X)

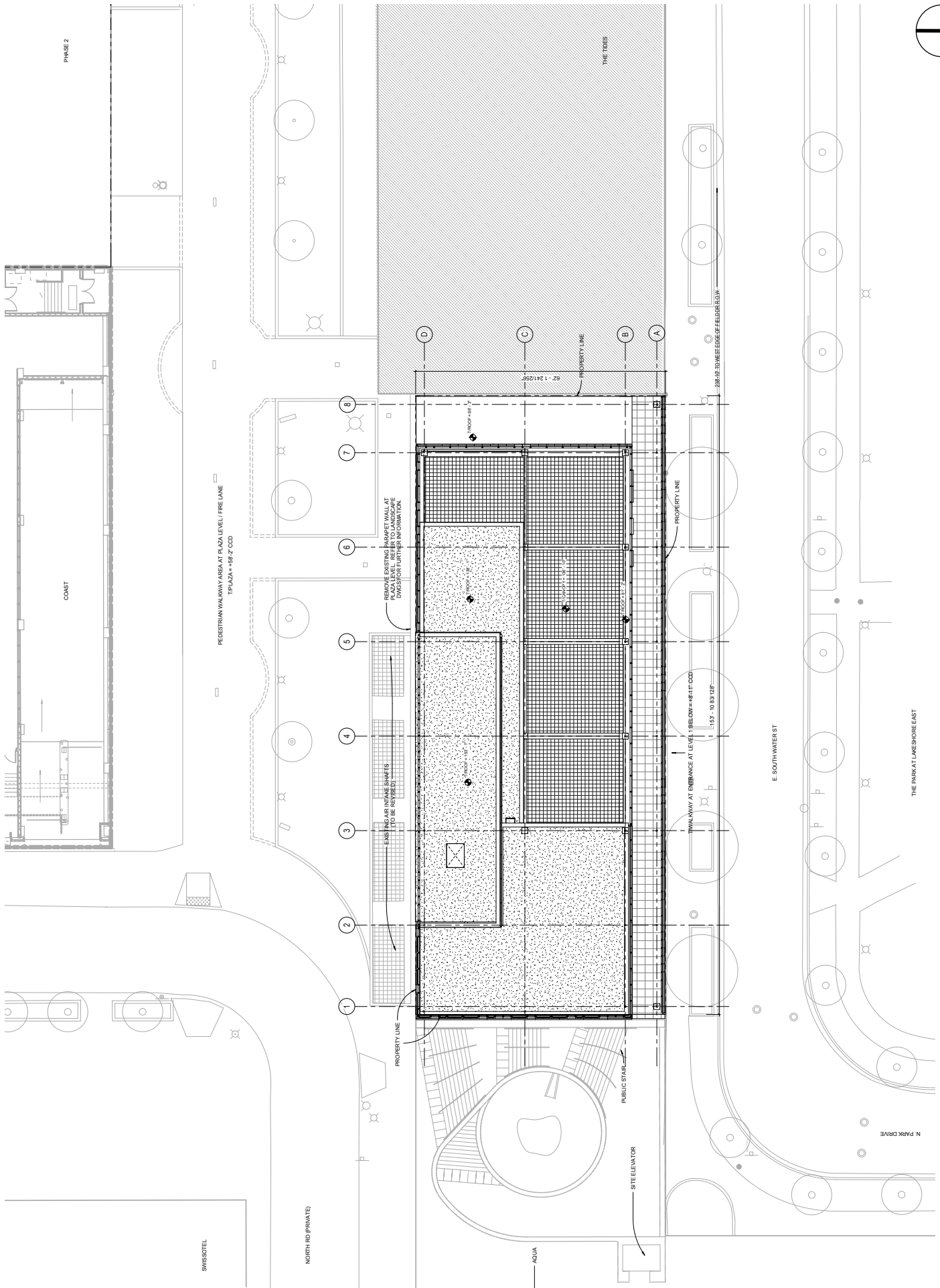
SHEET 4 OF 4 FOUNDATION LEVEL



ALL DIMENSIONS ARE IN FEET AND DECIMALS.
 PREPARED BY: CHASTAIN & ASSOCIATES, LLP
 CONSULTING ENGINEER
 100 N. LAKE SHORE EAST
 SUITE 2000
 CHICAGO, IL 60611
 PHONE: 312.467.1000
 FAX: 312.467.1001
 WWW.CHASTAIN-LLP.COM

350 E. South Water St. (GEMS Phase I) and 355 E.Wacker Dr. (GEMS Phase II)

Figure 2-7



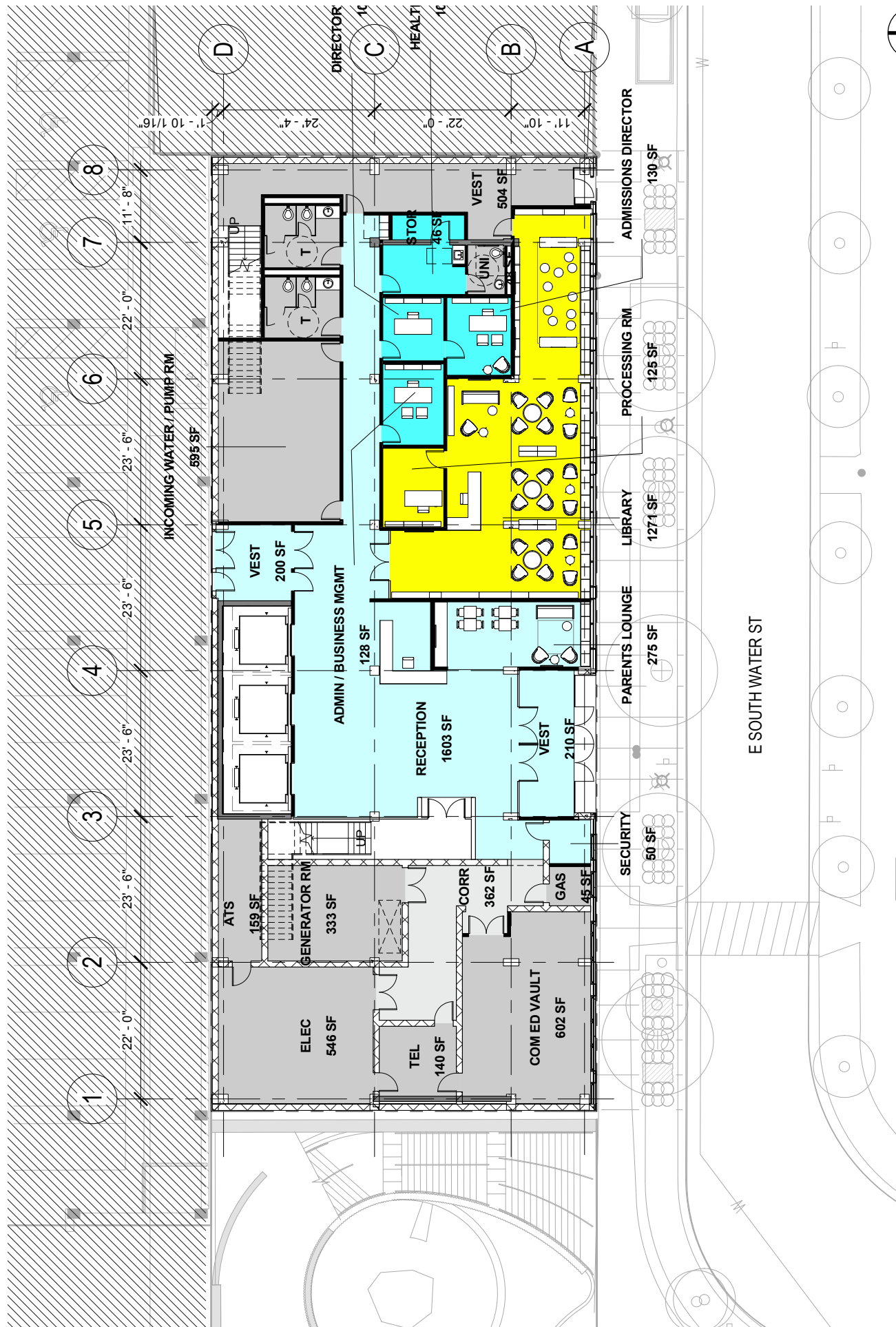
350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 3-1

350 E SOUTH WATER STREET (GEMS PHASE I) - SITE PLAN

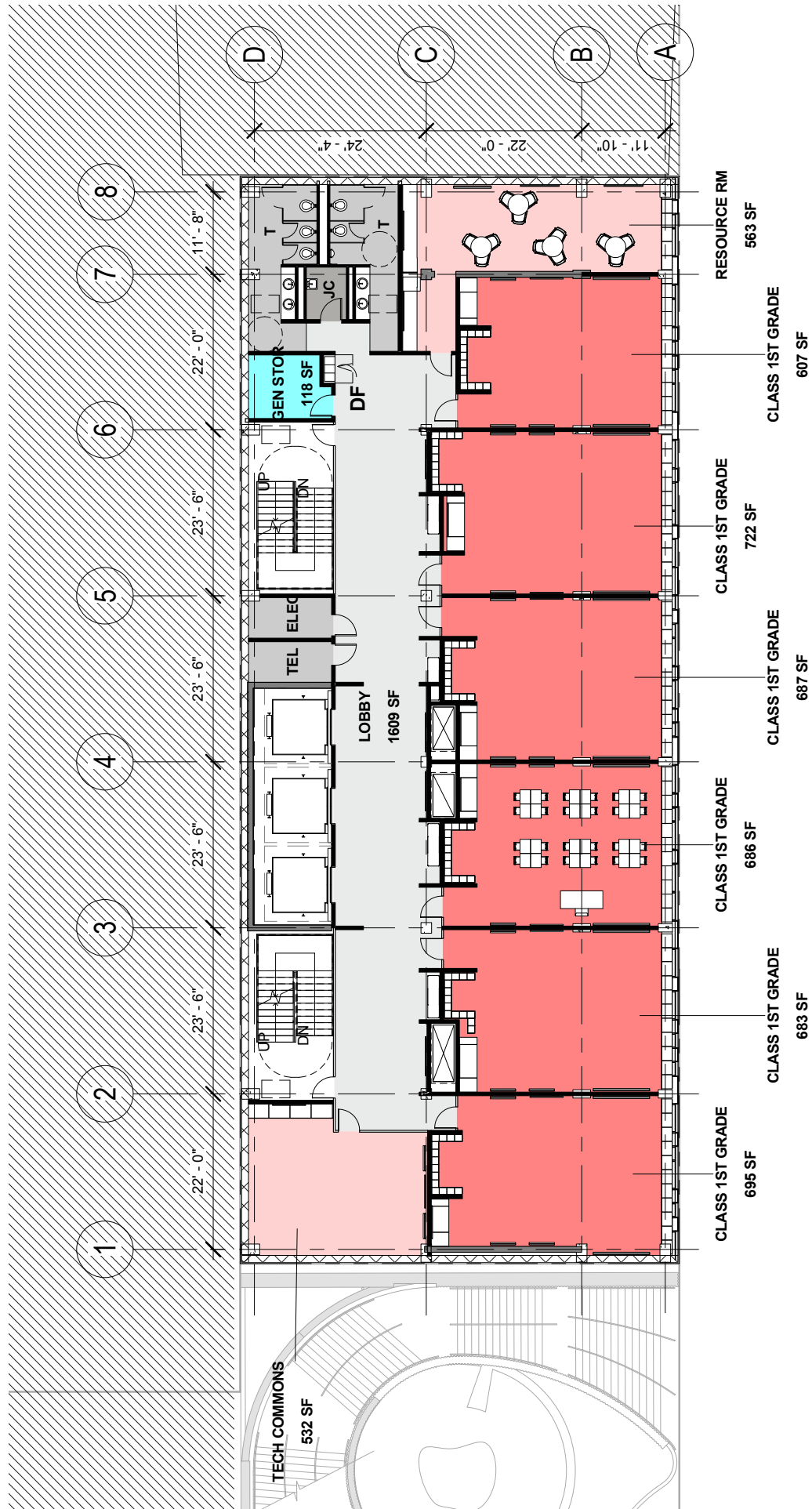
SCALE 1/32" = 1'





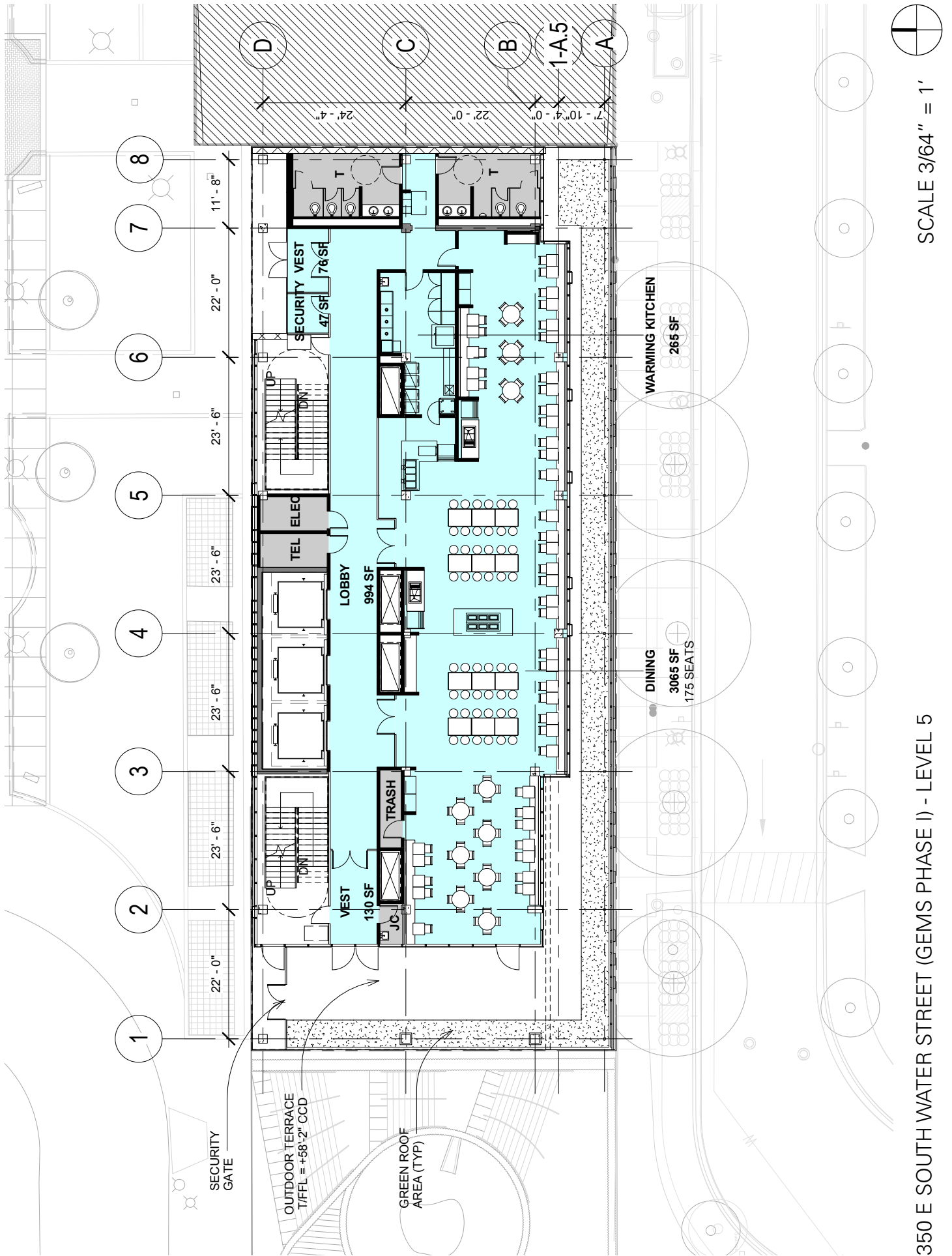
350 E SOUTH WATER STREET (GEMS PHASE I) - GROUND FLOOR

SCALE 3/64" = 1'



SCALE 3/64" = 1'

350 E SOUTH WATER STREET (GEMS PHASE I) - TYPICAL CLASSROOM FLOOR



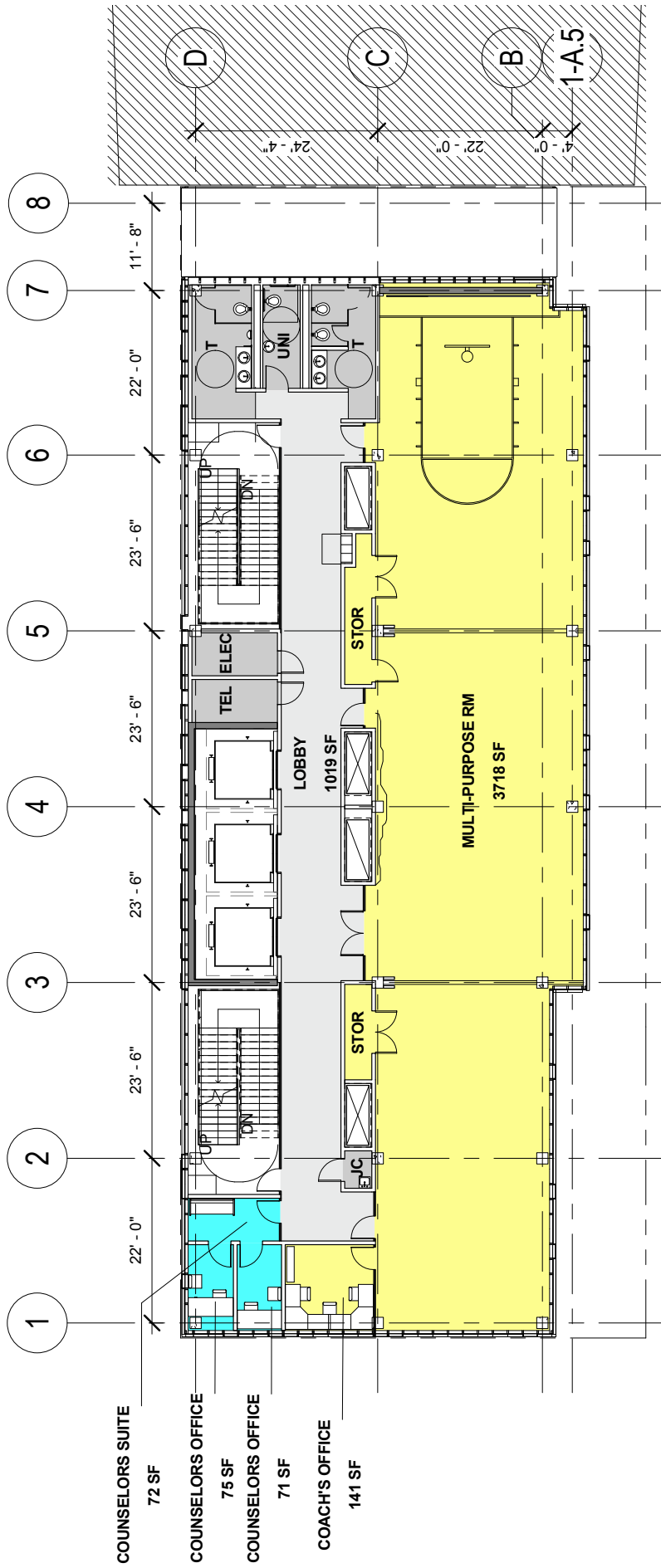
350 E. South Water St. (GEMS Phase I) and 355 E. Wacker Dr. (GEMS Phase II)

Figure 4-3

350 E SOUTH WATER STREET (GEMS PHASE I) - LEVEL 5

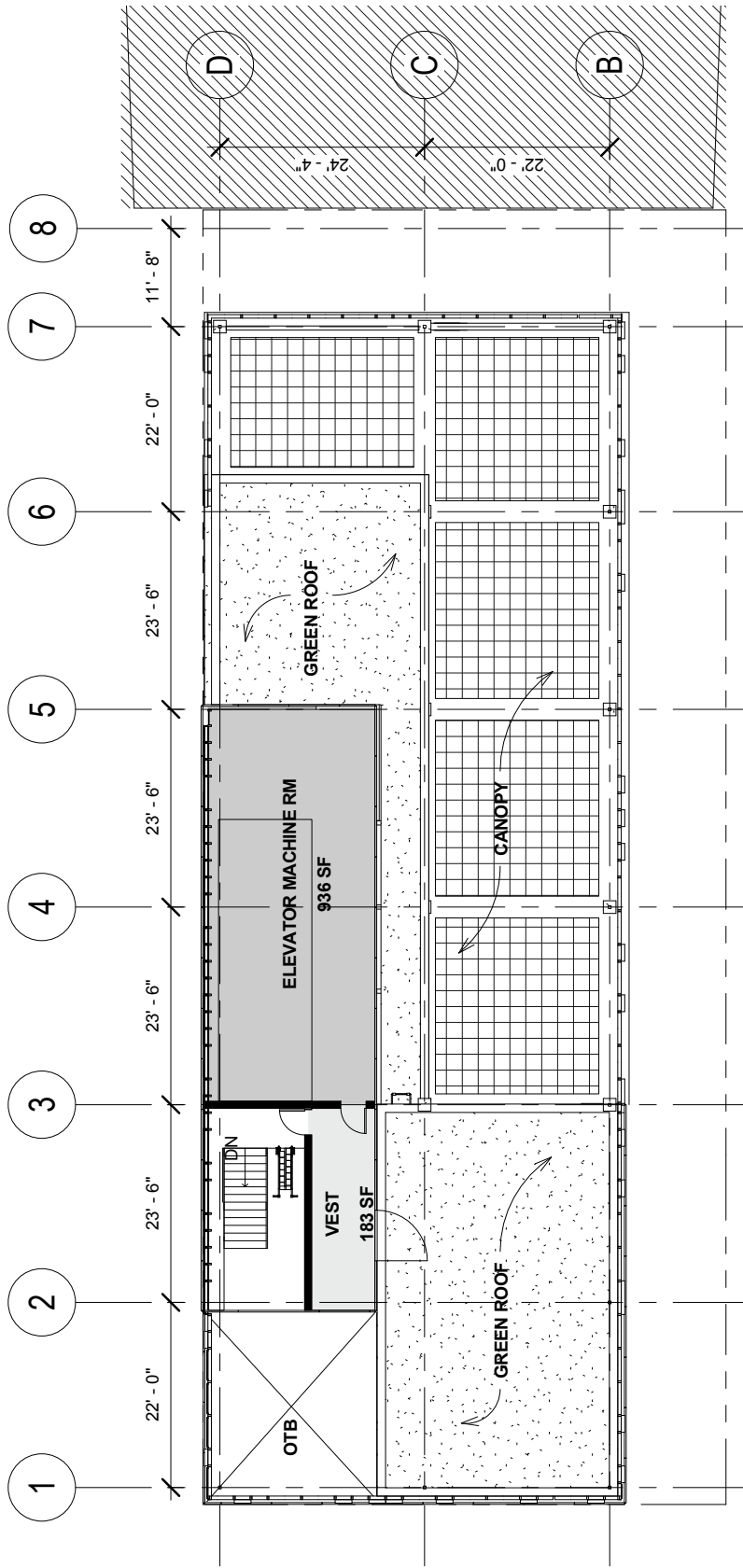
SCALE 3/64" = 1'





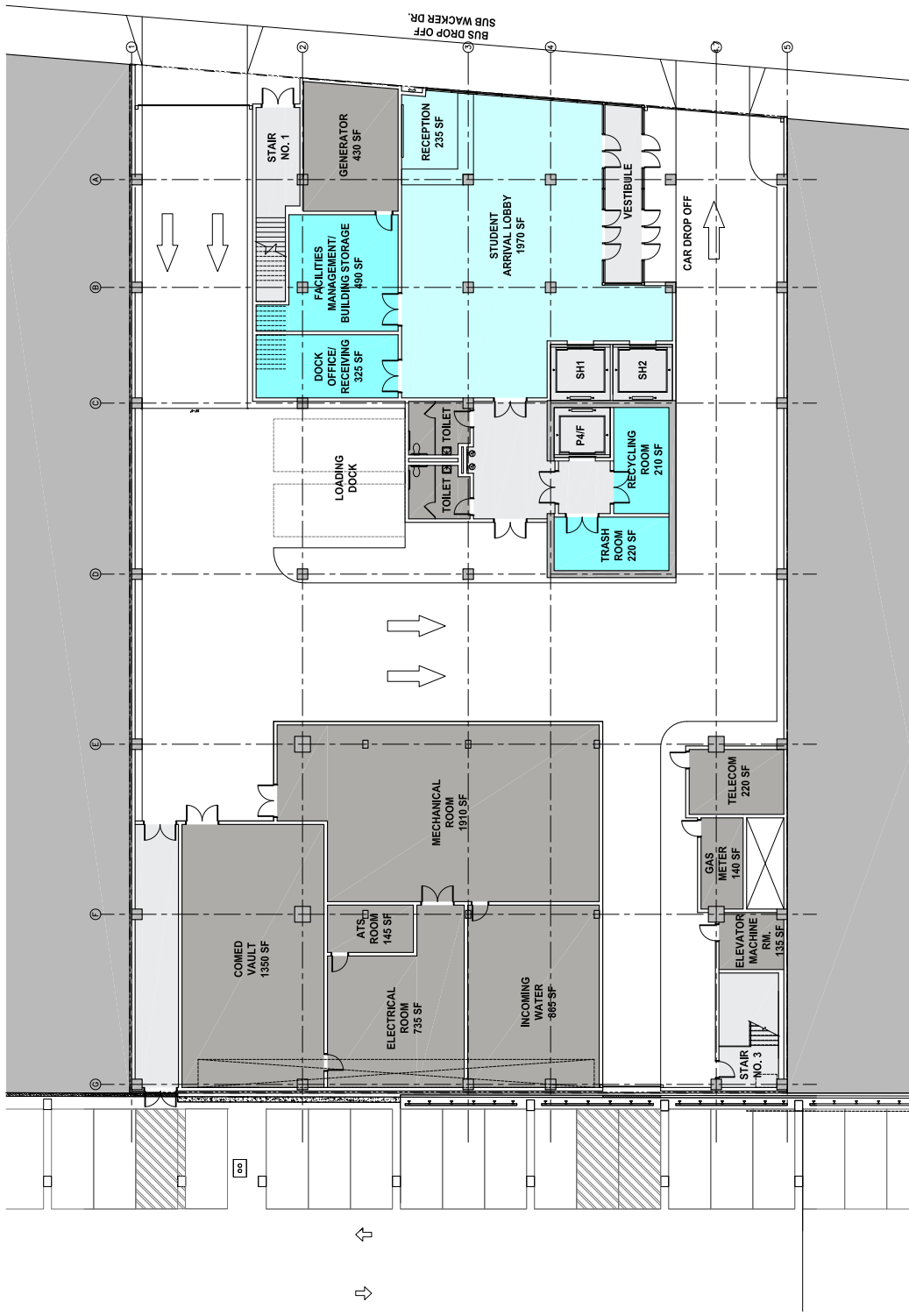
SCALE 3/64" = 1'

350 E SOUTH WATER STREET (GEMS PHASE I) - LEVEL 6



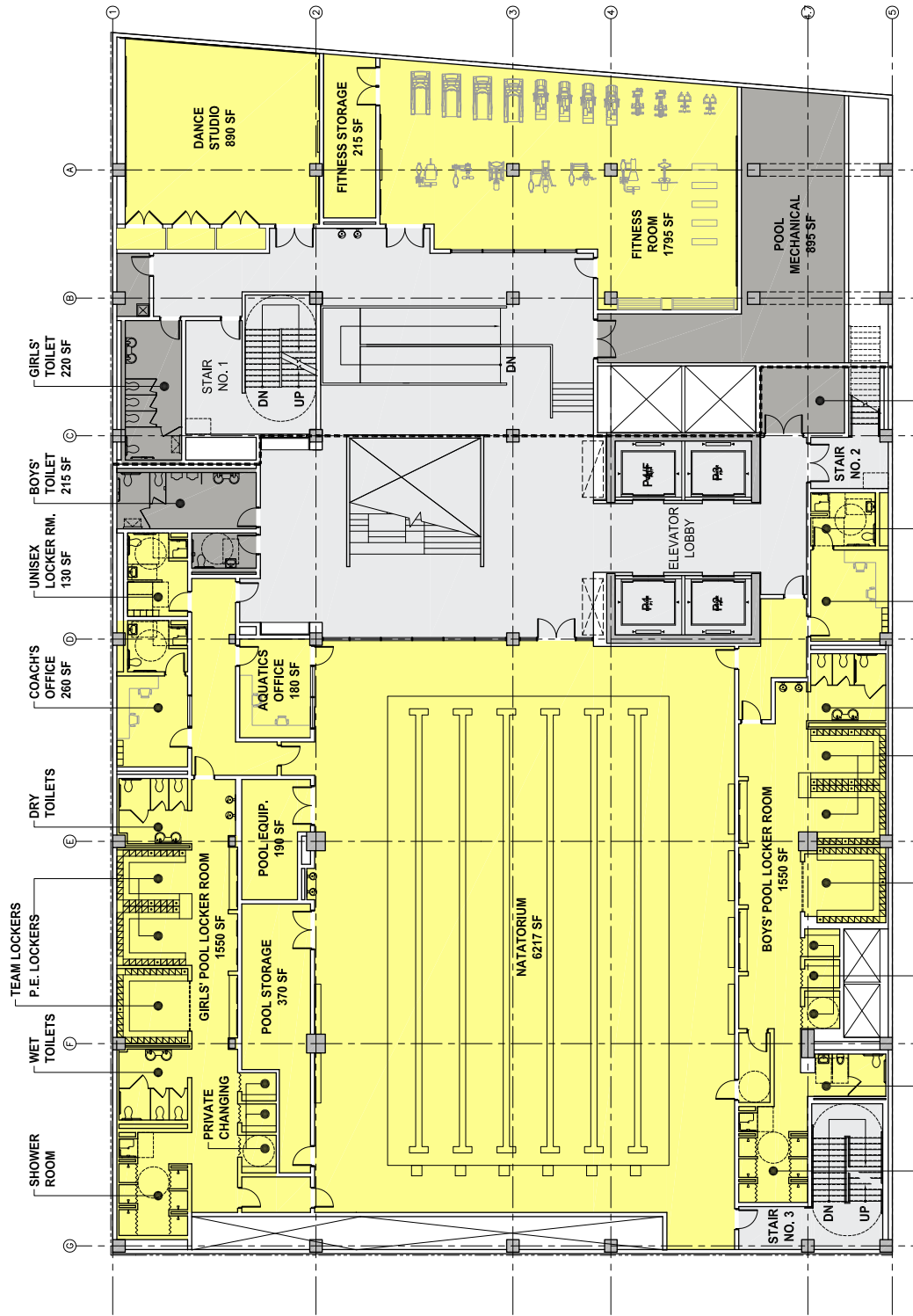
SCALE 3/64" = 1'

350 E SOUTH WATER STREET (GEMS PHASE I) - ROOF LEVEL PLAY AREA



SCALE 1/32" = 1'

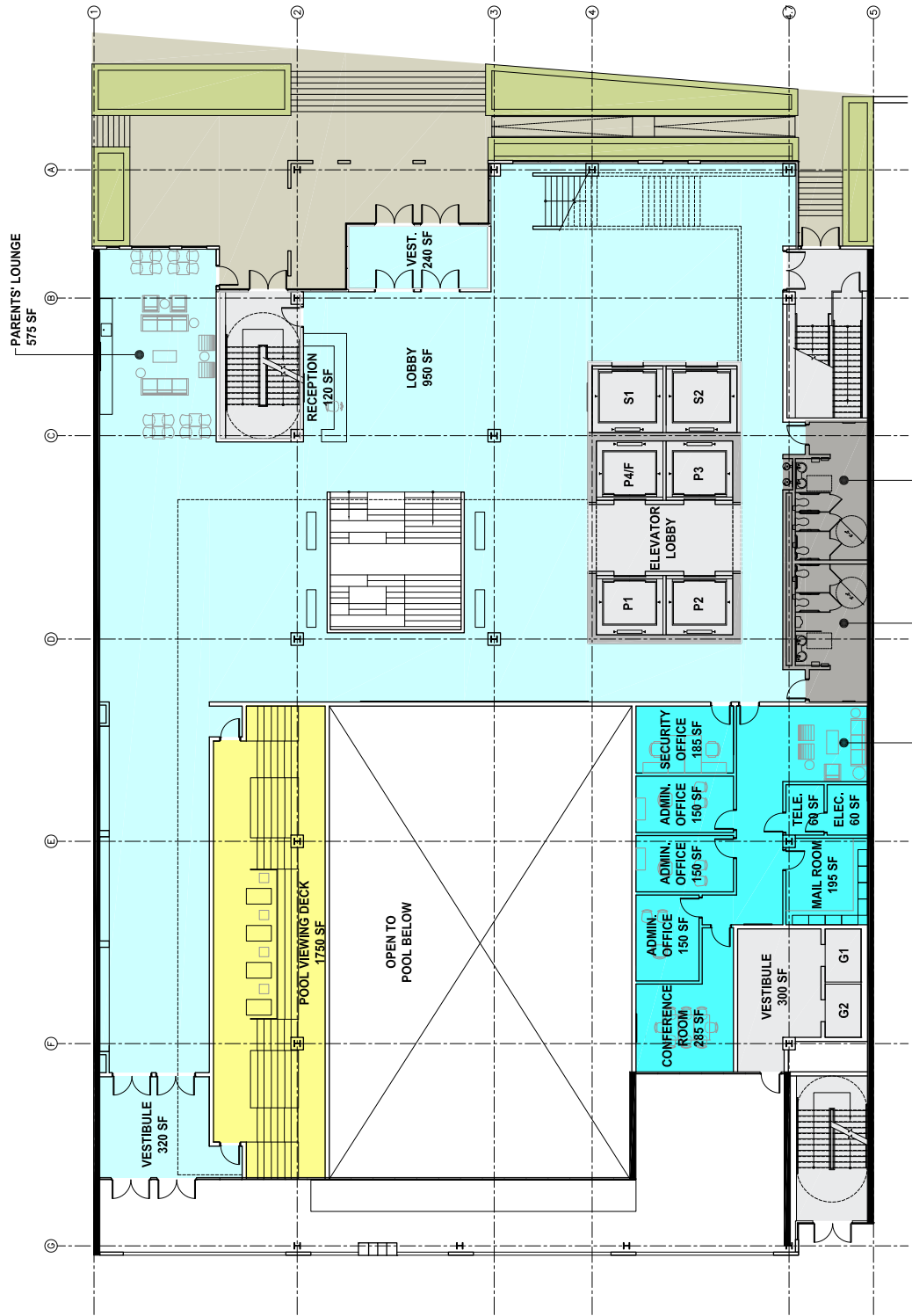
355 E WACKER DR (GEMS PHASE II) - LOWER LEVEL 4



355 E WACKER DR (GEMS PHASE II) - LOWER LEVEL 1

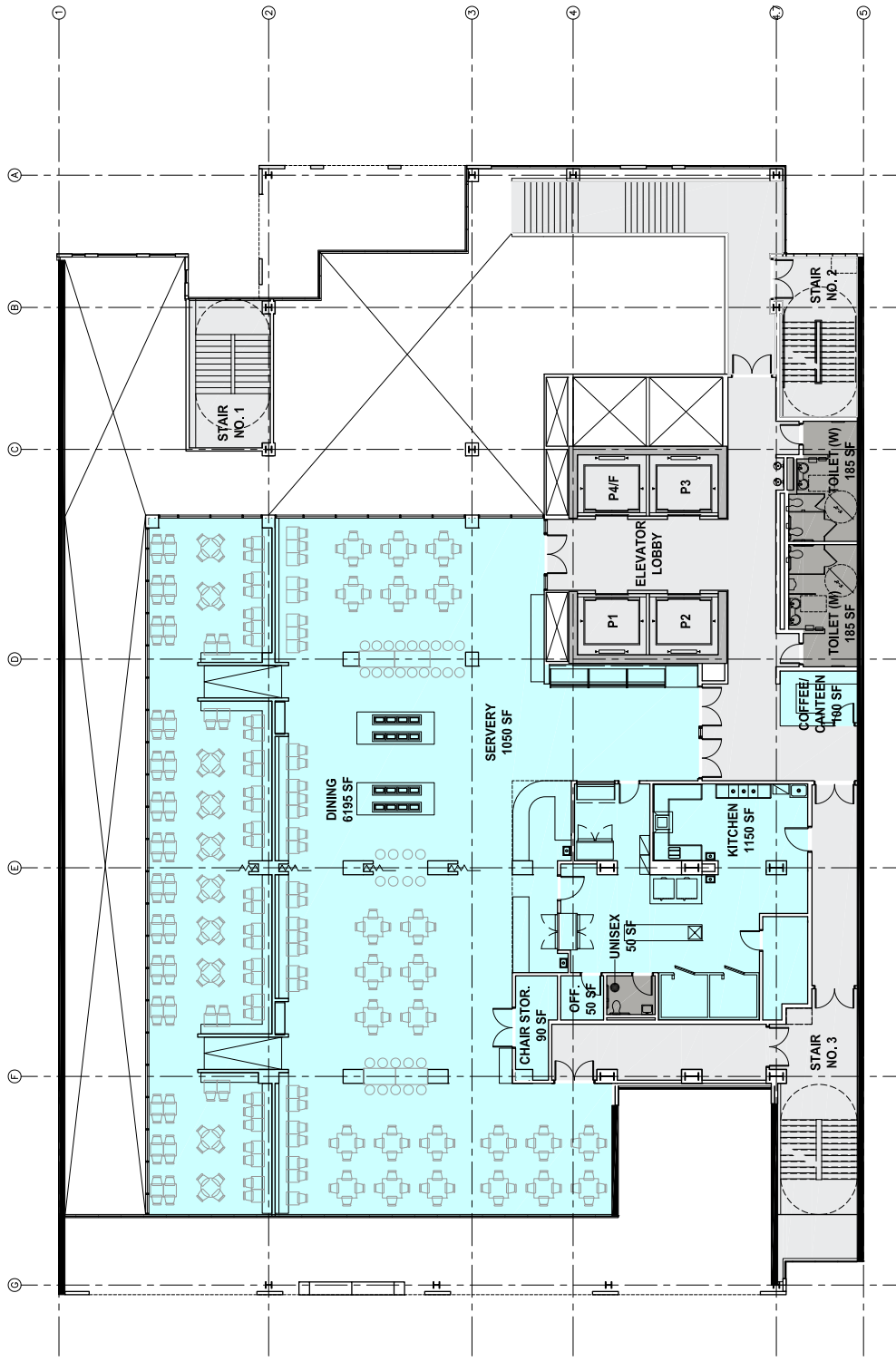
SCALE 1/32" = 1'





SCALE 1/32" = 1'

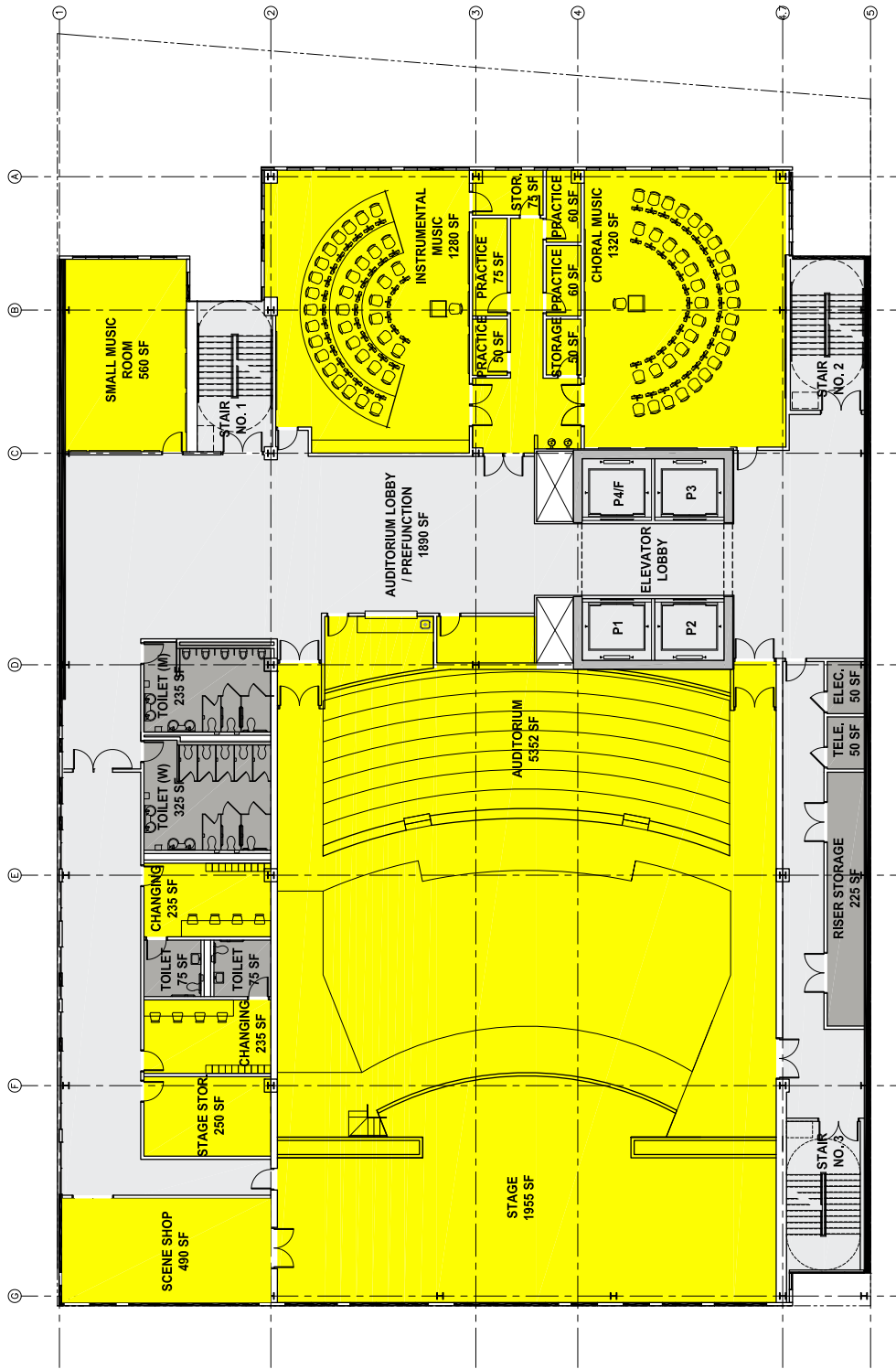
355 E WACKER DR (GEMS PHASE II) - LEVEL 1



SCALE 1/32" = 1'

355 E WACKER DR (GEMS PHASE II) - LEVEL 2

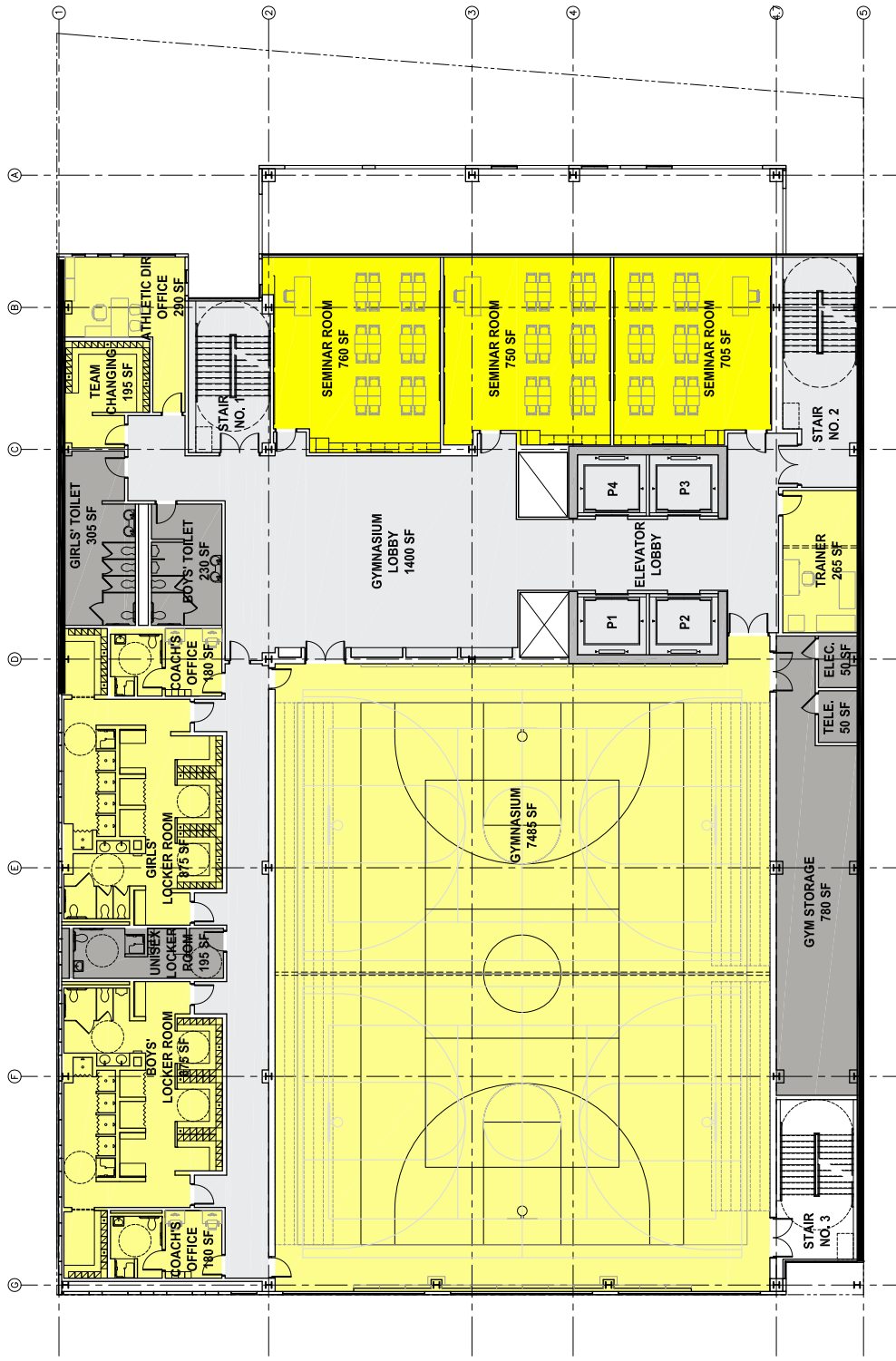




355 E WACKER DR (GEMS PHASE II) - LEVEL 3

SCALE 1/32" = 1'

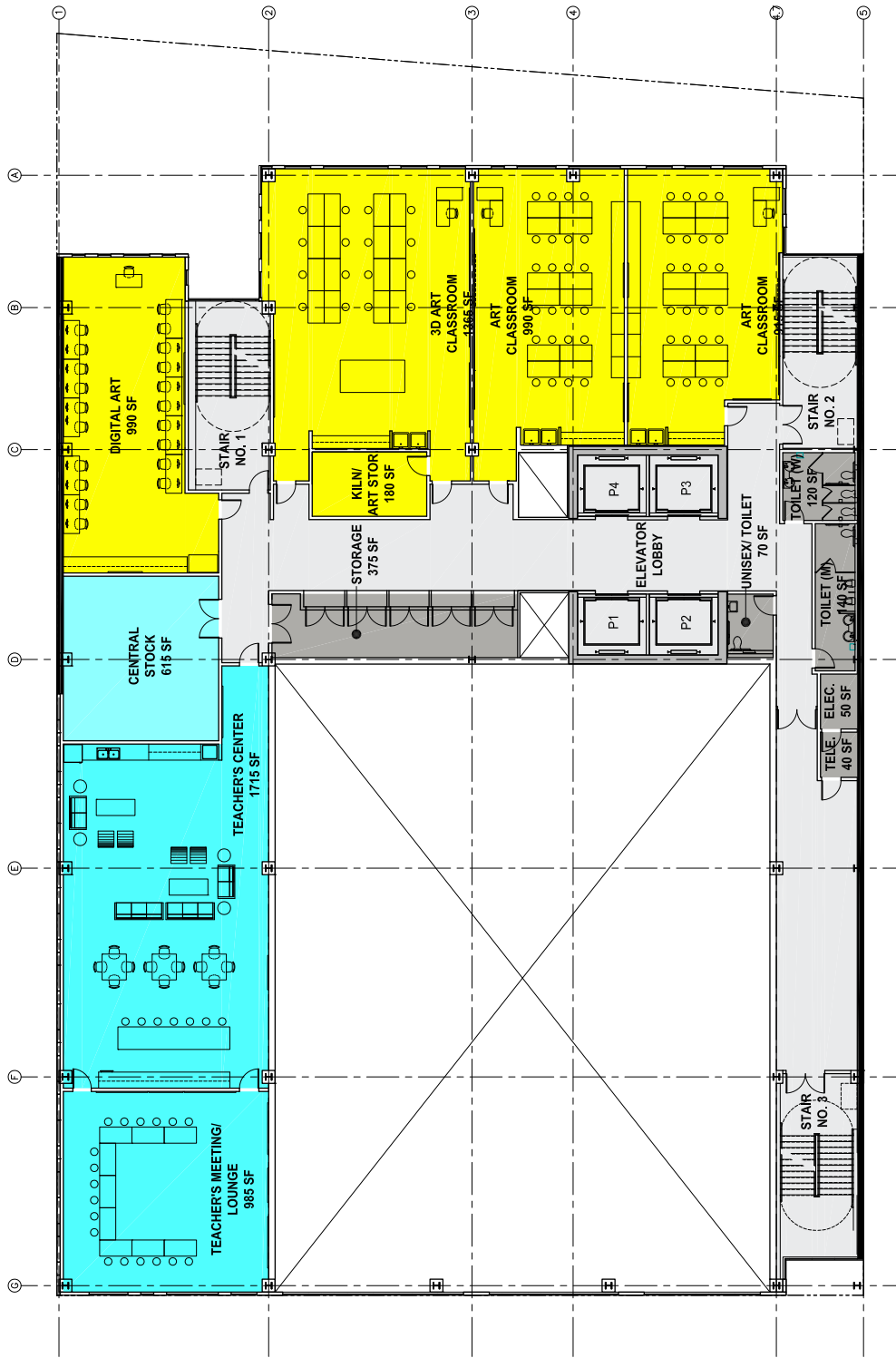




SCALE 1/32" = 1'

355 E WACKER DR (GEMS PHASE II) - LEVEL 5

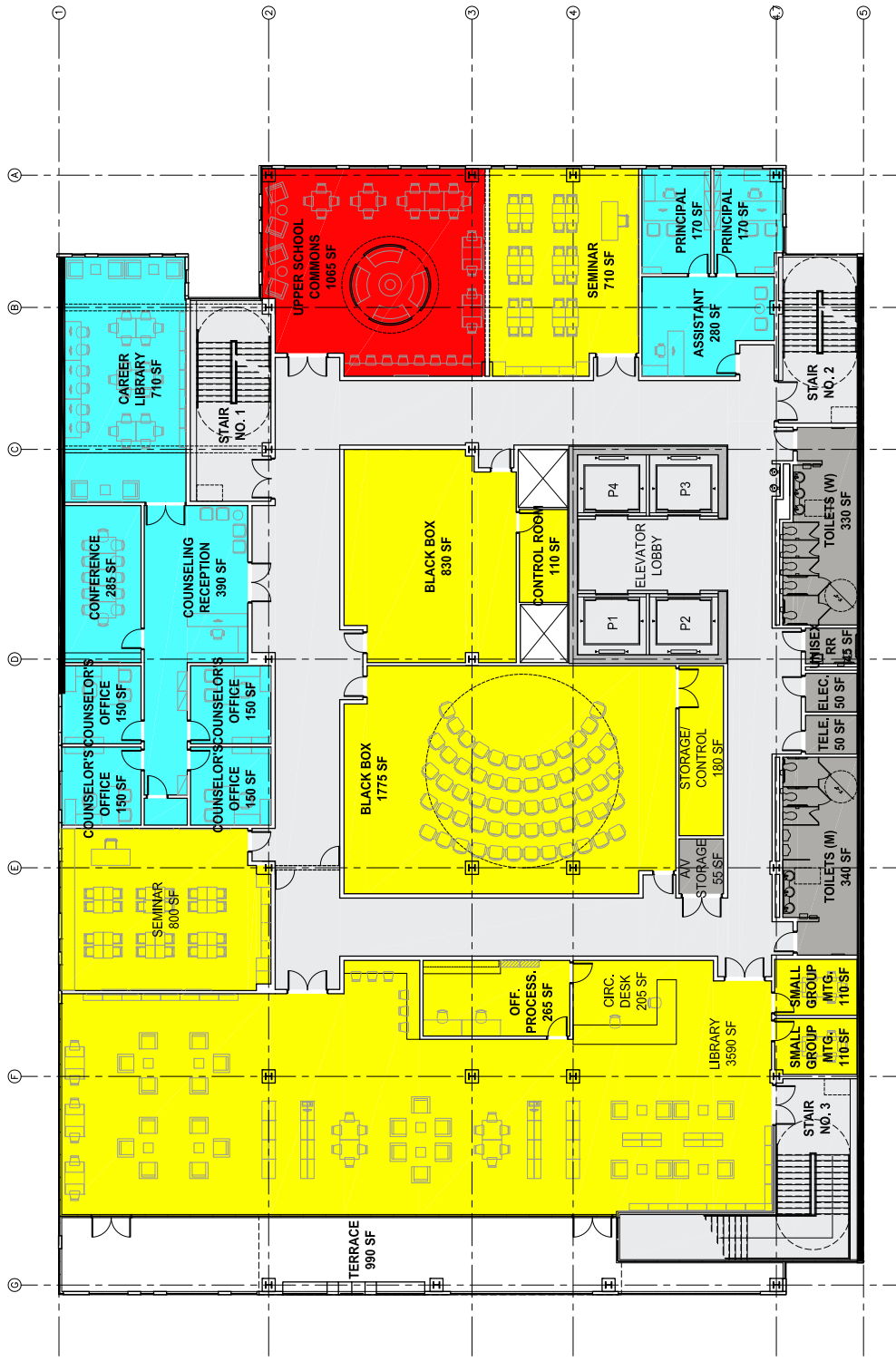




355 E WACKER DR (GEMS PHASE II) - LEVEL 6

SCALE 1/32" = 1'

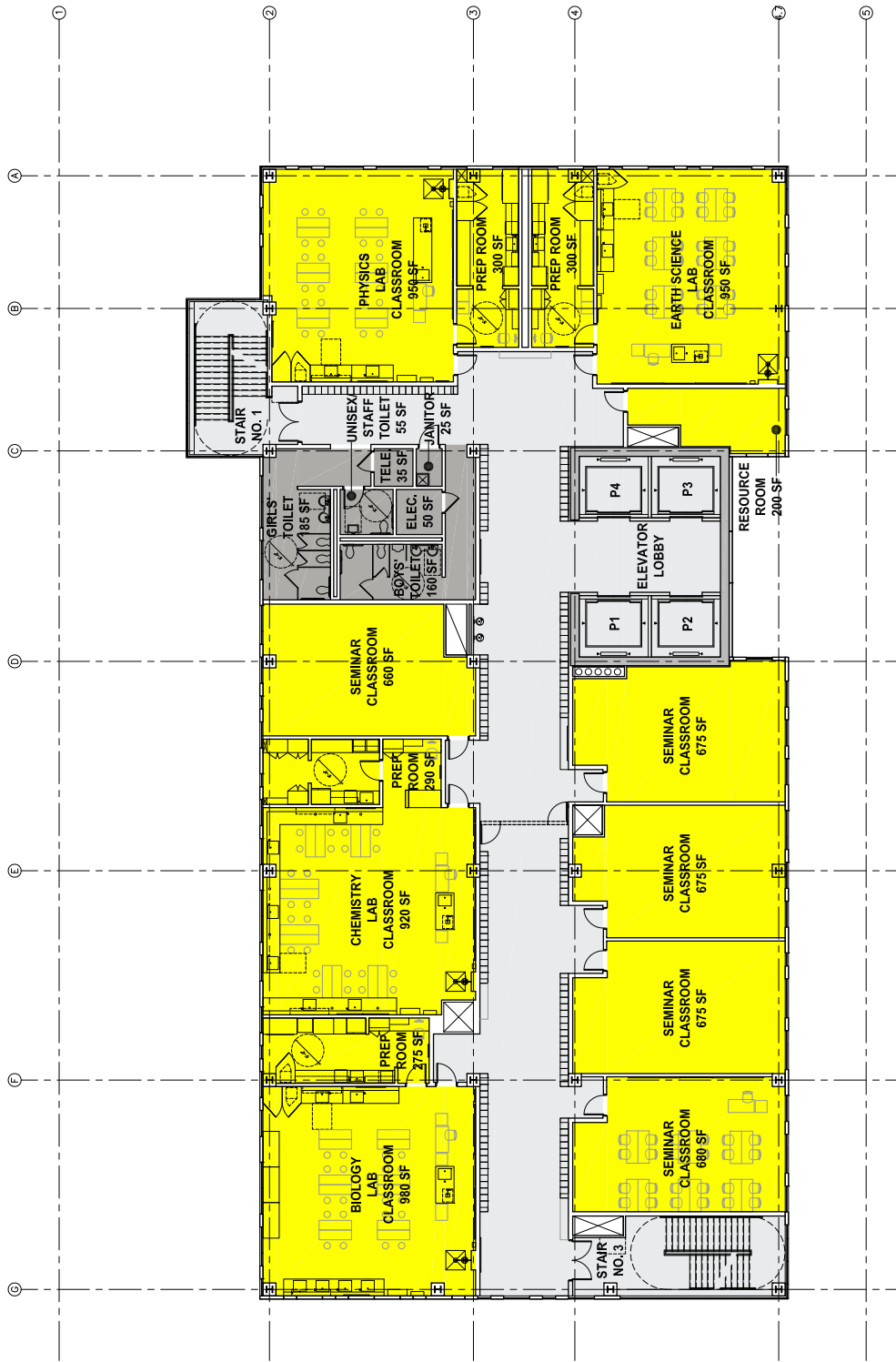




SCALE 1/32" = 1'



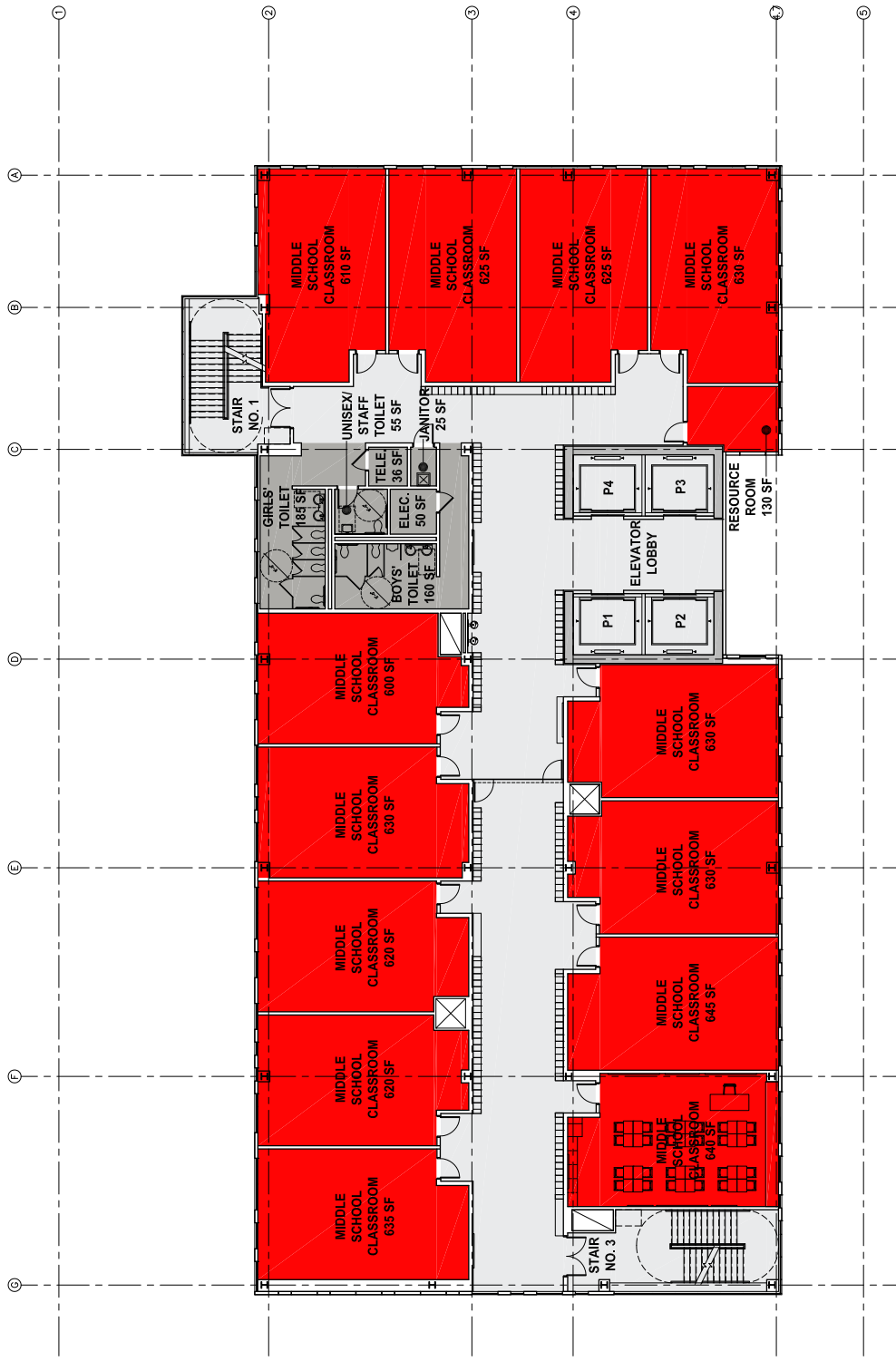
355 E WACKER DR (GEMS PHASE II) - LEVEL 7



355 E WACKER DR (GEMS PHASE II) - LEVEL 9

SCALE 1/32" = 1'





SCALE 1/32" = 1'



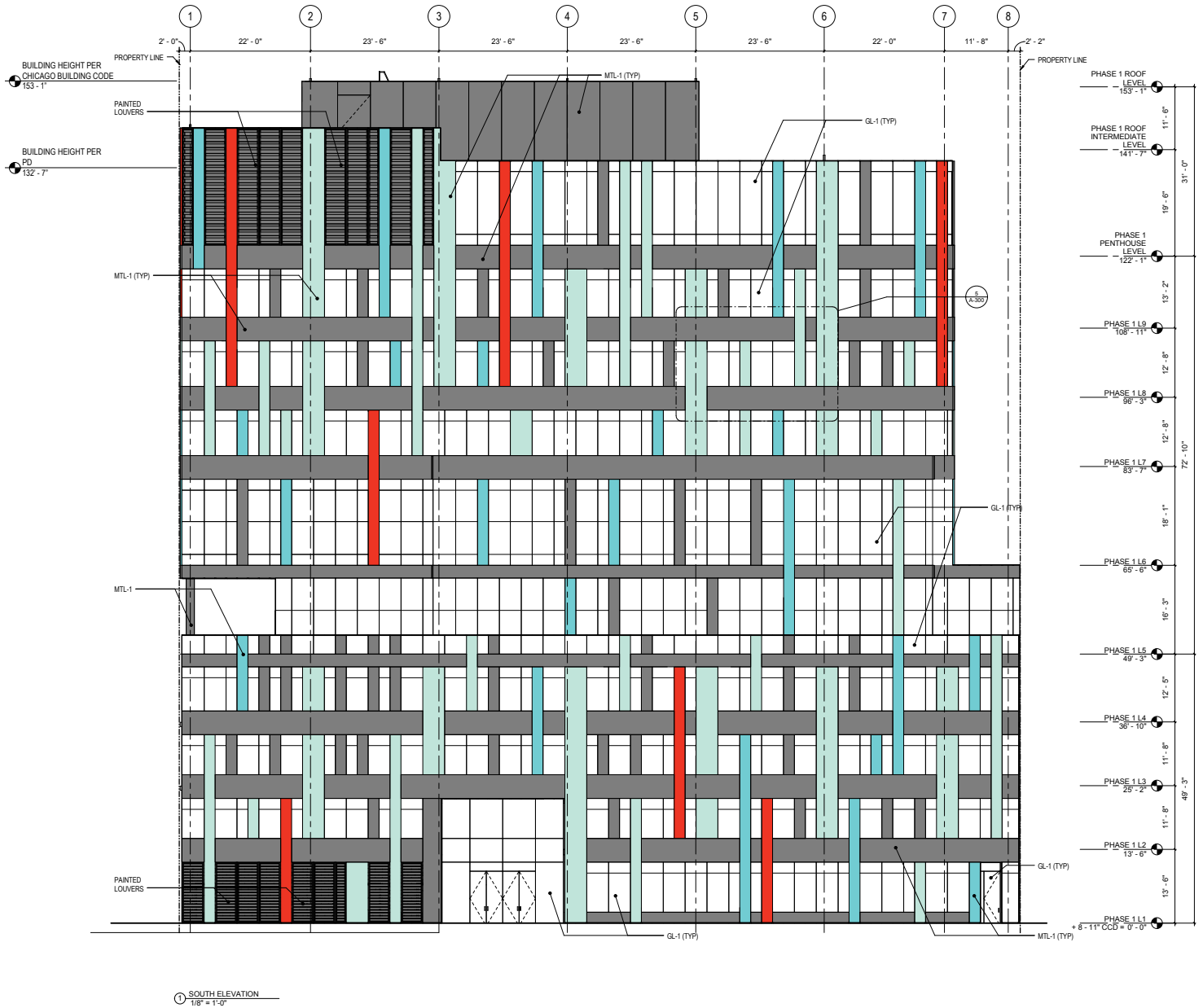
355 E WACKER DR (GEMS PHASE II) - LEVEL 10-13 TYPICAL CLASSROOM



355 E WACKER DR (GEMS PHASE II) - LEVEL 14 ROOF PLAY AREA

SCALE 1/32" = 1'





350 E SOUTH WATER ST (GEMS PHASE I) - SOUTH ELEVATION, NTS



355 E WACKER DR (GEMS PHASE II) - WEST ELEVATION, NTS



350 E. South Water St. (GEMS Phase I) and 355 E.Wacker Dr. (GEMS Phase II)

350 E SOUTH WATER STREET (GEMS PHASE I) - RENDERING

Figure 6-1



355 E. WACKER DR (GEMS PHASE II) - RENDERING