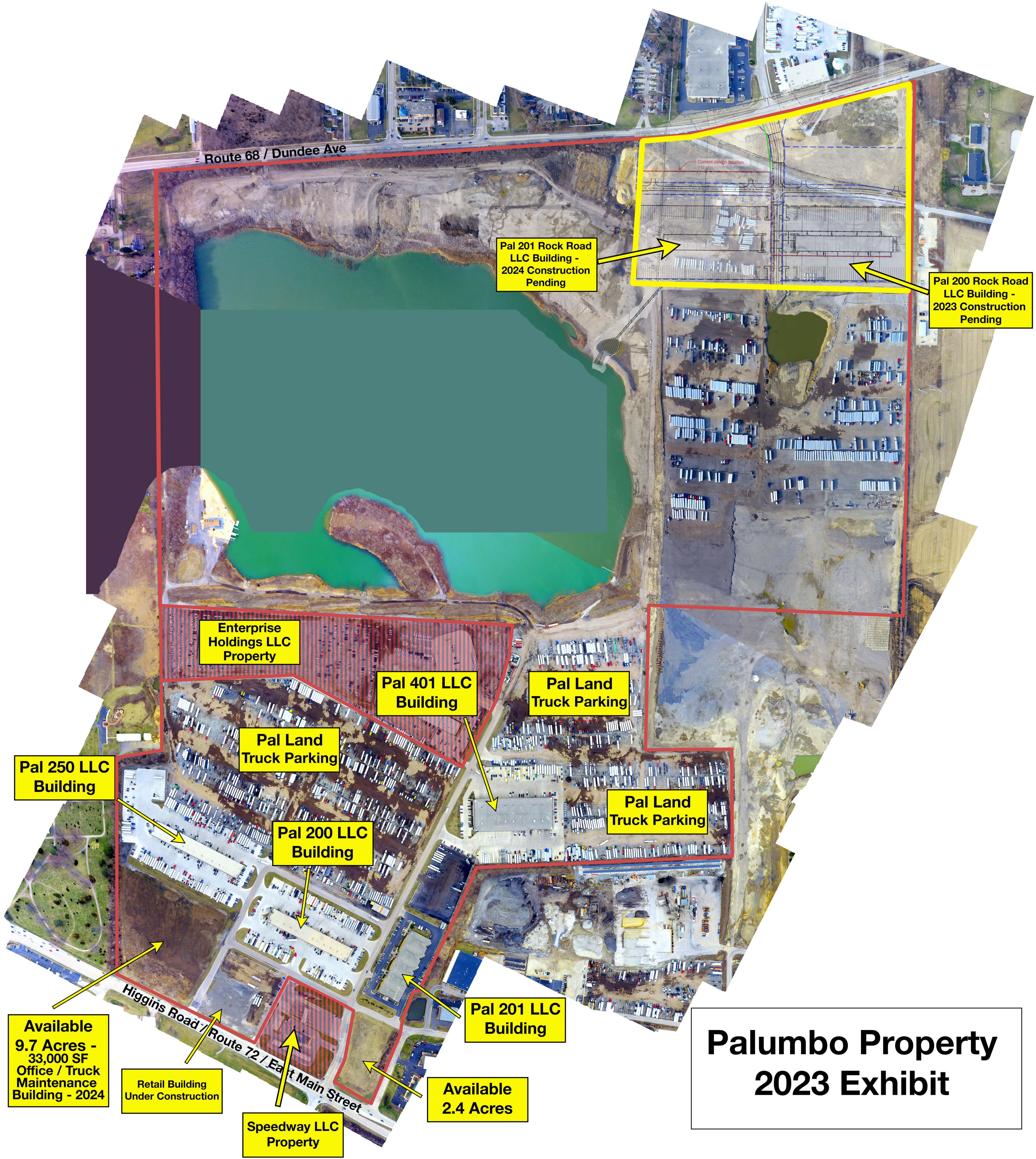


EXHIBIT A
2007 VIEW OF PALUMBO PROPERTY





Route 68 / Dundee Ave

Pal 201 Rock Road
LLC Building -
2024 Construction
Pending

Pal 200 Rock Road
LLC Building -
2023 Construction
Pending

Enterprise
Holdings LLC
Property

Pal 401 LLC
Building

Pal Land
Truck Parking

Pal 250 LLC
Building

Pal Land
Truck Parking

Pal 200 LLC
Building

Pal Land
Truck Parking

Pal 201 LLC
Building

Available
9.7 Acres -
33,000 SF
Office / Truck
Maintenance
Building - 2024

Retail Building
Under Construction

Speedway LLC
Property

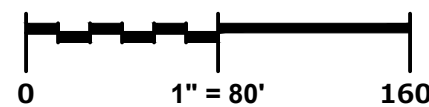
Available
2.4 Acres

**Palumbo Property
2023 Exhibit**

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GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201).

LEGEND OF LINES

	PARCEL BOUNDARY
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	ADJACENT BOUNDARY
	SECTION LINE
	BUILDING SETBACK
	(180.00') RECORD DIMENSION
	180.00' MEASURED DIMENSION

SITE DATA

PARKING REQUIRED	70 STALLS (1 STALL PER EVERY TWO EMPLOYEES)
TRAILER PARKING	96 STALLS
CAR PARKING PROVIDED	50 STALLS (INCLUDING 2 ADA STALLS)
TOTAL PARKING PROVIDED	146 STALLS

AREA SUMMARY

LOT	SQFT	ACRES	PERCENT(%)
1	330,666	7.5910	22.8
2	365,871	8.3992	25.3
3	215,778	4.9536	14.9
4	209,262	4.8040	14.4
5	152,442	3.4996	10.5
ROW	175,777	4.0353	12.1
TOTAL	1,449,796	33.2827	100.0

GENERAL NOTES

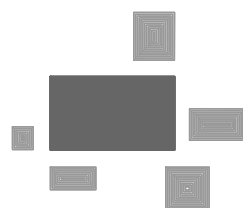
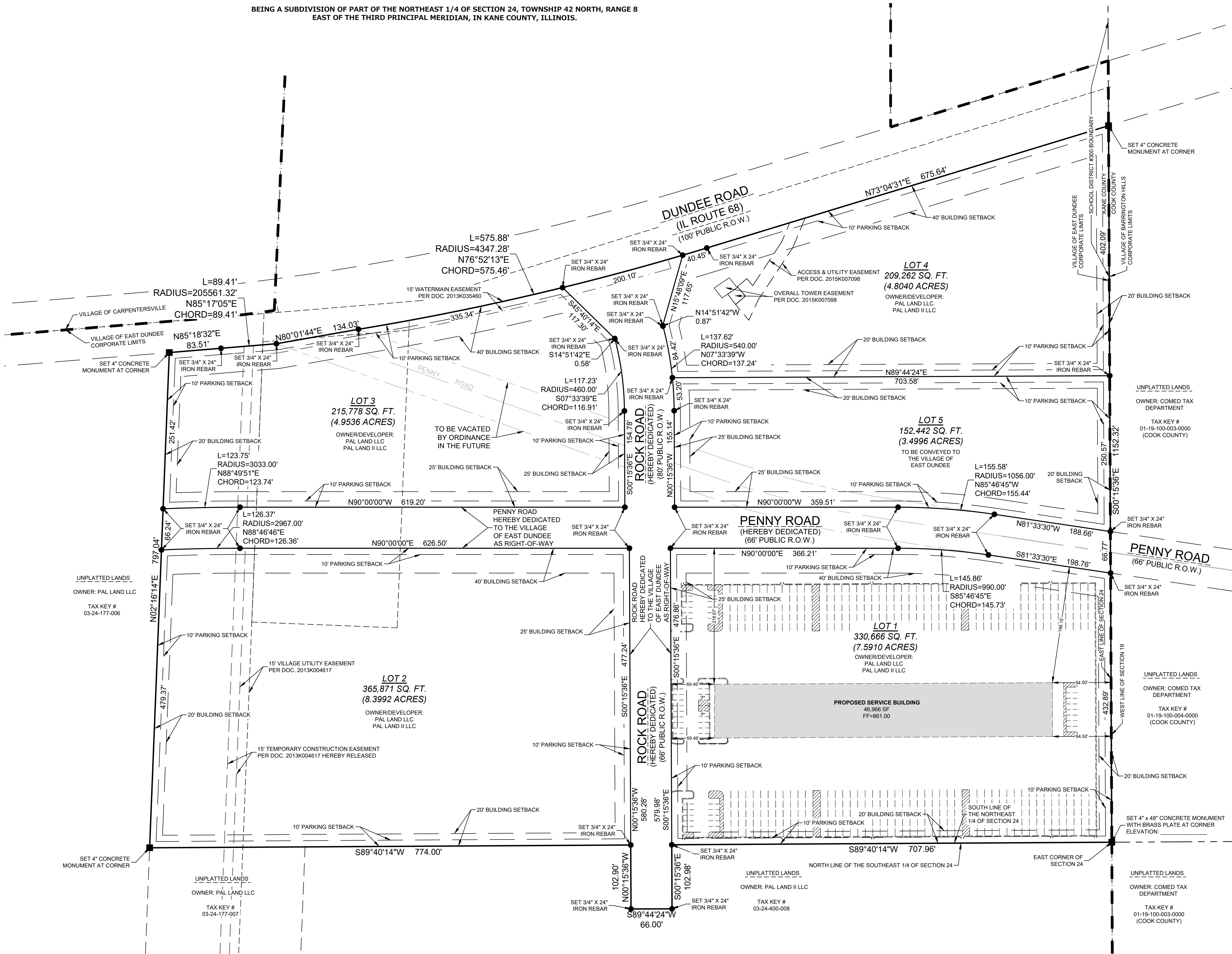
- Field work completed on November 08, 2022.
- All dimensions are measured dimensions, record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary lines exist.
- Subdivision consists of 5 lots.
- Stormwater Detention has been provided offsite for Lots 1-4. Onsite Stormwater Detention will be required for the development of Lot 5.

PRELIMINARY P.U.D. PLAN

TERRA BUSINESS PARK - PHASE II

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN: 03-24-177-007-0000
03-24-276-006-0000
03-24-276-008-0000
03-24-276-005-0000
03-24-276-007-0000



PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

ILLINOIS OFFICE:
1051 E. MAIN STREET, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

TERRA BUSINESS PARK - PHASE II
LOCATION: IL ROUTE 68, EAST DUNDEE, IL

PRELIMINARY
P.U.D. PLAN

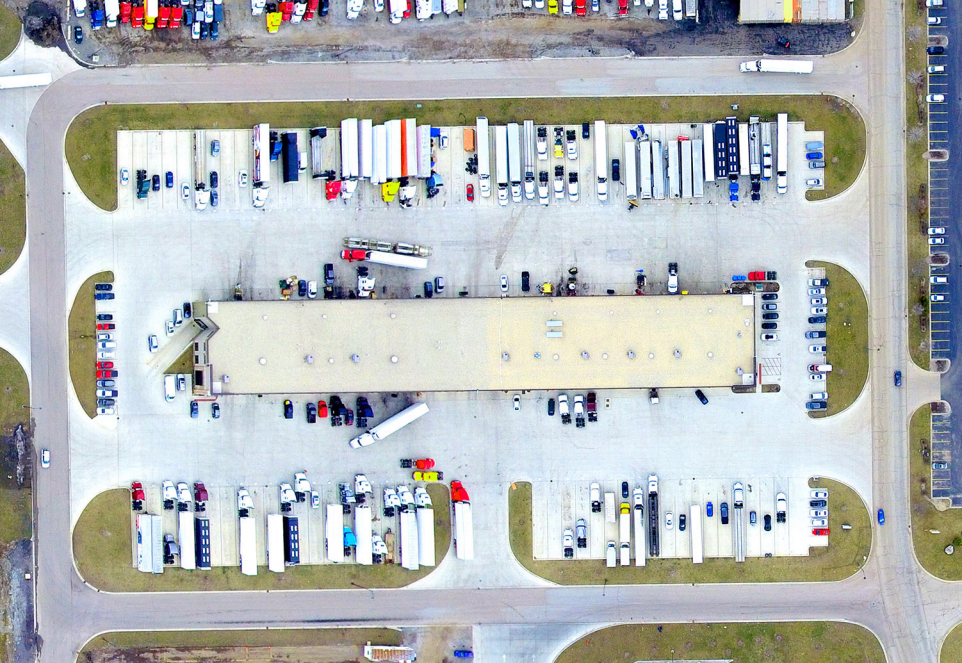
REVISIONS

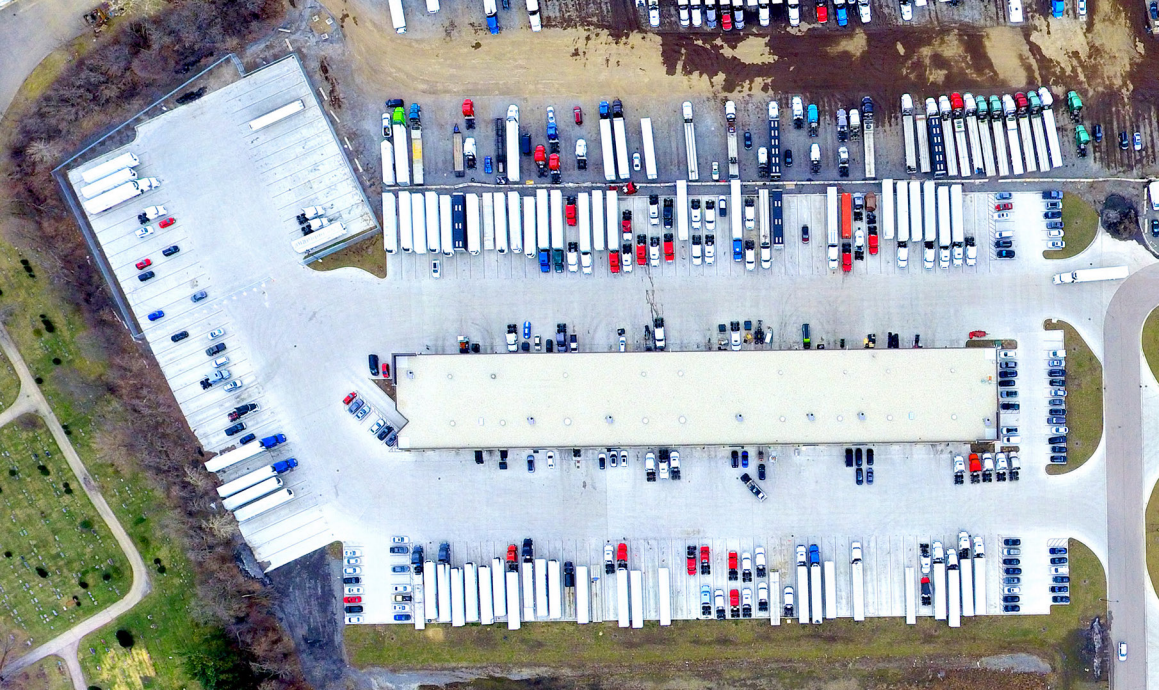
REG. JOB NO. 1411.40
DATE 05/17/2023
SCALE 1"=80'
DRAFTED BY: KO

SHEET
1
2

© COPYRIGHT 2023
SURVEY

www.pinnacle-engr.com





Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 11,774.97 Feet

Area: 145.04 Acres

☒ Mouse Navigation

Save Clear

**Original PUD/RDA
within the TIFs
Christina Drive - 2010
Rt 25 Crossing - 2006
TOTAL = 145 ACRES**