

DENNIS BRAND
BUILDER/DEVELOPER
1187 MOORE ROAD
WATERLOO, ILLINOIS 62298
618-939-7183

June 13, 2002

Mayor Schneider
Columbia City Hall
208 South Rapp Avenue
Columbia, IL 62236

RE: Brellinger Land Trust Development
(Joseph & Hilda Pfeffer property)

Dear Mayor Schneider:

Thank you for meeting with me on Tuesday, June 11, 2002.

This letter is intended to update City Officials with regard to the above captioned project and to solicit any input that any of you may have in order to properly implement this project.

Kindly consider the following with regard to this development:

Rueck Parkway - The attached exhibit conceptualizes an anticipated first phase which, by contract, would comprise approximately one-third of the Pfeffer Farm. Please note the proposed "Rueck Parkway" which is intended to straighten out the two right angle turns on Rueck Road. Monroe County Mapping and Platting/911 has already verbally approved the name "Rueck Parkway" for this new street. In a future development phase, we could continue Rueck Parkway North or, if preferred, Rueck Parkway could curve back into the present Rueck Road.

AA Road - The concept plan shows a new road to the northwest to connect with the existing AA Road (future phase). The Planning Commission had some concerns about this which I believe have merit. (1) There was a safety concern about an elevated #1 tee box on the Columbia Golf Course running parallel to this road. (2) This connection would almost certainly cause substantial tree loss. I would consider looping the road if this is your preference to avoid these problems.

Water and Sewer - I would plan to connect to the existing 12" water main on Rueck Road and work towards looping it back towards the water main at AA Road.

Brellinger Land Trust Development
June 13, 2002
Page 2

Please note the proposed lift station on the enclosed exhibit (which is a low point on the property). I would plan to install a force main to the northwest corner of AA Road to any existing manhole on the Pfeffer property. Later, when property to the south is developed, the lift station could be eliminated and we could tie into the sewer system from the southward development.

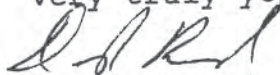
I'll construct retention areas for storm water runoff which will be maintained by the homeowner's association.

Preliminary Plat - I'm starting to put together the preliminary plat for the first phase currently being purchased from Mr. and Mrs. Pfeffer (approximately 52 acres). We will submit it as soon as possible, hopefully within sixty (60) days.

As I've indicated above, I'm quite interested in an suggestions that City Officials may have that would enhance the quality of this development.

Thank you for your kind cooperation.

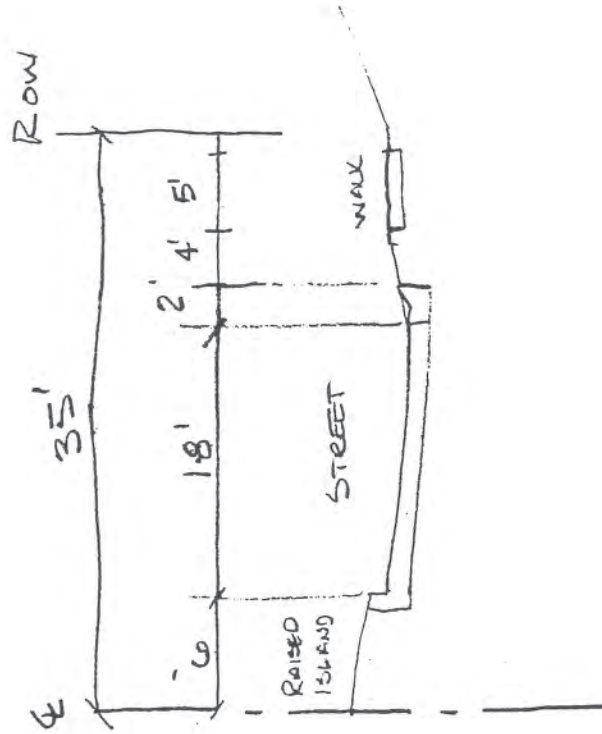
Very truly yours,



Dennis Brand
Trustee of the
Brellinger Land Trust

Copy: Joyce Eckert
Jeff Odenthal
Mary Ellen Niemietz
James Agne
George Eckert
Gene Ebersohl
Michael Conrad
Jay Unnerstall
Ken Vaughn
Edith Dean
John Kildea
Tom Adams

DRB/bck



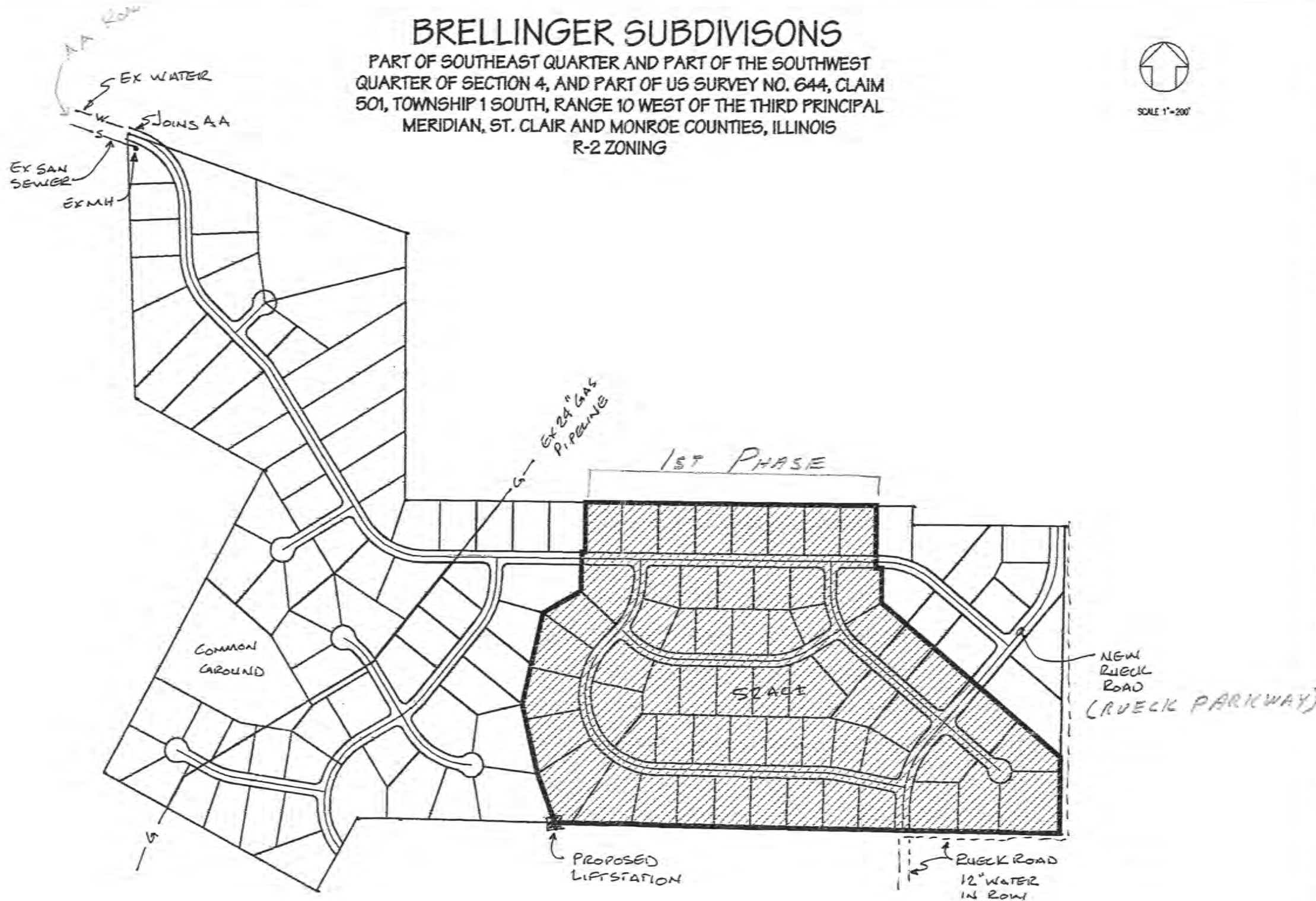
PROPOSE RUECK PARKWAY CROSS SECTION

BRELLINGER SUBDIVISIONS

PART OF SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND PART OF US SURVEY NO. 644, CLAIM 501, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR AND MONROE COUNTIES, ILLINOIS
R-2 ZONING



SCALE 1"=200'



TOTAL DEVELOPMENT 142 AC ±

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Seal

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BRELLINGER SUBDIVISIONS

Concept Plan - Columbia, IL

Revisions:

Project No.
02065

Date:
6/10/2002

Drawn By:
KS

Checked By:
KHS

Page:
1 of 1