

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

July 30, 2002

Ms. Marian Ledbetter
Columbia City Hall
208 South Rapp Avenue
Columbia, IL 62236

RE: Brellinger Development (Preliminary Plat)
(Joseph & Hilda Pfeffer property)

Dear Ms. Ledbetter:

Please find enclosed:

1. Four (4) copies of the preliminary plat for "Brellinger";
2. Title Report for the subject property;
3. Soil and Water Report from Monroe County;
4. Soil and Water Report from St. Clair County;
5. Agreement between Developer and Landowner; and
6. Declaration of Covenants, Conditions and Restrictions for "Brellinger".

The enclosed Agreement guarantees that all streets and utilities will be completed.

Sewer: I am planning to install a lift station (as shown on preliminary plat) and installing a force main to the sewer main on AA Road by way of an easement from the Pfeffer's. When the land to the South of "Brellinger" Subdivision is developed, the lift station could be eliminated.

Water: I am planning to connect into the twelve (12) inch water main along Rueck Road, looping it back into, using the existing taps on Rueck Road. (See preliminary plat) In a future subdivision development I would loop back into the water main on AA Road.


Please note the following in the documents:

- A. The total acreage of "Brellinger" Subdivision is 51.96 acres which has 55 lots ranging from 0.62 acres to 1.15 acres.
- B. The entrance will be elaborately landscaped with a twelve (12) foot island in the center and a five (5) foot sidewalk on each side of Rueck Parkway;
- C. The sidewalks throughout "Brellinger" will be four foot six inches (4'6") wide on both sides of streets;
- D. The Restrictions require homeowners on the perimeter of the subdivision to plant shrubbery along the boundary line of the subdivision;
- E. A minimum of 2,000 square feet living space, three car garages (primarily side entry) and at least 50% brick or masonry products will be required on all homes. There will be a Homeowners Association and Architectural Committee to approve the design and construction of homes; and
- F. There will be no overnight parking allowed on the streets and no parking at all allowed on Rueck Parkway.

It is my intention to start construction on the infrastructure November, 2002 with the target date of July, 2003 for completion of same along with final plat approval. At that time the sale of lots and actual construction of homes would begin.

As always, if you have any questions or suggestions, please don't hesitate to contact me at your convenience.

Sincerely,


Dennis R. Brand
Trustee of the
Brellinger Trust

enclosures

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