

Agreement and Commitment of Developer and Owner

This Agreement and Commitment made this 1st day of August, 2002, between Dennis Brand, Trustee of the Brellinger Land Trust, hereinafter referred to as "Developer", and Joseph and Hilda Pfeffer, owners of approximately 143 acres of farmland located in Columbia, Monroe County, Illinois, hereinafter referred to as "owner".

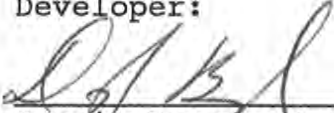
Developer and Owner, in consideration of the City of Columbia approving the subdivision plat tendered by the Brellinger Land Trust, hereby agree and commit themselves as follows:

1. The undersigned Developer unequivocally agrees and commits to construct and complete Rueck Parkway over and across the thirteen (13±) acres located to the Northeast of the 52 acre tract proposed to be developed at this time as "Brellinger". Rueck Parkway will be constructed according to the City of Columbia specifications and it will be extended to the Northeast or East property line of the Pfeffer Farm at the location designated by the City of Columbia. The entire completion of Rueck Parkway to the property line will be accomplished within two (2) years of the City's approval of the final plat of the Brellinger Subdivision.
2. The undersigned Developer unequivocally agrees to construct temporary cul-de-sacs at the end of all unfinished streets in Brellinger. If the streets in question are for any reason not continued through in a later development, Developer will construct permanent cul-de-sacs within two (2) years of the city's approval of the final plat of the Brellinger Subdivision.
3. The undersigned owner represent that they currently own the property shown on the proposed plat for Brellinger and that they have entered into a written agreement to sell the same to the Brellinger Land Trust in separate contracts. The owner has reviewed the Developer's commitments set out in Paragraphs #1 and #2 and agrees to give to Developer and/or the City of Columbia all the necessary easements and rights of way that are required to accomplish the Developer's commitments as set out in Paragraphs #1 and #2.

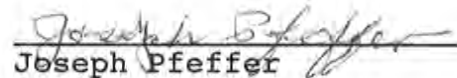
4. Owner has agreed to give to Developer sewer, electric and any other utility easements over property owned by Owner for the purpose of bringing utilities to the Brellinger Subdivision.

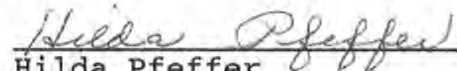
Entered into and agreed upon on the day above first set out herein.

Developer:

  
Dennis Brand, Trustee of  
the Brellinger Land Trust

Owner:

  
Joseph Pfeffer

  
Hilda Pfeffer