

VILLAGE PRESIDENT
Seth Speiser

VILLAGE CLERK
Jerry Menard

VILLAGE TRUSTEES
Tom Carpenter
Robert Kaiser
Dana Miller
Ray Matchett, Jr.
Lisa Meehling
Mike Blaies

VILLAGE TREASURER
Bryan A. Vogel

VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

VILLAGE ADMINISTRATOR
Matt Trout

PUBLIC WORKS DIRECTOR
Chris Remick

POLICE CHIEF
Michael J. Schutzenhofer

ESDA COORDINATOR
Eugene Kramer

VILLAGE ENGINEER
Tim Pruett, P.E.

VILLAGE ATTORNEY
Keck Brown, P.C.

THE PUBLIC CAN PARTICIPATE THROUGH THE ZOOM CLOUD MEETING APPLICATION AND CLICKING ON THE FOLLOWING LINK:

Meeting ID 447 872 7673

Join URL: <https://us02web.zoom.us/j/4478727673>

We ask the public to mute their phone or mic until Public Participation
If you have any questions, please contact Matt Trout at mtrout@freeburg.com

March 9, 2026

NOTICE MEETING OF THE PUBLIC PROPERTY COMMITTEE (Streets/Municipal Center/Pool/Parks & Recreation) (Matchett/Carpenter/Kaiser/Miller)

A Public Property Committee Meeting of the Village of Freeburg will be held at the Municipal Center, Executive Board Room, on **Wednesday, March 11, 2026 at 6:00 p.m.**

PUBLIC PROPERTY COMMITTEE MEETING AGENDA

SWIMMING POOL:

- A. Old Business
 - 1. Swimming Pool Lifeguards
- B. New Business
 - 1. St. Clair County Parks Grant – Beloman Proposal for exhaust fan and Anchor Industries Inc. Quote for Funbrellas
 - 2. St. Joseph Catholic School Dinner Auction Donation Request

- A. Old Business
 - 1. Approval of February 11, 2026 Minutes
 - 2. Drainage Problem Areas/Stormwater Run-Off
 - 3. Customer Issues
 - 4. MFT – Resolution #26-01: MFT Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code
 - 5. Saturn Terrace
 - 6. Leaf Truck
 - 7. Surplus Equipment
- B. New Business
 - 1. Patrol Hire
 - 2. Rescind Ordinance #1760
 - 3. Part-time Seasonal Hires
 - 4. Possible Executive Session to Discuss Collective Negotiating Matters between the Public Body and its Employees or their Representatives, 5 ILCS 120/2-(c)(5)
 - 5. Possible Executive Session to Discuss Personnel, 5 ILCS 120/2(c)(1)

VILLAGE BOARD OF TRUSTEES MEETINGS ARE HELD ON THE FIRST AND THIRD MONDAY OF EVERY MONTH

C. General Concerns

D. Public Participation

E. Adjourn

At said Public Property Committee Meeting, the Village Trustees may vote on whether or not to hold an Executive Session to discuss potential litigation [5 ILCS, 120/2 - (c)(11)]; the selection of a person to fill a public office [5 ILCS, 120/2 - (c) (3)]; personnel [5 ILCS, 120/2 - (c) (1)]; real estate transactions [5 ILCS, 120/2-(c)(5)] or collective negotiating matters between the public body and its employees or their representatives [5 ILCS 120/2-(c)(5)].

Proposal



**Air Conditioning • Plumbing
Architectural Metal • Heating**

October 30, 2025

Village of Freeburg
14 Southgate Center
Freeburg, IL. 62243

St. Clair County
5909 Cool Sports Road
Belleville, IL 62223
(618) 235-6626
FAX (618) 233-3672

Re: Pool Building

Madison County
(618) 344-3434

We propose to furnish and install the following:

One roof mounted Cook exhaust fan with pitched curb and back draft damper.
3000 cfm, 120-volt single phase, with remote speed controller.

Seal curb into roofing system and seal watertight.

Set fan atop curb and seal watertight.

Install sleeve through curb to sheet metal tee to directed toward each gable end.

Wiring by others, not included in this quote.

Monroe County
(618) 281-8118

For the sum of \$7,285.00

Option #1; Provide wiring from panel to fan and wired speed switch.

Add \$2,862.00

"Customer agrees to pay 1 1/2% per month in finance charges on all balances not paid within thirty (30) days of purchase."

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note. This proposal may be
withdrawn by us if not accepted within 30 days

Acceptance of Proposal - The above prices, specifications

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



PO Box 7105
 Indianapolis, IN 46207
 Tel 812-867-2421
 Fax 812-867-1429 (Pool Covers/Awnings)
 Fax 812-867-0547 (Tents)

Page number 1 of 1
 Quote Date 10/29/2025
 Quotation # SQ-00249676-1
Quote Name 20' FUNBRELLAS
PO #
 Sales person BETH BROWN
 Terms: PO REQUIRED N30

Contact:
 Matt Trout
 Phone # 618-539-5705
 MTrout@freeburg.com

Quotation

Bill to: 909188
 VILLAGE OF FREEBURG
 14 SOUTHGATE CENTER
 Freeburg, IL 62243
 USA
 Phone # 618-539-5705
 Fax # 618-539-5590

| |
|-------------------|
| Schedule: |
| Ship method |
| Route: |
| Special handling: |
| Ship early: No |

Ship to: 909188
 VILLAGE OF FREEBURG
 14 SOUTHGATE CENTER
 Freeburg, IL 62243
 USA
 Phone # 618-539-5705
 Fax # 618-539-5590

| Order line | Item number | Description | Quantity | Unit price | Discount | Net price | Extended price |
|------------|-------------|---|----------|------------|----------|-----------|----------------|
| 1.0000 | 1610 | FUNBRELLA CLASSIC / SHARK 20' FRAME KIT WITHOUT GROUNDSLEEVE | 2.00 | 3,862.00 | 386.20 | 3,475.80 | 6,951.60 |
| 2.0000 | 8631320 | FUNBRELLA GROUNDSLEEVE CONTAINER #4 | 2.00 | 351.00 | 35.10 | 315.90 | 631.80 |
| 3.0000 | 8631140C | FUNBRELLA 20ft Classic Tempotest Top Only , Fabric TBD To Be Determined | 2.00 | 2,255.00 | 225.50 | 2,029.50 | 4,059.00 |

FREIGHT QUOTE 25-577462. FREIGHT IS AN ESTIMATE SUBJECT TO CHANGE. QUOTE GOOD FOR 30 DAYS.

| | |
|--------------|--------------------|
| Subtotal | \$11,642.40 |
| CC Surcharge | \$0.00 |
| Freight | \$550.00 |
| Tax | \$0.00 |
| Total | \$12,192.40 |

x 2

Buy 4

\$ 24,384.80

Anchor's General Terms and Condition of Sale ("Terms and Conditions") strictly apply to all offers, agreements, sales, service work, deliveries, change orders, and all other dealings between Anchor and its customers. The current version of the Terms and Conditions may be found at <https://anchorinc.com/terms-conditions/>, and a hard copy of the current Terms and Conditions will be provided upon written request. By customer's acceptance of any goods or services detailed in this document, customer agrees that the Terms and Conditions will control this transaction in all respects. Past due accounts are subject to 1.5% (18% per annum) service charge or at the highest rate allowed by law.

A surcharge will be applied to all credit card purchases shipped to states where such surcharges are permissible. A Return Goods Authorization number ("RGA") must be obtained from Anchor's Sales Department before returning any goods. Anchor must receive any RGA request within 30 days of shipment, with returns to occur by pre-paid freight within 14 days after issuance of an RGA.

Save the Date

**St. Joseph
Catholic School
Dinner Auction
2026**



Saturday, April 11, 2026



Scan here for our Website!

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Public Property Committee Meeting
Streets/Municipal Center/Pool/Parks & Recreation
(Matchett/Carpenter/Kaiser/Miller)
Wednesday, February 11, 2026 at 6:00 p.m.

The meeting of the Public Property Committee was called to order at 6:00 p.m., on Wednesday, February 11, 2026, by Chairman Ray Matchett. Members present were Chairman Ray Matchett, Trustee Tom Carpenter, Trustee Bob Kaiser, Trustee Dana Miller, Mayor Seth Speiser, Village Clerk Jerry Menard (absent), Trustee Mike Blaies, Trustee Lisa Meehling, Village Attorney Fred Keck, Public Works Director Chris Remick, Crew Leader Bob Jenkins, Police Chief Mike Schutzenhofer, Village Administrator Matt Trout (via Zoom), Village Engineer Tim Pruett, and Office Manager Mary Downen. Guest present: Janet Baechle. Guests present via Zoom: None.

POOL:

A. OLD BUSINESS:

1. Swimming Pool Lifeguards: Village Administrator Matt Trout stated we are only needing lifeguards, we have enough concession workers.

B. NEW BUSINESS:

1. Freeburg Community High School Music Boosters Donation Request: The committee agreed to donate a 10-use pool pass.

2. Swimming Pool Fees: Matt said the information is in the packet. He went through and discussed the proposed changes. The committee approved the proposed changes.

Matt talked about considering pay increases for returning lifeguards and managers working pool parties. He said at one time there was a structure in place for returning lifeguards to get a small increase for returning. Looking to keep new lifeguards and concession workers at \$15/hr. and consider giving the returning lifeguards a small increase. Also, he believes there was a past conversation regarding managers pay for working pool parties but couldn't find where it was approved in past minutes. Asking to consider \$20-\$22 an hour for managers working pool parties. The Board discussed and agreed to give the returning lifeguards a \$.50/hr. increase and pay the managers \$20/hr. working pool parties.

Trustee Dana Miller motioned to send to the full Board increasing the returning lifeguard's hourly rate to \$15.50 and the managers working pool parties' hourly rate to \$20, and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.

STREETS:

A. OLD BUSINESS:

1. Approval of January 14, 2026 Minutes: *Trustee Dana Miller motioned to recommend to the full Board approval of the January 14, 2026 minutes, and Trustee Bob Kaiser seconded the motion. All voting yea, the motion carried.*

2. Drainage Problem Areas/Stormwater Run-Off: Crew Leader Bob Jenkins said they have been working on the snow piles.

3. Customer Issues: Discussed issue on Lagoon Road. Bob said they did remove a tree and will get back there once it dries up.
4. MFT: Village Engineer Tim Pruett said he and Public Works Director Chris Remick are working on it. He said they should have the maintenance estimate done for next month's meeting.
5. Saturn Terrace: Nothing new.
6. Leaf Truck: Bob said it still has some issues so they took it back. He has conveyed to them that we don't want it back until it is right.
7. Streets Crew Worker Hire: Chris said Ryan started Tuesday and all is going well.
8. Cemetery Road Bridge Inspection: Tim said someone from IDOT was able to do the inspection.
9. Trash Contract: Matt said he reached out to Waste Management and is waiting on them to get numbers to us.

B. NEW BUSINESS:

1. Surplus 1996 Ford Dump Truck: Chris said it isn't in use and he would like to sell it. He added there are other items he would like to surplus as well. Village Attorney Fred Keck said we will put together an ordinance and list the items to surplus.
2. Executive Session to Discuss Collective Negotiating Matters between the Public Body and its Employees or their Representatives, 5 ILCS 120/2(c)5:

Trustee Bob Kaiser motioned to amend the agenda to move public participation up, and Dana Miller seconded the motion. All voting yea, the motion carried.

**EXECUTIVE SESSION
6:33 P.M.**

Trustee Bob Kaiser motioned to enter Executive Session citing Personnel, 5 ILCS 120/2-(c)11, and Trustee Dana Miller seconded the motion. All voting yea, the motion carried.

**EXECUTIVE SESSION ENDED
9:06: P.M.**

Chairman Ray Matchett reconvened the regular session of the Committee meeting at 9:06 p.m.

C. GENERAL CONCERNS: None.

D. PUBLIC PARTICIPATION: Janet asked if the village could do a shred event a couple times a year.

E. ADJOURN: *Trustee Bob Kaiser motioned to adjourn the meeting at 9:07 p.m., and Trustee Dana Miller seconded the motion. All voting yea, the motion carried.*



Mary Downen
Office Manager

Resolution No. 26-01
Resolution for Maintenance of Streets and Highways
by Municipality Under the Illinois Highway Code

Ayes _____ Nays _____

Absent _____ Abstain _____

PASSED BY THE VILLAGE BOARD OF THE VILLAGE OF FREEBURG,
ILLINOIS, ST. CLAIR COUNTY, AND APPROVED BY THE VILLAGE
PRESIDENT THIS ____ DAY OF MARCH, 2026.

Vote Recorded By:

Jerry Menard, Village Clerk

Approved by the Village President of the Village of Freeburg, St. Clair County,
Illinois, this ____ day of MARCH, 2026.

Seth E. Speiser, Village President

ATTEST:

Jerry Menard, Village Clerk



Resolution for Maintenance Under the Illinois Highway Code

Table with 5 columns: District, County, Resolution Number, Resolution Type, Section Number. Values: 8, St. Clair, [blank], Original, 27-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of Freeburg Illinois that there is hereby appropriated the sum of

One Hundred Seventy Thousand Dollars (\$170,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 04/01/26 to 03/31/27

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Freeburg shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Jerry Lynn Menard Village Clerk in and for said Village of Freeburg in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Freeburg at a meeting held on 03/16/26

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Empty box for Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date Department of Transportation

Empty box for Regional Engineer Signature & Date



Submittal Type

Estimate of Maintenance Costs

District Estimate of Cost For

| Local Public Agency | County | Section Number | Beginning | Ending |
|---------------------|-----------|----------------|-----------|----------|
| Village of Freeburg | St. Clair | 27-00000-00-GM | 04/01/26 | 03/31/27 |

Maintenance Items

| Maintenance Operation | Maint Eng Category | Insp. Req. | Material Categories/ Point of Delivery or Work Performed by an Outside Contractor | Unit | Quantity | Unit Cost | Cost | Total Maintenance Operation Cost |
|--|--------------------|------------|---|--------|----------|-------------|-------------|----------------------------------|
| 1. Reseal Streets | III | No | Bituminous Materials (Seal Coat) | Ton | 95 | \$710.00 | \$67,450.00 | |
| | | | Seal Coat Aggregate Furnished | Ton | 1,050 | \$20.00 | \$21,000.00 | \$88,450.00 |
| 2. Bituminous Pavement Patching | IIA | No | Bit. Patching Materials | Ton | 225 | \$110.00 | \$24,750.00 | \$24,750.00 |
| 3. Agreegate Backfill | IIB | No | Aggregate | Ton | 400 | \$14.40 | \$5,760.00 | \$5,760.00 |
| 4. Maintenance of Culverts | IIA | No | Culverts ((Var. Sizes) | Feet | 765 | \$18.00 | \$13,770.00 | \$13,770.00 |
| 5. Traffic Control Devices | IIA | No | Street Signs & Posts | Each | 85 | \$52.00 | \$4,420.00 | \$4,420.00 |
| 6. Street Sweeping | IIA | No | Street Sweeping | L. Sum | 1 | \$6,500.00 | \$6,500.00 | \$6,500.00 |
| 7. Seal Coat Aggregate Hauling & Placing | IIA | No | Placing Seal Coat Aggregate | L. Sum | 1 | \$9,500.00 | \$9,500.00 | \$9,500.00 |
| 8. Seal Coat | III | No | Seal coat | L.Sum | 1 | \$10,000.00 | \$10,000.00 | \$10,000.00 |
| Total Operation Cost | | | | | | | | \$163,150.00 |

Estimate of Maintenance Costs Summary

| Maintenance | MFT Funds | RBI Funds | Other Funds | Estimated Costs |
|--|---------------------|-----------|-------------|---------------------|
| Local Public Agency Labor | | | | |
| Local Public Agency Equipment | | | | |
| Materials/Contracts(Non Bid Items) | \$70,940.00 | | | \$70,940.00 |
| Materials/Deliver & Install/Materials Quotations (Bid Items) | \$92,210.00 | | | \$92,210.00 |
| Formal Contract (Bid Items) | | | | |
| Maintenance Total | \$163,150.00 | | | \$163,150.00 |

Estimated Maintenance Eng Costs Summary

| Maintenance Engineering | MFT Funds | RBI Funds | Other Funds | Total Est Costs |
|--------------------------------------|---------------------|-----------|-------------|---------------------|
| Preliminary Engineering | | | | |
| Engineering Inspection | | | | |
| Material Testing | | | | |
| Advertising | | | | |
| Bridge Inspection Engineering | | | | |
| Maintenance Engineering Total | | | | |
| Total Estimated Maintenance | \$163,150.00 | | | \$163,150.00 |

Remarks

Estimate of Maintenance Costs

Submittal Type

| Local Public Agency | County | Section | Maintenance Period | |
|---------------------|-----------|----------------|--------------------|----------|
| | | | Beginning | Ending |
| Village of Freeburg | St. Clair | 27-00000-00-GM | 04/01/26 | 03/31/27 |

SUBMITTED

Local Public Agency Official Signature & Date

Title

County Engineer/Superintendent of Highways Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

IDOT Department Use Only

Received Location Received Date Additional Location?

WMFT Entry By Entry Date

Surplus items to sell

- 2- Badboy 60" Zero turn mowers
 - 1- Parts only
 - 1- Steering motors bad
- 1946 Allis Chalmers motor grader
 - Rebuilt motor & Hydraulics
- 16 ft. Utility trailer
- 8x8 Metal truck box
- 14 ft. Honey wagon
- 12 ft. FMC Sewer Jetter
- 1996 Ford Dump truck
 - Not running
- Old Christmas Decorations

ORDINANCE NO. 1760

**AN ORDINANCE AMENDING THE FREEBURG ZONING ORDINANCE
FOR THE PURPOSE OF REZONING CERTAIN PROPERTY
COMMONLY KNOWN AS THE DEBRA RIESS, TRUSTEE
AND LORNA RIESS PROPERTY**

WHEREAS, the Village of Freeburg, St. Clair County, State of Illinois, presently has in force The Freeburg Zoning Ordinance, which is contained in the Freeburg Municipal Code, as amended from time to time; and

WHEREAS, the Village Combined Planning and Zoning Board has complied with the provisions of 65 ILCS 5/11-13-14 and Article 40-23-1 of the Freeburg Zoning Ordinance regarding amendments of regulations and zoning districts by holding a public hearing on March 14, 2023, to consider the request for a rezoning of certain property owned by Debra Riess, Trustee and Lorna Riess and being purchased by ATBL 105-036 c/o Paul and Chad Murphy, pursuant to notice as required by statute; and

WHEREAS, the property owners of certain property commonly known as the Riess Property consisting of 23.0 acres +/- in the Village of Freeburg, Illinois have filed an application for rezoning the Properties from A (Agriculture) to B-2 (Highway Business) and MR-2 (Multiple Family Residence) Districts;

WHEREAS, the map attached hereto, marked Exhibit A, is an accurate map of the property so sought to be rezoned and such rezoning shall be in accordance with the boundaries indicated on the map;

WHEREAS, as a result of said hearing, the Combined Planning and Zoning Board has made a recommendation to the Village Board that it approve the request for rezoning to B-2 and MR-2;

WHEREAS, the Board of Trustees has considered the recommendation of the Combined Planning and Zoning Board and has determined that it is in the best interest of the public health, safety and welfare and in compliance with the powers conferred upon the Village and the objectives and purposes set out in 65 ILCS 5/11-13-1, to adopt an amendment to the Freeburg Zoning Ordinance for the purpose of rezoning the Debra Riess, Trustee and Lorna Riess (Riess) Property to allow B-2 and MR-2 uses in accordance with the map attached hereto as Exhibit A; and

WHEREAS, this rezoning request is only valid if approved by the Village of Freeburg, and the parcels are purchased by ATGL105-036 c/o Paul and Chad Murphy.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FREEBURG, ST. CLAIR, COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The Village of Freeburg Zoning Ordinance is hereby amended to change the zoning classification from Residential (A) to B-2 (Highway Business) and MR-2 family residence) Districts on tracts of land consisting of approximately 23.0 acres in accordance with the map attached hereto as Exhibit A and as more particularly described herein on Exhibit B.

See legal description attached hereto as Exhibit B and incorporated herein as if fully set forth.

(ORDINANCE NO. 1760 cont.)

Section 2: That all other provisions of said Zoning Ordinance, as amended from time to time, shall remain unchanged and in full force and effect except as specifically amended by this Ordinance.

Section 3: If a court of competent jurisdiction declares any provision of this Ordinance unconstitutional or invalid, that decision shall not affect the validity of the remainder of this Ordinance.

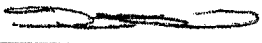
Section 4: This Ordinance shall be effective upon its passage, signing and publication as required by law.

PASSED by the Board of Trustees of the Village of Freeburg, Illinois, this 20th day of March, 2023.

| | | | |
|------|----------------------------|------|-------|
| AYES | <u>Ramon Matchett, Jr.</u> | NAYS | _____ |
| | <u>Elizabeth Mesking</u> | | _____ |
| | <u>Michael Neap</u> | | _____ |
| | <u>Robert Kauer</u> | | _____ |
| | <u>James Bliss</u> | | _____ |
| | _____ | | _____ |


| | | | |
|--------|---------------------|---------|-------|
| ABSENT | <u>Denise Allen</u> | ABSTAIN | _____ |
| | _____ | | _____ |

Approved this 20th day of March, 2023.



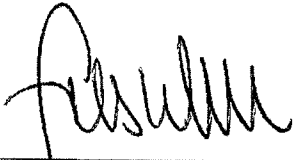
 Seth E. Speiser
 Village President

ATTEST:



 Jerry Menard, Village Clerk

Approved as to Legal Form:



 Frederick W. Keck
 Attorney at Law

St Clair County Parcel Map

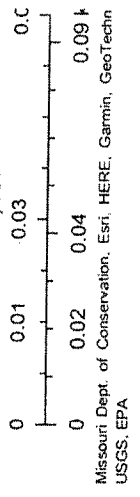
EXHIBIT A



3/13/2023, 8:33:59 AM

- Township Boundary
- orthoimage2020.gdo.SCCMOSAIC20
- Roads
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257



Esri, HERE, Garmin, USGS
St Clair

LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED IN BK 3668, PG 2354 AS DOCUMENT A01679946 OF THE ST. CLAIR COUNTY ILLINOIS RECORDS.

BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE NAIL AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, SAID POINT LYING IN THE CENTER LINE OF EXISTING S.B.I. ROUTE 13, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER 30.00 FEET TO AN IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROUTE 13, THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST ON SAID RIGHT OF WAY LINE 730.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 05 MINUTES 00 SECONDS EAST 1,307.50 FEET TO A RAILROAD RAIL DRIVEN ON END ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID EAST LINE 547.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID EAST LINE 323.65 FEET TO A POINT, THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 694.50 FEET TO AN IRON PIN, THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 340.00 FEET TO AN IRON PIN, THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 262.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 831. ROUTE 13, THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST ON THE EASTERLY RIGHT OF WAY OF S.B.I. ROUTE 13 A DISTANCE OF 921.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE NAIL AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 WHICH IS A POINT IN THE CENTER LINE OF S.B.I. ROUTE 13, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER 30.00 FEET TO AN IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROUTE 13, THENCE SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST ON SAID RIGHT OF WAY LINE 1,626.27 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST 1,297.66 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID EAST LINE 25.00 FEET TO A POINT, THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 694.50 FEET TO AN IRON PIN, THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 340.00 FEET TO AN IRON PIN, THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 262.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 13, THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 12, 1989 AS DOCUMENT A 985216.

FURTHER EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED AUGUST 28, 1989 AS DOCUMENT 990609.

FURTHER EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JANUARY 23, 1990 AS DOCUMENT A 01008225.

FURTHER EXCEPTING THEREFROM Lot 1 of Freeburg Plaza; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois as Document No A02745643.