

Electronic Filing - Received, Clerk's Office, July 9, 2008

State of Illinois
Pollution Control Board
James R. Thompson Center
100 W. Randolph Street, Suite 11-500
Chicago, Illinois 60601

In the Matter of:)	
CASEYVILLE SPORT CHOICE, LLC,)	
An Illinois Limited Liability Company,)	
)	
Complainant,)	
)	
vs.)	PCB 2008-030
)	
ERMA I. SEIBER, ADMINISTRATRIX)	
OF THE ESTATE OF JAMES A. SEIBER,)	
DECEASED, AND ERMA I. SEIBER,)	
IN HER INDIVIDUAL CAPACITY,)	
)	
Respondent.)	

**COMPLAINANT'S MOTION TO ADD PARTY DEFENDANT
AND FOR LEAVE TO AMEND COMPLAINT**

Comes now the complainant, Caseyville Sport Choice, LLC, by its attorneys, Belsheim & Bruckert, L.L.C., pursuant to Section 103.206(a) and (b) of the General Rules of the Illinois Pollution Control Board, and moves this honorable Board to give it leave to add a party defendant and to amend its Complaint to state a cause of action against the additional party defendant. In support of its motion, the complainant, Caseyville Sport Choice, LLC, states the following:

1. Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation, which operated a horse racing track, was the source of the huge amount of horse manure and intermixed "municipal trash" on the land involved in this case, for the cleaning up of which the complainant seeks reimbursement of its costs.

Electronic Filing - Received, Clerk's Office, July 9, 2008

2. Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation, repeatedly paid James Seiber d/b/a Seiber Hauling and Contracting to haul away, from its horse racing track, large amounts of horse manure and intermixed “municipal trash,” with the expectation that Seiber would dump the horse manure and “municipal trash” on his own land rather than at a properly permitted waste-disposal site or facility.

3. Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation, was thus an off-site generator of waste, within the meaning of the decision in *People ex rel Ryan vs. McFalls*, 313 Ill. App. 223, 728 N.E. 2d 1152, 245 Ill. Dec. 795 (3d Dist 2000), that caused or allowed the open dumping of the waste on the land involved in this case, in violation of §21(a) of the Illinois Environmental Protection Act (415 ILCS 5/21(a)).

4. Consequently, the complainant desires to add Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation, to this proceeding as a party defendant.

5. The complainant also desires to amend its Complaint by filing a First Amended Complaint, Count II of which is directed against Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation. See copy of the proposed First Amended Complaint attached hereto as Exhibit A.

WHEREFORE the complainant, Caseyville Sport Choice, LLC, prays that the Board (by and through the Hearing Officer) will give it leave to add Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation, as a party defendant, and leave to amend its Complaint by filing a First Amended Complaint, Count II of which is directed against Fairmount Park, Inc., (formerly known as Ogden Fairmount, Inc.) a Delaware Corporation.

CASEYVILLE SPORT CHOICE, LLC,
An Illinois Limited Liability Company,

By /s/ John P. Long
John P. Long #1687832
Belsheim & Bruckert, L.L.C.
1002 E. Wesley Drive, Suite 100
O'Fallon, Illinois 62269
618-624-4221/618-624-1812 Fax
Attorney for Complainant

Electronic Filing - Received, Clerk's Office, July 9, 2008

CERTIFICATE OF SERVICE

I, the undersigned, certify that I have served a copy of the foregoing document by depositing the copy of the document in the United States mail at the post office in O'Fallon, Illinois, on July 9, 2008, enclosed in an envelope, with first-class postage thereon fully prepaid, plainly addressed to:

Donald Urban
Sprague and Urban
Attorneys at Law
26 E. Washington Street
Belleville, IL 62220

/s/ John P. Long
John P. Long #1687832
Belsheim & Bruckert, L.L.C.
1002 E. Wesley Drive, Suite 100
O'Fallon, Illinois 62269
618-624-4221/618-624-1812 Fax
Attorney for Complainant

State of Illinois
Pollution Control Board
James R. Thompson Center
100 W. Randolph Street, Suite 11-500
Chicago, Illinois 60601
<http://www.ipcb.state.il.us/>

**FIRST AMENDED
FORMAL COMPLAINT**

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

In The Matter Of:)
CASEYVILLE SPORT CHOICE, LLC,)
An Illinois Limited Liability Company)

(Insert your name(s) in the space above))

Complainant(s),)

v.)

ERMA I. SEIBER, ADMINISTRATRIX OF)
THE ESTATE OF JAMES A. SEIBER,)
DECEASED, AND ERMA I. SEIBER, IN)
HER INDIVIDUAL CAPACITY and)
FAIRMOUNT PARK, INC., (formerly)
known as OGDEN FAIRMOUNT, INC.))
A Delaware Corporation)

(Insert name(s) of alleged polluter(s)))

Respondent(s))

PCB 2008 - 030
(For Board use only)

COUNT I

(against

Erma I. Seiber, Administratrix of the Estate of James A. Seiber, Deceased,
and Erma I. Seiber, in her individual capacity)

1. Your Contact Information

Name:	Caseyville Sport Choice, LLC
Street Address:	c/o Belsheim & Bruckert, L.L.C. 1002 East Wesley Drive, Suite 100
County:	St. Clair
State:	O'Fallon, IL 62269

Electronic Filing - Received, Clerk's Office, July 9, 2008

Phone Number: (618) 624-4221

2. Place where you can be contacted during normal business hours (if different from above)

Name: Same as above

Street Address:

County:

State:

Phone Number: () -

3. Name and address of respondent (alleged polluter)

Name: Erma I. Seiber, Administratrix of the Estate of James A. Seiber, Case No. 07-P-00003 in Todd District Court (Commonwealth of Kentucky) and Erma I. Seiber, in her individual capacity (See order attached as Exhibit A.)

Street Address: 2070 Rattlesnake Road

County: Todd

State: Elkton, KY 42220

Phone Number: Not Known

4. Describe the type of business or activity that you allege is causing or allowing pollution (e.g., manufacturing company, home repair shop) and give the address of the pollution source if different than the address above

The respondents operated a business which hauled away – from a nearby racetrack – large amounts of horse manure and miscellaneous “municipal trash” intermixed with the horse manure, and dumped both the horse manure and “municipal trash” on three parcels of land in St. Clair County.

5. List specific sections of the Environmental Protection Act, Board regulations, Board order, or permit that you allege have been or are being violated

- (a) the open dumping of waste, in violation of §21(a) of the Illinois Environmental Protection Act (415 ILCS 5/21(a));
 - (b) the conduct of a waste-storage or waste-disposal operation without a permit granted by the Illinois Environmental Protection Agency, in violation of §21(d) of the Illinois Environmental Protection Act (415 ILCS 5/21(d));
 - (c) the disposal, storage, or abandoning of waste on land which was not "a site or facility which meets the requirements of this Act and of regulations and standards thereunder," in violation of §21(e) of the Illinois Environmental Protection Act (415 ILCS 5/21(e));
 - (d) the development of a new solid waste management site without a Development Permit issued by the Environmental Protection Agency, in violation of 35 Illinois Administrative Code 807.201; and
 - (e) the operation of a solid waste management site without an Operating Permit issued by the Environmental Protection Agency, in violation of 35 Illinois Administrative Code 807.202.
-

6. Describe the type of pollution that you allege (e.g., air, odor, noise, water, sewer back-ups, hazardous waste) and the location of the alleged pollution. Be as specific as you reasonably can in describing the alleged pollution.

The respondents dumped over 159,000 tons of horse manure and over 2,600 tons of "municipal trash" on the three parcels of land, the legal descriptions of which are attached as Exhibit B.

7. Describe the duration and frequency of the alleged pollution. Be as specific as you reasonably can about when you first noticed the alleged pollution, how frequently it occurs, and whether it is still continuing (include seasons of the year, dates, and times of day if known)

The respondents dumped the horse manure and intermixed "municipal trash" over a period of years (from approximately 1981 to 1993) preceding their conveyance of the parcels of land to the complainant on December 16, 2004. The complainant became aware of the huge amount of horse manure, and the presence of "municipal trash" intermixed with the horse manure, in April, 2005, in the course of developing the land for a subdivision. Since obtaining title and possession to the parcels of land, the complainant has not allowed the dumping of any more horse manure or intermixed "municipal trash" on the parcels of land.

8. Describe any bad effects that you believe the alleged pollution has or has had on human health, on plant or animal life, on the environment, on the enjoyment of life or property, or on any lawful business or activity

To proceed with the development of its subdivision on the three parcels of land, the complainant cleaned up the land and obtained an Environmental No Further Remediation Letter from the Illinois Environmental Protection Agency, which it recorded in the St. Clair County Recorder's Office as Document No. A02003866 on September 27, 2006. The complainant incurred cleanup costs in the amount of Four Million Five Hundred and Twenty-eight Thousand Five Hundred and Eighty-nine Dollars and Ten Cents (\$4,528,589.10).

9. Describe the relief that you seek from the Board (e.g., an order that the respondent stop polluting, take pollution abatement measures, perform a cleanup, reimburse cleanup costs, change its operation, or pay a civil penalty (note that the Board cannot order the respondent to pay your attorney fees or any out-of-pocket expenses that you incur by pursuing an enforcement action)).

Reimbursement of the complainant's clean-up costs from the respondents.

10. Identify any identical or substantially similar case you know of that is already pending before the Board or in another forum against this respondent for the same alleged pollution (note that you need not include any complaints made to the Illinois Environmental Protection Agency or any unit of local government)

The complainant filed a "Proof of Claim and Affidavit of Claimant" in the Estate of James A. Seiber, Deceased, No. 07-P-00003 in the Todd District Court (Commonwealth of Kentucky) on July 5, 2007. The filing of the "Proof of Claim and Affidavit of Claimant" was necessary, under the law of the State of Kentucky, in order to preserve the complainant's rights against Erma I. Seiber, Administratrix of the Estate of James A. Seiber, Deceased. A Notice of Disallowance of the claim was mailed by Erma I. Seiber, Administratrix of the Estate of James A. Seiber, Deceased, on August 21, 2007.

The complainant intends to file – on the same day that it files this complaint with the Illinois Pollution Control Board – a complaint against the respondents in an appropriate United States District Court based upon theories of (1) breach of contract and (2) common law fraud.

-
11. State whether you are representing (a) yourself as an individual or (b) your unincorporated sole proprietorship. Also, state whether you are an attorney and, if so, whether you are licensed and registered to practice law in Illinois. (Under Illinois law, an association, citizens group, unit of local government, or corporation must be represented before the Board by an attorney. Also, an individual who is not an attorney cannot represent another individual or other individuals before the Board. However, an individual who is not an attorney is allowed to represent (a) himself or herself as an individual or (b) his or her unincorporated sole proprietorship, though the individual may prefer having attorney representation.)

The complainant is represented by Belsheim & Bruckert, L.L.C., Attorneys at Law, and is *not* representing itself.

12. CASEYVILLE SPORT CHOICE, LLC
an Illinois limited liability company,

By 

(Complainant's signature)

COUNT II

(against
Fairmount Park, Inc.
[formerly known as Ogden Fairmount, Inc.],
a Delaware corporation)

1. Your Contact Information

Name: Caseyville Sport Choice, LLC
Street Address: c/o Belsheim & Bruckert, L.L.C.
1002 East Wesley Drive, Suite 100

County: St. Clair
State: O'Fallon, IL 62269
Phone Number: (618) 624-4221

2. Place where you can be contacted during normal business hours (if different from above)

Name: Same as above
Street Address:

County:
State:
Phone Number: () -

3. Name and address of respondent (alleged polluter)

Name: Fairmount Park, Inc. [formerly known as Ogden Fairmount, Inc.]
Street Address: 9301 Collinsville Road

County: St. Clair

Electronic Filing - Received, Clerk's Office, July 9, 2008

State:	Collinsville, IL 62234
Phone Number:	Not Known
Name of Registered Agent:	Illinois Corporation Service C
Address of Registered Agent:	801 Adlai Stevenson Drive
State:	Springfield, IL 62703
Phone Number:	Not Known

4. Describe the type of business or activity that you allege is causing or allowing pollution (e.g., manufacturing company, home repair shop) and give the address of the pollution source if different than the address above

The respondent corporation operated a horse racing track. The respondent corporation repeatedly paid James Seiber d/b/a Seiber Hauling and Contracting to haul away, from its horse racing track, large amounts of horse manure and miscellaneous "municipal trash" intermixed with the horse manure, with the expectation that Seiber would dump the horse manure and "municipal trash" on his own land rather than at a properly permitted waste-disposal site or facility.

5. List specific sections of the Environmental Protection Act, Board regulations, Board order, or permit that you allege have been or are being violated

(a) The respondent corporation caused or allowed the open dumping of waste, in violation of §21(a) of the Illinois Environmental Protection Act (415 ILCS 5/21(a)).

6. Describe the type of pollution that you allege (e.g., air, odor, noise, water, sewer back-ups, hazardous waste) and the location of the alleged pollution. Be as specific as you reasonably can in describing the alleged pollution.

The respondent corporation caused or allowed the open dumping of over 159,000 tons of horse manure and over 2,600 tons of "municipal trash" on Seibers' three parcels of land, the legal descriptions of which are attached as Exhibit B.

7. Describe the duration and frequency of the alleged pollution. Be as specific as you reasonably can about when you first noticed the alleged pollution, how frequently it occurs, and whether it is still continuing (include seasons of the year, dates, and times of day if known)

The respondent corporation caused or allowed the open dumping of the horse manure and intermixed "municipal trash" over a period of years (from approximately 1981 to 1993) on Seibers' parcels of land. The complainant purchased the parcels of land from James A. Seiber and Erma I. Seiber on December 16, 2004. The complainant became aware of the huge amount of horse manure, and the presence of "municipal trash" intermixed with the horse manure, in April, 2005, in the course of developing the land for a subdivision. Since obtaining title and possession to the parcels of land, the complainant has not allowed the dumping of any more horse manure or intermixed "municipal trash" on the parcels of land.

8. Describe any bad effects that you believe the alleged pollution has or has had on human health, on plant or animal life, on the environment, on the enjoyment of life or property, or on any lawful business or activity

To proceed with the development of its subdivision on the three parcels of land, the complainant cleaned up the land and obtained an Environmental No Further Remediation Letter from the Illinois Environmental Protection Agency, which it recorded in the St. Clair County Recorder's Office as Document No. A02003866 on September 27, 2006. The complainant incurred cleanup costs in the amount of Four Million Five Hundred and Twenty-eight Thousand Five Hundred and Eighty-nine Dollars and Ten Cents (\$4,528,589.10).

9. Describe the relief that you seek from the Board (e.g., an order that the respondent stop polluting, take pollution abatement measures, perform a cleanup, reimburse cleanup costs, change its operation, or pay a civil penalty (note that the Board cannot order the respondent to pay your attorney fees or any out-of-pocket expenses that you incur by pursuing an enforcement action)).

Reimbursement of the complainant's clean-up costs from the respondent corporation.

10. Identify any identical or substantially similar case you know of that is already pending before the Board or in another forum against this respondent for the same alleged pollution (note that you need not include any complaints made to the Illinois Environmental Protection Agency or any unit of local government)

No other pending action against the respondent corporation.

11. State whether you are representing (a) yourself as an individual or (b) your unincorporated sole proprietorship. Also, state whether you are an attorney and, if so, whether you are licensed and registered to practice law in Illinois. (Under Illinois law, an association, citizens group, unit of local government, or corporation must be represented before the Board by an attorney. Also, an individual who is not an attorney cannot represent another individual or other individuals before the Board. However, an individual who is not an attorney is allowed to represent (a) himself or herself as an individual or (b) his or her unincorporated sole proprietorship, though the individual may prefer having attorney representation.)

The complainant is represented by Belsheim & Bruckert, L.L.C., Attorneys at Law, and is *not* representing itself.

12. CASEYVILLE SPORT CHOICE, LLC
an Illinois limited liability company,

By 
(Complainant's signature)


CERTIFICATION
(optional but encouraged)

I, W. JOHN NICHOLSON, on oath or affirmation,
state that I have read the foregoing and that it is accurate to the best of my knowledge.

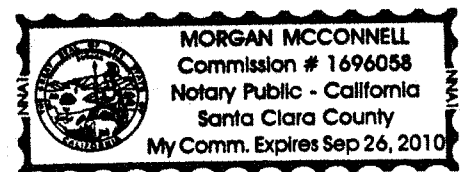

(Complainant's signature)

Subscribed to and sworn before me this 8th day

of July, 2008.


Notary Public

My commission expires: 09-26-2010



NOTICE TO RESPONDENT

NOTE: THIS STATEMENT MUST BE INCLUDED IN THE SERVICE OF THE FORMAL COMPLAINT ON THE RESPONDENT

INFORMATION FOR RESPONDENT RECEIVING FORMAL COMPLAINT

Please take notice that today I filed with the Clerk of the Illinois Pollution Control Board (Board) a formal complaint, a copy of which is served on you along with this notice. You may be required to attend a hearing on a date set by the Board.

Information about the formal complaint process before the Board is found in the Environmental Protection Act (Act) (415 ILCS 5/1 *et seq.*) and the Board's procedural rules (35 Ill. Adm. Code 101 and 103). These can be accessed at the Board's Web site (www.ipcb.state.il.us). The following is a summary of some of the most important points in the Act and the Board's procedural rules. It is provided for general informational purposes only and does not constitute legal advice or substitute for the provisions of any statute, rule, or regulation:

Board Accepting Formal Complaint for Hearing; Motions

The Board will not accept this formal complaint for hearing if the Board finds that it is either "duplicative" or "frivolous" within the meaning of Section 31(d) of the Act (415 ILCS 5/31(d)) and Section 101.202 of the Board's procedural rules (35 Ill. Adm. Code 101.202). "Duplicative" means that an identical or substantially similar case is already pending before the Board or in court. See 35 Ill. Adm. Code 103.212(a) and item 10 of the formal complaint.

"Frivolous" means that the formal complaint seeks relief that the Board does not have the authority to grant, or fails to state a cause of action upon which the Board can grant relief. For example, the Board has the authority to order a respondent to stop polluting and pay a civil penalty, to implement pollution abatement measures, or to perform a cleanup or reimburse cleanup costs. The Board does not have the authority, however, to award attorney fees to a citizen complainant. See 35 Ill. Adm. Code 103.212(a) and items 5 and 9 of the formal complaint.

If you believe that this formal complaint is duplicative or frivolous, you may file a motion with the Board, within 30 days after the date you were served with the complaint, requesting that the Board not accept the complaint for hearing. The motion must state the facts supporting your belief that the complaint is duplicative or frivolous. Memoranda, affidavits, and any other relevant documents may accompany the motion. If you need more time than 30 days to file a motion alleging that the complaint is duplicative or frivolous, you must file a motion for an extension of time within 30 days after service of the complaint. A motion for an extension of time must state why you need more time and the amount of additional time you need. Timely filing a motion

Electronic Filing - Received, Clerk's Office, July 9, 2008

alleging that the complaint is duplicative or frivolous will stay the 60-day period for filing an answer to the complaint. See 35 Ill. Adm. Code 103.204, 103.212(b).

All motions filed with the Board's Clerk must include an original, nine copies, and proof of service on the other parties. Service may be made in person, by U.S. mail, or by messenger service. Mail service is presumed complete four days after mailing. See 35 Ill. Adm. Code 101.300(c), 101.302, 101.304.

If you do not respond to the Board within 30 days after the date on which the complaint was served on you, the Board may find that the complaint is not duplicative or frivolous and accept the case for hearing. The Board will then assign a hearing officer who will contact you to schedule times for telephone status conferences and for hearing. See 35 Ill. Adm. Code 103.212(a).

Answer to Complaint

You have the right to file an answer to this formal complaint within 60 days after you receive the complaint. If you timely file a motion alleging that the complaint is duplicative or frivolous, or a motion to strike, dismiss, or challenge the sufficiency of the complaint, then you may file an answer within 60 days after the Board rules on your motion. See 35 Ill. Adm. Code 101.506, 103.204(d), (e), 103.212(b).

The Board's procedural rules require the complainant to tell you as respondent that:

Failure to file an answer to this complaint within 60 days may have severe consequences. Failure to answer will mean that all allegations in the complaint will be taken as if admitted for purposes of this proceeding. If you have any questions about this procedure, you should contact the hearing officer assigned to this proceeding, the Clerk's Office or an attorney. 35 Ill. Adm. Code 103.204(f).

Necessity of an Attorney

Under Illinois law, an association, citizens group, unit of local government, or corporation must be represented before the Board by an attorney. In addition, an individual who is not an attorney cannot represent another individual or other individuals before the Board. However, even if an individual is not an attorney, he or she is allowed to represent (1) himself or herself as an individual or (2) his or her unincorporated sole proprietorship. See 35 Ill. Adm. Code 101.400(a). Such an individual may nevertheless wish to have an attorney prepare an answer and any motions or briefs, and present a defense at hearing.

Costs

In defending against this formal complaint, you are responsible for your attorney fees, duplicating charges, travel expenses, witness fees, and any other costs that you or your attorney may incur. The Board requires no filing fee to file your answer or any other document with the Board. The Board will pay any hearing costs (e.g., hearing room rental, court reporting fees, hearing officer expenses).

If you have any questions, please contact the Clerk's Office at (312) 814-3629.

CERTIFICATE OF SERVICE

I, the undersigned, on oath or affirmation, state that on _____, I served the attached formal complaint and notice on the respondent by

_____ certified mail (attach copy of receipt if available,
otherwise you must file receipt later with Clerk)

_____ registered mail (attach copy of receipt if available,
otherwise you must file receipt later with Clerk)

_____ messenger service (attach copy of receipt if available,
otherwise you must file receipt later with Clerk)

personal service (attach affidavit if available,
otherwise you must file affidavit later with Clerk)

at the address below:

RESPONDENT'S ADDRESS:

Name Illinois Corporation Service C, Registered Agent for
Fairmount Park, Inc. [formerly known as Ogden Fairmount, Inc.),
a Delaware corporation

Street 801 Adlai Stevenson Drive

City, state, zip code Springfield, IL 62703

Complainant's signature

John Long of Belsheim & Bruckert, L.L.C., in behalf of
Complainant, Caseville Sport Choice, LLC

Street 1002 E. Wesley Drive, Suite 100

City, state, zip code O'Fallon, IL 62269

Subscribed to and ~~sworn~~/affirmed before me
this ____ day of _____, 2008.

Notary Public

My commission expires: _____

COMMONWEALTH OF KENTUCKY
TODD DISTRICT COURT
CASE NUMBER 07-P-00003

ENTERED

JAN 16 2007

IN RE: THE ESTATE OF JAMES A. SEIBER, DECEASED

TODD COUNTY CIRCUIT/DISTRICT CT.
BY: [Signature] D.C.

ORDER

THIS DATE came Erma I. Seiber and filed an application requesting that she be appointed as Administratrix of the Estate of James A. Seiber, deceased, and the Court having considered said application and having found that the personal property in the Estate is estimated to be valued at \$20,000.00, excluding any debts thereon, and the Court thereby being sufficiently advised, it should be and hereby is ordered that Erma I. Seiber be and hereby is appointed Administratrix of the Estate of James A. Seiber, deceased, and her bond is set in the sum of \$20,000.00, with Lisa D. Seiber as surety thereon.

THEREUPON, the said Erma I. Seiber executed the aforesaid bond in the sum of \$20,000.00, with Lisa D. Seiber as surety thereon, which bond is approved by the Court and after taking the proper oath as Administratrix, Erma I. Seiber is now the duly qualified and acting Administratrix of the Estate of James A. Seiber, deceased.

ENTERED this 16th day of January, 2007.

[Signature]
SUE CAROL BROWNING, JUDGE
TODD DISTRICT COURT

DILLINGHAM,
RITCHIE &
PETRIE
Attorneys at Law

Electronic Filing - Received, Clerk's Office, July 9, 2008

Parcel 1

The Northwest Quarter of the Northwest Quarter of Section 9, Township 2 North, Range 8 West of the Third Principal Meridian, St. Clair County, Illinois, together with all improvements located thereon.

ALSO, all easements of any kind, including easements of egress and ingress, that are owned by the Grantors.

ALSO, an easement of ingress and egress over the Westerly edge of the approximately 11 acre tract, located in the Southwest Quarter of the Northwest Quarter of Section 9, Township 2 North, Range 8 West of the Third Principal Meridian, which tract is described as follows:

Commencing at the stone that marks the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 2 North, Range 8 West of the Third Principal Meridian, thence in a Northerly direction along the East line of the Southwest Quarter of the Northwest Quarter of said Section 9, a distance of 339.50 feet to an iron bar at the Point of Beginning of the tract of land herein described, thence continuing in a Northerly direction along the East line of the Southwest Quarter of the Northwest Quarter of said Section 9, a distance of 967.32 feet to the stone that marks the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 9; thence in a Westerly direction along the North line of the Southwest Quarter of the Northwest Quarter of said Section 9, a distance of 1002.95 feet to a pipe; thence in a Southeasterly direction to the iron bar at the Point of Beginning, which easement is to be 50 feet in width and located as to be a continuation of the existing Right-of-Way approaching the property from the South, and to include the area 16.5 feet in width of a previously existing easement, with the Southwesterly boundary line thereof to be the existing creek line at a usable level.

Also, Fee Simple Title to that part of the above described approximately 11-acre tract lying West of the above-described easement property.

EXCEPTING from all of the above, the coal, oil, gas and other minerals underlying the premises.

Containing 39.80 acres, more or less.

Permanent Parcel # 03-09.0-100-001

Parcel 2

Lot 5 in U.S. Survey No. 785, Claim 102; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Assessor's Plats Lands North "2" on page 39.

EXCEPT that part thereof lying within the Right-of-Way of the St. Louis, Vandalia and Terre Haute Railroad.

Containing 26.00 acres, more or less.

Permanent Parcel # 03-08.0-200-002

Electronic Filing - Received, Clerk's Office, July 9, 2008

Parcel 3

Lot 8A, Northeast Quarter of Section 8, Township 2 North, Range 8 West of the Third Principal Meridian; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Assessor's Plats Lands North "2" on page 39,

EXCEPT that part thereof described as follows, to-wit:

6 acres being part of the Northeast Quarter of Section 8, Township 2 North, Range 8 West of the Third Principal Meridian, beginning at the Southeast corner of said Quarter Section; thence West 34 rods; thence North so as to include the 6 acres; thence East and South to the Place of Beginning.

EXCEPT, FURTHER, that part conveyed to Amos B. Emrich by Deed recorded in Book 869 on page 610, described as follows, to-wit:

That part of Lot 8A, Northeast Fractional Quarter of Section 8, Township 2 North, Range 8 West of the Third Principal Meridian, described as follows: Commencing at a pipe which marks the Northeast corner of Lot 2, Northeast Fractional Quarter of Section 8, Township 2 North, Range 8 West; thence North along the East line of Section 8, a distance of 749 feet to a point; thence West along a line parallel to the South line of Section 8, a distance of 753 feet to a point; thence South along a line parallel to the East line of Section 8, a distance of 1217 feet to a point in the East and West center line of Section 8; thence East along the said center line of Section 8, a distance of 194 feet to a pipe which marks the Southwest corner of Lot 2; thence North along the West line of Lot 2; 468 feet to the pipe which marks the Northwest corner of Lot 2; thence East along the North line of Lot 2, a distance of 565 feet to a pipe at the Point of Beginning.

EXCEPT, FURTHER, that part of Lot 4 in the Southeast Quarter and that part of Lot 8A in the Northeast Quarter of Section 8 of Township 2 North, Range 8 West of the Third Principal Meridian, Village of Caseyville, St. Clair County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Assessor's Plats Lands North "2" on page 39, as in Deed Book 3057, page 1972, and being more particularly described as follows:

Beginning at an iron bar marking the Northeast corner of said Lot 4; thence in a Southerly direction along the East line of said Lot 4, a distance of 70.15 feet to an iron bar marking the Northeast corner of a tract of land conveyed to Carlton W. Hill and Lois R. Hill, his wife, as joint tenants and not as tenants in common, by Deed recorded in Book 1776 on page 501; thence in a Westerly direction along the North line of said Hill Tract, and making an interior counterclockwise angle of 88°15'10" with the last described line, a distance of 71.51 feet to the Northwest corner of said Hill Tract; thence in a Southerly direction along said Hill West line and making an exterior clockwise angle 89°59'23" with the last described line, a distance of 69.14 feet to a point; thence in a Northwesterly direction along a line that makes an interior counterclockwise angle of 24°23'09" with the last described line, a distance of 711.24 feet to an iron rod; thence in a Northeasterly direction along a line that makes an interior counterclockwise angle of 118°21'20" the last described line, a distance of 319.72 feet; thence in a Northeasterly direction along a line that makes an interior counterclockwise angle of 160°58'36" the last described line, a distance of 165.03 feet to a point; thence in a Northeasterly direction along a line that makes an exterior clockwise angle of 124°45'46" with the last described line, a distance of 360.14 feet to an old pipe that marks the Northwest corner of a tract of land conveyed to Amos B. Emrich by Deed recorded in Book 869 on page 610; thence in a Southerly direction along the said Emrich West line and; making an interior counterclockwise angle of 03°24'49" with the last described line, a distance of about 1214.9 feet to the Southwest corner of said Emrich Tract and being a point on the East-West center line of said Section 8; thence in a Westerly direction along said Section center line and making an interior counterclockwise angle of 89°32'14" with the last described line, a distance of 24.56 feet to the Point of Beginning.

Containing 76.02 acres, more or less.

Permanent Parcel # 03-08.0-200-008