

PROTECTIVE COVENANTS AND DEVELOPMENT RESTRICTIONS
FOR WOLF RUN SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That WOODFORD COUNTY LAND TRUST UPPER 90, being the owner of land hereinafter described and being the Developer of Wolf Run Subdivision, and being desirous of subjecting that land to the restrictions, covenants, reservations and charges hereinafter set forth, each of which shall inure to the benefit of and pass with his property and each and ever parcel and lot thereof, and shall apply to and bind the undersigned and his successors and assigns, does hereby declare that the property described in Clause I hereof is held and shall be transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and charges hereinafter set forth.

CLAUSE I

The real property which is and shall be held and which shall be transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, and charges set forth in the several clauses and subdivisions of this declaration, is situated in the County of Woodford, State of Illinois, and is more particularly described as follows, to-wit:

Block 7, 8, 9, and Lots 11, 12 and 13 in Block 10; all of the S 1/2 of Second North Street which lies north of Block 7 and 8; the E 1/2 of Locust Street extended to the centerline of Second North Street which lies west of Block 7 and 9; the W 1/2 of Locust Street and the E 1/2 of the public alley adjoining Lots 11, 12 and 13 in Block 10; the public alley in Block 7 and 9; Poplar Street lying south of Second North Street; First North Street lying east of Locust Street, all in Railroad Addition to the Town of Kappa in the NE 1/4 of Section 32, and the NW 1/4 of the NW 1/4 of Section 33 and the SW 1/4 of the NW 1/4 of Section 33, all in Township 26 North, Range 2 East of the Third Principal Meridian, Village of Kappa, Woodford County, Illinois, said tract containing 90.64 acres, more or less.

Said property above described to be identified as “the Development”, “the land” or “the property” for the purpose of this instrument.

It is understood that the Developer is free to develop such portions or sections of the land described in this Declaration as in the reasonable exercise of its discretion, it deems in the best interest of the entire development, without regard to the relative location of such portions or sections within the overall plan; that he is not required to follow any predetermined sequence or

order of improvement and development.

Any material changes to this Declaration shall be made by filing of record in the Office of the Woodford County Recorder of Deeds a Supplementary Declaration of Covenants and Restrictions.

CLAUSE II

To insure the best use and most appropriate development and improvement of each lot; to protect the owners of the lots against such improper use of surrounding land as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious appearances; to encourage and secure the erection of attractive homes with appropriate setbacks from public and private streets and adequate free spaces between structures; and in general to provide adequately for a high-type and quality of improvement on said property and thereby enhance the values of investments made by purchasers of lots, the property described in Clause I hereof is hereby subject to the following conditions, restrictions, covenants, reservations and charges, to-wit:

1. All lots in the development shall be residential lots and shall be used only for residential purposes. No building shall be erected on any of said lots except one dwelling, designed and erected for occupancy by one family, a private garage for the sole use of the owners or occupants of said dwelling, and customary outbuildings.

2. The ground floor area of any dwelling erected in the development, exclusive of basement space, attached garages, carports, porches, open terraces and breeze ways, shall be not less than:

a) 2,000 square feet for one-story dwelling;

b) for dwellings of more than one story, 1,200 square feet on the ground floor with the total living area in the two story dwelling being not less than 2,400 square feet; and

c) for one and a half story dwellings, the total living area not less than 2,400 square feet.

3. No building, dwelling, fence, sidewalk, wall, drive, tent, awning, sculpture, poll, hedge, mass planting or other structural excavation including, without limitation, driveway culverts, shall be erected on any lot, either initially or after occupancy, until the building plans, specifications and lot plans, showing the location, nature, kind, shape, height, material, color scheme of such buildings, have been approved by the Developer, as to the conformity and harmony of external design with existing structures in the subdivision, as to location of the building and as to

conformity with these restrictions. Placement of drives and the location of any buildings must be approved by Developer. All buildings shall be placed so as to minimize destruction of trees on said lot. No trees in excess of 8 feet in height shall be cut down except for building and house site without permission from Developer. The Developer may delegate this authority to an Architectural Control Committee consisting of Darren Rogers and Randy Peifer.

4. All chimneys shall be enclosed in brick masonry and the combined area of the exposed exterior walls shall consist of a minimum of twenty percent (20%) brick masonry (including the exposed brick on any chimney). Not more than 18 inches in height of unpainted exterior concrete foundation shall be exposed.

5. Each residence must be improved with not less than a two car attached or detached garage. The location of any detached garage must be approved by the Developer or Architectural Control Committee. Each garage shall have a paved, concrete driveway or hot mix bituminous surface from the public or private road to the garage. Gravel driveways are not allowed.

6. The roof pitch must be 6-12 or greater.

7. No material other than new material, no rolled roofing, rolled siding, asphalt treated or paper siding or roofing, or imitation siding, tin or sheet metal shall be used on the external construction on any said structures, including garages or storage buildings.

8. No L-P gas tanks may be placed on lots.

9. There shall be no access to any lot in the development except from public or designated private roads, as depicted on the final subdivision plat.

10. No accessory building shall be built on any lot prior to construction and occupancy of the residential dwelling. No shacks, trailers, garages, basement or temporary structures of any kind shall be occupied as living quarters at any time, and the exterior of a dwelling must be completed within one (1) year from the date the excavation is commenced on any lot in said development, with a minimum of equipment and building material being temporarily stored upon the property. No previously built structures of any kind shall be moved into the development. No pre-fabricated, contemporary or modular homes are allowed.

11. No radio towers shall be erected or maintained in said development.

12. There shall be no permanent clothes lines or posts, or other permanent appliances for hanging clothes any yards in the development.

13. The location of satellite dishes shall be approved in advance by the developer or

Architectural Control Committee and shall be in accordance with FCC rules and regulations.

14. No trash, refuse, garbage or building materials shall be dumped, stored or abandoned within the development.

15. Garbage or trash cans must be completely recessed in the ground or hidden from view by appropriate screening.

16. No wrecked, unused, inoperable, or out of license automobiles, trucks, boats, or trailers shall be permitted in the development. No ashes, lumber, junk or other unsightly accumulations shall be permitted in the development.

17. Burning is not allowed for trash, refuse, household garbage or anything accumulated on a regular basis. Disposal of such garbage is to be picked up on a regular basis by a trash disposal service.

18. No trucks, trailers, campers, trail bikes, snowmobiles, lawn care equipment, recreational vehicle, jet ski, boats, tractors, or other vehicles, other than passenger cars and pickup trucks which are owned by lot owners or occupants of dwelling thereon, may be parked or maintained in said development for a period longer than one (1) day unless in an approved garage or storage building.

19. No billboards or advertising signs shall be erected or maintained on said premises except small professional signs, not to exceed 9 inches by 18 inches, and real estate "for sale" signs placed in customary manner, provided the Developer may place signs to identify the development and the necessary directional and identification signs while under development. Entrance signs may be erected to identify the development and shall be maintained as a common area.

20. No lot can be subdivided or separated into more than one home site.

21. No noxious, illegal or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

22. No commercial enterprise of any sort may be engaged in involving use of property other than home occupations permitted by County zoning regulations.

23. Solar heating panels, collectors or other devices shall not be permitted without prior approval from the Developer or Architectural Control Committee.

24. No part of said development shall be used for the housing or occupancy of any

livestock, poultry or bees, with the exception of household pets. No commercial pet breeding and/or sales are permitted. Household pets, including dogs, may be kept on a lot if the pet is penned. Pets shall not be permitted to disrupt or annoy any adjoining lot owner with excessive barking or noise. A dog may be unpenned with supervision of the lot owner, but must be penned when lot owner is absent or if the dog cannot be voice controlled by the lot owner. Lot owners shall not allow pets to roam beyond the boundaries of their lot in such manner as to become nuisances or interfere with other homeowners. Lot owners shall not allow their pets to use any property (including common areas) other than their own lot as a bathroom facility.

25. No motor vehicle shall be driven on any roads within the development at a speed in excess of the posted limits.

26. Nothing shall be done or kept on any lot or on the common area which would increase the rate of insurance relating thereto or the rate of insurance to adjoining property owners. No lot owner shall permit anything to be done or kept on his lot or on the common area which would result in the cancellation of insurance of any other lot owner or on any other part of the common area, or which would be in violation of any law.

27. Construction of the residence on the lot must be completed within one year of commencement.

28. Any and all earth, soil, clay, stone or other material excavated in the development and excess to the needs of landscaping on any lot shall not be removed from the development and shall be considered surplus earth. Such surplus earth cannot be sold and can only be given away for use of any other lot in the development. Developer will designate a depository area for surplus earth, from which any lot owner may obtain earth for use on his lot with this development. Any expenses incurred in moving material to or away from depository area will be at the lot owner's expense. If no other lot owner can use the dirt or there is no place left in the development to go with the dirt, then lot owner may remove it from the development at owner's expense. Developer does not guarantee a place for surplus dirt.

29. All lots must be sodded and/or seeded within six (6) months after completion of the construction of a residence. The front yard of each lot shall be planted with two (2) hardwood trees which are not less than two (2) inches in diameter within one (1) year after completion of the residence. No lot owner shall allow weeds, rubbish or debris of any kind to accumulate on or be placed upon any property in the subdivision so as to make the same unsanitary, unsightly, offensive or detrimental to the value of any other property in the subdivision, or to the enjoyment of the occupants thereof. All lawns shall be well-maintained and grass shall be kept mowed to a height of six inches or less, even prior to construction of a residence. If the owner of any lot permits weeds, rubbish or debris to accumulate thereon, or grass to grow beyond the six inch requirement, the Developer or the Homeowners Association may cause the same to be removed or

mowed, as the case may be, and charge twice the cost of removal to the owner of such lot in order to recover the cost of removal and administrative charges.

30. No fence, hedge, wall or other dividing instrumentality shall be constructed, grown or maintained on any lot property line. Privacy fences and dog kennels shall be allowed in back yards (behind the residence as measured from the road) only. Fence locations must be approved by the Developer or Architectural Control Committee. No fence having an overall height of more than five (5) feet shall be constructed or allowed to remain on any lot between any public street and the building setback line and all shrubs and hedges located between any public street and the building setback line shall be kept trimmed so as not to exceed five (5) feet in height. No wood or chain link fencing shall be permitted; fences must be of tubular ornamental design, constructed of either aluminum or steel, in colors of black, bronze, tan, or white, as supplied by S&K Fence or equivalent contractor. No fence shall be constructed in a manner that results in blocking the view of the lakes in Wolf Run.

31. It is the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept conditions of the residence or grounds on his lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area.

32. It shall be the responsibility of each lot owner to cut and trim any yard and maintain his lot in a neat, natural condition.

33. Each lot owner on the lake shall be responsible for shoreline maintenance.

34. The platted lots shall substantially retain their original contours and no excavation or filling shall be undertaken on any of the lots in the subdivision which substantially varies the contour of the lot as originally platted, except with the written permission of the Developer or Architectural Control Committee. Nothing (except permitted fences and buildings) shall be placed upon any lot in such a way that it will interfere with the natural surface drainage of the subdivision; no obstruction, diversion, or change in the natural flow of surface water along property lines shall be made by any lot owner or agent thereof in such manner as to cause damage or to interfere with any other property. Further, no obstruction in the flow of surface water along open ditches shall be made by any lot owner or agent thereof. Rough grading of the site shall be completed by the time framing starts. In the event of a violation of any of the provisions of this paragraph, the Developer or Architectural Control Committee may give notice of such violation to the lot owner, builder or contractor, who shall then correct the same within a period of seven days from the receipt of such notice, and if he or she does not do so, the Developer or Architectural Control Committee may take such corrective measures as they deem appropriate and the cost of such work, and any legal proceedings instituted to enforce this covenant, shall be paid by the lot owner or owners who are found to have failed to comply with this restriction.

35. A yard light shall be installed in the front yard of the lot occupied by then dwelling, which light shall be equipped with a photoelectric cell to turn it on automatically during the hours of darkness.

36. During any construction or alteration required to be approved by the Developer or Architectural Control Committee, the Developer, any member of the Architectural Control Committee, or any agent thereof shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.

37. The approval by the Developer or Architectural Control Committee of any plans and specifications, plot plan, grading, planning or any other plan or matter requiring approval as herein provided shall not be deemed to be a waiver of its right to withhold approval as to similar or other features or elements embodied therein when subsequently submitted for approval in connection with the same building site or any other building site. Neither said Developer or Architectural Control Committee nor any member thereof nor any homeowners association or the present owner of said real estate shall be in any way responsible or liable for any loss or damage, for any error or defect, which may or may not be shown on any plans and specifications, or any plot or grading plan, or planting or other plan, or any building or structural work done in accordance with any other matter, whether or not the same has been approved by the said committee or any members thereof, or any homeowners association, or the present owner of said real estate.

CLAUSE III

1. Before 75% of the lots in the development described in Clause I is in an ownership other than the Developer, the Developer shall form a Homeowners Association. The form of entity used to create the Homeowners Association may be a not-for-profit corporation, an unincorporated association, or other entity as deemed appropriate by the Developer.

2. The purpose of the Homeowners Association is:

A. To maintain and manage the common and limited common areas within the development.

1. Common Areas include:

(a) all outlots (including the pond, 2 & 3);

(b) all subdivision entrance signs;

(c) the Wolf Run retaining wall.

2. Limited Common Areas include:

(a) Water well #1 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 1, 2, 3, and 4;

(b) Water well #2 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 5, 6, 7 and 8;

(c) Water well #3 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 9, 10, 11 and 12;

(d) Water well #4 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 13, 14, 15 and 16;

(e) Water well #5 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 17, 18, 19, 20 and 21;

(f) Water well #6 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 22, 23, 24, 25 and 26;

(g) Water well #7 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 27, 28, 29, 30 and 47;

(h) Water well #8 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 31, 32 and 48;

(I) Water well #9 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 33, 34 and 35;

(j) Water well #10 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 45, 46, 49 and 50;

(k) Water well #11 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 51, 52 and 53;

(l) Water well #12 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 41, 42, 43 and 44;

(m) Water well #13 and related well easements, and shared pump, piping, power and pressure system, which shall be appurtenant to Lots 36, 37, 38, 39 and 40.

3. Initial installation of the Common Areas and Limited Common Areas shall be as follows:

a). Entrance signs, if any, by Developer;

b). Lake - by Developer prior to the sale of all lots abutting the lake;

c). Water Wells #1 - 13:

1) Well and pump by Developer prior to occupancy of the first home served;

2) Shared piping, pressure system and power - by Developer prior to occupancy of the home served;

3) Water service (from the shares piping to residence and/or outbuilding, by lot owner prior to occupancy.

4. Decision making and cost allocation for Limited Common Areas:

a) Decisions pertaining to Limited Common Areas shall be by the Developer until all lots served are in an ownership other than Developer, and then by a majority of the lots served;

b) Costs shall be allocated equally among lots served, but shall not commence until occupancy.

B. To monitor compliance with and enforce the requirements of these covenants and any by-laws, rules and regulations adopted by the Homeowners Association.

C. To succeed to the rights of Developer when the Developer transfers those rights to the Association.

3. Creation of the Lien and personal Obligation of Assessments. By acquiring an ownership interest in any lot in the development or any addition thereto, each purchaser or grantee and his, her or its heirs, executors, administrators, successors and assigns agree to pay to the Association: (1) annual assessments; (2) special assessments; (3) assessments for Common and Limited Common Areas. Each such person shall be deemed to have consented to make such payments and to have agreed to all the terms and provisions of this Declaration, whether or not a mention of such a provision was included in the contract, deed or other instrument by which he, she or it acquired title. The annual, special, and Common or Limited Common Area assessments of the Association, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge and shall constitute a continuing lien upon the lot against which each assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof, as hereinafter provided, shall also be the personal obligation of the person or persons or entity who held such ownership interest at the time when the assessment fell due. In the case of co-ownership of a lot or living unit, all of such co-owners of the lot or living unit shall be jointly and severally liable.

4. Purpose of Assessments.

A. The Annual Assessments levied by the Association shall be used to promote the health, safety, pleasure and welfare of the owners of lots; to pay costs and expenses incident to the operation of the Association, including without limitation, the maintenance and repair of facilities, to provide services furnished by the Association, such as snow removal and to pay for the repair and replacement of improvements, to pay insurance premiums on all insurance maintained by the Association or for the Common Areas, and all other costs and expenses incidental to the operation and administration of the Association and its facilities.

B. The Special Assessments shall be used to pay the cost of capital improvements or extraordinary maintenance, repair, or replacement of property maintained or controlled by the Association thereto.

C. The Limited Common Area charges may be imposed by the Association on only the lots served.

5. Budget Preparation.

A. The Association's Role:

1. Annually, the Managers/Directors of the Association shall prepare a budget showing the proposed receipts and expenditures for the next fiscal year. The budget shall include:

(a) The annual assessment of the Association by lot unit, which until December 31, 2006, shall not exceed \$500.00 per year per lot;

(b) Any special assessments of the Association by lot; which assessments shall be payable quarterly, with the right of repayment.

2. The annual budget shall be prepared and distributed to the owner of each lot not less than 30 days prior to the date of its adoption.

3. The Association Board shall give at least 10, but not more than 30, days written notice of any Association Board meeting at which the proposed annual budget is to be adopted, increased, or new assessment established.

4. Annually, after the close of the Association's fiscal year, the Association Board shall supply the owner of each living unit an itemized accounting of the preceding year's receipts and disbursements, showing a tabulation of the amounts collected by account, excess or deficit in each account, and the amount of reserves on hand by account.

6. Period for Which Annual Assessments are Made. The period for which Annual Assessments of the Association are made shall be the twelve-month period extending from January 1 through the next succeeding December 31. The period for the first Annual Assessment shall begin January 1, 2005. Payments shall be made quarterly in advance and shall be due January 1, April 1, July 1 and October 1 of each year. Payments not received by the 15th of the month when due shall bear a 10% late charge.

7. List of Assessments, Notice of Assessment, Certificate as to Payment. The Board of Directors of the Association with respect to the Association shall cause to be prepared, at least thirty (30) days in advance of the due date of each assessment, a list of the properties and all assessments applicable thereto. The Association shall, upon the request of any Owner liable for an assessment or of the mortgagee of the Owner's premises, furnish to such Owner or mortgagee a certificate in writing, signed by an officer of the Association, setting forth whether or not such assessment has been paid. Such certificate shall constitute conclusive evidence of the payment of

any assessments therein stated to have been paid.

8. Effect of Non-Payment of Assessment. If the assessments are not paid promptly on the due date thereof, then such assessment shall become delinquent automatically and shall, together with interest thereon and costs of collection thereof as hereinafter provided, become a continuing lien on the property against which it is levied, which lien shall bind such property in the hands of the then Owner, his, her or its heirs, executors, devisees, personal representatives, successors and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his, her, their or its personal obligation and shall not be a personal obligation of his, her, their or its successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the due date, the assessment together with interest thereon at the rate of twenty percent (20%) per annum, may be enforced and collected by the Association by the institution of an action at law against the Owner or Owners personally obligated to pay the same, or by an action to foreclose the lien against the property, and there shall be added to the amount of such assessment and interest, the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include in addition to the assessment, interest, court costs and attorney's fees.

9. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments, charge, and lien created herein: (a) all Common Properties as defined in Section 1 of Article I hereof and (b) all properties owned by the Developer until such properties are occupied, rented or leased by the Developer.

10. Membership and Voting Rights. Each owner of a lot shall be entitled to one (1) vote at the meeting of the membership of the Association.

CLAUSE IV

Utility Easements. Property owners cannot install any obstructions on the utility easements, such as fences and buildings. If such obstructions are installed, the property owners must pay for the removal of the obstructions. Utilities have the right to construct, operate and maintain its facilities and if in doing this, the utility company does damage to trees, shrubs or gardens within the easements, the utility company will not be responsible for payment of the damages. Utilities shall be located in the easements described on the final plat.

CLAUSE V

All of the foregoing restrictions, reservations and covenants shall run with the land and

shall be binding upon all subsequent owners, and all restrictions, reservations and covenants shall be enforceable by each and every lot owner by appropriate legal action in courts of law or equity. In the event that Developer or any lot owner must resort to a court of law to enforce any of the foregoing restrictions, reservations, or covenants, the lot owner or owners who have violated the same shall be liable and legally responsible for all court costs and reasonable attorney's fees incurred in the enforcement of the same. Any such court actions may be brought to restrain violations, to require corrections or modifications, or to recover damages.

CLAUSE VI

The restrictions, reservations and covenants set forth herein shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date that same are recorded, after which time such covenants shall be automatically extended to successive periods of ten (10) years, unless at any time an instrument, in writing and executed by the then record owners of a majority of the lots in the development and additions thereto, shall have been recorded in the Office of the Recorder of Deeds of Woodford County, Illinois, agreeing to change said covenants in whole or in part. After the Developer has turned the development over to the Homeowners Association, the covenants may be amended by written instrument, signed and acknowledged by the owners of two-thirds (2/3) of the lots to which the covenants apply.

CLAUSE VII

Invalidation of any of the foregoing restrictions, reservations or covenants by judgment or by court order shall in no way affect any of the other provisions, which shall remain in full force and effect and a waiver or modification in any of them by Developer as to any particular lot shall not in any way limit, restrict, or bar the enforcement of them as to other lots or lot owners.

IN WITNESS WHEREOF, the undersigned has executed this document for the uses and purposes herein set forth, this ____ day of _____, 20__.

Developer:

WOODFORD COUNTY LAND TRUST UPPER

90

BY: _____

CORPORATE TRUSTEE NOTARY

STATE OF **ILLINOIS**)
) SS:
COUNTY OF **McLEAN**)

I, THE UNDERSIGNED, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, personally known to me to be the _____ of **WOODFORD COUNTY LAND TRUST UPPER 90 (Trustee)** and _____, personally known to me to be the _____ of **Trustee** whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as said _____ and _____ of Trustee, they signed and caused the seal of said Trustee to be affixed thereto, (if the Trustee uses a corporate seal) pursuant to authority given by the Board of Directors of Trustee and as their free and voluntary act and as the free and voluntary act and deed of Trustee for on behalf of the Trust for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 20__.

NOTARY PUBLIC

My commission expires:

EXHIBIT A

COMMON & LIMITED COMMON AREAS

Common Areas: NONE

Limited Common Areas, as follows:

- a). Utility & Well Easements as shown on Exhibit A1
- b). Ingress & Egress Easements as shown on Exhibit A2