

Prepared by and return to:

Michael R. Stiff
Spesia & Taylor
1415 Black Road
Joliet, IL 60435
(815) 726-4311

Property Index Numbers:

11-04-29-302-013-0000 (City of Crest Hill Property)
11-04-29-302-012-0000 (White Oak Library Property)

(Recorder's Use Only)

CROSS ACCESS EASEMENT AGREEMENT

This CROSS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (this "Agreement") is made as of [EFFECTIVE DATE] (the "Effective Date"), by and between the **City of Crest Hill**, an Illinois municipal corporation (the "City" or "Crest Hill"), whose address is 20600 City Center Boulevard, Crest Hill, Illinois, and the **White Oak Library District**, an Illinois public library district (the "Library District"), whose address is 20670 City Center Boulevard, Crest Hill, Illinois. The City and the Library District are sometimes referred to individually as a "Party" and collectively as the "Parties."

Article 1 — Recitals

- A. **City Property.** The City is the owner of certain real property located in Will County, Illinois, commonly known as 20650 and 20660 City Center Boulevard, Crest Hill, Illinois, legally described on Exhibit A attached hereto and incorporated herein, and identified by Property Index Number 11-04-29-302-013-0000 (the "City Property").
- B. **Library Property.** The Library District is the owner of certain real property located in Will County, Illinois, commonly known as 20670 City Center Boulevard, legally described on Exhibit B attached hereto and incorporated herein, and identified by Property Index Number 11-04-29-302-012-0000 (the "Library Property").
- C. **Permanent Cross Access Areas.** The City is in the process of developing on its property the Crest Hill Commons, which will include a Playground and Plaza with a picnic shelter and other open areas. Future expansion may include a band shell and other green space for festivals, live music and other events. The Parties desire to establish reciprocal, nonexclusive easements for pedestrian, vehicular, emergency, and related access over those portions of the Library Property legally described on Exhibits C, D, and E, and graphically depicted or described on Exhibit F, each of which are attached hereto and incorporated herein (collectively, the "Access Areas"). In addition to the Access Easement Areas, the Parties also desire to establish permanent maintenance responsibilities for the access areas. In addition to the permanent access easements, the Library District hereby grants to the City the right to construct and install on the Access Area depicted on Exhibit D the drive aisle and to construct and install on the

Access Area depicted on Exhibit E a sidewalk. The construction of the drive aisle and sidewalk on the Access Areas shall comply with the standards outlined in Article 5, Sections D and G(1-5). Prior to commencing construction of any improvements on the Library Property, the City shall provide the Library District with the final plans and specifications for such improvements for its review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed.

- D. **Public Purpose.** The Parties acknowledge that the reciprocal access rights created by this Agreement will promote coordinated public use, circulation, access, safety, and efficient operation of the City Property and the Library Property.
- E. **Approvals.** The City has approved this Agreement pursuant to Resolution [###] dated [DATE], and the Library District has approved this Agreement pursuant to Resolution [###] dated [DATE].
- F. **Agreement.** In consideration of the mutual covenants, grants, and obligations contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows.

Article 2 — Definitions

- A. **Access Areas.** “Access Areas” means the portions of the Library Property depicted, described, or otherwise legally identified on Exhibits C, D, and E, and as graphically depicted on Exhibit F. Exhibits C, D, E, and F may only be modified in accordance with this Agreement.
- B. **Permitted Users.** “Permitted Users” means the Parties and their respective officials, trustees, officers, employees, agents, contractors, consultants, invitees, licensees, patrons, visitors, emergency responders, and other persons lawfully using the City Property or the Library Property.
- C. **Access Improvements.** “Access Improvements” means drive aisles, curb cuts, sidewalks, ramps, pavement, striping, signs, existing drainage facilities, landscaping, and other improvements located within or serving the Access Areas.

Article 3 — Reciprocal Grant of Easements

- A. **Grant by City.** The City hereby grants and conveys to the Library District, for the benefit of the Library Property and the Library District’s Permitted Users, a perpetual, nonexclusive easement over, across, and upon those portions of the City Property designated for shared pedestrian and vehicular access, as depicted on Exhibit F, for pedestrian access, vehicular access, ingress, egress, emergency access, and related circulation between and among the Library Property, the City Property, and adjacent public rights-of-way.
- B. **Grant by Library District.** The Library District hereby grants and conveys to the City, for the benefit of the City Property and the City’s Permitted Users, a perpetual, nonexclusive easement over, across, and upon the Access Areas for pedestrian access, vehicular access, ingress, egress, emergency access, and related circulation between and among the City Property, the Library Property, and adjacent public rights-of-way.

- C. **Appurtenant Easements.** The easements granted under this Agreement are appurtenant to the benefited property, shall burden the applicable servient property, and shall run with the land for the benefit of and be binding upon the Parties and their respective successors and assigns.
- D. **No Fee Conveyance.** This Agreement creates easement rights only. Nothing in this Agreement conveys fee title, leasehold title, or any ownership interest in either Party's property.

Article 4 — Scope and Use of Easements

- A. **Permitted Uses.** The Access Areas may be used for the following purposes, subject to this Agreement:
1. **Pedestrian Access.** Pedestrian ingress, egress, passage, and circulation.
 2. **Vehicular Access.** Vehicular ingress, egress, passage, circulation, drop-off, pick-up, service access, and emergency access.
 3. **Emergency Access.** Access by police, fire, ambulance, public works, and other emergency or governmental response personnel and vehicles.
 4. **Incidental Uses.** Temporary and incidental uses reasonably necessary to maintain, repair, replace, inspect, or operate the Access Areas and Access Improvements.
- B. **Parking.** The easements granted by this Agreement do not include the right to park vehicles in the Access Areas, except for emergency vehicles. Nothing in this Agreement shall be construed to grant parking rights in areas outside the designated Access Areas or to limit either Party's authority to reasonably regulate parking on its own property.
- C. **No Interference.** Neither Party shall obstruct, block, fence, gate, narrow, materially impair, or otherwise interfere with the other Party's rights under this Agreement, except as expressly permitted for temporary maintenance, repairs, construction, emergencies, public safety, or legal compliance.
- D. **Temporary Closures.** A Party may temporarily close or restrict access to any portion of the Access Areas or other areas of a Party's property when reasonably necessary for maintenance, repair, construction, public safety, emergency response, governmental operations, special events, or legal compliance, provided that the closing Party shall:
1. **Notice.** Give reasonable advance notice to the other Party when practicable;
 2. **Duration.** Limit the closure or restriction to the shortest reasonable period under the circumstances;
 3. **Alternative Access.** Use reasonable efforts to preserve or provide alternative access where practicable; and
 4. **Emergency Exception.** Not be required to provide advance notice in an emergency or where immediate action is reasonably necessary to protect persons or property.

5. **Special Events.** The Parties shall reasonably coordinate in advance regarding special events or other activities reasonably anticipated to generate substantial additional vehicular traffic or materially affect access to either Party's property, with the objective of minimizing disruption to the other Party's operations.
- E. **Rules and Regulations.** Each Party may adopt and enforce reasonable rules governing use of the Access Areas located on its property, provided that such rules are consistent with this Agreement and do not materially impair the easement rights granted herein.

Article 5 — Maintenance, Repair, and Improvements

- A. **Maintenance Responsibility.** The City shall be solely responsible for the maintenance, repair, and replacement of that portion of the Access Areas depicted on Exhibits C, D, and E.
- B. **Maintenance Standard.** The City shall maintain the applicable Access Areas depicted on Exhibits C, D, and E in a clean, safe, functional, and orderly condition consistent with comparable public facilities in Crest Hill, Illinois, ordinary wear and tear excepted.
- C. **Routine Maintenance.** Routine maintenance may include, as applicable, pavement repair, striping, sweeping, litter removal, drainage maintenance, sidewalk repair, and other ordinary maintenance reasonably necessary for safe and continuous access.
- D. **Capital Repairs and Replacement.** Capital repairs, replacement, resurfacing, reconstruction, or material alterations of the Access Areas depicted in Exhibits C, D, and E shall be performed and paid for by the City at its sole cost and expense. However, the City shall not be in any way responsible for maintenance, repair or replacement of any other structures, sidewalks, parking lots, or driveways on the Library property which are not depicted on Exhibits C, D, and E or specifically made part of this Cross Access Agreement, except to the extent that damage to such improvements is caused by the City's construction, maintenance, repair, or other activities undertaken pursuant to this Agreement.
- E. **Snow Removal and Ice Control.** Responsibility for snow removal, ice control, and related winter maintenance of the property legally described on Exhibit B and the Access Area depicted on Exhibit C shall be solely that of the Library District. Responsibility for snow removal, ice control, and related winter maintenance of the property legally described on Exhibit A and the Access Areas depicted on Exhibits D and E shall be solely that of the City of Crest Hill. The City shall not be in any way responsible for snow removal, ice control, or related winter maintenance of any other sidewalks, parking lots, or driveways on the Library property which are not depicted on Exhibits C, D, and E or specifically made part of this Cross Access Agreement.
- F. **Alterations and Additional Improvements.** Neither Party shall construct, install, remove, relocate, or materially modify any Access Improvement within the Access Areas in a manner that materially affects the other Party's easement rights without the other Party's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, each Party may perform ordinary maintenance and repairs within the Access Areas for which it is responsible under this Agreement without obtaining such consent, provided such work does not materially impair the other Party's easement rights.

G. Work Standards. All work performed within the Access Areas shall be performed:

1. **Compliance.** In compliance with applicable laws, ordinances, codes, permits, and approvals;
2. **Good Practice.** In a good and workmanlike manner using suitable materials;
3. **Safety.** With reasonable measures to protect persons and property;
4. **Restoration.** With prompt restoration of disturbed areas to a condition substantially similar to or better than the condition existing before the work; and
5. **Lien-Free.** Free of mechanics' liens and other claims arising from the performing Party's work.

H. Failure to Maintain. If the City fails to perform maintenance, repair, or restoration for which it is responsible under this Agreement and such failure materially impairs access or creates a safety condition, the Library District may give written notice describing the failure. If the responsible Party does not commence corrective action within 30 days after receipt of notice and thereafter diligently pursue completion, the Library District may perform the necessary work and seek reimbursement of the reasonable costs from the City, except that no prior notice shall be required where immediate action is reasonably necessary to address an emergency or imminent safety hazard.

Article 6 — Costs, Taxes, and Utilities

- A. Costs.** Except as otherwise provided in this Agreement, each Party shall bear its own costs incurred in connection with its ownership, operation, and use of its property and its performance under this Agreement. The City shall be responsible for all costs associated with the design, permitting, and initial construction of the Access Improvements undertaken in connection with the City's park project, including restoration of any affected portions of the Library Property, unless otherwise agreed in writing by the Parties.
- B. Shared Costs.** Costs that the Parties agree to share shall be allocated as follows: NONE.
- C. Taxes and Assessments.** Each Party shall be responsible for any taxes, assessments, fees, or charges levied against its own property. This Agreement shall not be construed to require either Party to pay taxes, assessments, fees, or charges levied against the other Party's property.
- D. Utilities.** The City shall be responsible for all lighting costs on its property. There will be no lighting costs to the Library District in the Access Areas.

Article 7 — Insurance and Risk Allocation

- A. Insurance.** Each Party shall maintain its own insurance or self-insurance coverage covering its own property which is customary for Illinois public entities of similar size and operations. The City shall require contractors performing construction or other work on the Library property pursuant to this Agreement to maintain commercially reasonable liability insurance covering such activities. The City shall require such contractors to name the Library District, its trustees, officers, employees, and agents as additional insureds under their commercial

general liability insurance policies, including coverage for ongoing and completed operations, with respect to liability arising out of their work on the Library Property. Prior to commencement of such work, the City shall provide the Library District with certificates of insurance and copies of the applicable additional insured endorsements.

- B. **Certificates.** Upon written request, each Party shall provide the other Party with certificates of Insurance or other evidence of the insurance coverages for its Property.
- C. **Responsibility for Conduct.** Each Party shall be responsible for its own acts and omissions and the acts and omissions of its officials, officers, employees, agents, contractors, and consultants in connection with this Agreement, subject to all defenses, immunities, limitations, and protections available under applicable law, including but not limited to the Illinois Government and Governmental Employees Tort Immunity Act.
- D. **No Waiver of Immunity.** Nothing in this Agreement is intended to waive, limit, or alter any defense, immunity, limitation of liability, statutory protection, or other legal protection available to either Party or to any of its officials, trustees, officers, employees, agents, or representatives.
- E. **No Assumption of Other Party's Liability.** Except to the extent expressly stated in this Agreement, neither Party assumes liability for the debts, obligations, acts, omissions, operations, property, employees, contractors, invitees, or Permitted Users of the other Party.
- F. **Limited Indemnification.** To the extent permitted by law, the City shall indemnify and hold harmless the Library District and its trustees, officers, employees, and agents from and against third-party claims, damages, liabilities, and reasonable costs and expenses, including reasonable attorneys' fees, to the extent caused by the negligent acts or omissions of the City or its contractors, subcontractors, employees, or agents in connection with construction, installation, maintenance, repair, or replacement of Access Improvements on the Library Property. Nothing in this Section shall require the City to indemnify the Library District for the Library District's own negligence or willful misconduct, or waive any defense, immunity, or limitation of liability available to either Party under applicable law.

Article 8 — Representations and Covenants

- A. **Authority.** Each Party represents that it has full power and authority to enter into this Agreement, to grant the easements and rights set forth herein, and to perform its obligations under this Agreement, subject to the approvals identified in Article 1, Section E.
- B. **Ownership.** Each Party represents that it owns the property over which it grants easement rights under this Agreement, subject to matters of record, public rights, easements, restrictions, encumbrances, and other matters affecting title.
- C. **No Conflicting Agreements.** Each Party represents that, to its knowledge, it has not entered into any agreement that would materially impair the easement rights granted by such Party under this Agreement.

- D. **Compliance with Laws.** Each Party shall perform its obligations under this Agreement in compliance with applicable laws, ordinances, rules, regulations, permits, and governmental approvals.
- E. **Further Assurances.** Each Party shall execute, acknowledge, and deliver such further instruments and take such further actions as may be reasonably necessary to carry out the intent of this Agreement, including corrective instruments reasonably required for recording or title purposes.

Article 9 — Reservation of Rights

- A. **Continued Ownership and Use.** Subject to the easement rights granted in this Agreement, each Party reserves all rights of ownership, use, possession, control, regulation, and management of its property.
- B. **Future Development.** Each Party may improve, redevelop, reconfigure, or otherwise modify its property, provided that such action does not materially and permanently impair the other Party's easement rights under this Agreement unless the Parties execute and record an amendment or relocation instrument in accordance with Article 10.
- C. **Public Regulation.** Nothing in this Agreement limits the City's governmental, police-power, zoning, permitting, public-safety, traffic-control, or regulatory authority, and the City's exercise of such authority shall not be deemed a breach of this Agreement, provided that nothing herein shall be construed to permit the City, in its capacity as a property owner, to materially impair the Library District's easement rights except as otherwise permitted under this Agreement.
- D. **No Dedication.** Nothing in this Agreement constitutes or shall be construed as a dedication of either Party's property to the general public, except to the extent of the express easement rights granted herein for the benefit of the Parties and their Permitted Users.

Article 10 — Relocation or Modification of Access Areas

- A. **Relocation by Agreement.** The Access Areas may be relocated, modified, expanded, narrowed, or otherwise revised only by a written instrument executed by both Parties and recorded against the City Property and the Library Property. Neither Party shall unreasonably withhold, condition, or delay its consent to a proposed relocation or modification that provides substantially equivalent access consistent with Section B of this Article.
- B. **Substantially Equivalent Access.** Any relocation or modification shall provide reasonably equivalent access, circulation, and utility for the benefited property unless the affected Party expressly agrees otherwise in writing.
- C. **Survey and Exhibits.** If the Access Areas are relocated or materially modified, the Parties shall cause revised legal descriptions, plats, or exhibits to be prepared and attached to the recorded amendment. Responsibility for the cost of such revised descriptions, plats, or exhibits shall be the sole responsibility of the Party seeking relocation.

Article 11 — Default and Remedies

- A. **Default.** A Party shall be in default under this Agreement if it fails to perform a material obligation under this Agreement and does not cure such failure within 30 days after receipt of written notice from the non-defaulting Party specifying the nature of the failure.
- B. **Emergency or Safety Conditions.** If a default creates an emergency, imminent safety hazard, or material obstruction of access, the non-defaulting Party may take reasonable immediate action to protect persons or property or to restore access, without waiting for expiration of the cure period, and may seek reimbursement from the defaulting Party to the extent permitted by this Agreement.
- C. **Remedies.** Upon default, the non-defaulting Party may pursue any remedy available at law or in equity, including specific performance, injunctive relief, declaratory relief, recovery of amounts due, and reimbursement of reasonable costs incurred to cure the default.
- D. **No Termination for Default.** Because the easements granted under this Agreement are intended to be perpetual and appurtenant, a default shall not terminate the easements except pursuant to a written termination instrument executed by both Parties and recorded against the City Property and the Library Property.
- E. **Cumulative Remedies.** The rights and remedies under this Agreement are cumulative and may be exercised concurrently or separately, except to the extent expressly limited by this Agreement.

Article 12 — Term; Termination

- A. **Term.** The easements and covenants created by this Agreement shall commence on the Effective Date and shall continue perpetually unless terminated in accordance with this Article 12.
- B. **Termination by Agreement.** This Agreement may be terminated only by a written instrument executed by both Parties, approved by all required governmental action, and recorded against the City Property and the Library Property.
- C. **Termination Upon Merger of Title.** If fee title to both the City Property and the Library Property becomes vested in the same owner, this Agreement may be terminated or modified by the then-current owner by a written instrument recorded against both properties.
- D. **Effect of Termination.** Termination of this Agreement shall not affect any obligation, liability, reimbursement right, or claim that accrued before the effective date of termination.

Article 13 — Assignment; Successors and Assigns

- A. **Binding Effect.** This Agreement shall bind and inure to the benefit of the Parties and their respective successors and assigns, including any successor public body, transferee, grantee, or owner of all or any portion of the City Property or the Library Property.

- B. Transfer of Property.** Upon transfer of all or any portion of a Party's property burdened or benefited by this Agreement, the transferring Party shall cause the transferee to take title subject to this Agreement to the extent applicable to the transferred property.
- C. No Separate Assignment.** The easement rights created by this Agreement are appurtenant and may not be assigned separately from the benefited property.

Article 14 — Notices

- A. Method of Notice.** Any notice, demand, approval, consent, or other communication required or permitted under this Agreement shall be in writing and shall be delivered by personal delivery, reputable overnight courier, or certified or registered mail, return receipt requested, postage prepaid.
- B. Notice Addresses.** Notices shall be delivered to the Parties at the following addresses:

If to the City:

City of Crest Hill
20600 City Center Boulevard
Crest Hill, Illinois 60403
Attn: City Administrator

With a copy to:

Spesia & Taylor, City Attorney
1415 Black Road
Joliet, Illinois 60435
Attn: Michael R. Stiff

If to the Library District:

White Oak Library District
20670 City Center Boulevard
Crest Hill, Illinois 60403
Attn: **Scott Pointon, Library Director**

With a copy to:

Klein, Thorpe & Jenkins, Ltd.
900 Oakmont Lane, Suite 301
Westmont, Illinois 60559
Attn: Dennis G. Walsh

- C. Effective Date of Notice.** Notice shall be deemed given upon actual delivery, refusal of delivery, or the first attempted delivery if delivery is not completed because the receiving Party failed to maintain a current notice address.
- D. Change of Address.** A Party may change its notice address by giving written notice to the other Party in accordance with this Article 14.

Article 15 — Recording; Title Matters

- A. **Recording.** The Parties shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Will County, Illinois, or such other recording office as may have jurisdiction over the City Property and the Library Property.
- B. **Recording Costs.** Recording fees, transfer declarations, recording-related charges, and related administrative costs shall be paid by the City.=
- C. **Constructive Notice.** Upon recording, this Agreement shall provide notice to all persons acquiring any interest in the City Property or the Library Property of the easements, covenants, and restrictions set forth herein.

Article 16 — Miscellaneous

- A. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.
- B. **Venue.** Any action arising out of or relating to this Agreement shall be brought in the Circuit Court for the Twelfth Judicial Circuit, Will County, Illinois.
- C. **Entire Agreement.** This Agreement, including all exhibits attached hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements concerning such subject matter.
- D. **Amendment.** This Agreement may be amended only by a written instrument executed by both Parties, approved by all required governmental action, and recorded against the City Property and the Library Property.
- E. **Severability.** If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent consistent with the intent of the Parties.
- F. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the Party against whom the waiver is asserted. No waiver shall operate as a waiver of any other or subsequent breach.
- G. **No Third-Party Beneficiaries.** This Agreement is for the benefit of the Parties and their respective successors and assigns. Except for Permitted Users to the extent necessary to use the easement rights granted herein, no person or entity shall be deemed a third-party beneficiary of this Agreement.
- H. **Relationship of Parties.** Nothing in this Agreement creates a partnership, joint venture, agency, employment, fiduciary, or similar relationship between the Parties.
- I. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.
- J. **Electronic and Facsimile Signatures.** Signatures delivered by electronic transmission or facsimile may be used for purposes of evidencing execution, provided that any original signatures required for recording shall be provided in recordable form.

K. Interpretation. The headings in this Agreement are for convenience only and shall not affect interpretation. The words “including” and “include” mean “including without limitation.” The singular includes the plural, and the plural includes the singular, as the context requires.

L. Exhibits. The following exhibits are attached to and incorporated into this Agreement:

1. Exhibit A. Legal Description of City Property.
2. Exhibit B. Legal Description of Library Property.
3. Exhibits C, D, and E. Legal Descriptions of Access Areas.
4. Exhibit F. Graphic Depiction of Access Areas.’
5. Exhibit G. Crest Hill Resolution #[###].
6. Exhibit H. White Oak Library District Resolution #[###].

Article 17 — Execution

A. Effective Date. This Agreement shall be effective as of the Effective Date first written above.

B. Authority of Signatories. Each person signing this Agreement represents that such person is authorized to execute and deliver this Agreement on behalf of the Party for which such person signs.

[Intentionally Blank]

CITY:
CITY OF CREST HILL,
an Illinois municipal corporation

By: _____
Name: RAYMOND R. SOLIMAN
Title: MAYOR

Attest:
By: _____
Name: CHRISTINE VERSHAY-HALL
Title: CITY CLERK

(seal)

Date: _____

Acknowledgment

State of Illinois)
) §§
County of Will)

I, _____, a Notary Public in and for the State and County aforesaid, do hereby certify that Raymond R. Soliman and Christine Vershay-Hall, respectively the Mayor and City Clerk of the City of Crest Hill, Will County, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they each signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the City of Crest Hill, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____ 2026.

Notary Public

(seal)

My Commission Expires: _____

LIBRARY DISTRICT:

WHITE OAK LIBRARY DISTRICT,
an Illinois public library district

By: _____

Name: [NAME]

Title: [TITLE]

Attest:

By: _____

Name: [NAME]

Title: [TITLE]

Date: _____

Acknowledgment

State of Illinois)
) §§
County of Will)

I, _____, a Notary Public in and for the State and County aforesaid, do hereby certify that [NAME] and [NAME], respectively the [TITLE] and [TITLE] of the White Oak Library District, Will County, Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they each signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the White Oak Library District, for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____ 2026.

Notary Public

(seal)

My Commission Expires: _____

26-R0054.52

Exhibit A

CITY PROPERTY LEGAL DESCRIPTION

For Lot 3 and Lot 4 in City Center and Park Subdivision being resubdivision of Lot 40 in Weber Farm Crossings of Crest Hill Phase Two, being a subdivision in part of the Southwest Quarter of Section 29, Township 36 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois according to the plat thereof recorded Month Day, Year as document number RNNNN-NNNNNN, in Will County, Illinois.

PIN: 11-04-29-302-013-0000

ADDRESS: 20650 AND 20660 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS

26-R0054.52

Exhibit B

LIBRARY DISTRICT PROPERTY LEGAL DESCRIPTION

LOT 39 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2011, AS DOCUMENT NUMBER R2011-060527, IN WILL COUNTY, ILLINOIS.

PIN: 11-04-29-302-012-0000

ADDRESS: 20670 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS

26-R0054.52

Exhibit C

PERMANENT ACCESS/MAINTENANCE EASEMENT #1 LEGAL DESCRIPTION

THE SOUTH 91.50 FEET OF THE WEST 23.54 FEET OF THE EAST 59.25 FEET OF LOT 39 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2011, AS DOCUMENT NUMBER R2011-060527, IN WILL COUNTY, ILLINOIS.

AFFECTS PIN: 11-04-29-302-012-0000

ADDRESS: 20670 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS

AREA: 2,154 SQUARE FEET OR 0.049 ACRES

26-R0054.52

Exhibit D

PERMANENT ACCESS/MAINTENANCE EASEMENT #2 LEGAL DESCRIPTION

THE NORTH 74.08 FEET OF THE SOUTH 91.50 FEET OF THE EAST 35.71 FEET OF LOT 39 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2011, AS DOCUMENT NUMBER R2011-060527, IN WILL COUNTY, ILLINOIS.

AFFECTS PIN: 11-04-29-302-012-0000

ADDRESS: 20670 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS

AREA: 2,645 SQUARE FEET OR 0.061 ACRES

26-R0054.52

Exhibit E

PERMANENT ACCESS/MAINTENANCE EASEMENT FOR SIDEWALK LEGAL DESCRIPTION

THE NORTH 8.00 FEET OF THE SOUTH 182.00 FEET OF THE EAST 35.63 FEET OF LOT 39 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2011, AS DOCUMENT NUMBER R2011-060527, IN WILL COUNTY, ILLINOIS.

AFFECTS PIN: 11-04-29-302-012-0000

ADDRESS: 20670 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS

AREA: 285 SQUARE FEET OR 0.007 ACRES

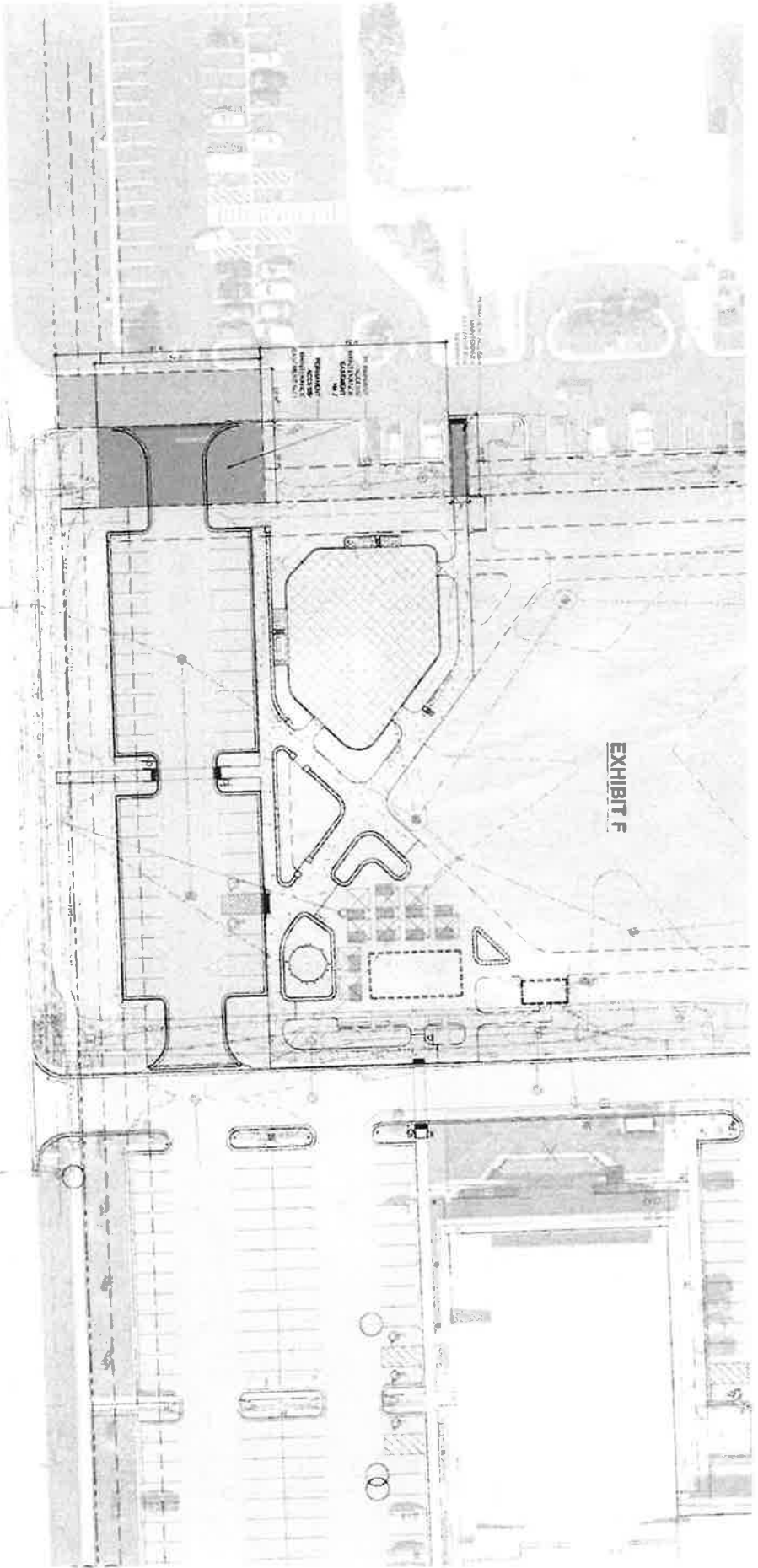


EXHIBIT F



EXHIBIT F: CREST HILL CITY COMMONS
CREST HILL, ILLINOIS
OCTOBER 2, 2010

