## DISTRIBUTION EASEMENT OVERHEAD AND UNDERGROUND

**Document Number** 

WR NO. 5108678 IO NO. 75664

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Community Development Authority of City of West Allis, "Vendor" and F Street 92, LLC, "Purchaser", hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as Parcel 2 of Certified Survey Map No. 7778, Recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on July 3, 2006, as Document No. 09262783, Being a Redivision of Part of Block 1 and Lots 1 through 6 and 11 through 17 in Block 8 and the Vacated West Orchard Street (Formerly Park Ave.) in Zingen and Braun's Fair Park, a Part of the Northeast ¼ of the Northeast ¼ of Section 5, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

450-0502-000 (Parcel Identification Number)

- 1. Purpose: The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
- Access: Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
- 3. Buildings or Other Structures: Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
- **4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
- **5. Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
- **6. Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
- **7. Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

easement document <i>or</i> voluntarily waives the five day review period.		
	Grantor:	
	Ву:	
	(Print name):	Vendo
Acknowledged before me in	County, Wisconsin, on	,
by	, Vendor.	
	Notary Public Signature, State of Wisconsin	
(NOTAB) (OTAMB (OF AL.)	Notary Public Name (Typed or Printed)	
(NOTARY STAMP/SEAL)	My commission expires	

**8. Easement Review**: Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this

	Grantor:
	Ву:
	(Print name):Purchase
Acknowledged before me in	, County, Wisconsin, on,,
by	, Purchaser.
	Notary Public Signature, State of Wisconsin
	Notary Public Name (Typed or Printed)
(NOTARY STAMP/SEAL)	My commission expires

This instrument was drafted by Andrew Nault on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

SENIOR LIVING FACILITY SHEET NO. 2 OF 2 PHASE TRANSFORMER LOAD BREAK SWITCHES? □Y □N NORTH DESIGN IZ: 08U3902/ 300-3 208/120V W GREENFIELD AVE 120/240V 2270765 100 O 009 PROPOSED 100 UNITS MANUFACTURER: T ALOÝSIUS SCHOÓL TO BE DEMOLISHED LOCATION ID: FLUID TYPE: MATERIAL # ASSET ID #: VOLTAGE SERIAL: PHASE: × × 1438 W17--Ш C/WEST ALLIS MTR TO BE RELOCATED ON SEPARATE WR5151588 50 14"/15" 1442 STD. 110-22.7 CTFR CONDUCTORS FROM ₩. SPLICE S 92ND ST 1453 97-02215 40' SELF-SUPPORTING LIGHTING ANCHORCO **(09**) 84-06751 LIGHTING 84-06754 45-5 1452 35 CUSTOMER TO REMOVE TREE IN POLE LOCATION PROPOSED AND BRUSH AROUND XFMR 25 UNITS 25 25 (OPEN BOTTOM 200W) W3 N 97 9 PROPOSED 25 UNITS PONEN PARKING LOT 84-06756 W N 95 W3 S7 —99'— 45-4 50C 1-4" DUCT 230'---STD. 288-06.11 1464 84-05690 SV REMOVE TREE 15 45 45-0 25B . °``` °``` ANCHORCO NZT-1140181 100C 30 AMP SVC 84-05694 45-4 S3-S7 75 **25**0 only 65K FUSES ON BOTH RISERS 10" SCR-10'L-3/8"PRI,3/8"SEC 55 30 W16 G4 118 4 SIDEWALK 100 476 reference S2 1477 1490 2 STD. 129-13.4 (40)
PULL SLACK 10" SCR-8'L-3/8"SE'C SET 3' E OF W L/L **8** 20 S7. 3PH & 170-14.5 STD, 110-44.2 S2-2 S1 1481 ELEC WR MS 5108678 50 1496 Exhibit 84-06755 1480 45-3 S7 GAS WR 40-5 1487 for 25 R/W 1500 25 P 51

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