

Standard Easement

WO# 10300359984
Form 1199, Rev. 07/08

Eastern Prom, LLC with a mailing address of 10 Moulton Street, Portland, ME, 04101, (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and , and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires and cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under a portion of the surface of the land of the Grantor(s) in the City/Town of Portland, Cumberland County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 4, Turner Street, Portland and extending to include Pole(s)/Pad(s) 4, Turner Street. This easement affects land conveyed to the Grantor(s) in a deed from John J. and Sally L. Quirk, dated March 01, 1998, and recorded in the Cumberland County Registry of Deeds in Book 13664 Page 80. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said easement area of all trees, timber, and bushes growing on said easement area by such means as the Grantee may select. CMP shall also have the right to remove all woody vegetation located on land of Grantor capable of growing into or falling into the minimum conductor safety zone around its transmission conductors. CMP intends this easement to allow for the removal of danger trees or hazard trees as defined herein that are within the right-of-way or outside of the right-of-way. For the purposes of this easement, the following definitions apply: A "danger tree" is defined as a tree that if it failed could contact the conductors. A "hazard tree" means any tree that is structurally unsound that could strike a conductor upon failure; examples include dead trees, unsightly trees after pruning, unhealthy trees, trees with weakened crotches, trees leaning over or towards the wires, or species known to have a high failure rate; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) on Oct. 10th 2017.

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

L. L. Lathrop

*, Owner

State Of Maine
County Of Cumberland

The above-named Lloyd L. Lathrop, personally appeared before me this 10th day of October, 2017 and acknowledged the foregoing instrument to be his free act and deed.

Linnette Pride
Notary Public/Attorney
Printed Name: Linnette Pride
My Commission Expires: 3/1/2022