

**DISTRIBUTION EASEMENT
UNDERGROUND**

Document Number

WR NO. **5059756 & 4991945**

IO NO. **16578**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TI CALEDONIA II LLC, a Wisconsin limited liability company**, 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 strips of land 12 feet in width being a part of the Grantor's premises described as **Lot 2, Certified Survey Map No. 3552**; said CSM being recorded in the office of the Register of Deeds for Racine County, Wisconsin as Document No. 2653548; said premises being located in the **Southwest 1/4 of Section 30, Township 4 North, Range 22 East**, Village of Caledonia, Racine County, Wisconsin.

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.

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

104-04-22-30-038-020
(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, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. 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 the initial installation of said facilities or 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 sometime 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.
- 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 easement document or voluntarily waives the five day review period.

Grantor:

**TI CALEDONIA II LLC,
A Wisconsin limited liability company**

By: TOWNE REALTY, INC., - Manager

By: _____

(Print name and title): _____

Acknowledged before me in _____ County, Wisconsin, on _____, 2025,
by _____ the _____,
of **TOWNE REALTY, INC., the Manager, of TI CALEDONIA II LLC, a Wisconsin limited liability company**, in its name
and on its behalf.

Notary Public Signature, State of Wisconsin

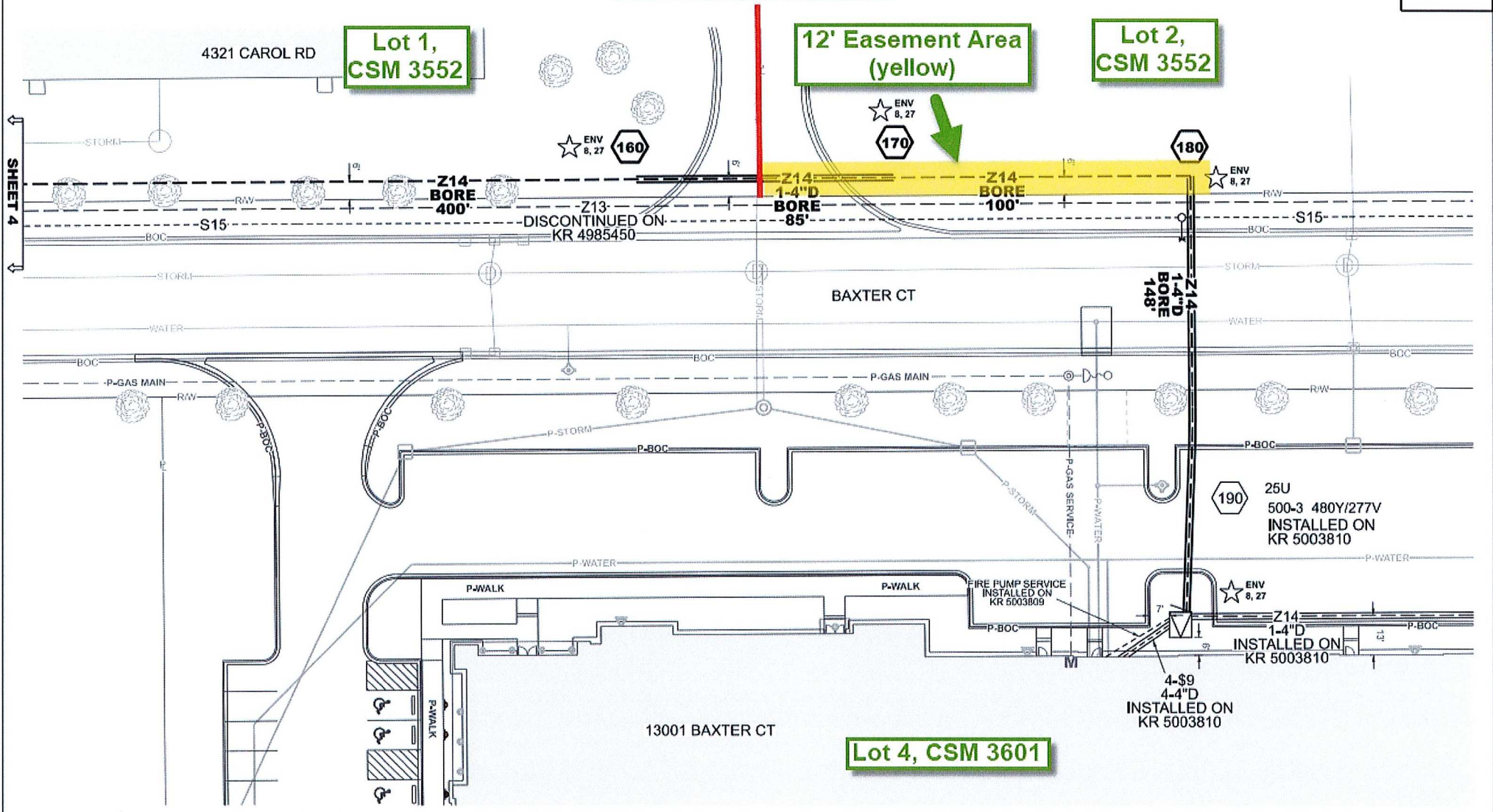
Notary Public Name (Typed or Printed)

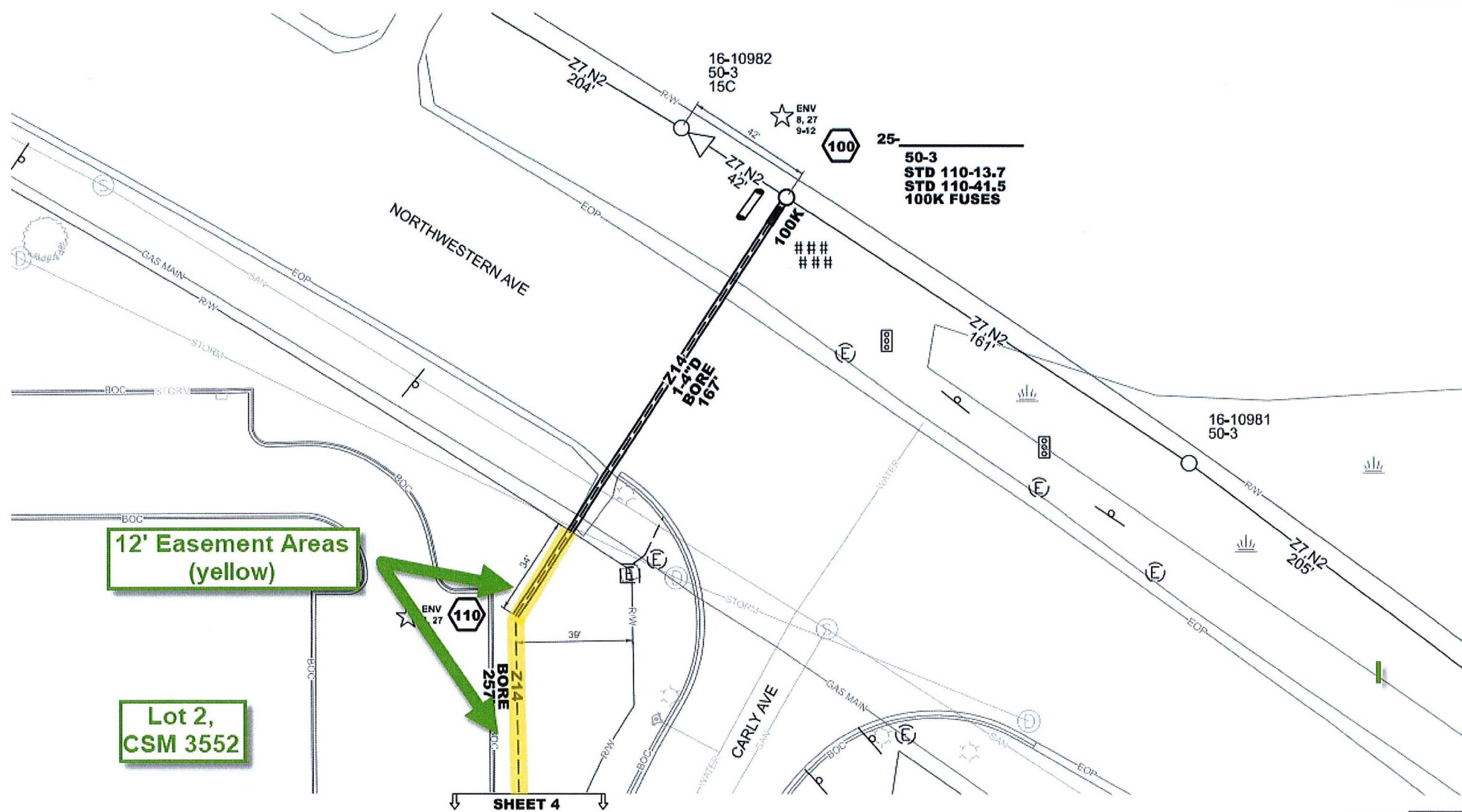
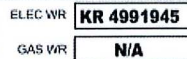
(NOTARY STAMP/SEAL)

My commission expires _____



Temporary Exhibit "A"
Lot 2, CSM 3552







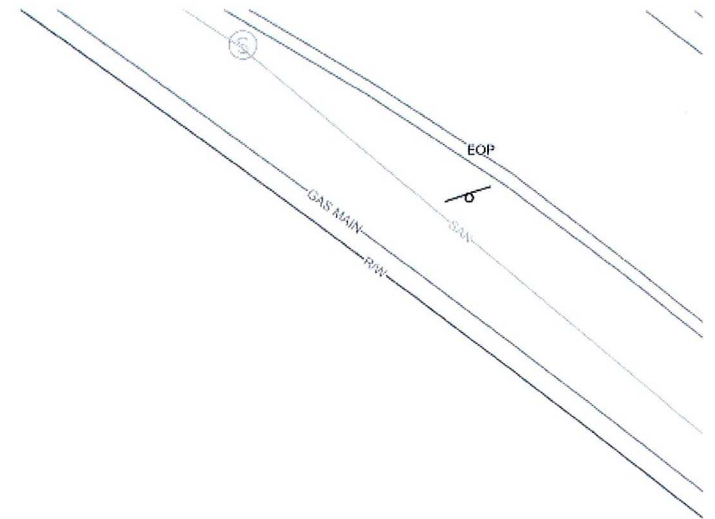
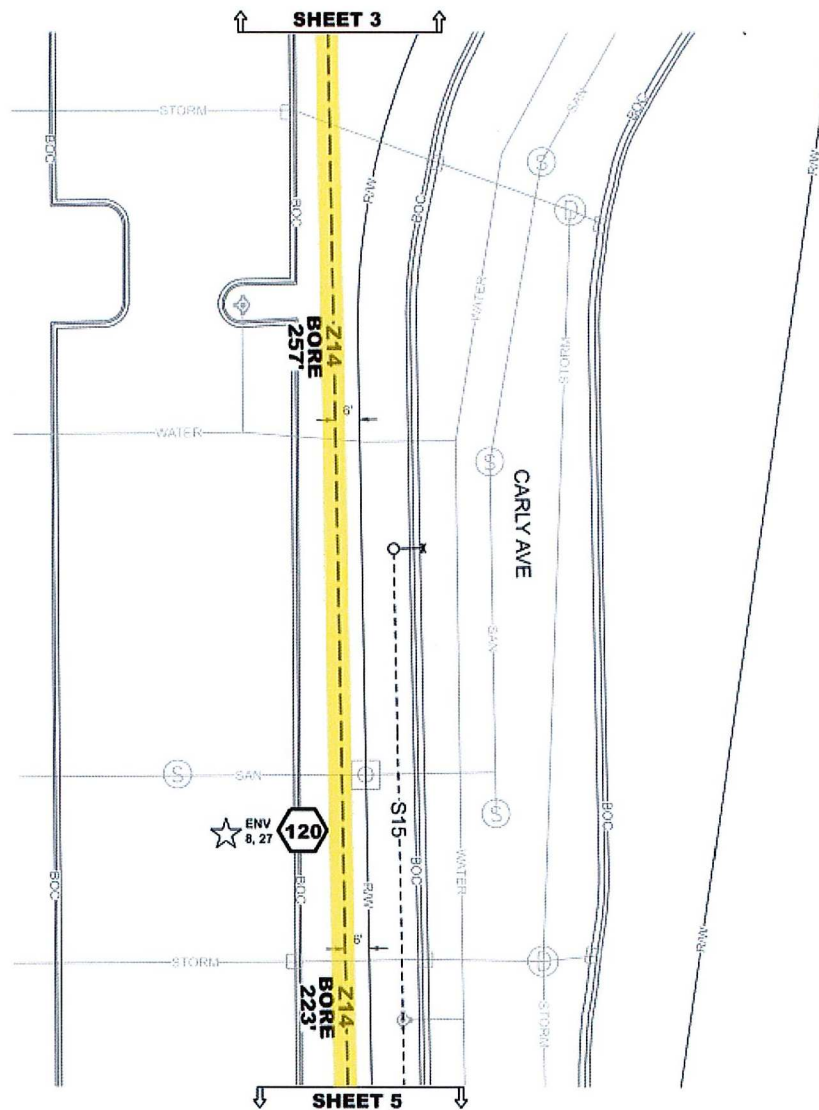
ELEC WR **KR 4991945**

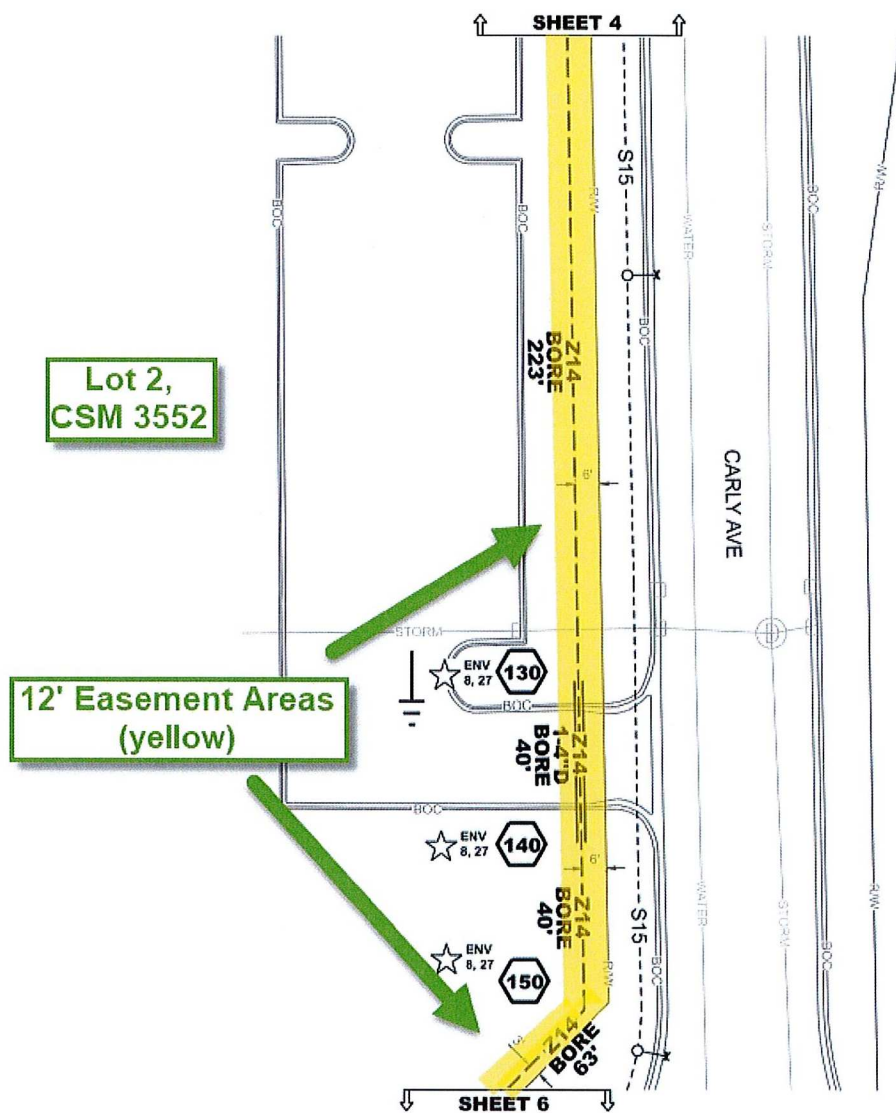
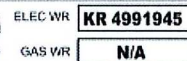
GAS WR **N/A**

Temporary Exhibit "A"
Lot 2, CSM 3552



**Lot 2,
CSM 3552**







ELEC WR **KR 4991945**
GAS WR **N/A**

Temporary Exhibit "A"
Lot 2, CSM 3552



**12' Easement Areas
(yellow)**

