

EXHIBIT "A"

CONDITIONS FOR ANY LAND USE ON AN EPB POWER LINE EASEMENT

EPB's permission to use property encumbered by a power line easement does not in any way diminish or reduce the easement rights acquired by EPB. These rights include, but are not limited to the rights of ingress and egress, the right to patrol, clear, construct, maintain, erect, repair, rebuild and operate lines and poles, or to remove vegetation, fire hazards, or danger trees. This permission does not render an opinion as to the ownership of the underlying fee or relieve anyone from the obligation to obtain appropriate land-owner, environmental, land-use or other regulatory approvals.

Construction forces must not operate cranes or other equipment in a manner that would endanger EPB's line or personnel on site. Construction forces must also follow all appropriate State laws and OSHA requirements, including those related to construction activities near energized electric facilities. If blasting is to be done on the easement, EPB's lines should be protected against blast damage. EPB should be given at least 48 hours notice prior to any blasting or crane operation on or near the easement. Damage to EPB's facilities must be fully reimbursed.

Any underground lines or pipes must be buried deep enough that they will withstand repeated crossing by heavy equipment. EPB will not be responsible for any damage to buried lines or pipes, pavement, or other improvements within the Easement area in the course of EPB exercising its legal rights pertaining to the Easement. All buried lines or pipes must be easily identified by permanent markers at regular intervals along the easement. The integrity of any and all poles must not be compromised by any excavation or grading, and ground-to-conductor clearances must conform to National Electric Safety Code requirements. All graded surfaces in the easement must be left in such condition as to prevent future erosion.