

From: McGhee, Billy <Mcgheewd@epb.net>
Subject: RE: Easement Access
Date: May 21, 2020 at 2:03 PM
To: jrm renewthenoog.com jrm@renewthenoog.com

Jay,

You have stated correctly that EPB does not object or restrict the construction of access drives or parking areas in its easement areas or right-of-way's with the exception of grading within 10 feet of a power pole.

As a supplement to this conversation, I have attached for your information a general document outlining our expectations of third party or property owner users in our easements.

Let me know if you have any other questions.



Billy McGhee
Right-Of-Way Agent
Systems Modeling and Records
423-648-3259



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From: jrm renewthenoog.com <jrm@renewthenoog.com>
Sent: Thursday, May 21, 2020 1:16 PM
To: McGhee, Billy <Mcgheewd@epb.net>
Subject: Easement Access

Hey Billy,

Thanks for taking my call today. Just to confirm, from epb's standpoint, we can utilize the easement referenced below and attached for a **drive entrance to access parcel number 2005 034 from Chickamauga Ave. at the southern boundary, or from the northern boundary at Sunset St.** It is our understanding that as long as no grading activities are being done within 10' of any power pole, we're ok to utilize this ROW to access our property.

Please confirm and let me know if there are any other considerations you are aware of.

Thank You,

Jay Martin
[423.704.0179](tel:423.704.0179)



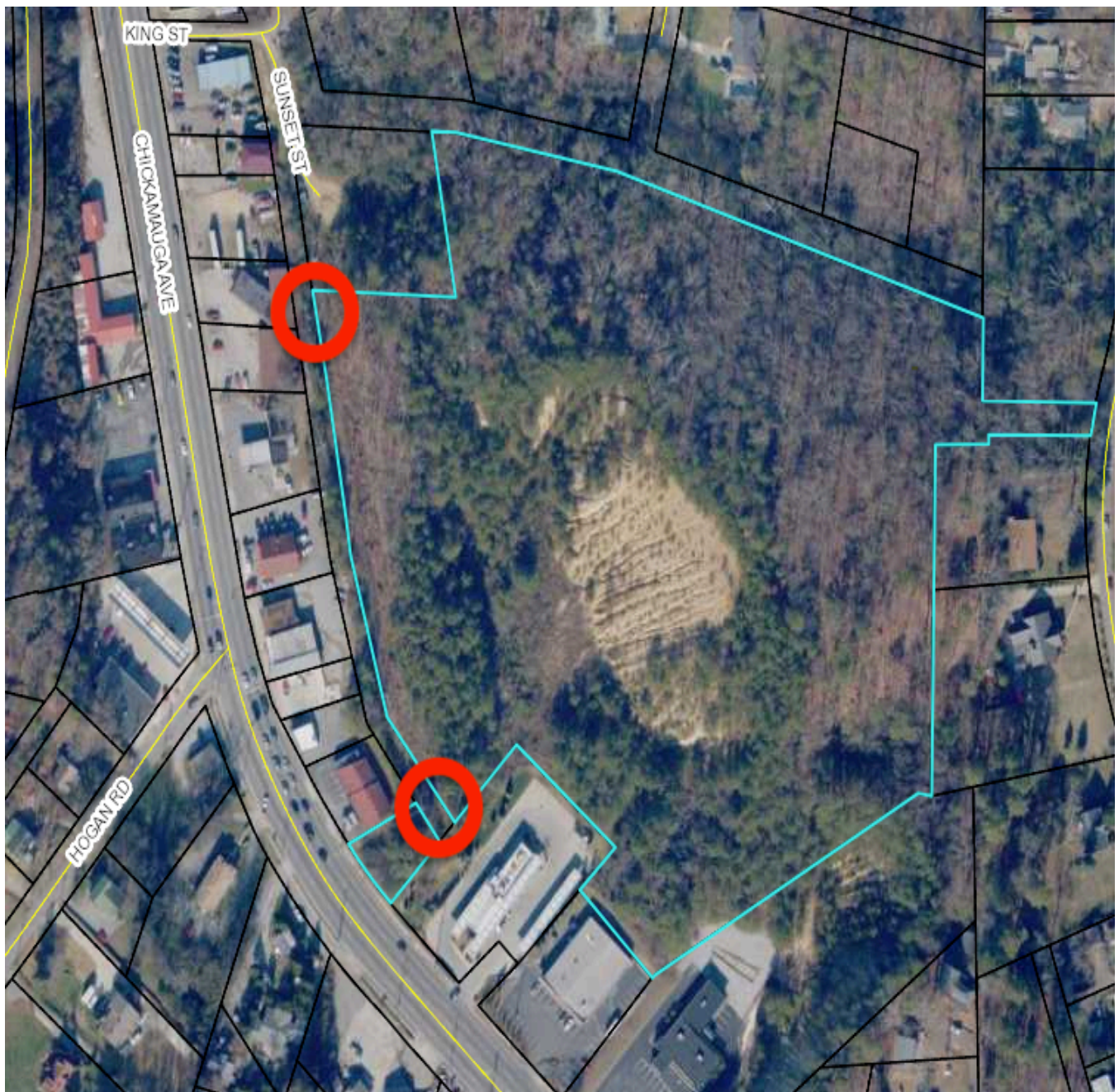


EXHIBIT "A"

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.