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Document Number

DISTRIBUTION EASEMENT UNDERGROUND JOINT

DOC # 2046667
Recorded
AUG. 31, 2005 AT 09:45AM

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $15.00

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

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WR NO. 150751

For good and valuable consideration which **SKSK DEVELOPMENT, LLC,** hereinafter referred to as "grantor", owner of land, acknowledges receipt of, grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, SOUTHEAST TELEPHONE COMPANY & TIME WARNER ENTERTAINMENT COMPANY, LP** hereinafter referred to as "grantee", a permanent easement upon, within and beneath a part of grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land varying in width being a part of the grantor's premises described as Lots 1-13, inclusive, and Outlots 1 & 2, Rock Ridge Subdivision, a recorded plat located in the Southeast 1/4 of Section 12 and the Northeast 1/4 of Section 13, Town 3 North, Range 19 East, Town of Rochester, Racine County, Wisconsin.

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

See Next Page
(Parcel Identification Numbers)

1. **Purpose:** The purpose of this easement is to install, maintain and replace 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, riser equipment, 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. 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 the grantor's land for the purpose of exercising its rights in the easement area.

3. **Buildings or Other Structures:** The grantor agrees that no structures will be erected in the easement area or in such close proximity to the electric facilities as to create a violation of the Wisconsin State Electrical Code or any amendments to it.

4. **Elevation:** The grantor agrees that the elevation of the existing ground surface 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 the grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by the 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 some time in the future, and that none of the rights herein granted shall be lost by non-use.

7. This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

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Grantor:

SKSK DEVELOPMENT, LLC
A Limited Liability Company

By: Steve Kempken
Steve Kempken

By: Steve Knurr
Steve Knurr

Acknowledged before me in Racine County, Wisconsin on August 23, 2005, by Steve Kempken and Steve Knurr, Managers, of **SKSK DEVELOPMENT, LLC,** a limited liability company, in its name and on its behalf.

ROBERT LUDWIG JR. NOTARY PUBLIC STATE OF WISCONSIN

Robert Ludwig Jr.
Notary Public Signature, State of Wisconsin

Robert Ludwig Jr.
Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires 4/16/06

Parcel Identification Numbers:

014-03-19-12-001-001 through 014-03-19-12-001-013 by ones (Lots 1-13)

AND

014-03-19-12-001-014 (Outlot 1)
014-03-19-13-001-015 (Outlot 2)

This instrument was drafted by Tracy Zwiebel on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201.

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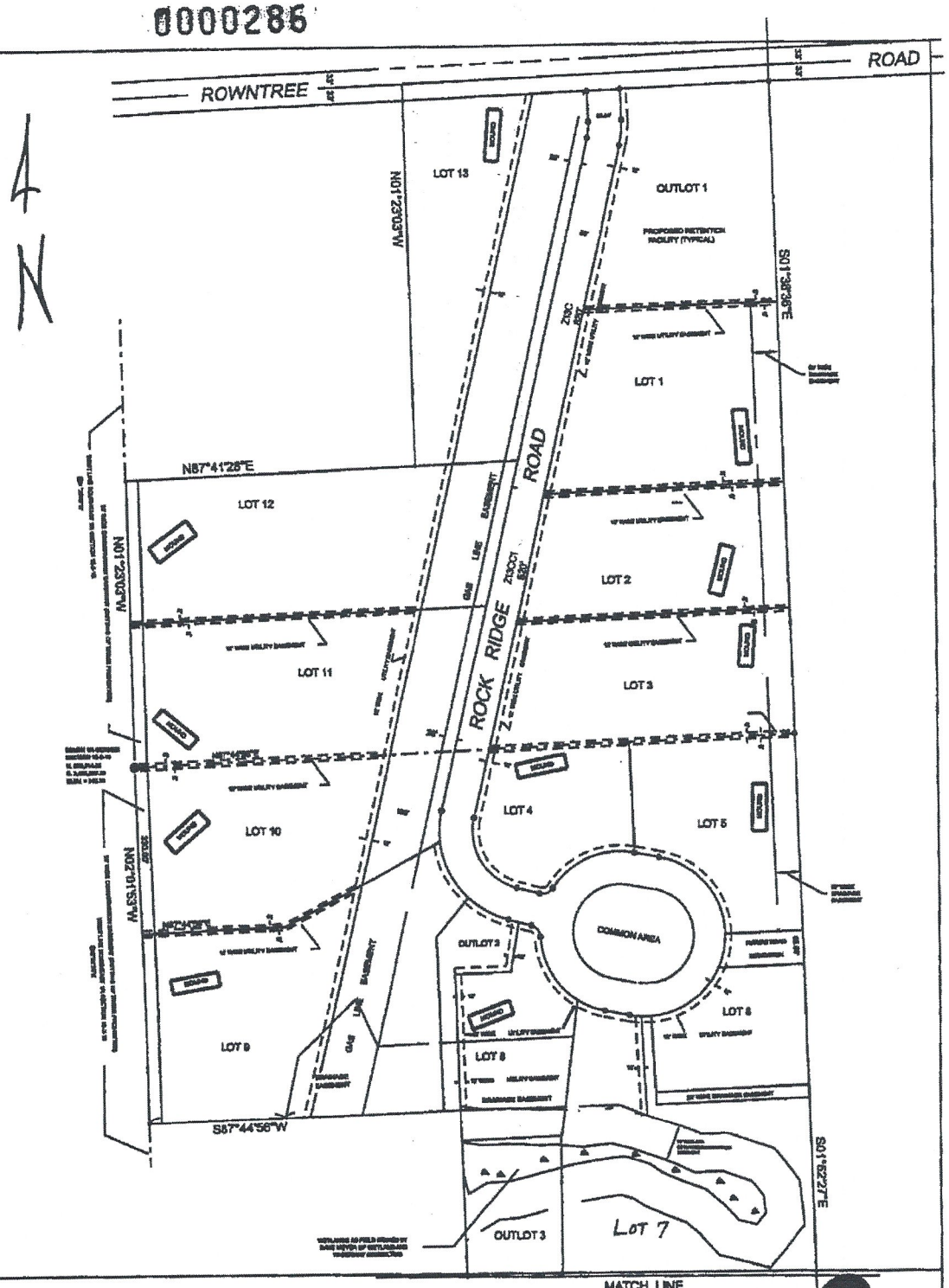


EXHIBIT "A"

we energies

ROCK RIDGE SUBDIVISION

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, ALL IN TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF ROCHESTER, COUNTY OF RACINE AND STATE OF WISCONSIN.

DRAWN BY: Dave Howard

DATE: 8/18/2005

IDO NUMBER:

REVISIONS: _____ _____

_____ _____

$DATE$ $TIME$ $FILE$

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