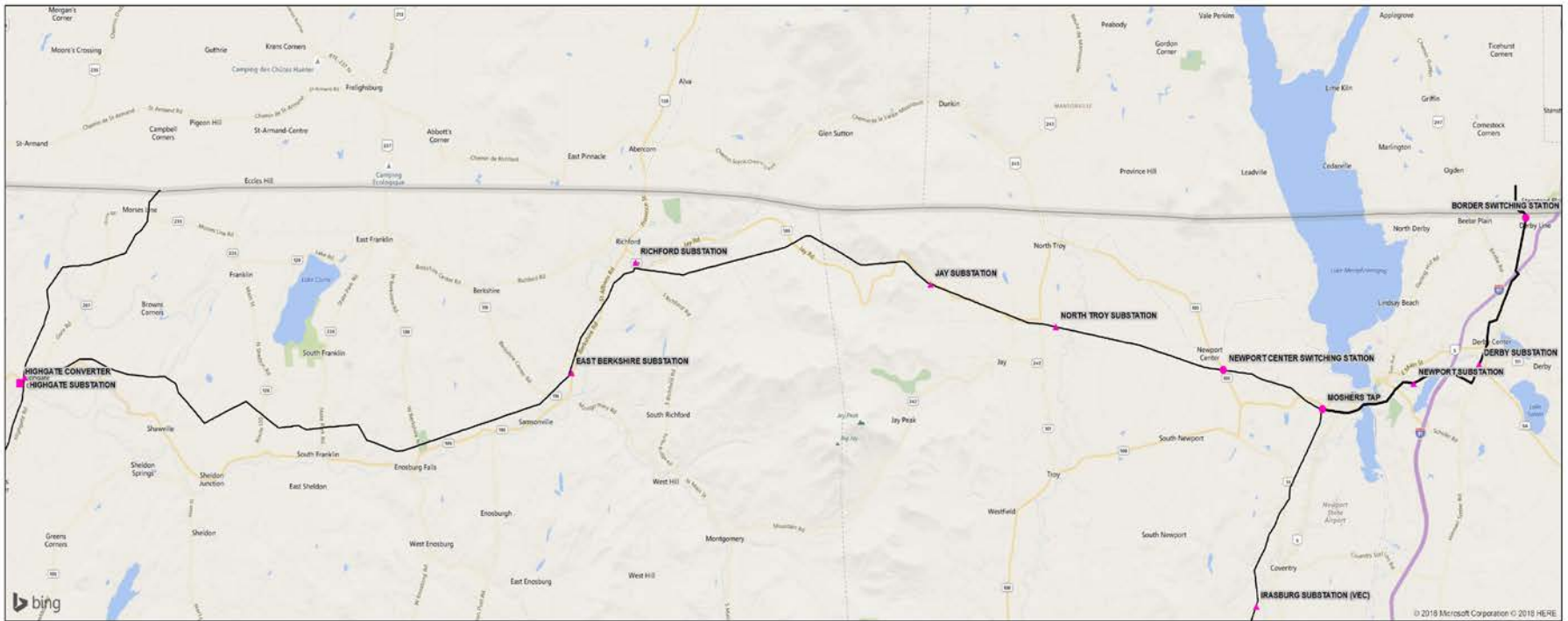


# EASEMENT RIGHTS ACQUISITION PROJECT (ERAP)



# Easement Rights Acquisition Project

## Project objective

- Acquire updated/modern easements for ROW parcels between Highgate and Derby, VT ( K41, K46, K300 and 1400 transmission lines )

## Project Strategy

- Primary goal is to acquire up to 150' rights-of-way with danger tree rights
- Parcels that are heavily forested are the most important new easements to acquire
- Approach and work with landowners that are willing to sign a new easement(s) ... no pressure or extended negotiations
- Compensate the landowners for the new easements at less than assessed value due to pre-existing easement rights

# Project Driver - Challenges With Existing Easements

- Easement language is unclear/vague
- Do not prohibit structural encroachments within ROW
- Limit ability of work crews to perform maintenance work
- Enable the challenge of easement validity
- Boundaries are unclear
- Unclear off-ROW access

# ERAP - Very Old Easements from 1922

Agreement S. W. St. James to Clyde River Power Co. Inc  
Agreement for constructing and maintaining  
a high tension line, running from Keoplet,  
Vermont to Derby Line, Vermont. W. S. W. St.  
James agrees to lease strip of land one  
hundred and twenty feet wide through timber  
land and sixty feet through tillage land  
pasture land to the Clyde River Power  
Co. In as long as they see fit to maintain  
said line, as long as they may see fit  
to determine, and the Clyde River Power  
Co. Inc. agrees to pay W. S. W. St. James  
the sum of \$150.00 and clear any wooded  
land at its own expense according to verbal  
agreement between said parties. Fencing of  
this right-of-way will not be allowed. This  
30th day of June 1922.

#01.02.11  
#02.12

Witness  
L. L. Dineen

Signed  
S. W. St. James  
Clyde River Power Co. Inc  
per J. A. Prouty Treas.

Rec'd for record Sept. 19, 1922 8 o'clock 30  
minutes. Attest Gertrude K. Stone, Asst. Town Clerk.

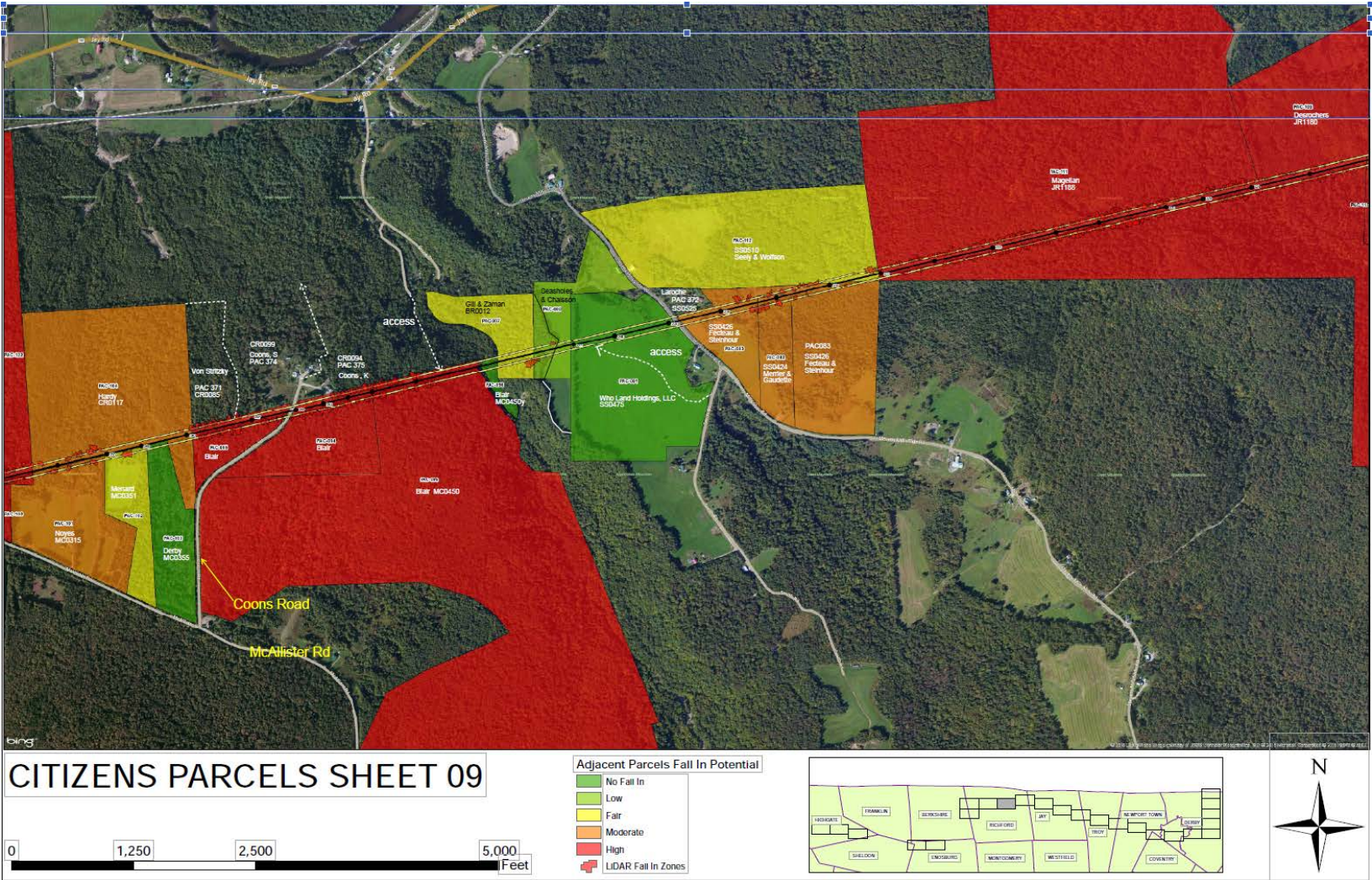


# ERAP – Modern Easement - Typical

- Includes clear rights, including danger tree removal and prohibition on encroachments
- Documents the location of the ROW
- Secures additional ROW area
- Clearly documents landowner requests, such as notification
- Establishes right to access across other lands



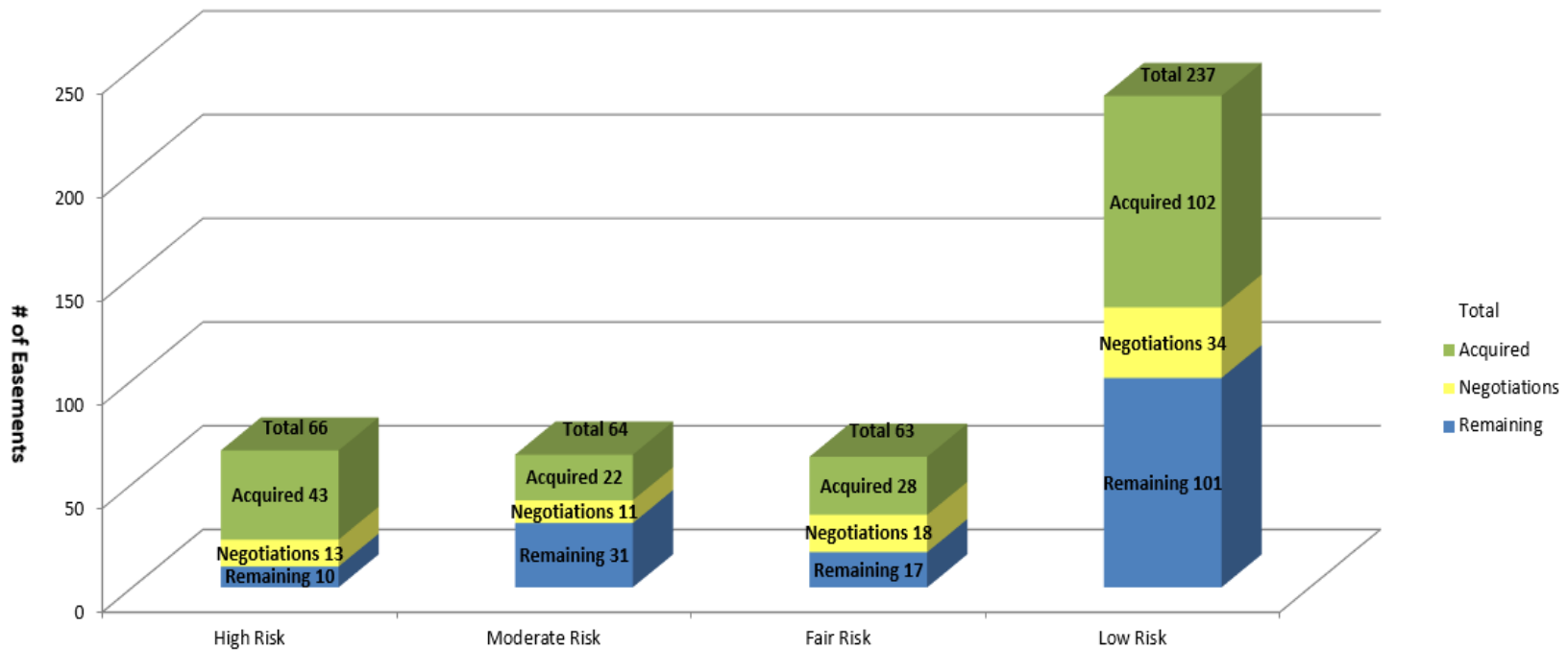
# ERAP – Targeting Parcels to Acquire



# Easement Rights Acquisition Project

## Progress Plan Execution Update

Highgate to Derby, VT (K41, K46, K300 & 1400 Lines)  
New Easement Status Report - September 2018



Note: Total parcels/easements is 427

Currently, 101 acres out of 180 acres for 2018 have been acquired. Total Program acres of 462 acquired out of 950 acres for the project.

# ERAP – Project Summary to Date

Year	Annual Total New Easements	Cumulative Total New Easements	Annual Acres	Cumulative Acres
2015	34	34	78	78
2016	62	96	107	185
2017	53	149	176	361
2018	47	196	101	462 Total acres
	( 2018 totals through Sept. 25, 2018 )			

Average direct cost for acquired new ROW easement - \$9,000 includes legal costs for title, documents and closings, survey, payments to landowners and Project labor. Total Project costs to date ( 2015 – August 2018 ) - \$2,378,000.