GreyStone Power Corporation P.O. Box 897 Douglasville, Georgia 30133-0897 STATE OF GEORGIA FULTON COUNTY

## **EASEMENT**

This **EASEMENT** is granted and conveyed by **Fulton County**, **a political subdivision of the State of Georgia**, whose mailing address is 141 Pryor Street SW Suite 7000 Atlanta, Georgia, 30303 ("Grantor") to **GreyStone Power Corporation**, **an Electric Membership Corporation**, whose post office address is P.O. Box 897, Douglasville, Georgia, 30133 ("Grantee"), as of this \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2025. The terms Grantor and Grantee include each party named if more than one, each party's respective heirs, executors, administrators, successors and assigns, and the masculine, feminine and neuter gender where the context requires or permits. Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant unto Grantee the perpetual right and easement to go in and upon and occupy the property of Grantor described below (the "Property") for the following uses and purposes:

<u>Construct and Reconstruct:</u> To install, reinstall, construct, reconstruct, replace, operate, maintain, use, repair, alter, improve, substitute for, extend and remove above ground, surface and underground lines, cables, apparatus and facilities (separately or collectively, the "System"), including, without limitation, poles, towers, crossarms, fixtures, conduits, manholes, vaults, transformers, pads, equipment and appliances, guywires, anchors and stub poles (which anchors and stub poles may be located outside the exterior boundaries of the easement area described herein) as may now or hereafter be necessary or convenient for the transmission and distribution of electric energy, data, TV and communication signals and any other tangible or intangible commodity.

<u>Ingress and Egress:</u> To enter upon the Property through any adjacent property of Grantor at any time for any of the purposes enumerated above.

<u>Maintenance</u>: To keep and maintain the easement area clear, by mechanical or chemical means or otherwise, of all structures, trees, stumps, roots, shrubbery and undergrowth within the area described below. To cut and remove any tree or trees ("danger tree(s)") outside of the area which, in the opinion of Grantee or its representatives, constitutes a hazard to or may endanger the safe and proper operation or maintenance of said lines and System. As used herein, a danger tree is a tree whose height plus five feet is equal to, or greater than, the distance from the base thereof to a point on the ground directly beneath the nearest portion of the System. Grantor may cut any such vegetation within the easement area.

<u>Miscellaneous:</u> Grantor warrants and represents that Grantor owns the Property. Grantor covenants and agrees that the System installed incident to this easement by Grantee or its representatives shall be and remain the property of Grantee which shall be removable and replaceable at its option.

<u>Easement Area:</u> The easement area shall be twenty (20) feet in width and shall be: ten (10) feet on either side of the center line shown on <u>Attachment A</u> annexed hereto and by reference incorporated herein.

<u>Description of Property:</u> All that tract of land, including abutting waterways, streets, roads and highways, being in Land Lot 138, District 07, Fulton County, Georgia, more particularly described as follows:

PARCEL# 07170001380449

The Property of Grantor has an address of 6720 Cedar Grove Road, South Fulton, Georgia 30213.

seal(s), this day of	ned has/have hereunto set his/her/their hand(s) and, 2025.
Signed, sealed, and delivered thisday of, 2025 in the presence of:	FULTON COUNTY, a political subdivision of the State of Georgia
, 2023 in the presence of:	State of Georgia
Witness	By: Robert L. Pitts, Chairman Fulton County Board of Commissioners
[Notarial Seal]	
APPROVED AS TO FORM	Attest: Tonya R. Grier Clerk to the Commission

Y. Soo Jo, County Attorney

## **Attachment A** DATEBY: Location 2- Wil be a new 157K/A 120/240 pad mount transformer to serve Fire Station #6. The transformer location has been approved by the developer and the City of South Fulton. 2 runs of 350 underground triplex in 4in conduit to serve Station #6 6720 Cedar Grove Rd Fire Station #6 location 1— is a Disting pole that dready sits on the property. Currently the station is getting fed from this pole with a unbeground service to seed it. Since the audition is stating place divergiscent is needing to run underground primary from Existing pole to Proposed transformer Location 2. The underground primary will be § wire that, will be bared under the parting left to get power to Location 2. **E** 0 Existing Overhead Primary Proposed Underground Existing Pole Proposed Palmount Transformer Ecsament with 10° on each side of proposed underground and transformer EXHIBIT A for Five Station #6 LATE CONNE CONTROL OF THE STATE OF THE GREYSTONE POWER CORPORATION As Blank Mindowsky Corporation