

In consideration of the sum of \$1.00 and other valuable considerations, the receipt whereof from Central Hudson Gas & Electric Corporation, a domestic corporation having its principal office (residence) at 284 South Avenue, Poughkeepsie, New York and Verizon New York, Inc., a domestic corporation having its principal office (residence) at 140 West Street, New York, NY is hereby acknowledged, the undersigned hereby grant(s) and convey(s) unto said corporation(s), and each of them, their respective successors, assigns and lessees (hereinafter collectively referred to as the "Corporations"), an easement for any use relating to the electric, or land line communication industry ("communication"), including, but not limited to, the installation, operation and maintenance of overhead electric or communication facilities which easement shall be 20 feet in width throughout its extent, in, upon, under, over and across the lands of the undersigned, including roads and highways thereon and adjacent thereto, on property known and designated on the City of Beacon Tax Map as Parcel No. 6055-03-164006 in the City of Beacon, County of Dutchess, State of New York

Said easement shall start at existing pole P63248 on the South heading in a Northwesterly direction to existing pole P134814 on the West. Installation of 500' of 3 phase 556 SPCA cable with 336 ACSR neutral. Existing pole sets will be upgraded to 50 class 2 and installation of new pole 197845 along with all necessary anchors and push braces will be installed. In addition two trees will need to be removed, triplex will be removed over parking area and transformer installed on pole 118856, all as depicted on the figure attached hereto as Exhibit A. Under no circumstances, will any facilities other than for electric or landline telephone communicaitons be permitted within the easement area.

Together with the permanent right at all times to have access thereto within the easement and across the remaining premise(s) of the undersigned, and to enter thereon, and to construct, excavate, place, relocate, extend, operate, maintain and to protect, repair, replace and remove, in and over the property covered by said easement, such facilities, including, but not limited to, lines or poles, cables, crossarms, wires, guys and braces, and all other appurtenances and fixtures adaptable to the present and future needs, uses and purposes of said corporations, their respective successors, assigns and lessees, and provided that damage to the property owned by the undersigned caused by said corporations, their respective successors, assigns or lessees, shall be adjusted at the expense of the person or entity so causing such damage.

Together with the permanent right upon prior written notice to the undersigned, to also trim, cut, clear cut to ground level and at within the reasonable discretion of either Corporation, to remove at any time such brush, trees and other objects, thereon as in the reasonable judgment of either Corporation may fall upon or come in contact with the facilities or may interfere with, obstruct or endanger the construction, operation or maintenance of said rights, facilities and other appurtenances and fixtures or any thereof, which may hereafter be constructed in, over, or across said easement.

Reserving unto the undersigned the right to only plant and cultivate lawn grass and low growing ornamental shrubs within said easement, and the right to cross and recross said easement, provided that any such cultivation and/or use of said easement shall not in the reasonable judgment of said Corporations interfere with, obstruct or endanger any of the rights granted as aforesaid and provided that no house, shall be erected, constructed placed, installed, or located and no excavating, mining or blasting shall be undertaken or performed within the limits of said easement without the prior written consent of said Corporations, such consent to which shall not be unreasonable withheld, conditioned or delayed.

This easement and the provisions hereof shall be binding upon and inure to the benefit of the heirs, legal representatives, successors, assigns and lessees of the undersigned and said Corporations, respectively.

Signed, sealed and delivered, on,

In the presence of: *Subscribing Witness Only*

(Sign & Print Name)

(Business Name) (L.S)

(Sign Name)

(Print Name and Title)

(Sign Name) (L.S)

(Print Name and Title)

Residing at
Number Street
.....
Town, City or Village State
.....
County

ACKNOWLEDGEMENT OF CONVEYANCE

State of New York)
)ss.:
County of _____)

On theday of..... in the year before me, the undersigned, a Notary Public in and for said State, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

.....
Notary Public

NEW YORK ALL-PURPOSE ACKNOWLEDGMENT

State of New York)
)ss.:
County of _____)

On theday of.....in the year before me, the undersigned, a Notary Public in and for said state, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

.....
Notary Public

CERTIFICATE OF SUBSCRIBING WITNESS

State of New York)
)ss.:
County of _____)

On theday of..... in the year, before me, the undersigned, a Notary Public in and for said State, personally appeared....., the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they resides in.....;that he/she/theyknow(s)..... to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

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Notary Public

RIGHT OF WAY

R|W No.....
Town.....
Village.....
City
Granted by
to
Central Hudson Gas & Electric Corporation
Date:
Map: Line :
Pole No:
Work Order #: J#:
SBL:
Address of ROW:
Central Hudson Gas & Electric Corporation
284 South Avenue
Poughkeepsie, NY 12601
Attn: Real Property Services