

V2 - REZ-23-03 --
Background regarding DUKE
Powerline and possible Greenway
within that Easement.

From: [Pait, Bruce E.](#)
To: [Jason Pfister](#)
Cc: keith@strongrockgroup.com
Subject: Duke Energy Q AND A Vinci WO 49291749
Date: Saturday, May 27, 2023 8:04:14 AM
Attachments: [image001.png](#)
[comment_parks_v1_rez-23-03_concept_plan-markup.pdf](#)
[DE MYWORLD DEPICTION.pdf](#)
[1 A UGET GDLF-STD-TRM-00004 - 5-2020.pdf](#)
[PICTURE - EQUIPMENT WORKING H 1.pdf](#)

Proposed improvements and development within or adjacent to Duke Energy's 180 foot wide transmission level power easement.

Line: OL294 Durham – Wake 500kV at Towers # 100A to # 104A

To: Jason Pfister (919-824-6088) VP – Development - Ellis Development Group | 6801 Falls of Neuse Rd, STE 108, Raleigh, NC 27615

Cc: Stephen Ellis – Ellis Development Group, Keith Spalding-Robbins – Strong Rock Group

Dear Jason:

-1. Duke Energy highly discourages a parallel paved trail at this location. Duke Energy has plans to replace the large lattice towers and parallel trails at this location will be in the way of heavy equipment and could likely be damaged. See the "Equipment working" picture attached above.

-2. Duke Energy power easements are not compatible with dumping grounds and abandoned or junk vehicles. The junk car on the site should be removed as soon as possible by the property owners. These types of encroachments represent hazards to Duke Energy workers, property owners and the general public.

-3. Easement documents:

We have not performed a title search for the property and only a full title search to the beginning of the records would capture all encumbrances on the property. The attached easement was referenced in our maintenance records for the property's location. We are providing this as a courtesy but make no guarantees as to any easement rights on the property, including rights for corridors that are currently unoccupied. We strongly suggest that you engage a licensed attorney to complete a full title search on the property to confirm any rights that Duke Energy has on the property.

The maintenance records that I have seen include but may not be limited to the following easements: Book 2830 page 24, Book 2878 page 411 of the Wake County Registry.

I hope this information is beneficial to you and your team.

Sincerely,

Bruce 919-219-9567

Bruce E Pait



Sr. Asset Protection Program Manager
Transmission Department

Carolinas East & Carolinas West - Zone 7

4690 Simms Creek Road | MC: US 1N T&D OPS | Raleigh, NC 27616

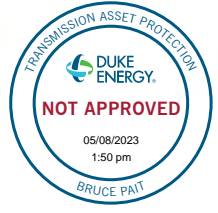
Work: 919.431.4831 | Cell: 919.219.9567

Bruce.Pait@duke-energy.com

For more information about Transmission Asset Protection: [Trees & Rights of Way @ Duke-Energy.com](https://www.duke-energy.com/trees-ways)

V1 - REZ-23-03

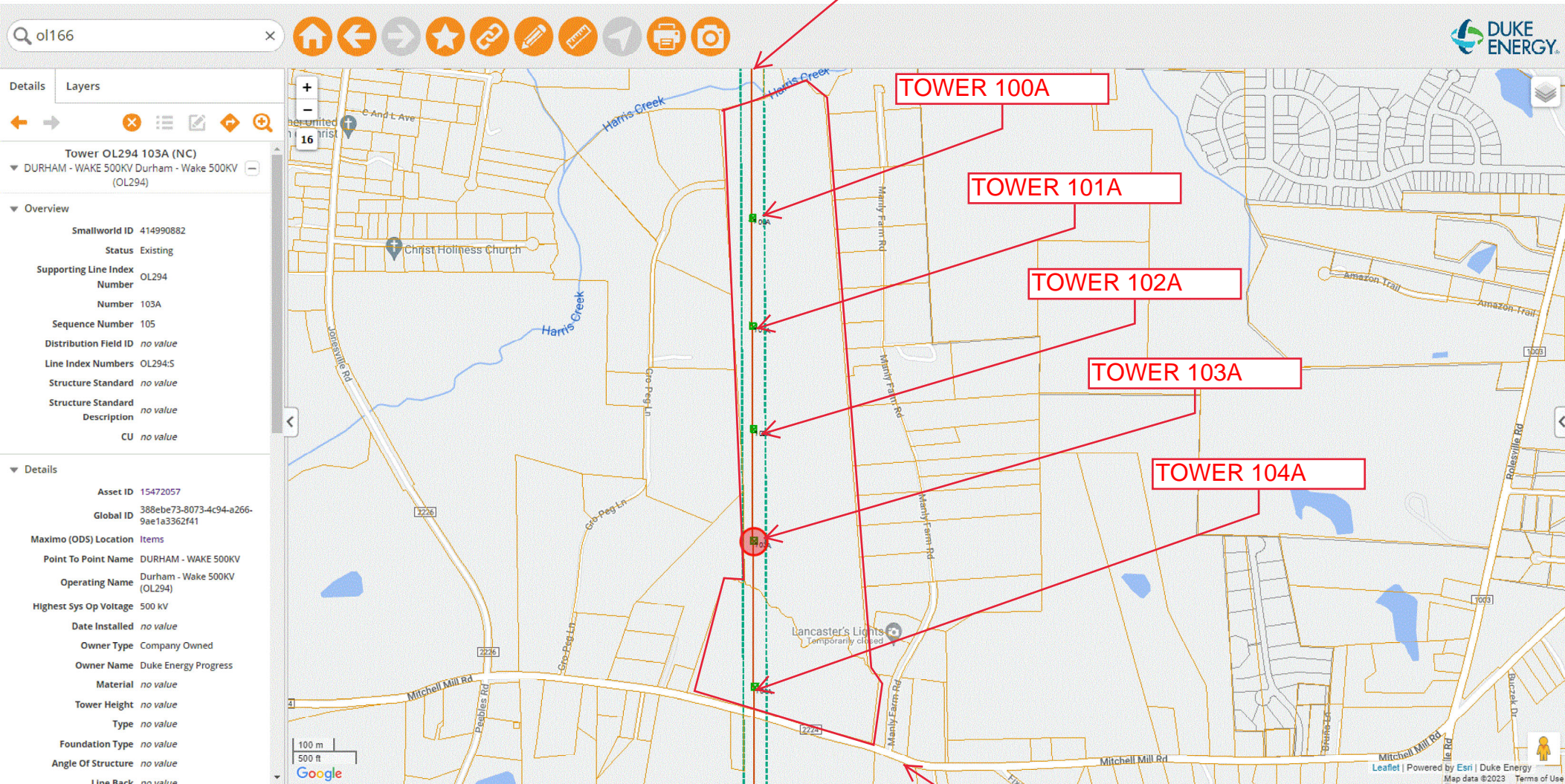
Hills at Harris Creek



STRONGROCK
ENGINEERING GROUP

DUKE ENERGY
LINE: OL294 DURHAM - WAKE 500KV
TOWERS: TOWER # 100A THRU # 104A
CONTACT: BRUCE PAIT 919-219-9567

180' WIDE DUKE
ENERGY HIGH
VOLTAGE
POWER
EASEMENT



JASON PFISTER 919-824-6088
ELLIS DEVELOPMENTS GROUP
VICE PRESIDENT OF DEVELOPMENT
6801 FALLS OF NEUSE RD, SUITE 108
RALEIGH, NC 27615

MITCHELL MILL RD