

July 8, 2022

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[REDACTED]

Navigator Heartland Greenway LLC ("Navigator") previously sent you its Statement of Damage Claims, which describes how any damages resulting from the construction of the pipeline will be determined and paid. This document was included in the notice of the informational meeting in your county and was also filed with the Iowa Utilities Board. The information in this document includes: the type of damages that will be compensated, how damages will be determined, how disputes will be resolved, the manner of payment, and how to obtain a determination of damages by your county compensation commission.

Based on landowner feedback, Navigator has revised its Statement of Damage Claims and is enclosing the revised version for your reference. As discussed in the informational meetings, Navigator acknowledges that, at times, it may take longer than desired for crop yields to return to 100%. However, Navigator remains confident that, by implementing multiple mitigation measures for construction activities in agricultural areas, the total damages that may be experienced will be far less than our proposed total up-front payment of 250% value for crop damages.

The revised Statement of Damage Claims increasing the time period to 5 years and total compensation to 250% of crop loss value has been filed with the Iowa Utilities Board in our docket, HLP-2021-0003, and the revisions are also shown below:

Crop Loss Payment Schedule

	Revised Statement of Damage Claims
First Year	100% of crop loss value
Second Year	70% of crop loss value
Third Year	40% of crop loss value
Fourth Year	25% of crop loss value
Fifth Year	15% of crop loss value
Total up-front payment	250% of crop loss value

We are working to complete our survey activity and will then begin negotiations. Throughout this process, if you have concerns with any of the land agents working on the project, please email us at info@navigatorco2.com and we will work quickly to remedy the situation. Finally, we ask that you share this information with any non-owner tenants or other persons in possession and let us know right away if there are any such individuals so that we can include them in discussions about the project.

We look forward to working with you.

Sincerely,

Welshans, Ann Marie

Ann Marie Welshans
Director of Right of Way
NAVIGATOR HEARTLAND GREENWAY LLC
Encl.



NAVIGATOR HEARTLAND GREENWAY LLC

STATEMENT OF DAMAGE CLAIMS

During construction of a carbon dioxide (CO₂) pipeline, damage is sometimes caused to a Landowner's property. Should Navigator Heartland Greenway LLC ("Navigator Heartland Greenway") cause physical damage to property, the Landowner/Tenant (as applicable), will be compensated by Navigator Heartland Greenway. Damage payments would be in addition to and separate from any payments made to the landowners for temporary and permanent easements which are paid prior to any construction activities.

I. Damages for land that is used for planting and cultivating crops:

- A. The annual crops lost to production in the disturbed areas, including both permanent easements and temporary workspace areas, will be determined based on the total acreage used by Navigator Heartland Greenway for the permanent easement and temporary workspace areas and the average crop yield per acre for the crop type.
- B. Computation of crop loss values will be based upon the annual yield determined pursuant to I.A. and the current market price index by crop type or if applicable in accordance with any prearranged Landowner/Tenant purchase agreements.
- C. Navigator Heartland Greenway will pay a one-time settlement payment for crop loss according to the following amounts:
 - First Year: 100% of crop loss value
 - Second Year: 70% of crop loss value
 - Third Year: 40% of crop loss value
 - Fourth Year: 25% of crop loss value
 - Fifth Year: 15% of crop loss value

II. Damages Due to Compaction, Ruts, and/or Erosion:

- A. Construction crews will install silt fences along edges of streams and wetlands to prevent unnecessary impacts to Landowner/Tenant (as applicable). Navigator Heartland Greenway will repair damage incurred during construction activities due to compaction, ruts, erosion, and/or washing of soil. If by mutual agreement the Landowner/Tenant (as applicable) repairs the damages, Navigator Heartland Greenway will reimburse the Landowner/Tenant (as applicable) for the reasonable cost of labor and the use of equipment to repair damages.

III. Damages to Drain Tiles:

- A. Drain tile header locations are identified and preventive measures are performed pre-construction to limit unnecessary impact to Drain Tiles. Navigator Heartland Greenway will repair damage incurred during construction activities to Drain Tiles. Tiles disturbed or damaged will be repaired to its original or better condition and will be reconnected to the original system so that the system's original gradient and alignment are restored.
- B. If by mutual agreement the Landowner/Tenant (as applicable) repairs the damages, Navigator Heartland Greenway will reimburse the Landowner/Tenant (as applicable) for the reasonable cost to repair or cover the cost of hiring a third-party local Drain Tile expert to repair damages.

Navigator Heartland Greenway LLC

EASEMENT and CROP YIELD/DAMAGES CALCULATION SHEET

Track Number: HGS-IA-VB-063.000

EASEMENT & TEMPORARY WORKSPACE PAYMENT (Form 1099-S)

Description	Acres		\$/Acre		Amount	Total
Permanent Easement	0.39		\$12,212.60		\$4,762.91	
Temporary Workspace (25% of Permanent Easement per Acre Price)	0.82	x	\$3,053.15	=	\$2,503.58	
If needed: Additional Temporary Workspace (25% of Permanent Easement per Acre Price)	0.000		\$3,053.15		\$0.00	
	1.210				\$7,266.50	
Option Fee (20%): Due at Signing					\$1,453.30	
Choose one:						
A. Remaining Payment (80%) Paid at Exercise of Option					\$5,813.20	\$7,266.50

CROP DAMAGE PAYMENT (Form 1099-MISC)

Description-Track Number: HGP-	Bushels per Acre	\$ Per Bushel	# of Acres	=	Amount	Total
1st year [corn] loss at 100% = ___ Bushels per Acre x \$ ___ per Bushel x ___ Acres	164	\$8.00	1.210		\$1,587.52	
2nd year [soybean] loss at 70% = ___ Bushels x ___ Price per Bushel x ___ Acres	49	\$17.48	1.210		\$725.47	
3rd year [corn] loss at 40% = ___ Bushels x ___ Price per Bushel x ___ Acres	164	\$8.00	1.210		\$635.01	
4th year [soybean] loss at 25% = ___ Bushels x ___ Price per Bushel x ___ Acres	49	\$17.48	1.210		\$259.10	
5th year [corn] loss at 15% = ___ Bushels x ___ Price per Bushel x ___ Acres	164	\$8.00	1.210		\$238.13	
Paid at Time of Option Exercise						\$3,445.23

DAMAGE PAYMENT (Non-Reportable-No Form 1099-S) Example Tile/Fences/Trees

Description of Reimbursable Items:	(if app. # items & amounts per item)			Amount	Total
	# of Items/ Acres	\$ per item/ Acre			
					\$0.00

COMMENTS: The above check amounts are for full payment to Landowner by Navigator Heartland Greenway LLC, ("Grantee") as consideration for Landowner's grant of that certain Option Right of Way and Easement under, upon, over and through a portion of Landowner's real property, subject to the terms of the said Option Easement.

Loren Harold Peterson	Sept 12, 2022
Agent: Loren Harold Peterson	Date:
Marilyn S. Bradford, Wayne Bradford	Sept. 12, 2022
Landowner:	Date:
Landowner:	Date:

Navigator Heartland Greenway LLC

EASEMENT and CROP YIELD/DAMAGES CALCULATION SHEET

Track Number: HGS-IA-VB-064.000

EASEMENT & TEMPORARY WORKSPACE PAYMENT (Form 1099-S)

Description	Acres		\$/Acre		Amount	Total
Permanent Easement	1.41		\$12,212.60		\$17,219.77	
Temporary Workspace (25% of Permanent Easement per Acre Price)	1.88	x	\$3,053.15	=	\$5,739.92	
If needed: Additional Temporary Workspace (25% of Permanent Easement per Acre Price)	0.000		\$3,053.15		\$0.00	
	3.290				\$22,959.69	
Option Fee (20%): Due at Signing					\$4,591.94	
Choose one:						
A. Remaining Payment (80%) Paid at Exercise of Option					\$18,367.75	\$22,959.69

CROP DAMAGE PAYMENT (Form 1099-MISC)

Description-Track Number: HGP-	Bushels per Acre	\$ Per Bushel	# of Acres	=	Amount	Total
1st year [corn] loss at 100% = ___ Bushels per Acre x \$ ___ per Bushel x ___ Acres	164	\$8.00	3.290		\$4,316.48	
2nd year [soybean] loss at 70% = ___ Bushels x ___ Price per Bushel x ___ Acres	49	\$17.48	3.290		\$1,972.57	
3rd year [corn] loss at 40% = ___ Bushels x ___ Price per Bushel x ___ Acres	164	\$8.00	3.290		\$1,726.59	
4th year [soybean] loss at 25% = ___ Bushels x ___ Price per Bushel x ___ Acres	49	\$17.48	3.290		\$704.49	
5th year [corn] loss at 15% = ___ Bushels x ___ Price per Bushel x ___ Acres	164	\$8.00	3.290		\$647.47	
Paid at Time of Option Exercise						\$9,367.60

DAMAGE PAYMENT (Non-Reportable-No Form 1099-S) Example Tile/Fences/Trees

Description of Reimbursable Items:	(if app. # items & amounts per item)			Amount	Total
	# of Items/ Acres	\$ per item/ Acre			
					\$0.00

COMMENTS: The above check amounts are for full payment to Landowner by Navigator Heartland Greenway LLC, ("Grantee") as consideration for Landowner's grant of that certain Option Right of Way and Easement under, upon, over and through a portion of Landowner's real property, subject to the terms of the said Option Easement.

Agent: Loren Harold Peterson	Date: Sept 12, 2022
Landowner: Marilyn S. Bradfield	Date: Sept. 12, 2022
Landowner:	Date:



EXHIBIT A

HGS-IA-VB-063.000
Van Buren County, IA

This exhibit is a mapping sketch descriptive only of the size, shape and location of corridor and does not constitute a plat or survey of the tract shown. For informational purposes only.

SUMMARY

PROPOSED LENGTH

338.47 Feet
20.51 Rods

PROPOSED ACREAGE

0.39 Permanent Easement Acres
0.82 Temp Workspace Acres
0 ATWS Acres

LEGEND

-  Easement Centerline
-  Permanent Easement
-  TWS
-  ATWS
-  Tracts





EXHIBIT A

HGS-IA-VB-064.000
Van Buren County, IA

This exhibit is a mapping sketch
descriptive only of the size, shape
and location of corridor and does
not constitute a plat or survey of
the tract shown. For informational purposes only.

SUMMARY

PROPOSED LENGTH

1226.92 Feet
74.36 Rods

PROPOSED ACREAGE

1.41 Permanent Easement Acres
1.88 Temp Workspace Acres
0 ATWS Acres

LEGEND

-  Easement Centerline
-  Permanent Easement
-  TWS
-  ATWS
-  Tracts

