

MISSOURI LANDOWNER COMPENSATION FACT SHEET

GRAIN BELT EXPRESS CLEAN LINE

Clean Line is committed to compensating landowners fairly. This fact sheet provides an overview of the compensation Clean Line is offering landowners.

EASEMENT

Clean Line will use an easement that is approximately 150-200 feet wide for the specific purpose of constructing, operating, and maintaining the transmission line.

Landowners will be able to continue farming the land within the easement. Land within the easement taken out of production by the transmission structure foundations will typically comprise less than 1% of the easement.

COMPENSATION CALCULATION

There are two primary components to compensation: An easement payment and structure payments.

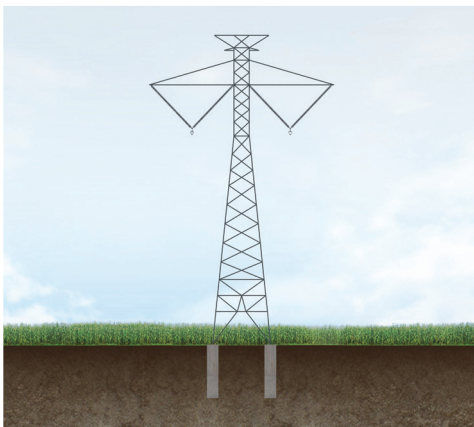
Easement Payment

Easement compensation is based on the area of the easement, calculated in acres, and the fair market fee value of the land within the easement. Fair market value is determined through a market study of recent fee sales in the county conducted by an independent appraiser. Clean Line will pay 110% of the average value of the land, based on recent sales in the county.

Structure Types and Payments

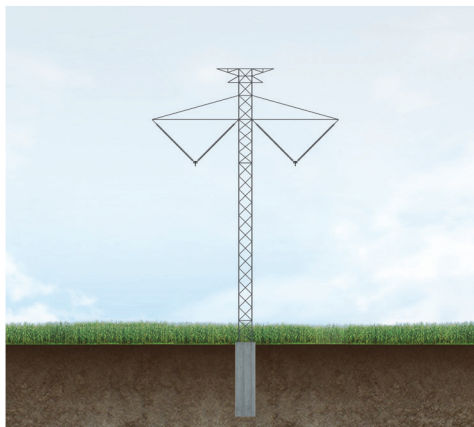
Structure compensation is calculated based on the type of structure selected by Clean Line and the number of structures located on a specific property. The landowner may elect to receive a one-time payment or annual payments, at the landowner's preference. Annual payments will be made as long as a structure is on the Easement Property and will include a 2% annual escalator that will be applied to each annual payment per structure, after the first payment has been made.

Lattice Structure



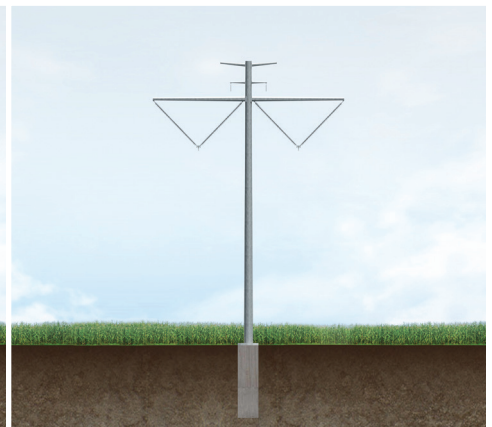
\$1,500 annually or \$18,000 one time

Lattice Mast Structure



\$500 annually or \$6,000 one time

Monopole Structure



\$500 annually or \$6,000 one time

Additional Compensation

Clean Line will compensate landowners for related damages incurred, such as:

- crop damage
- irrigation or drainage interference
- commercially marketable timber that is cleared



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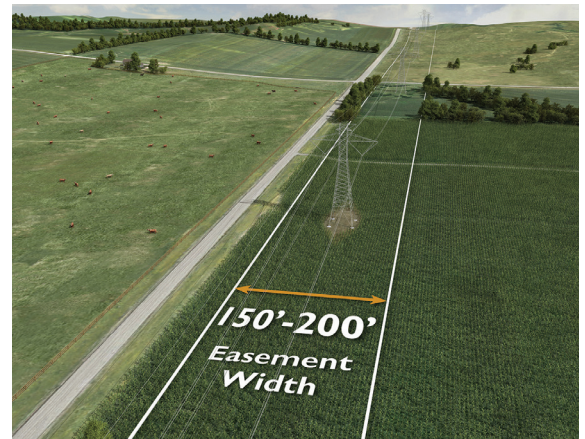
DETERMINING LAND VALUE

A market study will be performed within each county along the proposed route by a certified independent appraiser to determine the current market value ranges of properties. These market values and specific characteristics of each parcel will be used in determining compensation for each easement. The compensation for the easement will be equal to 110% of the average value of the land, based on recent sales in the county.

LANDOWNER COMPENSATION EXAMPLE

The following **example** is for a property with the following characteristics:

- A market value (as discussed above) of \$5,000 per acre
- A 150-foot-wide easement that spans half a mile
- Two lattice structures placed within the easement
- A landowner that has chosen to receive a one-time, upfront payment. (At their preference, landowners may choose one time or annual payments for structures.)



Example easement

As illustrated below, under these circumstances the landowner would receive a payment of \$81,500.

Easement Payment Example

150 foot easement width x 2,640 feet (half a mile) = 396,000 square feet

396,000 square feet / 43,560 (square feet in an acre) = ~9.1 acres

9.1 acres x \$5,000 (price per acre offer) = \$45,500

Structure Payment Example (landowner selects one-time payment)

2 (lattice structures) x \$18,000 (per lattice) = \$36,000

Total Payment: \$45,500 (easement payment) + \$36,000 (structure payment) = \$81,500

This example is not an offer and is based on a market valuation per acre of \$5,000 and other factors. Actual compensation for each parcel will be based on a market study of land values and may be higher or lower than this estimate.

