

FILED  
March 30, 2017  
Data Center  
Missouri Public  
Service Commission

**GRAIN BELT EXPRESS CLEAN LINE LLC**

**STRUCTURE AND DAMAGES CALCULATION SHEET**

This Structure and Damages Calculation Sheet is made a part of that certain Transmission Line Easement Agreement ("Easement Agreement") granted by Landowner to Grain Belt Express Clean Line LLC ("Grain Belt").

Date: \_\_\_\_\_

Tract Number: \_\_\_\_\_

Landowner Name: \_\_\_\_\_

**Grain Belt**  
**131**

**STRUCTURE PLACEMENT CALCULATIONS**

- Δ Grain Belt will determine the final number and type of structures.
- Δ Landowner will initial and select either Annual Payment Option\* or One-time Up-front Payment.\*\*
- Δ In the event structures are placed on the property line, each parcel will receive one-half (50%) of the structure payment, regardless of the exact placement of the structure on the property line.

LO Initials	LO Initials
Annual Payment Option _____	One-Time Up-front Payment _____

**Annual Payment Option\***

Lattice	[# of structures]	X	\$1,500.00	=	TBD
Monopole / Lattice Mast	[# of structures]	X	\$500.00	=	TBD

OR

**Up-front Payment Option\*\***

Lattice	[# of structures]	X	\$18,000.00	=	TBD
Monopole / Lattice Mast	[# of structures]	X	\$6,000.00	=	TBD

**STRUCTURE PLACEMENT COMPENSATION**

TBD

\*Annual payments are due prior to December 31st during each calendar year structure(s) are located on Landowner's property, commencing with the year construction crews access the property to install structure(s) (the date of such first payment, the "Installation Payment Date"). Commencing on the first anniversary of the Installation Payment Date and continuing on each anniversary thereafter for so long as annual payments are due, annual payments shall be adjusted to increase such payment each year by two percent (2%)

\*\* Up-front Payments are due prior to December 31st of the year construction crews access the property to install structure(s).

**ADVANCE CROP DAMAGE CALCULATIONS**

Grain Belt shall pay 1 year advance crop damage based on 50 feet width X easement length .

Crop Types	Price	Yield	Footage	Acres	Total
Corn (bushel)					
Soybeans (bushel)					
Other					

The advance crop payment for each disturbed crop type, if any, represents the anticipated loss due to construction. Such payment shall be calculated based on the type of crop planted or to be planted in the easement area during the year construction commences, using the most recent March 1st Chicago Board of Trade pricing + 10% and yields averaged from the previous (3) three years' yields + 10% according to the National Agricultural Statistic Services ("NASS") for the county.

In the event that landowner suffers crop damages during construction that are greater than the anticipated 50 feet as used in this calculation, Landowner may notify Grain Belt and Grain Belt will pay the additional damage based on the formula described above. Additionally, in the event of future crop damages as a result of Grain Belt's operations and maintenance, Grain Belt shall compensate Landowner for any such loss using the same formula described above.

GB Exhibit No. 131

Date 3-21-17 Reporter KB

File No. EA-2016-0358

To be Paid Prior to Date Construction Crews Access the Property to Install Structure(s) or Wires

ADVANCE CROP DAMAGES  

**Acceptance**

Landowner: \_\_\_\_\_

DATE: \_\_\_\_\_

Grain Belt: \_\_\_\_\_

DATE: \_\_\_\_\_

Jayshree Desai, Executive Vice President

**Grain Belt Express Clean Line LLC  
EASEMENT CALCULATION SHEET**

This Easement Calculation Sheet is made a part of that certain Transmission Line Easement Agreement ("Easement Agreement") granted by Landowner to Grain Belt Express Clean Line LLC ("Grain Belt").

Date: \_\_\_\_\_

Tract Number: \_\_\_\_\_

Landowner Name: \_\_\_\_\_

Permanent Easement	150 ft. (+/-)				
Total	0	ft. (+/-)			
Land Use Footage					
0	0.000000	(+/- acres) X	\$0.00	=	\$0.00
		(+/- acres) X		=	
					\$0.00
					<b>"Total Easement Consideration"</b>
					\$0.00

**The Total Easement Consideration shall be paid as follows:**

(A) Initial Payment (20% of the Total Easement Consideration) \$0.00

AND

(B) Balance Due prior to the earlier of (1) the date construction crews access the property to install structures or wires, or (2) 07-01-2018 (such date, as may be extended pursuant to the Easement Agreement Extension, the "Easement Compensation Deadline").

\$0.00

**Easement Agreement Extension**

The Easement Compensation Deadline may be extended for two years to 07-01-2020 by payment to Landowner of 10% of the Total Easement Consideration on or before 07-01-2018 (the "Extension Payment"). The Extension Payment shall be non-refundable, but will be credited towards the Balance Due.

\$0.00

Δ Initial Payment is paid at time of grant of the Easement Agreement.

Δ If, based on the final legal description, it is determined that the Permanent Easement width is greater or less than 150' and/or the linear footage is greater or less than as shown above, Grain Belt shall adjust the Balance Due such that the Total Easement Consideration is based on actual footage and width and calculated using the same formulas as set forth on this Easement Calculation Sheet.

Δ Landowner acknowledges and agrees that Grain Belt is under no obligation to pay the Balance Due portion of the Total Easement Consideration and that if Grain Belt fails to do so on or before the Easement Compensation Deadline, subject to the cure provision in the Easement Agreement, the Easement Agreement shall terminate. Upon such a termination, Landowner shall retain the Initial Payment and any Extension Payment (if applicable), and Grain Belt shall have no further obligation or other liability to Landowner.

**Acceptance**

Landowner: \_\_\_\_\_

DATE: \_\_\_\_\_

Grain Belt: \_\_\_\_\_

DATE: \_\_\_\_\_

Jayshree Desai, Executive Vice President