



Wolf Carbon Solutions U.S.  
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**WOLF CARBON SOLUTIONS US, LLC**

**MT. SIMON HUB Project**

**STATEMENT OF DAMAGE CLAIMS**

During the construction of a carbon dioxide (CO<sub>2</sub>) pipeline, damage may be caused to a Landowner's property. Should Wolf Carbon Solutions U.S., LLC (Wolf Carbon Solutions) cause physical damage to property, the Landowner/Tenant (as applicable), will be compensated by Wolf Carbon Solutions. 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 Wolf Carbon Solutions 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 Section I.A. and the current market price index by crop type or if applicable in accordance with any prearranged Landowner/Tenant purchase agreements.
- C. Wolf Carbon Solutions will pay a one-time settlement payment for crop loss according to the following amounts:
  - First Year: 100% of crop loss value
  - Second Year: 80% of crop loss value
  - Third Year: 60% of crop loss value
  - Fourth Year 40% of crop loss value

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

- A. Wolf Carbon Solutions 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, Wolf Carbon Solutions 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 will be identified and preventive measures will be performed prior to construction to limit unnecessary impact to drain tiles. Wolf Carbon Solutions



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will repair damage incurred during construction activities to drain tiles. Tiles disturbed or damaged will be repaired to their 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, Wolf Carbon Solutions 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.

**IV. Other Damages:**

- A. Wolf Carbon Solutions will repair damage incurred during construction activities to pastures, fences, improvements, livestock, terraces, and equipment caused by Wolf Carbon Solutions and/or the construction contractor's entry, use, or occupation of lands, both on and off an easement area, due to the construction activities.
- B. If by mutual agreement the Landowner/Tenant (as applicable) repairs the damages, Wolf Carbon Solutions will reimburse the Landowner/Tenant (as applicable) for the reasonable cost to repair.

**V. Manner of Damage Payments:**

- A. Prepayments of predetermined damages may be made based upon Landowner agreements and/or preferences during easement negotiations. In such cases, any future payments will only be for unanticipated damages outside the predetermined amount and as agreed upon between the Landowner and Wolf Carbon Solutions.
- B. Payment of crop damages to the Landowner/Tenant will be made by Wolf Carbon Solutions in one lump sum payment and not as a series of annual payments.
- C. Livestock losses are also compensable within 30 days of the presentation of a statement and invoice of any loss resulting from construction activities.
- D. Post-construction payments for damages will be paid within 30 days of construction and restoration completion.

**VI. Dispute Resolution Procedure:**

- A. If the parties cannot agree on a settlement and no other means of resolving disputes has been agreed to, the landowner or tenant may petition the county board of supervisors to have the damages determined by a Compensation Commission (Iowa Code Chapter 6B and Iowa Code section 479B.30). The petition must be filed not less than 90 days after the completion of the installation of the pipeline. This Compensation Commission would be similar to, but acting separately from, a commission established for condemnation proceedings under Iowa Code Chapter 6B.

(This policy statement is filed with the Iowa Utilities Board pursuant to Iowa Administrative Code 199-Chapter 13.3(3).