

August 3, 2022

Iowa Utilities Board
Attn: Geri D. Huser, Chair
Richard W. Lozier, Jr., Board Member
Joshua J. Byrnes, Board Member
1375 E. Court Avenue
Des Moines, Iowa 50319

**RE: FOURTH OBJECTION- Navigator Heartland Greenway LLC
Docket No. HLP-2021-0003**

Dear Iowa Utilities Board Members:

I have been asked by (1) Alma Farm I LLC; (2) Alma Farm II LLC; (3) Alma Farm III LLC; (4) Alma Olson; (5) Jeanette Lietz; and (6) Wade Olson Trust No. 1, along with myself, landowners in Clay County, whom are detrimentally affected by the Navigator Heartland Greenway LLC (“Navigator”) carbon capture pipeline to provide our **fourth formal objection** to said project under consideration by you, the Iowa Utilities Board (the “IUB”). This objection is not meant to take the place of our first, second or third objection previously provided, but rather shall be in addition to said objection.

In reviewing the Hamilton County Informational Meeting Checklist (the “Checklist”) executed by Josh Byrnes on February 2, 2022 and in the interest of legal preservation, we herein provide our written objection to the completeness of the Checklist.

Specifically, we object to the information provided by Navigator at said meeting as it relates to the following Checklist items:

- 1) 13.3(5)(a)
- 2) 13.3(5)(c)
- 3) 13.3(5)(d)
- 4) 13.3(5)(e)
- 5) 13.3(5)(f)
- 6) 13.3(5)(g)
- 7) 13.3(5)(h)

Further, as acknowledged at said Informational Meeting by Navigator’s own representative, some of the information provided, specifically as it related to the construction process and the handling of the separation of the top soil that the information/diagram provided by Navigator was incomplete and/or in error. Thus, how could the IUB representative sign off acknowledging the completeness of the Checklist if Navigator’s own information provided was incomplete and/or in error? Again, we object to the completeness of the Checklist related to said Informational Meeting.

In addition, as provided by Mr. Byrnes at said Informational Meeting, said meeting was not going to be recorded in any way by the IUB or its representatives. Why is it the IUB's policy not to record the meeting for landowners to further digest later and/or for future legal preservation? In any type of potential future legal proceeding for which the information shared at said Informational Meetings would be crucial, it would seem in the best interest of those affected landowners that the IUB would take the necessary steps to at least record said Informational Meetings. As such, we again object to the IUB's handling of said Informational Meeting.

I appreciate your time and work on this matter.

Sincerely,

/s/ Gary Olson

Gary Olson,

Representative on behalf of the above-noted landowners

CC: John Crotty, Attorney- Office of Consumer Advocate

1st Informational Meeting Concerns

I related to Iowa Advocate person that these Informational Meetings There appeared to be No Balance! Utility Company & IUB vs Land Owner

IUB Panel Member related:

There would be No recording of meeting taken.

No Notes would be taken.

IUB would listen to Landowner's questions and concerns.

If Landowners had an Objection - Objection would need to be filed with IUB Docket No.:

Landowner was given a booklet and told to circle certain items and that they may want to discuss these items with family members, attorney or other landowners.

IUB representative should have stated NEED instead of May.

ALL Legal Issues for landowner - Landowner definitely needed to talk to his Attorney.

IUB person did NOT appear to want to explain what each circled item meant.

At one meeting I requested that IUB person explain what each circled item meant.

It appeared IUB personnel did not want to discuss legal issues pertaining to landowner.

Booklet should have been mailed out with Informational Meeting invite.

Landowners needed this time to review booklet and proposed pipe line layout - INTENT of CO2 project:

Consult with his Attorney about CO2 pipe line project potentially going thru his property
discussing legal issues of proposed project that would affect Landowners.

Discuss project and legal issues with family members.

IUB Gave Packet To Land Owners

Attorney General[61]

CHAPTER 34 ACQUISITION NEGOTIATION STATEMENT OF RIGHTS

CHAPTER 479B

HAZARDOUS LIQUID PIPELINES
AND STORAGE FACILITIES

Referred to in §6B.42, 306A.3, 474.1, 474.9, 479.1, 546.7

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CHAPTER 480

UNDERGROUND FACILITIES INFORMATION

Referred to in §68A.406, 479.48, 479B.32

CHAPTER 9

RESTORATION OF AGRICULTURAL LANDS DURING AND AFTER PIPELINE
CONSTRUCTION

MODEL ORDINANCE FOR

FOR CONSTRUCTION OF A PIPELINE, ELECTRIC TRANSMISSION LINE,
COMMUNICATION LINE, UNDERGROUND SERVICE LINE, OR OTHER SIMILAR
INSTALLATIONS OVER, ACROSS, OR BENEATH ANY DRAINAGE TILE
INFRASTRUCTURE

MODEL HAZARDOUS LIQUID PIPELINE ORDINANCE
RESTORATION AND RECOVERY OF DAMAGES TO AGRICULTURAL AND NON-
AGRICULTURAL PROPERTIES AND BUSINESSES

NAVIGATOR CO₂ VENTURES LLC

PROJECT OVERVIEW

The Heartland Greenway carbon capture, utilization, and storage (CCUS) system will provide biofuel producers and other industrial customers in the Midwest with a long-term, cost-effective means to reduce their carbon footprint.

This multi-faceted project will assist customers in constructing and financing carbon dioxide (CO₂) capture equipment; safely transporting the captured CO₂ over a newly constructed approximately 1,300-mile pipeline network; and permanently storing the carbon in secure, underground sites being actively developed in south-central Illinois.

The multi-billion-dollar investment will connect rural industrial producers in Iowa, Illinois, Minnesota, Nebraska and South Dakota at more than 30 receipt points to ultimately capture and store approximately 15 million metric tons of CO₂ per year once fully expanded.

PROJECT PURPOSE

Reducing the transportation sector's carbon output is key to meeting global GHG emissions targets. By providing an economic means to reduce the carbon footprint of homegrown biofuels, the Heartland Greenway will enable producers to create a more sustainable, premium product to bring to market.



HEARTLAND
GREENWAY

PROJECT IMPACT

Reduces GHG Emissions

Once fully expanded, the system's carbon offset will be equivalent to the emissions of 3.2M passenger cars driven annually

Strengthens Communities

Creates jobs and increases tax revenue to local communities and counties over the footprint and life of the project

Crop Yield Sustainability

Adds value to the agricultural supply chain by increasing the marketability and viability of biofuels such as ethanol



HEARTLAND
GREENWAY

PIPELINE SAFETY

- Pipelines are among the safest, most environmentally friendly, and reliable methods of transporting the products we use every day.
- This project will be designed, constructed and operated to meet or exceed all federal, state and local regulations.
- Internal and external integrity assessments will be made before and after placing the system in service.
- We will have enhanced monitoring systems in place 24 hours a day, 7 days a week, 365 days a year.

EXPECTED TIMELINE

Second Quarter – Third Quarter 2022
Preliminary field surveying and installation methodology

Fourth Quarter 2023
Anticipated receipt of federal and state permits

Second Quarter 2024 – Fourth Quarter 2024
Construction phase

Fourth Quarter 2024 – Second Quarter 2025
Initial system commissioning

CARBON CAPTURE EXPLAINED



ECONOMIC BENEFITS

- 8,000 contract positions created during construction
- Property tax revenue for local communities and counties
- 80 full-time employees once project is complete

ABOUT NAVIGATOR

Navigator CO₂ Ventures is committed to building a more sustainable future and putting the communities and states we operate in on an accelerated path toward decarbonization.

Since our inception in 2012, the Navigator service team has safely constructed and operated more than 1,300 miles of new midstream infrastructure.

For more information about the project, visit www.heartlandgreenway.com.

THE PIPELINE CONSTRUCTION PROCESS

Planning for a project of this scale begins years before any construction commences. Initial steps include determining demand, exploring practical pipeline routes, extensive environmental assessments on proposed route, public and landowner engagement, and government permitting. Once all of these steps are complete, the construction activities can begin.

Below you will find a detailed overview of the multi-phased pipeline construction process.

STEPS FOR CONSTRUCTION

1. Surveying and staking

The survey crew carefully surveys the land and stakes the right-of-way (ROW), all approved project workspace and access roads to ensure that only the pre-approved construction workspace is cleared. Also flagged so they can be addressed properly are sensitive areas such as utility lines, drain tile systems, and environmental features.

2. Clearing

The clearing crew is responsible for removing trees and debris from the construction ROW.

3. Front-end grading

The grading crew prepares a level and safe working surface for the heavy construction equipment that follows. This crew also installs silt fence and other erosion control devices along edges of streams and wetlands to prevent unnecessary impacts. Drain tile header locations are identified and preventive measures are performed at this stage.



Pipeline Route Fig. 1

4. ROW topsoil stripping

Where necessary, especially in agricultural areas, topsoil is separated from subsoil and stockpiled along the sides of the ROW to prevent compaction and mixing with subsoils. Agriculture mitigation plans are implemented to ensure minimum impacts.

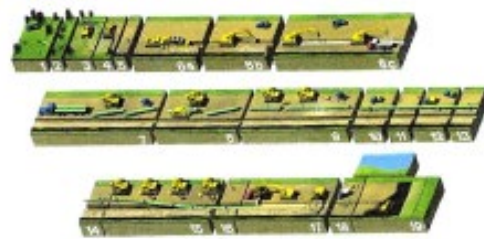
5. Re-staking trench centerline

Survey crews stake the center line of the trench.

6a-c. Trenching

The trenching crew uses a wheel trencher, backhoe, or rock trencher to dig the pipe trench. The U.S. Department of Transportation requires the top of the pipe to be buried a minimum of 30 inches below the ground surface in rural areas, and deeper in agricultural areas and at stream and road crossings.

Heartland Greenway will be 60-inches or deeper. During trenching, the location of all drain tiles intersected by the trench will be surveyed and marked for repairs as needed.



Pipeline Route Fig. 1

STEPS FOR CONSTRUCTION, CONT.



Pipeline Route Fig. 1, 2

7. Stringing pipe

At steel rolling mills, where the pipe is fabricated, pipeline representatives carefully inspect new pipe to make sure it meets industry and government safety standards. The pipe is transported to a pipe storage yard near the project location. A stringing crew using specialized trailers moves the pipe to the ROW.

8. Field bending of pipe

A bending machine uses a series of clamps and hydraulic pressure to make very smooth, controlled bends in the pipe. Pipes are bent to account for changes in the route and to conform to the topography. All bending is performed

in accordance with federally prescribed standards to ensure integrity of the bend.

9. Line-up, initial weld

The pipe crew and welding crew connect the various sections of pipe together into one continuous length. The pipe crew uses special pipeline equipment to pick up each joint of pipe, align it with the previous joint, and make the first pass of the weld.

10. Fill and cap, final weld

The welding crew follows the pipe crew, completing each weld. This process follows all government welding regulations.

11. As-built footage

The survey crew records data regarding the length of the assembled pipeline.

12. X-ray inspection, weld repair

For quality assurance, technicians inspect all welds using X-ray technology to verify weld. While federal standards only require X-rays on 10% of the welds, we will X-ray 100% of the welds for maximum assurance.

13. Coating field welds

At the manufacturing mill, the majority of the pipe is coated to protect the pipeline from potential external damage. A small section of each pipe end is left uncoated to help with the welding process. The coating is applied to these areas once the welding is complete and X-ray inspection is verified.



Pipeline Route Fig. 1, 3

14. Inspection of coating

The pipe coating and welds are inspected one final time before being lowered into the trench.

15. Lowering pipe into trench

Operators lift the pipe and lower the welded sections into the trench.

16. As-built survey

The survey crew records the location and depth of cover of the pipeline after it is placed in the trench.

17. Pad, backfill, rough grade

Soil is returned to the trench in reverse order and the ROW is graded with the subsoil replaced first, followed by the topsoil. Warning tape is installed midway through the backfilling process to assist in damage prevention from third party strikes.

18. Hydrostatic testing, final tie-in

Before the pipeline is put into service, the entire length is pressure tested using water. Each section is filled with water and pressured well beyond the maximum operating pressure, to ensure no leaks are present and that the pipeline meets all strength requirements.

19. Replace topsoil, cleanup, restore

The final step in the process is restoring the land as closely as practical to its original condition and all signage installed. Final restoration will be reviewed with landowner and inspected per the pre-approved agriculture restoration plan.



Dear Landowner or Tenant,

You are receiving this information because your property is located along the route corridor of a proposed project, the Heartland Greenway. This project will provide industrial customers in the Midwest region of the United States with a scalable option to reduce their carbon footprint. This technology, known as carbon capture and sequestration (CCS), captures CO₂ emissions during the industrial process, before it reaches the atmosphere, transports it in liquefied form, and stores it safely underground.

Navigator CO₂ Ventures is committed to being a responsible neighbor in the communities where we live, work, and operate. We believe that strong relationships begin with frequent and transparent communication.

To that end, we hope that this information will serve as an introduction to our project and help answer some questions you might have.

For more information, please visit our website www.heartlandgreenway.com. You can reach us any time at info@heartlandgreenway.com or (402) 520-7089.

Respectfully,

Ann Welshans, Director of Right-of-Way
Navigator CO₂ Ventures



PROJECT OVERVIEW

- Approximately 1,300 miles of 6" to 24" inch pipeline constructed with high-strength carbon steel.
- Capable of transporting and storing up to 15 million tons of CO₂ per year once fully expanded.
- Once complete, the CO₂ pipeline will connect facilities in five states:
 - Iowa
 - Illinois
 - Minnesota
 - Nebraska
 - South Dakota
- Expected Project Timing
 - Spring 2022 – Fall 2023 – Route feasibility, field due diligence, environmental permitting, engineering design, and right-of-way acquisition
 - Spring 2024 – Summer 2025 – Pipeline construction, restoration, and commissioning

ECONOMIC IMPACT

- Property tax revenue for communities and counties along the pipeline route over the life of the project.
- Approximately 8,000 new union and non-union contract positions will be created during the construction of the pipeline in Iowa.
- Estimated 80 new permanent jobs will be established at locations along the pipeline route once the project is completed.
- Carbon capture and storage (CCS) technologies increase the viability and competitiveness of value-added ag products like biofuels, and the ag feedstocks they are produced from.

PIPELINE FAQ'S

- **Are pipelines safe?**
Pipelines are among the safest, most environmentally friendly, and most reliable method of transporting the products we use every day. The Heartland Greenway will be regulated by both state and federal agencies to ensure compliance during design, construction, and operation.
- **Do we really need pipelines?**
Yes, in addition to the 5,000 miles of CO₂ pipelines in operation today, the development of new pipeline infrastructure such as CCS projects have the ability to reduce global carbon dioxide emissions by almost one-fifth and lower the cost of addressing climate change by 70%.
- **What is a pipeline right-of-way?**
A pipeline right-of-way (ROW) is the strip of land over a pipeline. A ROW agreement between a pipeline company and property owner is called an easement. Easements provide pipeline companies with permanent, limited interest to the land to enable them to operate, test, inspect, maintain, and protect their pipelines. The Heartland Greenway permanent ROW will typically be 50 feet, approximately 25 feet on each side of the center of the pipeline.
- **Can I build or dig along the pipeline right-of-way on my property?**
Pipeline right-of-way (ROW) must be kept free from obstructions. If a pipeline crosses your property, do not plant trees or shrubs on the ROW. Also, do not dig, store, or place anything on or near the ROW without first having pipeline company personnel mark the pipeline, stake the ROW, and explain the company's policy. Always call 811 before you dig.
- **How deep is a pipeline buried?**
The Heartland Greenway will exceed federal and state regulations and will be installed a minimum of 60 inches below the ground's surface.
- **How are pipelines monitored?**
Our pipelines are monitored 24 hours a day, 7 days a week, 365 days per year. We perform frequent pipeline maintenance, conducting foot and vehicle patrols regularly to ensure the pipeline is operating as designed. We also conduct aerial patrols several times a month to ensure the integrity of our pipelines and ROW. A state-of-the-art leak detection system is constantly monitored by qualified operators to ensure safe and reliable transportation of the CO₂ at various points along the system.
- **How do you ensure the pipeline will not rust when underground?**
The line pipe will exceed all federal and state requirements and be inspected from initial forming all the way to installation. It also has an external coating that protects the steel from corrosion, as well as a cathodic protection system to further mitigate any potential external pipeline deterioration. Additionally, we install strategically placed mainline valves, or MLVs, that further allow the company to operate the pipeline safely and reliably. Once installed and before operation, we conduct a hydrostatic test on the pipeline, which ensures the safety, reliability and integrity of the line pipe and construction. Once the pipeline is commissioned, we periodically inspect the inside of the pipeline using an in-line inspection tool or "smart pig" that enables us to validate the integrity of the pipeline.
- **Are there any long-term impacts to my land?**
We have retained a specialized restoration company to develop and execute a project specific restoration plan. The plan will address the unique conditions of agricultural practices along the ROW to ensure all impacts from construction are temporary and that land use and production are restored as quickly as practical. We will address each affected landowner's specific circumstances during easement discussions. We are committed to returning the land to its pre-construction conditions or better.

Presiding officer determination:

The requirements of 199 Iowa Administrative Code 13.3(5) have been satisfied by the presentation and discussion completed at the above-referenced public informational meeting.

 X Yes No

If no, reason:

IUB Panel Member related:

There would be No recording of meeting taken.

No Notes would be taken.

IUB would listen to Landowner's questions and concerns.

If Landowners had an Objection - Objection would need to be filed with IUB Docket No.:

How Does CO2 Pipe Line Project Qualify for 479B.9?

As provided in Iowa Code section 479B.9, “a permit shall not be granted to a pipeline company unless the board determines that the proposed *services will promote the public convenience and necessity.*”

A Navigator representative stated, (I am paraphrasing) these private entities are looking for multiple ways to leverage their systems to add additional profit streams to their business. This statement was made at an informational meeting in Hamilton County, Webster City, IA.

This CO2 Project

Navigator Heartland Greenway would not earn any 45Q Tax \$ credits and Carbon Green \$ Credits for the businesses that Navigator represents (Example: Ethanol Industry) if it was not for using land owners land.



Laws / Statues: Create by Federal - State Elected Officials

Rules / Regulations: Interpretation by Individual Government Agency Officials

Ordinances / Zoning: Elected County Officials - County Superivsors

Vague

Hazy, uncertain, imprecise.

Used in reference to words - especially sentences and paragraphs - that are not clearly expressed.

Vague laws

The term vague is frequently used in reference to a statute written in language that is so indefinite or lacking in precision that an individual of ordinary intelligence is forced to guess at its meaning. Statutes that are vague are ordinarily void on that ground.

Vague laws involve three basic dangers:

First, they may harm the innocent by failing to warn of the offense.

Second, they encourage arbitrary and discriminatory enforcement because vague laws delegate enforcement and statutory interpretation to individual government officials.

Third, because citizens will take extra precautions to avoid violating the law, vague laws inhibit our individual freedom.

Land Owners are only asking the scale of justice to be equal to all.



The scale of justice is supposed to be equal, Iowa Legislature and Iowa Attorney General, Iowa Advocate, use to address:



The present Informational Meeting format, Landowner Rights - Easement & Eminent Domain process.
 Present system creates more conflict between proposed project company and landowners.
 Entity or Company of CO2 project checklist detailing how project will be handled was revealed.
 As far as Landowner their was NO Landowner basic checklist detailing or very little guidance what Landowner should or could do.
 This creates huge conflicts and mistrust to both groups. (Entity - CO2 Company Project / Landowner)

Informational Meetings Panel Groups - Proposed Model

Comprised of 4 Panel Groups:

IUB Members (3)

Entity seeking access to landowners' property - Members (3) (Navigator 3 Members)

Iowa Advocate Member (1) - Responsible to the Iowa Attorney General

Landowner Members (3) - 2 Landowners & 1 Attorney relating Project Process & Landowners Rights.

Entity - Group (3 members)	IUB Group (3 members)	Landowner Group (3 members)	Iowa Advocate Group (1 member)
Project Checklist - Entity Project: <ul style="list-style-type: none"> * Define Project INTENT * Define Project Layout - Construction * Define Project Engineering Specs. * Define Project Specs. * Project Survey * Project Soil Scientist * Project Environment Issues * Project Endangered Species * Project Construction * Project Restoration * Compensation Construction Damages * Easement Agreement * Additional Other Items <p>CO2 Pipe Line Construction Process Checklist hand out was given to Landowners</p>	IUB makes sure Entity follows: <ul style="list-style-type: none"> * Project INTENT - Must Comply * All Federal Laws * All State Laws * All Engineering Specs. * Clean Water Act * Clean Air Act * Additional Other Items 	Project Checklist - Landowners: <ul style="list-style-type: none"> * Informational Meeting Invitation * Survey Certified Letter - Must accept * Contact Person for Survey Crew (Appt) * Survey Crew - 10 Days * Soil Scientist * Land Agent * Eminent Domain - Court Case * Construction * Restoration * Compensation Construction Damages: (Law States - All Damages) Crop Damages also CRP Tile Damage - Acres Affected - Upstream Soil Stripping Damages - Compaction Soil Stripping - Soil Fertility Work Zone Damage Secondary Damage next to Work Zone Additional Other Items * Landowner Easement Agreement 	Advocates for Landowner & Entity <ul style="list-style-type: none"> * All Laws - Apply Equal Justise To All. * Define Landowner Checklist * Define Entity (Project) Checklist * Additional Other Items

Landowner Basic Checklist for Proposed CO2 Pipe Line on his Property

- 01- Anticipated Concerns of CO2 Pipe Line Project:**
 Surveying of Property
 CO2 Pipe Line Design Layout
 Stripping of Soil Process
 Construction Traffic Zone Work Area
 Working Wet Saturated Soils causing severe property damage.
 Restoration of Field
 Landowner needs to be involved in process
- Project Contact Information - Key Personnel:**
 Surveyor
 Soil Scientist
 Land Agent
 County Supervisors & Construction Inspector
 Entity or Company - Key Personnel
 Iowa Advocate Division - Key Contact Person
 Landowner needs names & e-mail addresses
- 02- Estimated Acres of Crop Loss Due to Construction.**
 No. Acres Affected: To be determined.
 Heavy Construction Traffic Area Damage: No. of Acres - To be determined
 Secondary Construction Damage - Moving & Piling of Soil: No. of acres - To be determined
 Secondary Crop Loss (Due to Up Stream Crop Loss from Tile lines broken by Construction Company)
- 03- Construction Work Zone Area.**
 Property Damages.
 Working wet saturated soils causes severe property damage.
 Future crop yield losses - Potential 8 Years.
- 04- Potential Tile Lines Breakage - Tile Lines Repair Cost.**
 On our farm tile lines go north to south (Pattern Tiled every 90') - CO2 pipe line will go east to west .
 Severe internal compaction of soil can occur - 5 foot depth from heavy equipment in construction traffic work zone area. (75 Feet)
 Crushing of Tile Lines - Replacing and connecting all tile lines where CO2 pipe line is laid. (80 Feet)
- 05- Soil tilth - If construction company does work on project when soil conditions are moderate to totally saturated, causing severe compaction in field and destroying field soil tilth, it will take a minimum of 8 years to restore field soil tilth to maximum productivity.**
- 06- Field Fertility Levels - Affected by stripping of soil: reducing P & K (levels by 80%) and could affect soil pH. Additional \$'s will be needed for fertilizer & lime - using Gypsum CaSO4.**
 8 year plan to build back to previous P & K soil levels & pH levels. (Yearly Field Crop Data - Yield Monitor)
- 07- Secondary Crop Loss (Due to Up Stream Crop Loss from Tile lines broken by Construction Company)**
- 08- County - District Tile Lines Drainage District - Repair Concerns.**
 (Not my problem - but a County problem in some areas.)
- 09- Future Re Entry: Leaks - CO2 Line Breaks - Repairing or Replacing Pipe Line.**
 Additional compensation cost to landowner for damages.
- 10- Once ground is leveled and restored, ground or soil will then need to be deep V-Ripped.**
- 11- My understanding County Supervisors are responsible for hiring County Inspector for construction of CO2 pipe line project.**

Iowa Utility Board Issues - Chapter 9 & 479b

Black - Anticipated Concerns: Planning & Construction Issues

Red - Legal Issues

- Eminent Domain Reasoning

Compensation: Property Damages - Land Usage Contract (Easement)

- 12- Surveying Crew / Soil Scientist have right to come on property - once entity tries to contact landowner.**
 IF landowner refuses: restricted certified mail or business call from entity:
 No further contact by entity or business personnel will occur - Could be deemed as harassment.
 10 Days after refusal Surveying Crew / Soil Scientist have right to come on property without landowner's permission. The LAW.
 Landowner becomes uninvolved. Landowner needs to cooperate and to stay involved in whole process.
- 13- IUB should be extremely concerned with the proximity of proposed CO2 pipe line to homes, cities, schools and livestock facilities. IUB should address this distance issue.**

22- Pipe Line Construction on Landowners Ground - Soil is Wet Saturated.
 Working Wet Saturated Soils will cause severe property damage.
 Need New Ordinates - Construction Issue: Dealing with Wet Saturated Soils.
 Tools to Use: Terminology - Construction will occur when soils are less than 60% soil saturation.
<https://crops.extension.iastate.edu/facts/soil-moisture-100cm>
<https://water.weather.gov/precip/> Type In Your Local Zip Code - Local Results.
<https://www.drought.gov/location/51338%2C%20Every%2C%20Iowa>

- 15- Abandonment of CO2 pipe line. (Who has legal standing?) Non removal of CO2 pipe line from property.**
- 16- What will be minimum depth of CO2 pipe line? Our Tile lines on our land range from 48" to 52" depth.**
- 17- Who is liable if a CO2 pipe line has a major blow out and a person is in the affected area when it happens and inhales CO2 and becomes severely sick or dies?**
 (Landowner may need liability insurance, dependent upon Navigator type of Indemnity)

18- What happens if Navigator Heartland Greenway CO2 pipe line goes broke - recourse.

Indemnity - Noun

Security or protection against a loss or other financial burden.

Insurance Protection

Indemnities - Plural Noun

Security against or exemption from legal liability for one's actions.

Immunity Exemption

Types of Indemnity

- * Broad Indemnification
- * Intermediate Indemnification
- * Limited Indemnification

(Need to know which of the following Indemnification Navigator Heartland Greenway will be using)

19- Can Navigator sell CO2 pipe line project or sell pipe line project for other uses without landowner approval? Can CO2 pipe line be removed for salvage - what damages will landowner receive?

20- Potential Soil Contamination: Removing of Soil - Property Damages.
 (Settlement or Lawsuit - \$ Dollar Amount)

21- Freedom of Information Act. Gathering of Landowner Names & Addresses.

Navigator, I believe has acquired landowner names & addresses from County Courthouses for each land parcel for CO2 pipe line project.

This list should be shared and sent to all landowners (in each County) where present CO2 pipe line is planned to go thru landowner property.

22- IUB & Navigator Heartland Greenway can request Eminent Domain Court Order for CO2 pipe line construction on property - specific land parcels.

Iowa Code section 479B.9, "a permit shall not be granted to a pipeline company unless the board determines that the proposed services will promote the public convenience and necessity."

What services promotes the public convenience and necessity

CLEAN AIR or CLEAN WATER or FOOD PRODUCTION?

* CO2 is essential in growing of our crops.

CO2 helps maximize our crop production yields.

* Groundwater Issues: CO2 Contamination due to breakage or seepage -

Will affect humans & livestock that consume well water in affected area.

* If plant based food is driving force of the future -

Grain will be the key - we will all need our land to be highly productive to feed the world.

If Navigator Heartland Greenway feels they qualify to use Eminent Domain, stating that the CO2 pipeline will benefit the public by emitting less CO2 into the atmosphere, the IUB needs to take into consideration these 2 factors which would be negatively affected by the pipeline:

* The need for CO2 for the production of crops in Iowa. (Food production greatly benefits the public)

* The need for clean water. (Consuming clean water greatly benefits the public)

23- If Eminent Domain is used to secure land for this project, which of the following, ultimately, is for the greatest good of the public?

- * More food production?
- * Securing clean drinking water?
- * Capturing and moving liquid CO2 through a pipe line?

24- Project INTENT

Filed with the Iowa Utilities Board on August 3, 2022, HL P-2021-0003

Is Eminent Domain being used to allow Navigator Heartland Greenway access to landowner's properties to reduce CO2 emissions?

Or

Is Eminent Domain being used to allow Navigator Heartland Greenway access to landowner's properties to obtain a financial advantage or benefit for private business entities.

A Navigator representative stated, (I am paraphrasing) these private entities are looking for multiple ways to leverage their systems to add additional profit streams to their business.

This statement was made at an informational meeting in Hamilton County, Webster City, IA.

Estimated Payout to Ag Businesses:

* 45Q Tax Credit - 12 Years: Estimated between \$9 to \$15.3 Billion revenue earned.

with a \$3 Billion pipe line construction and storage cost of CO2.

* Also, Ag Business will have the right to sell - Estimated Carbon Green Credits \$ Dollars: \$6 to 8 Billion.

Is this good use of Tax Payers \$?

Eminent Domain - Court Case Trial:

* Judge Ruling - If Judge rules in favor of CO2 pipe line.

* I believe County Supervisors would be responsible to appoint a min. 3 member Eminent Domain

Compensation committee to determine yearly compensation to landowner for CO2 pipe line usage of land.

25- Additional Information: Landowner Property Plans: Future / Present / Past - Additional Profit Streams

Relate Plans:

(What plans you have done in past / present and what plans you are planning to do in the near future)

Past:

Present:

Future:

These projects show you have planned for years to find ways to add Additional Profit Streams to your property.

26- CO2 Pipe Line Project: What benefit is there to the landowner who owns the property?

Property landowner will have to deal with frustration of personal property and crop damages.

* Long term compaction issues, crop productivity - Yield Loss. Potential 8 Years.

* Tile lines breakage - cost to repair or replace.

* Crop loss due to drainage issues. (upstream & or downstream crop damages).

* Soil fertility issues from stripping of soil (Build back soil fertility levels - 8 Years)

* Yearly Liability Insurance - liability insurance potential personal property exposure.

* Attorney fees in dealing with proposed CO2 pipe line construction on his property.

* Plus, additional other items from construction that cost property landowner damages NOT mentioned.

This CO2 pipe line project will be COSTLY & TIME Consuming to the landowner.

1st: Property Construction Damages Compensation

Landowner will try to recoup all pipe line construction damages, and will have to prove each damage that occurred.

Yearly Field Crop Data from Combine Yield Monitor. Recoup all damages from construction up to 8 years.

Landowner will incur additional expenses to build back land to previous productive levels that landowner had not planned.

2nd Navigator (Owner of CO2 Pipe Line) Easement Lease Agreement with Property Landowner - for using Landowner's Land.

Landowner Payment should be: (For having CO2 pipe line on land owners' land)

Paid Yearly usage on number of acres - payment per acre or royalty fee for using landowner's land.

(For Each year CO2 Pipe line is being used)

* All Landowners collectively would earn at least 4% of the Government Subsidy funding given to Entity for this project.

* Plus, 2%Yearly inflation increase added on yearly payment . Additional Yearly CPI rate - 2% Inflation= Balance payment.

This CO2 Project

Navigator Heartland Greenway would not earn any 45Q Tax \$ credits and Carbon Green \$ Credits for the businesses that Navigator represents (Example: Ethanol Industry) if it was not for using land owners land.

Easement Agreement Includes –

Land Owner & CO2 Company Agree On Layout & Construction Plans
Construction Damages - Land Owner Compensation
Monitoring Systems – Damage Assessment System
Property Lease Agreement (25 Years or More)
(Mirror Wind Turbine Payment Plan)