



Easement Acquisition Process

Valley Lateral Project

Meeting the Landowner

RESPECT AND TRUST

A POSITIVE, LASTING RELATIONSHIP IS BUILT ON MUTUAL RESPECT AND TRUST BETWEEN THE LANDOWNER AND THE LAND AGENT. OUR HOPE IS TO UNDERSTAND ISSUES AND CONCERNS FROM THE LANDOWNERS' PERSPECTIVE, AND HELP THEM UNDERSTAND OURS.

The Land Agent will meet with the Landowner to explain the purpose of the project and to acquire Survey Permission. Survey Permission allows the Survey Crews to access the landowner's property to conduct engineering, biological, and archaeological surveys.

- Engineering Surveys are designed to evaluate construction work areas with an eye toward maximizing safety and minimizing impacts to the surrounding community.
- Biological surveys document vegetation types, determine the likelihood of encountering endangered species, and identify the location of streams and wetlands.
- Archaeological surveys are designed to identify cultural or historical resources.

It is the Land Agent's responsibility to ask the Landowner pertinent question pertaining to the property.

- Is there a water well on the property?
- Is there a septic system on the property?
- Are there any buried utilities on the property?
- Are there livestock or animals the surveyors should be aware of?
- Are there sensitive areas on the property such as burial grounds, sentimental trees, or future building locations?

Easements and the Land Valuation Process

WHAT IS AN EASEMENT?

AN EASEMENT IS AN ACQUIRED PRIVILEGE OR RIGHT, SUCH AS A RIGHT-OF-WAY, AFFORDED A PERSON OR COMPANY TO MAKE LIMITED USE OF ANOTHER PERSON'S OR COMPANY'S REAL PROPERTY. FOR EXAMPLE, THE MUNICIPAL WATER COMPANY MAY HAVE AN EASEMENT ACROSS YOUR PROPERTY FOR THE PURPOSE OF INSTALLING AND MAINTAINING A WATER LINE. SIMILARLY, OIL AND NATURAL GAS PIPELINE COMPANIES ACQUIRE EASEMENTS FROM PROPERTY OWNERS TO ESTABLISH RIGHTS-OF-WAY FOR CONSTRUCTION AND OPERATION OF THEIR PIPELINES.

There are three key factors in determining land values:

- **Land Classification/Zoning** – Residential, Agricultural, Commercial, and Industrial properties have different values associated with them.
- **Comparable Sales** – The Land Department will research numerous sales of the different types of property listed above, in the immediate vicinity of our proposed route.
- **Damages** – The calculation of damages on affected crops are usually based on the landowner's average yield in the disturbed area multiplied by the current price per bushel, bale, etc. The amount paid per acre of timber may be determined by a certified local timber appraiser.

Acquisition of Easements

NEGOTIATE IN GOOD FAITH

WE WILL NEGOTIATE IN GOOD FAITH WITH TRUST AND INTEGRITY. OUR GOAL IS TO REACH AN AGREEMENT WITH THE LANDOWNERS IN AN HONEST, FAIR AND REASONABLE FASHION.

The Land Agents are responsible for delivering and explaining the Easement Documents to the Landowner. There are various forms associated with the Easement documents.

- Right-of-Way Agreement
- Acquisition Plat Map
- Release of all Claims / Receipt of Payment
- W-9

There may be other documents pertaining to additional workspace or access roads. All documents will be signed in front of a Notary Public.

PROVIDING NATURAL GAS TRANSPORTATION SERVICES TO THE NATION MAY CREATE CONCERNS. OUR GOAL IS TO PROVIDE LANDOWNERS WITH THE INFORMATION REGARDING THE IMPORTANCE OF ENERGY INFRASTRUCTURE, THE REASON AND NEED FOR THE PROPOSED PROJECT, AND THE PROCESSES IN PLACE GOVERNING EASEMENT ACQUISITION, CONSTRUCTION, OPERATION AND MAINTENANCE OF OUR FACILITIES AND THE PARTICULARS OF OUR PROJECT.