



Landowner Compensation Fact Sheet

Easement

For the alternating current (AC) line, Western Spirit Transmission will use an easement that is approximately 150 feet wide for the specific purpose of constructing, operating, and maintaining the transmission line.

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

Compensation Calculation

There are three primary components to compensation: An easement payment, structure type payment, and damages.

Easement Payment

Easement compensation is based on the area of the easement, calculated in acres, and the fair market value of the land within the easement. Fair market value is determined through a market study conducted by an independent appraiser. Western Spirit Transmission will pay 100% of fair market value of the easement area.

Structure Type Payment

Structure compensation is calculated based on the type of structure selected by Western Spirit Transmission and the number of structures located on a specific property. The landowner will receive a one-time lump sum upon commencement of construction.

Monopole Structure	H-frame Structure
\$4,200 - One time payment	\$7,200 - One time payment

Damages

Prior to construction, Western Spirit Transmission will pay a fixed amount to compensate the landowner for estimated damages. In the event actual damages occur and exceed the prepaid damages compensation, Western Spirit Transmission will pay the landowner the difference at the conclusion of construction. Western Spirit Transmission will compensate landowners for related damages incurred, such as:

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

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 the specific

characteristics of each parcel will be used in determining compensation for each easement. The compensation for the easement will be calculated at 100% of fair market value.

Landowner Compensation Example

This example is based on the following assumptions:

- A property with a fair market value of \$1,500 per acre
- Prepaid damages equal to \$300 per acre
- A 150-foot-wide easement that spans half a mile
- Two H-frame structures placed within the easement area

As illustrated below, under these circumstances the landowner would receive a payment of \$30,780.

Explanation of Calculation:

150 ft easement width x 2,640 ft (half a mile) = 396,000 sq. ft
396,000 sq. ft / 43,560 (sq. ft in an acre) = ~9.1 acres
9.1 acres x \$1,500 (easement offer) = **\$13,650**
9.1 acres x \$300 (prepaid damages offer) = **\$2,730**
2 (H-frame structures) x \$7,200 (per H-Frame) = **\$14,400**

Total Payment:

\$13,650 (easement payment)
\$2,730 (prepaid damages)
\$14,400 (structure payment)

\$30,780

NOTE: This would result in a total compensation rate of \$3,382/acre

This example is not an offer and is based on a market valuation per acre of \$1,500 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. Company representatives and land agents are available to meet anytime.