

Navigator Heartland Greenway LLC

EASEMENT and CROP YIELD/DAMAGES CALCULATION SHEET

Tract Number: HR-7-049.000

EASEMENT & TEMPORARY WORKSPACE PAYMENT (Form 1099-S)

Description	Acres		\$/Acre		Amount	Total
Permanent Easement	0.84	x	\$16,000.00	=	\$13,440.00	
Temporary Workspace (25% of Permanent Easement per Acre Price)	1.26		\$4,000.00		\$5,040.00	
If needed: Additional Temporary Workspace (25% of Permanent Easement per Acre Price)	0.000		\$4,000.00		\$0.00	
	2.100				\$18,480.00	
Option Fee (20%): Due at Signing					\$3,696.00	
Choose one:						
A. Remaining Payment (80%) Paid at Exercise of Option					\$14,784.00	\$18,480.00

CROP DAMAGE PAYMENT (Form 1099-MISC)

Description-Track Number: HGP-	Bushels per Acre	\$ Per Bushel	# of Acres	=	Amount	Total
1st year [corn] loss at 100% = ___ Bushels per Acre x \$ ___ per Bushel x ___ Acres	200	\$8.00	2.100		\$3,360.00	
2nd year [soybean] loss at 70% = ___ Bushels x ___ Price per Bushel x ___ Acres	200	\$8.00	2.100		\$2,352.00	
3rd year [corn] loss at 40% = ___ Bushels x ___ Price per Bushel x ___ Acres	200	\$8.00	2.100		\$1,344.00	
4th year [soybean] loss at 25% = ___ Bushels x ___ Price per Bushel x ___ Acres	200	\$8.00	2.100		\$840.00	
5th year [corn] loss at 15% = ___ Bushels x ___ Price per Bushel x ___ Acres	200	\$8.00	2.100		\$504.00	
Paid at Time of Option Exercise						\$8,400.00

DAMAGE PAYMENT (Non-Reportable-No Form 1099-S) Example Tile/Fences/Trees

Description of Reimbursable Items:	(if app. # items & amounts per item)				Amount	Total
	# of Items/ Acres	\$ per item/ Acre				
Drain Tiles	2.0000	\$1,500.00		=	\$ 3,000.00	
						\$3,000.00

COMMENTS: The above check amounts are for full payment to Landowner by Navigator Heartland Greenway LLC, ("Grantee") as consideration for Landowner's grant of that certain Option Right of Way and Easement under, upon, over and through a portion of Landowner's real property, subject to the terms of the said Option Easement.

Agent:	Date:
Landowner:	Date:
Landowner:	Date:



HEARTLAND
GREENWAY

EXHIBIT A
Duane E. Snyder
HGS-IA-HR-7-049.000
Hardin County, IA

This exhibit is a mapping sketch
descriptive only of the size, shape
and location of corridor and does
not constitute a plat or survey of
the tract shown. For informational purposes only.

SUMMARY






PROPOSED LENGTH

729.30 Feet
44.20 Rods

PROPOSED ACREAGE

0.84 Permanent Easement Acres
1.26 Temp Workspace Acres
ATWS Acres

LEGEND

-  Easement Centerline
-  Permanent Easement
-  TWS
-  ATWS
-  Tracts



Year: 2023 Number: 0442
Instrument #: 20230442
03/01/2023 03:03:01 PM Pages: 4
Recording Fee: \$ 22.00
Lori Kadner, Recorder, Hardin County IA



MEMORANDUM of AGREEMENT
Recorder's Cover Sheet

Preparer Information:

Navigator Heartland Greenway LLC
Right-of-Way Department
2626 Cole Ave., Suite 900
Dallas, Texas 75204

Taxpayer Information:

Duane E. Snyder
701 Joshua Pass
Centerton, AR 72719

Parcel ID #:

882101100003

Legal Description:

NW FRL E OF CENTER OF R.R. EX TRACT SEC1-T88N-R21W

Grantor(s)/Owner(s):

Duane E. Snyder
701 Joshua Pass
Centerton, AR 72719

Grantee:

Navigator Heartland Greenway LLC

Return Document To:

Navigator Heartland Greenway LLC
Right-of-Way Department
2626 Cole Ave., Suite 900
Dallas, Texas 75204



HGS-IA-HR-7-049.000

MEMORANDUM OF AGREEMENT

Duane E. Snyder (“Owner”) and **Navigator Heartland Greenway LLC**, a Delaware limited liability company with its principal offices in Dallas, Texas, having a mailing address of 2626 Cole Avenue, Suite 900, Dallas, Texas, 75204 (“Grantee”) executed a Right of Entry, Easement and Option Agreement (the “Agreement”) on November 21, 2022 (the “Effective Date”) relating to real estate located in Hardin County, Iowa, more particularly described as follows (the “Property”) and attached as Exhibit “A”:

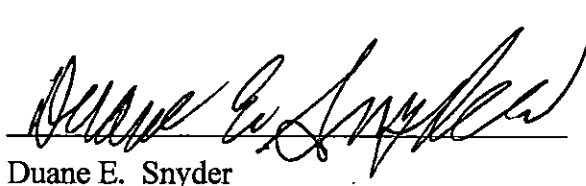
Part of the Northwest Fractional Quarter in Section One (1), Township Eighty-eight (88) North, Range Twenty-one (21) West of the 5th P.M., Hardin County, Iowa, also being more particularly described by metes and bounds in Warranty Deed, dated June 16, 1975, recorded in Volume 493, Page 456, Hardin County Deed Records, Hardin County, Iowa. See Exhibit “A”.

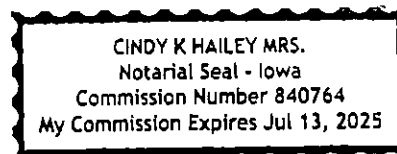
The Agreement terminates three (3) calendar years after the Effective Date (the “Option Term”). Until such date and subject to the terms of the Agreement, Grantee has the exclusive right and option, and may elect, to finalize the effectiveness of an easement entered into between Owner and Grantee for any purpose related to the subsurface transportation of carbon dioxide, and title related to such rights, together with construction and access rights necessary for, and incidental to, the use and enjoyment of any or all such rights (the “Option”); and a right of access with respect to the Property as further provided under the Agreement. Such right of access shall continue beyond the Option Term if Grantee exercises the Option before the expiration of the Option Term. Transfer of the Property is subject to the terms of the Agreement. THIS IS ONLY A MEMORANDUM OF THE AGREEMENT. THE COMPLETE AGREEMENT BETWEEN THE PARTIES IS CONTAINED IN THE AGREEMENT AND ANY AMENDMENT THERETO. THIS MEMORANDUM MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL, AND ALL SUCH COUNTERPARTS TOGETHER WILL CONSTITUTE ONE AND THE SAME INSTRUMENT.

[Signature Page Follows]



IN TESTIMONY WHEREOF, OWNER has executed this Memorandum this 21 day
of NOVEMBER 2022


Duane E. Snyder



STATE OF Iowa)


COUNTY OF Hardin)

Before me, the undersigned Notary Public, on this 21 day of November, 2022, personally appeared Duane E. Snyder, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes as herein set forth.

Witness my hand and official seal.

My Commission Expires:

July 13, 2025


Notary Public

**Return To: Navigator Heartland Greenway LLC
Right-of-Way Department
2626 Cole Ave., Suite 900
Dallas, Texas 75204**