



**\*\*These documents are correspondence only, received by Sellers from Grain Belt Express. Seller has taken NO action regarding this correspondence. Decision to pursue will be up to the buyer, should Grain Belt come back to the landowner.\*\***

ema, /

5/29/2020

Howrey Family Revocable Trust  
Carlene J. Howrey  
Merril D. Howrey  
13998 Sawteeth Way  
Centreville, Virginia 20121-4259

**Subject:** Parcel Tax ID: 11-5-15----9.00- Caldwell County, Missouri

Dear Howrey Family Revocable Trust  
Carlene J. Howrey  
Merril D. Howrey,

You are receiving this letter in order to provide you with information and updates regarding the Grain Belt Express ("Grain Belt") transmission line project as well as additional details about next steps for the project. Grain Belt was originally proposed by Clean Line Energy Partners, LLC almost ten years ago. In 2018, Invenergy Transmission LLC ("Invenergy Transmission") signed an agreement to buy the Grain Belt project from Clean Line Energy Partners. Earlier this year, Invenergy Transmission became the full and sole owner of the Grain Belt project, and the company has no affiliation with Clean Line Energy Partners.

Invenergy Transmission is an affiliate of Invenergy, a U.S. company with a successful track record building clean energy projects. In fact, just over a month ago, Invenergy's one hundredth project began operations. Invenergy's wind, solar, storage, and natural gas generation projects are operating throughout the United States and abroad. You can find additional information about Invenergy enclosed with this letter, or at [www.invenergy.com](http://www.invenergy.com).

In March 2019, the Missouri Public Service Commission ("MPSC") granted Grain Belt public utility status in the state when it approved the project's Certificate of Convenience and Necessity as well as its Missouri transmission line route.

You are receiving this letter because our records indicate that you own land in Caldwell County, Missouri, along Grain Belt's approved line route. Invenergy Transmission has hired Contract Land Staff, LLC ("CLS") to conduct landowner outreach and easement negotiations for the project. Due to COVID-19, the Grain Belt project is not currently conducting any in-person contact; however, you can expect to be contacted by phone by one of our land representatives in the near future to discuss an easement agreement and associated compensation and address any questions you may have regarding the Grain Belt project. Please note that Grain Belt is seeking an easement – which is typical in linear infrastructure like electric lines and pipelines – and that you will retain full ownership of the land in the easement area.

MO-CW-043.000

Enclosed with this letter, please find a map showing the location of the Grain Belt route as declared by the MPSC for any parcels of your land along the route. Please note that this is a preliminary placement, and the MPSC provided Grain Belt with a limited amount of flexibility to make minor adjustments to the route, based in part on landowner feedback. To that end, the CLS land representative who contacts you will be inquiring as to any site-specific information you might be able to provide about your land so that Invenergy Transmission can take that information into account in the final project design.

In addition to the compensation you will receive, Grain Belt will provide benefits to the community, including generating significant revenue each year for your county, which will support enhanced public services. Invenergy Transmission is also working to add broadband infrastructure to the line, which could expand high-speed internet service for communities around the line route. You can learn more about Grain Belt and its contribution to economic development and delivery of clean energy by visiting [www.grainbeltexpress.com](http://www.grainbeltexpress.com). There, you will find a Landowner page with additional information and resources, an interactive map of the full route, and contact information for the project.

Thank you very much for taking the time to review the enclosed map(s) and to learn about Invenergy. We are pleased to be working with Invenergy Transmission on the development of Grain Belt Express and look forward to discussions with you in the future.

Respectfully,

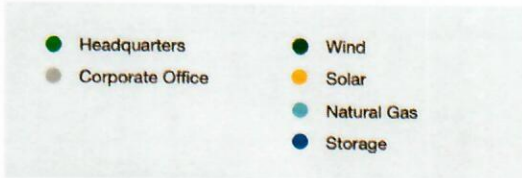


Garrett Gill  
Executive Vice President  
Power Group  
Contract Land Staff

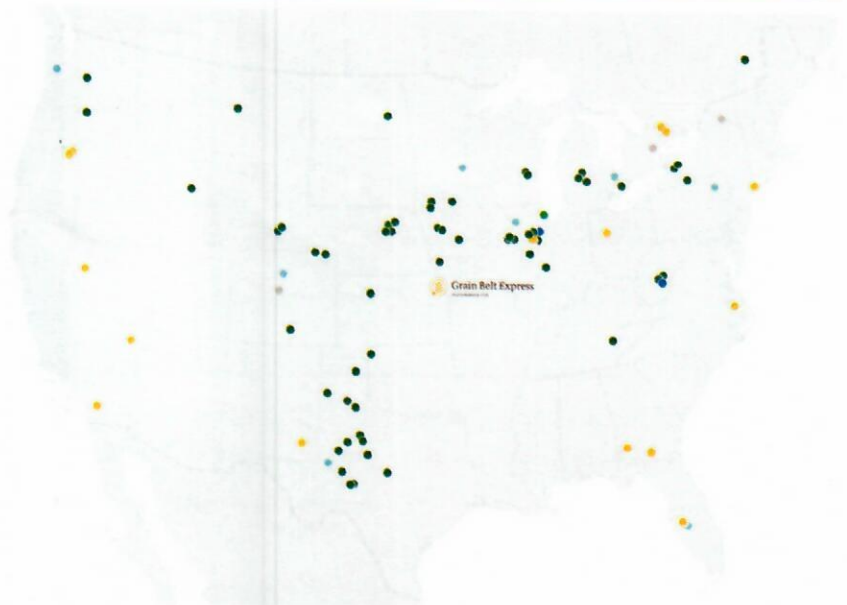


# Our Projects

We have built over 100 energy projects that are now operating, and successfully developed (projects in operation, construction and contracted) over 24,500 megawatts across the Americas, Europe and Asia.



## U.S. Projects Includes operating, construction & contracted projects




# Grain Belt Express

TRANSMISSION LINE



### MISSOURI BENEFITS



**\$500M**  
in project infrastructure investment in Missouri



**Thousands**  
of construction, manufacturing & project jobs



**\$20M+**  
in landowner payments



**\$7M+**  
per year in property tax revenue once operational

Grain Belt Express is an approximately 800-mile high voltage direct current (HVDC) transmission line being developed by Invenergy Transmission LLC. It will deliver up to 4,000 megawatts (MW) of low-cost sustainable power from western Kansas to customers in Missouri and other states in the region. Grain Belt Express will deliver at least 500-megawatts of power to the electric grid in Missouri, with the option to deliver more – enough to power nearly 200,000 Missouri homes – and the project will create substantial economic development benefits for landowners and local communities along the route. To learn more, visit: [www.grainbeltexpress.com](http://www.grainbeltexpress.com)



**EXHIBIT A  
CALDWELL COUNTY, MO  
S015-R28W-T55N**





— MPSC CENTERLINE  
 150' ANTICIPATED EASEMENT AREA  
 □ PROPERTY BOUNDARIES

ROUTE LENGTH: 2570.24 FT \ 155.77 RDS  
 EASEMENT AREA: 8.77 AC  
 TRACT AREA: 148.62 AC

SURFACE CALCULATIONS AND LINEAR DISTANCES WERE  
 CALCULATED USING: NAD 1983 STATE PLANE MISSOURI WEST  
 FIPS 2403 (US FEET)

PRELIMINARY DRAWING				
NO	REVISION	DATE	APPR	
1	IFA	5/28/2020	KA	
SCALE	DATE	DRAWN	CHECKED	APPROVED
1:5,700	5/28/2020	KP	KA	KA

  
 0 500 Feet



**TRACT NAME**

MO-CW-043.000

PROJECT	DRAWING NO.	SHEET
GBX	MO-CW-043.000	1 of 1

THIS MAP IS FOR INFORMATION PURPOSES. DISTANCES IN THIS MAP ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR AUTHORITATIVE DEFINITION OF LEGAL BOUNDARY OR PROPERTY TITLE. ROUTING ADJUSTMENTS MAY OCCUR BASED ON LANDOWNER INPUT DUE TO SITING CONSTRAINTS ON PROPERTY.





# Grain Belt Express

An INVENERGY TRANSMISSION Project

grainbeltexpress.com | connect@grainbeltexpress.com | 866.452.4082

06/07/2021

Howrey Family Revocable Trust  
13998 Sawteeth Way  
Centreville, Virginia 20121-4259

Dear Howrey Family Revocable Trust,

This week marks one year since Invenergy Transmission first contacted Grain Belt Express landowners in Kansas and Missouri following its acquisition of the transmission line Project. Since then, development has moved steadily forward, and in April 2021, Grain Belt Express started limited construction in Missouri. As work continues on this public utility Project, Grain Belt Express is providing an update on development progress and right-of-way acquisition.

**Grain Belt Express has already made \$6 million in upfront payments to Kansas and Missouri landowners through negotiated agreements that have a total lifetime payment value of more than \$45 million. Introductory letters arrived in mailboxes the first week of June 2020 and formal easement compensation offers were sent in August of 2020. Despite limitations from the pandemic, Grain Belt Express has now completed right-of-way acquisition through voluntary negotiations for 45% of the route in Kansas and Missouri.**

State legislatures in Kansas and Missouri recently concluded their regular 2021 sessions. In Missouri, legislative efforts to unconstitutionally target Grain Belt Express through retroactive invalidation of its public utility certificate were once again unsuccessful. There continues to be strong bipartisan recognition that Grain Belt Express will increase electrical reliability; generate millions of dollars to support local governments, schools, and landowners; support thousands of workers; and, in Missouri, deliver reliable renewable energy at a cheaper rate to municipal utilities serving 350,000 residents.

In March 2021, Grain Belt Express held open houses and began holding regular public hours at local offices in Dodge City, KS, St. Joseph, MO and Moberly, MO. In April, the Project began limited construction activities in four Missouri counties, primarily consisting of geotechnical investigations, structure foundations, and placement of access roads. Since the start of the year Grain Belt Express has provided each route-area county commission in Kansas and Missouri with fact sheets that include the Project route map and expected tax revenues for each county, and the Project is engaging in regular outreach to counties.





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As with any public utility project, every landowner has the opportunity to reach agreement on easement terms and compensation through voluntary negotiation with Grain Belt Express. The Grain Belt Express compensation offer has several benefits not typical of transmission compensation offers, including:

- **An easement payment premium of 110%** of the market value of land in easement areas;
- **Structure payments of \$18,000** per-structure; and
- Options to receive both the easement and structure payments as either lump sums or **annually escalating payment streams over the life of the Project**, the latter of which significantly enhance value.

These benefits are not otherwise part of transmission compensation offered by utilities or awarded by Kansas and Missouri courts in legal proceedings involving right-of-way acquisition.

In certain circumstances, for example when landowners have stated their intention not to engage in a voluntary negotiation process or have repeatedly refused attempts to be contacted by the Project, the only option available to Grain Belt Express is to pursue a legal proceeding for right-of-way acquisition. Missouri law requires landowners be notified in writing no less than 60 days in advance of the intended initiation of any right-of-way acquisition legal proceeding. Kansas has no prior notice requirement, however the Project intends to inform landowners prior to beginning any legal proceedings. To be clear, this letter is being mailed to all landowners for informational purposes and does not constitute such notice. More information about legal notice letters is available at [GrainBeltExpress.com/Landowners](http://GrainBeltExpress.com/Landowners).

The Project is scheduled to enter service in 2025, with major equipment orders and design and engineering work occurring in 2022 and full physical construction beginning in 2023. Grain Belt Express will continue to provide updates about important development milestones as we move towards operations.

Sincerely,

James Williams  
Vice President of Land  
Grain Belt Express