

Goldman & Braunstein, LLP

Protecting the rights of property owners throughout Ohio

The following are answers to specific questions raised by meeting attendees, subdivided into general subject areas:

I. Project Plans and Routing:

Will there be any aboveground facilities on my property?

Aboveground appurtenances such as valve sites, though relatively rare, are clearly indicated on Rover's detailed alignment sheets. Most properties will not have any aboveground appurtenances, and we will strictly prohibit Rover from adding any on your property unless clearly specified and paid for in your easement. In the unlikely event that Rover decides to build an aboveground appurtenance on your property, we will inform you in advance and your final easement will clearly indicate the size, location and nature of the appurtenance. If you would like to confirm whether Rover's current plans show any aboveground appurtenances on your property, do not hesitate to contact us.

Where will Rover's "staging areas" be located?

Rover intends to place its staging areas for materials and equipment as shown on the alignment sheets filed with FERC. If you have not seen Rover's alignment sheet covering your property, please contact our office and we will be happy to send it to you.

Can I get Rover to stake my property to show where the easement areas will be located?

Yes. Contact our office and we will have Rover stake your property.

Is Rover's route set in stone or can it be changed?

Rover's latest published route on your property will likely remain unchanged. If you would like to confirm Rover's latest route across your property, please contact our office and we will be happy to send it to you.

II. Construction Timeframe and Details:

Does Rover have a completion deadline?

No. However, large pipeline projects like Rover usually take 8-9 months to complete once construction begins. Construction on individual properties usually takes 2-3 months.

Where will Rover start and finish the project?

Rover has communicated to us that there are no points of “start” and “finish.” Rather, Rover will be using 16 different crews simultaneously along the entire route.

What will be done with the excess soil from the pipeline trench?

Your easement will address the issue of what will be done with excess subsoil after the trench is backfilled over the pipe(s). We can negotiate, according to your preference, whether to have it removed from your property or retained by you for use on your property.

Will soils from other properties be brought onto my property?

We are negotiating easement terms that will prohibit Rover from mixing soils from different properties. Though an unlikely scenario, we are also negotiating for terms should it be necessary to import soil to your property. In such rare instances, Rover would be obligated to ensure that the imported soil is free of all noxious weeds and any environmental contamination.

III. Your Rights:

Can I plant crops this year?

Yes. We advise you to plant your crops and treat your property as you always have, as Rover’s projected construction start date is uncertain.

Can I observe the construction and restoration on my property?

Absolutely, but you may not interfere with the work. If you happen to observe something you feel is improper, call us immediately.

Can I remove Rover’s survey stakes?

Yes. You are not obligated to leave Rover’s survey stakes on your property.

Can I build within the easement area after construction is complete?

You may build within the temporary easement area but not within the permanent easement area.

Who will perform drain tile repair work?

We are negotiating easement terms that will enable you to select a local contractor of your choice to complete any necessary drain tile repairs.

What types of compensation am I entitled to?

You are entitled to 3 basic elements of compensation: (1) the fair market value of the property or easement taken; (2) any damages or decrease in value to the remainder of your property; and (3) any damages to crops.

IV. Limitations on Rover's Rights under Your Easement:

Will Rover be able to sublease its easement across my property to other companies?

No. Rover will not be permitted to allow other companies to use its easement on your property. Our easement terms will allow only for Rover's use, and only for the installation of its pipeline(s) and any necessary appurtenances such as cathodic protection equipment and pipeline markers.

Will Rover be able to install additional lines in the future under this easement?

No. Our easement will be limited to only those pipelines specified in your easement. For properties located on lateral lines, the easements will be limited to a single line. For properties on the mainline segment, the easements will be limited to two lines. In the rare cases where Rover needs additional appurtenances such as valve sites, we will negotiate those separately with Rover and the specific property owner. Additionally, our Rover easement will limit the products transported through Rover's line(s) to strictly "natural gas."

Can Rover's crews go anywhere on my property?

No. Rover's crews must stay within the easement area only. This will be clearly defined on a survey attached to your easement.

Can Rover locate a temporary access road on my property?

Rover's right-of-way plans indicate that there will be very few temporary access roads ("TARs"). However, in the rare instances that Rover needs them on certain properties, TARs are subject to the same Federal approval as the rest of the project. Any TARs Rover takes will be clearly defined in the easement documents and additional compensation will be due property owners.

Rover's Obligations under Your Easement:

What will be done to stop recreational trespassers (ATVs, snowmobiles, etc.) along the easement?

We are negotiating for easement terms in which Rover will be obligated to construct fencing across the easement at certain property lines and at public road crossings where the easement cuts through

wooded areas. We have found that these areas tend to attract the greatest number of recreational trespassers.

What will be done to ensure the safety of my livestock during construction?

Our easement will require Rover to construct temporary fencing of sufficient strength to ensure the safety of your livestock, where necessary. We will also ensure that Rover maintains fenced livestock crossings over the easement area where necessary to ensure continuous access to forage or water. In addition, we will negotiate for extra compensation in cases where Rover's construction causes a need for added livestock feed. In some instances, we are also able to negotiate additional compensation for the temporary relocation and boarding of certain breeds of horses.

Who is liable for drain tile problems that arise 2-3 years after Rover's construction?

Rover is liable for any drain tile problems it causes. During the first few years after construction, most problems will become apparent and we will work to ensure that Rover repairs the damaged tile per its obligations under your easement.

Will this easement bind Rover's successors?

Yes. In the event Rover's easement is transferred to another company (successor) in the future, the successor will also be bound to the terms of the easement.

If you have other questions please do not hesitate to call Mike (614-229-4540) or Clinton (614-229-4489).