

North Dakota Public Service Commission
600 E. Boulevard Ave., Dept. 408
Bismarck, ND 58505-0480

Re: Case No: PU-22-391: SCS Carbon Transport LLC
Midwest Carbon Express CO2 Pipeline Project – Sitting Application

Dear Commissioners,

My name is Chad Wachter and I am a life-long resident of Bismarck/Burleigh County. I am and have been involved in numerous developments and businesses in the City of Bismarck, as well as developments in Burleigh County. In that regard, I am and have been involved with the following developments and businesses:

Copper Ridge Subdivision
Cottonwood Lake Development
Falconer Estates
Prairiewood Estates
Promontory Point Development
Silver Ranch Development
South Meadows Estates

I also am an owner of Trademark Realty and have been an owner of that real estate agency since 2003. I have also been involved in numerous retail and other businesses in the Bismarck/Mandan community, including Big Boy, Blarney Stone Pub, Cork and Bottle Shop, Dakota Sand and Gravel Company, Trademark Realty, Triton Homes, Inc., Home Run C-Store, House of Bottles, and other numerous businesses. My companies also own and operate numerous apartment buildings and other commercial properties in Bismarck. I have also been involved in developing rural subdivisions in Burleigh County, including Copper Ridge, Falconer Estates, Prairiewood Estates, and South Meadows.

Prior to being extensively involved in the Bismarck/Mandan community with development projects, other retail businesses, and Trademark Realty, my family has also been a long-time developer of various subdivisions within the City of Bismarck, including but not limited to Promontory Point subdivisions, Cottonwood Lake, and Silver Ranch Development.

Based on my family's experience and my own significant experience with development, real estate sales, acquisitions, and retail and commercial development in the City of Bismarck, I believe and continue to believe that the primary path of development for the City of Bismarck will be to the north and east. Bismarck is one of the fastest-growing cities in North Dakota, and I believe that will continue to be the case.

I am presently out of state and will not be returning to Bismarck until March 20, 2023, after the PSC hearing on March 14, 2023, takes place. Thus, I am presenting this signed letter for the PSC's consideration as they deem it appropriate.

I am the owner/developer of a newer subdivision in east Bismarck called Silver Ranch. I have a substantial investment, both in time and monetary expenses, in that development. Silver Ranch consists of 2,000 acres, with 250 existing homes and a plan for 2,500 more to be built over the next 30 years.

I have received and reviewed the proposed pipeline route by Summit Carbon Solutions ("Summit") and am strongly opposed to it. In my opinion, the location of the proposed pipeline route is too close to the City of Bismarck and directly in the path of current and future development. I am not, however, opposed to the construction of the Summit pipeline in an appropriate location much further away from the path of development for the City of Bismarck.

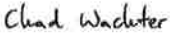
Approximately a year and a half to two years ago I was contacted by a representative of Summit who advised they wanted an easement through Silver Ranch. This individual from Summit said they would use eminent domain to secure the easement if I did not voluntarily agree to an easement through Silver Ranch for the Summit pipeline. It is my understanding that Summit is a private company, not a governmental entity, and therefore would not have the power of eminent domain. Nonetheless, Summit threatened eminent domain to take property from my Silver Ranch development.

Summit also approached me about wanting to conduct a survey on the Silver Ranch property, and I refused. They advised that they intended to proceed with a survey through the Silver Ranch property nonetheless. I told them in no uncertain terms that I would not allow them to do so. I have not received any communications from Summit since that time.

Based upon recent review of the proposed pipeline route, it appears the pipeline route will be approximately (2) two miles from the eastern edge of the Silver Ranch development. It is my understanding that carbon dioxide can pose significant health risks, and perhaps even be fatal, if an individual is exposed to a sufficient quantity of carbon dioxide through a pipeline leak. I believe the present location of the proposed route of the Summit pipeline is too close to Silver Ranch, as well as other existing and yet to be planned developments to the north and east of Bismarck. The pipeline route needs to be located in more rural areas north and northeast of Bismarck that are yet to be developed.

It is also my understanding that the Summit pipeline is being built for the benefit of out of state ethanol plants or other similar facilities, primarily from Iowa and Minnesota. To my knowledge, there is only one North Dakota ethanol plant who would plan to use the Summit pipeline, which is located in Casselton, North Dakota. I do not see any benefit to the residents of Burleigh in having the Summit pipeline located in Burleigh County.

Thank you for allowing me an opportunity to voice my opinions and concerns for your consideration.

DocuSigned by:

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Chad Wachter